

Financial Statement

Property: Lakeview COA

05/01/21 - 05/31/21 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	49,253.02
1000 Total Operating Accounts	<u>49,253.02</u>
1111 Reserve Account	
1093 Lakeview COA Reserve Umpqua 1419	105,347.94
1111 Total Reserve Account	<u>105,347.94</u>

Total Bank 154,600.96

Other Current Asset

1200 Undeposited Funds 955.50

Total Other Current Asset 955.50

TOTAL ASSETS 155,556.46

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	-7,427.76
3010 Disbursements From Reserve	61,141.67
3040 Reserve Account Equity	<u>79,882.70</u>

Total Equity 133,596.61

Net Income (1/1/2021 thru 4/30/2021) 21,400.55

Income

4000 HOA Dues	2,822.52
4050 Reserve Income	1,996.62
4200 Income	
4260 Interest Income	
4263 Reserve Interest	2.68
4260 Total Interest Income	<u>2.68</u>

4200 Other Income 415.84

4200 Total Income 418.52

4630 Roof Reserve Income 455.96

Total Income 5,693.62

Expense

5000 Association Expenses	
5010 Management Fees	471.00
5020 Postage / Copies	24.00
5000 Total Association Expenses	<u>495.00</u>

5200 Utilities

5210 Electric	19.51
5240 Sewer	533.00
5260 Garbage	<u>300.53</u>

5200 Total Utilities 853.04

5400 Landscaping	
5410 Landscaping Contract	325.20
5400 Total Landscaping	<u>325.20</u>
5600 Insurance	
5610 Insurance	451.08
5600 Total Insurance	<u>451.08</u>
6700 Reserve Contribution	<u>3,010.00</u>
Total Expense	5,134.32
Net Income (5/1/2021 thru 5/31/2021)	559.30
Total Equity	<u>155,556.46</u>
TOTAL LIABILITIES & EQUITY	<u><u>155,556.46</u></u>

General Ledger

Property: Lakeview COA
Detail 05/01/21 - 05/31/21 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						15,058.72
05/01/21	CHPAID	MULTI	MULTI MULTI 1913		315.99	15,374.71
05/01/21	PPALOC	MULTI	MULTI Prepay allocation	575.32		14,799.39
05/01/21	CSTPAY	MULTI	MULTI		667.94	15,467.33
05/04/21	CHPAID	0001504740	Alloc to 'HOADUE' Ch date: 5/1.		162.44	15,629.77
05/07/21	CSTPAY	0014460896			200.00	15,829.77
05/07/21	CHPAID	MULTI	MULTI MULTI 1915		271.52	16,101.29
05/10/21	CHPAID	MULTI	MULTI MULTI 1931		354.13	16,455.42
05/12/21	CHPAID	0000301572	Alloc to 'HOADUE' Ch date: 5/1.		162.64	16,618.06
05/25/21	UNALOC	2692036631	Unallocated prepay		312.00	16,930.06
05/30/21	UNALOC	359	Unallocated prepay		951.18	17,881.24
4000 HOA Dues			Beg Bal: 15,058.72 Activity: 2,822.52	575.32	3,397.84	17,881.24
4028 SA20 Special Assessment (Income)						312.00
No activity in the period						312.00
4028 SA20 Special Assessment			Beg Bal: 312.00 Activity: 0.00	0.00	0.00	312.00
4050 Reserve Income (Income)						13,567.24
05/01/21	CSTPAY	0000050014			159.03	13,726.27
05/01/21	CHPAID	MULTI	MULTI MULTI 1913		202.76	13,929.03
05/01/21	PYALOC	MULTI	MULTI Prepay allocation	575.32		14,504.35
05/04/21	CHPAID	MULTI	MULTI 2969		149.56	14,653.91
05/07/21	CHPAID	MULTI	MULTI MULTI 1915		434.14	15,088.05
05/10/21	CHPAID	MULTI	MULTI MULTI 1931		326.06	15,414.11
05/12/21	CHPAID	0000301572	Alloc to 'RI' Ch date: 5/1/2021		149.75	15,563.86
4050 Reserve Income			Beg Bal: 13,567.24 Activity: 1,996.62	0.00	1,996.62	15,563.86
4200 Income (Income)						16,810.44
05/01/21	CHPAID	MULTI	MULTI MULTI 1913		300.84	17,111.28
05/07/21	CHPAID	577	Alloc to 'SA21' Ch date: 1/6/202		115.00	17,226.28
4200 Income			Beg Bal: 16,810.44 Activity: 415.84	0.00	415.84	17,226.28
4263 Reserve Interest (Income)						7.28
05/31/21	JOURNL	J6574	Interest		2.68	9.96
4263 Reserve Interest			Beg Bal: 7.28 Activity: 2.68	0.00	2.68	9.96
4310 Maintenance & Repairs (Income)						-111.00
No activity in the period						-111.00
4310 Maintenance & Repairs			Beg Bal: -111.00 Activity: 0.00	0.00	0.00	-111.00
4600 Special Assessment Income (Income)						563.50
No activity in the period						563.50
4600 Special Assessment Income			Beg Bal: 563.50 Activity: 0.00	0.00	0.00	563.50
4630 Roof Reserve Income (Income)						0.00
05/01/21	CSTPAY	357			455.96	455.96
4630 Roof Reserve Income			Beg Bal: 0.00 Activity: 455.96	0.00	455.96	455.96
5010 Management Fees (Expense)						1,859.00
05/01/21	CHKITM	953	RPM Services Inc.; Monthly website mgmt fee -April	25.00		1,884.00
05/01/21	CHKITM	953	RPM Services Inc.; Monthly Management Fee -	446.00		2,330.00
5010 Management Fees			Beg Bal: 1,859.00 Activity: 471.00	471.00	0.00	2,330.00
5020 Postage / Copies (Expense)						52.00
05/01/21	CHKITM	953	RPM Services Inc.; Meeting notice	24.00		76.00
5020 Postage / Copies			Beg Bal: 52.00 Activity: 24.00	24.00	0.00	76.00

Date	Type	Reference	Description	Debit	Credit	Balance
5065	Website (Expense)					25.00
			No activity in the period			25.00
5065	Website		Beg Bal: 25.00 Activity: 0.00	0.00	0.00	25.00
5210	Electric (Expense)					81.55
05/12/21	CHKITM	956	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	19.51		101.06
5210	Electric		Beg Bal: 81.55 Activity: 19.51	19.51	0.00	101.06
5240	Sewer (Expense)					2,119.00
05/12/21	CHKITM	954	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	533.00		2,652.00
5240	Sewer		Beg Bal: 2,119.00 Activity: 533.00	533.00	0.00	2,652.00
5260	Garbage (Expense)					1,202.04
05/12/21	CHKITM	955	Waste Connections: Monthly Garbage 2010-976517	300.53		1,502.57
5260	Garbage		Beg Bal: 1,202.04 Activity: 300.53	300.53	0.00	1,502.57
5320	Audit (Expense)					2,075.00
			No activity in the period			2,075.00
5320	Audit		Beg Bal: 2,075.00 Activity: 0.00	0.00	0.00	2,075.00
5410	Landscaping Contract (Expense)					899.72
05/20/21	CHKITM	957	B & T Resources, LLC: 162-1	325.20		1,224.92
5410	Landscaping Contract		Beg Bal: 899.72 Activity: 325.20	325.20	0.00	1,224.92
5610	Insurance (Expense)					1,804.32
05/12/21	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	451.08		2,255.40
5610	Insurance		Beg Bal: 1,804.32 Activity: 451.08	451.08	0.00	2,255.40
6004	Retaining Wall Project (Expense)					650.00
			No activity in the period			650.00
6004	Retaining Wall Project		Beg Bal: 650.00 Activity: 0.00	0.00	0.00	650.00
6700	Reserve Contribution (Expense)					14,040.00
05/03/21	JOURNL	J6488	Monthly Reserve	3,010.00		17,050.00
6700	Reserve Contribution		Beg Bal: 14,040.00 Activity: 3,010.00	3,010.00	0.00	17,050.00
				Totals:	5,709.64	6,268.94

Profit & Loss 12 Month Recap

Property: Lakeview COA

Monthly recap 01/01/21 - 05/31/21 (cash basis)

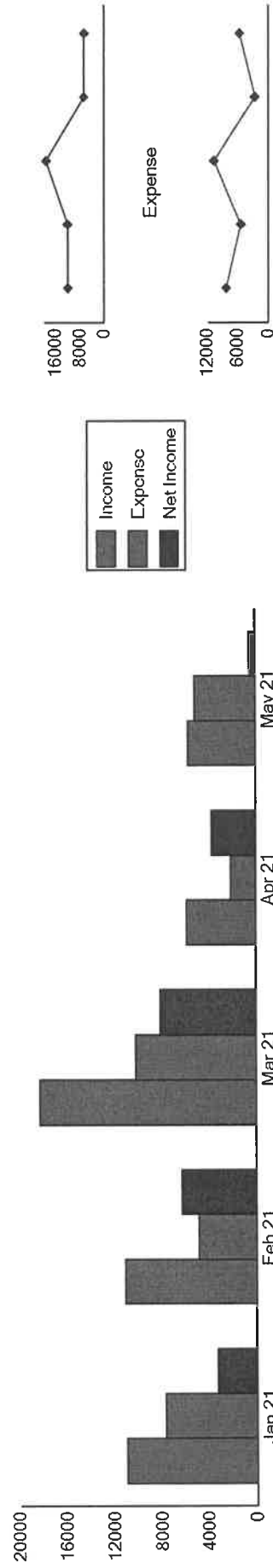
	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	TOTAL
INCOME						
4000 HOA Dues	3,819.69	3,442.60	5,722.33	2,074.10	2,822.52	17,881.24
4028 SA20 Special Assessment	0.00	74.44	150.00	87.56	0.00	312.00
4050 Reserve Income	4,127.04	2,649.65	3,349.94	3,440.61	1,996.62	15,563.86
4200 Income						
4260 Interest Income	1.57	1.47	1.71	2.53	2.68	9.96
4263 Reserve Interest						
4260 Total Interest Income	1.57	1.47	1.71	2.53	2.68	9.96
4310 Maintenance & Repairs	0.00	0.00	-111.00	0.00	0.00	-111.00
4200 Other Income	2,510.71	4,948.73	9,138.56	212.44	415.84	17,226.28
4200 Total Income	2,512.28	4,950.20	9,029.27	214.97	418.52	17,125.24
4600 Special Assessment Income	563.50	0.00	0.00	0.00	0.00	563.50
4630 Roof Reserve Income	0.00	0.00	0.00	0.00	455.96	455.96
TOTAL INCOME	11,022.51	11,116.89	18,251.54	5,817.24	5,693.62	51,901.80
EXPENSE						
5000 Association Expenses						
5010 Management Fees	446.00	471.00	471.00	471.00	471.00	2,330.00
5020 Postage / Copies	0.00	52.00	0.00	0.00	24.00	76.00
5065 Website	25.00	0.00	0.00	0.00	0.00	25.00
5000 Total Association Expenses	471.00	523.00	471.00	471.00	495.00	2,431.00
5200 Utilities						
5210 Electric	25.73	24.11	23.71	8.00	19.51	101.06
5240 Sewer	520.00	533.00	533.00	533.00	533.00	2,652.00
5260 Garbage	300.45	300.53	300.53	300.53	300.53	1,502.57
5200 Total Utilities	846.18	857.64	857.24	841.53	853.04	4,255.63
5300 General Expenses						
5320 Audit	0.00	0.00	2,075.00	0.00	0.00	2,075.00
5300 Total General Expenses	0.00	0.00	2,075.00	0.00	0.00	2,075.00
5400 Landscaping						
5410 Landscaping Contract	287.26	0.00	287.26	325.20	325.20	1,224.92
5400 Total Landscaping	287.26	0.00	287.26	325.20	325.20	1,224.92
5600 Insurance						
5610 Insurance	451.08	451.08	451.08	451.08	451.08	2,255.40
5600 Total Insurance	451.08	451.08	451.08	451.08	451.08	2,255.40
6004 Retaining Wall Project	650.00	0.00	0.00	0.00	0.00	650.00

6700 Reserve Contribution

	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	TOTAL
6700 Reserve Contribution	5,010.00	3,010.00	6,020.00	0.00	3,010.00	17,050.00
TOTAL EXPENSE	7,715.52	4,841.72	10,161.58	2,088.81	5,134.32	29,941.95
NET INCOME	3,306.99	6,275.17	8,089.96	3,728.43	559.30	21,959.85

NET INCOME SUMMARY

Income	11,022.51	11,116.89	18,251.54	5,817.24	5,693.62	51,901.80
Expense	-7,715.52	-4,841.72	-10,161.58	-2,088.81	-5,134.32	-29,941.95
NET INCOME	3,306.99	6,275.17	8,089.96	3,728.43	559.30	21,959.85



Budget Comparison

Property: Lakeview COA

Comparison Periods: 05/01/21 - 05/31/21 and 01/01/21 - 12/31/21 (cash basis)

	Actual 05/01/21 - 05/31/21	Budget 05/21 - 05/21	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
INCOME								
4000 HOA Dues	2,822.52	3,269.17	-446.65	-13.7 %	19,541.25	39,230.00	-19,688.75	-50.2 %
4028 SA20 Special Assessment	0.00	1,666.67	-1,666.67	-100.0 %	312.00	20,000.00	-19,688.00	-98.4 %
4050 Reserve Income	1,996.62	3,010.00	-1,013.38	-33.7 %	18,024.49	36,120.00	-18,095.51	-50.1 %
4200 Income								
4260 Interest Income	2.68	0.00	2.68		9.96	0.00	9.96	
4263 Reserve Interest	2.68	0.00	2.68		9.96	0.00	9.96	
4260 Total Interest Income								
4310 Maintenance & Repairs	0.00	0.00	0.00		-111.00	0.00	-111.00	
4200 Other Income	415.84	0.00	415.84		17,414.28	0.00	17,414.28	
4200 Total Income	418.52	0.00	418.52		17,313.24	0.00	17,313.24	
4600 Special Assessment Income	0.00	0.00	0.00		563.50	0.00	563.50	
4630 Roof Reserve Income	455.96	0.00	455.96		0.00	0.00	0.00	
TOTAL INCOME	5,693.62	7,945.84	-2,252.22	-28.3 %	55,754.48	95,350.00	-39,595.52	-41.5 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	471.00	446.00	25.00	5.6 %	2,801.00	5,352.00	-2,551.00	-47.7 %
5020 Postage / Copies	24.00	4.17	19.83	475.5 %	76.00	50.00	26.00	52.0 %
5065 Website	0.00	1.67	-1.67	-100.0 %	25.00	20.00	5.00	25.0 %
5000 Total Association Expenses	495.00	451.84	43.16	9.6 %	2,902.00	5,422.00	-2,520.00	-46.5 %
5100 Repairs & Maintenance	0.00	1,049.50	-1,049.50	-100.0 %	0.00	12,594.00	-12,594.00	-100.0 %
5200 Utilities								
5210 Electric	19.51	16.67	2.84	17.0 %	101.06	200.00	-98.94	-49.5 %
5240 Sewer	533.00	520.00	13.00	2.5 %	3,185.00	6,240.00	-3,055.00	-49.0 %
5260 Garbage	300.53	310.00	-9.47	-3.1 %	1,803.10	3,720.00	-1,916.90	-51.5 %
5200 Total Utilities	853.04	846.67	6.37	0.8 %	5,089.16	10,160.00	-5,070.84	-49.9 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0 %
5305 Legal	0.00	145.34	-145.34	-100.0 %	0.00	1,744.00	-1,744.00	-100.0 %
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	0.00	10.00	-10.00	-100.0 %
5320 Audit	0.00	0.00	0.00		2,075.00	0.00	2,075.00	
5300 Total General Expenses	0.00	146.17	-146.17	-100.0 %	2,075.00	1,954.00	121.00	6.2 %
5400 Landscaping								
5410 Landscaping Contract	325.20	350.00	-24.80	-7.1 %	1,550.12	4,200.00	-2,649.88	-63.1 %
5400 Total Landscaping	325.20	350.00	-24.80	-7.1 %	1,550.12	4,200.00	-2,649.88	-63.1 %

	Actual 05/01/21 - 05/31/21	Budget 05/21 - 05/21	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
5600 Insurance	451.08	408.34	42.74	10.5 %	2,255.40	4,900.00	-2,644.60	-54.0 %
5610 Insurance	451.08	408.34	42.74	10.5 %	2,255.40	4,900.00	-2,644.60	-54.0 %
5600 Total Insurance	0.00	0.00	0.00		650.00	0.00	650.00	
6004 Retaining Wall Project	0.00	1,666.67	-1,666.67	-100.0 %	0.00	20,000.00	-20,000.00	-100.0 %
6690 Additional Reserve Contribution	3,010.00	3,010.00	0.00	0.0 %	20,060.00	36,120.00	-16,060.00	-44.5 %
6700 Reserve Contribution	5,134.32	7,929.19	-2,794.87	-35.2 %	34,581.68	95,350.00	-60,768.32	-63.7 %
TOTAL EXPENSE	559.30	16.65	542.65	3,259.2 %	21,172.80	0.00	21,172.80	
NET INCOME								
NET INCOME SUMMARY								
Income	5,693.62	7,945.84	-2,252.22	-28.3 %	55,754.48	95,350.00	-39,595.52	-41.5 %
Expense	-5,134.32	-7,929.19	2,794.87	35.2 %	-34,581.68	-95,350.00	60,768.32	63.7 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	559.30	16.65	542.65	3,259.2 %	21,172.80	0.00	21,172.80	

Checks By Account

Property: Lakeview COA

Date Range: 05/01/21 - 05/31/21

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	5/1/21	953	Monthly Managem	5/1/21	May 2021	Lakev	446.00
RPM Services Inc	5/1/21	953	Monthly website r	5/16/21	May 2021	Lakev	25.00
							471.00
5000 Association Expenses : 5020 Postage / Copies							
RPM Services Inc	5/1/21	953	Meeting notice	5/16/21	May 2021	Lakev	24.00
							24.00
5200 Utilities : 5210 Electric							
Clark Public Utiliti	5/12/21	956	Monthly Electricity	6/1/21	7236-175-1	Lakev	19.51
							19.51
5200 Utilities : 5240 Sewer							
Clark Regional W:	5/12/21	954	Monthly Sewer Ac:	5/1/21	016125-000	Lakev	533.00
							533.00
5200 Utilities : 5260 Garbage							
Waste Connector	5/12/21	955	Monthly Garbage :	5/1/21	2010-976517	Lakev	300.53
							300.53
5400 Landscaping : 5410 Landscaping Contract							
B & T Resources,	5/20/21	957	162-1	5/8/21	162-1	Lakev	325.20
							325.20
5600 Insurance : 5610 Insurance							
American Family I	5/12/21	ACH	Customer #019-8	7/22/21	019-860-226-37	Lakev	451.08
							451.08

Total Amount: 2,124.32

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 05/31/21

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
	Lakev					312.00
	Lakev					345.97
	Lakev					100.00
	Lakev					1,902.36
	Lakev					402.05
	Lakev					1,200.00
	Lakev				...ite 101	200.00
Totals:						4,462.38

Delinquency (Summary)

Property: Lakeview COA

All homeowners as of 05/31/21

* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
			CONDO/HOA	799.16
			CONDO/HOA	100.00
			CONDO/HOA	100.00
			CONDO/HOA	100.00
			CONDO/HOA	29,976.78
			CONDO/HOA	17,401.42
			CONDO/HOA	2,564.79
			CONDO/HOA	7,946.25
			CONDO/HOA	100.00
			CONDO/HOA	474.56
Total Delinquent for Property:				59,562.96

Report Summary

Detail	Value
Homeowners:	10
Percent Delinquent:	37.04 %
Delinquent Amount:	59,562.96

Bank Reconciliation Report

Lakeview COA OPF

Reconciled on: 05/31/21

Deposits

Date	Ref #	Details	Amount
05/01/21	D15036	Bank Deposit	319.59
05/10/21	D15088	Bank Deposit	2,143.53
05/18/21	D15142	Bank Deposit	2,284.23
05/27/21	D15191	Bank Deposit	312.00
			5,059.35

Payments

Date	Ref #	Details	Amount
05/01/21	953	RPM Services Inc,	495.00
05/03/21	J6488	Journal: Monthly Reserve	3,010.00
05/12/21	954	Clark Regional Wastewater District	533.00
05/12/21	955	Waste Connections	300.53
05/12/21	956	Clark Public Utilities	19.51
05/12/21	ACH	American Family Insurance	451.08
05/20/21	957	B & T Resources, LLC	325.20
			5,134.32

Outstanding Deposits

Date	Ref #	Details	Amount
06/03/21	D15232	Bank Deposit	319.59
06/03/21	D15241	Bank Deposit	1,594.93
			1,914.52

Outstanding Payments

Date	Ref #	Details	Amount
06/01/21	958	RPM Services Inc,	471.00
06/09/21	959	Clark Regional Wastewater District	533.00
06/09/21	960	Waste Connections	300.53
06/09/21	961	B & T Resources, LLC	325.20
08/01/21	J6561	Journal: Monthly Reserve	3,010.00
			4,639.73

Summary

Beginning Balance:	49,327.99
+ Selected Deposits (4)	5,059.35
- Selected Payments (7)	5,134.32
Ending Balance:	49,253.02
Goal:	49,253.02
Difference:	0.00

Reconciled Balance	49,253.02
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
Register Balance	49,253.02



Customer Service:
1-866-486-7782

REAL PROPERTY MANAGEMENT SERVICE INC
LAKEVIEW CONDO OWNERS ASSOCIATION
H O A TRUST ACCOUNT
5620 NE GHER RD SUITE H
VANCOUVER WA 98662-6164

Last statement: April 30, 2021
This statement: May 31, 2021

BUSINESS FREE CHECKING

Account number		Beginning balance	\$49,327.99
Low balance	\$46,142.58	Deposits/Additions	\$5,059.35
Average balance	\$48,212.33	Withdrawals/Subtractions	\$5,134.32
Interest earned	\$0.00	Ending balance	\$49,253.02

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
05-10	Deposit	2,143.53
05-18	Deposit	2,284.23
05-27	Deposit	312.00
Total Additions		\$4,739.76

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
05-13	ACH Debit American Family Webpayment	451.08
Total ACH and Electronic Payments/Subtractions		\$451.08

ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
05-03	ACH Credit Paylease.Com Settlement	319.59
Total ACH and Electronic Deposits/Additions		\$319.59

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>		<u>Subtractions</u>
05-03	Cash Mgmt Trsfr Dr Ref 12310131 Funds Transfer To De, Contri Bution	om May Monthly	3,010.00 ✓
Total Other Withdrawals/Subtractions			\$3,010.00

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
04-30	49,327.99	05-13	47,835.03	05-25	48,941.02
05-03	46,637.58	05-14	47,815.52	05-27	49,253.02
05-04	46,142.58	05-17	47,282.52	05-31	49,253.02
05-10	48,286.11	05-18	49,266.22		

Overdraft Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Checks

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
953	\$495.00 ✓	05-04	956	\$19.51 ✓	05-14
954	\$533.00 ✓	05-17	957	\$325.20 ✓	05-25
955	\$300.53 ✓	05-18			

(* Skip in check sequence, R-Check has been returned, + Electronified check)

Total Checks paid: 5 for **-\$1,673.24**

Bank Reconciliation Report

Lakeview COA Reserve Umpqua

Reconciled on: 05/31/21

Deposits

Date	Ref #	Details	Amount
05/03/21	J6488	Journal: Monthly Reserve	3,010.00
05/31/21	J6574	Journal: Interest	2.68
			3,012.68

Outstanding Deposits

Date	Ref #	Details	Amount
08/01/21	J6561	Journal: Monthly Reserve	3,010.00
			3,010.00

Summary

Beginning Balance:	102,335.26
+ Selected Deposits (2)	3,012.68
- Selected Payments (0)	0.00
Ending Balance:	105,347.94
Goal:	105,347.94
Difference:	0.00

Reconciled Balance	105,347.94
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
Register Balance	105,347.94



Customer Service:
1-866-486-7782

REAL PROPERTY MANAGEMENT SERVICE INC
LAKEVIEW CONDO OWNERS ASSOCIATION
H O A TRUST ACCOUNT
5620 NE GHER RD SUITE H
VANCOUVER WA 98662-6164

Last statement: April 30, 2021
This statement: May 31, 2021

MAIN STREET MONEY MARKET

Account number		Beginning balance	\$102,335.26
Low balance	\$105,345.26	Additions/Deposits	\$3,012.68
Average balance	\$105,151.07	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$9.96	Ending balance	\$105,347.94
Interest earned	\$2.68		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>		<u>Additions</u>
05-03	Cash Mgmt Trsfr Cr Ref 12310131 Funds Transfer Frm L... Contri Bution	May Monthly	3,010.00
05-31	Interest Credit		2.68
Total Other Deposits/ Additions			\$3,012.68

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
04-30	102,335.26	05-03	105,345.26	05-31	105,347.94

Interest Information

Annual percentage yield earned	.03%
Interest-bearing days	31
Average balance for APY	\$105,151.07
Interest earned	\$2.68
Interest paid year to date	\$9.96
Statement period	05/01 to 05/31

Overdraft Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Checks

(* Skip in check sequence, R-Check has been returned, + Electronified check))
Total Checks paid: 0 for **-\$0.00**

BILLING & PAYMENTS

PRINT CONFIRMATION



You've successfully scheduled a payment.

\$451.08 will be paid on 05/12/21

Details

Lakeview Insurance		FEEDBACK
Confirmation Number	0000000246937sy	
Payment Details	\$451.08 05/12/21	
Payment Method	Lakeview Am Fam insurance ***** UMPQUA BANK	



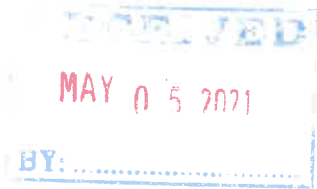
Sign Up for Auto Pay!

Tired of having to remember to pay your bill for Lakeview Insurance every month? Set up an automatic recurring payment and stop worrying.

Payment Amount	Minimum Due
Payment Method	Lakeview Am Fam insurance
Due Date	On due date

Becki Johnson

From: American Family Insurance <AmFamOnlineBilling@amfam.com>
Sent: Wednesday, May 5, 2021 4:01 AM
To: rpms@rpmservice.net
Subject: Your Bill is Ready to View



Hi Cindy,

Your bill is ready to view in My Account — here's a quick summary:

Billing Account:	019-860-226-37 (Lakeview Insurance)
Minimum Due:	\$451.08
Account Balance:	\$902.16
Due Date:	6/1/2021

Want more details? Log in to My Account to view your statement and payment history.

[GO TO MY ACCOUNT](#)

Looking to enroll in Automatic Payments?

[GO TO AUTO PAY ENROLLMENT](#)

Thank you for choosing American Family Insurance — we're here to help you protect what matters most. If you have questions, please call us at 1-800-MYAMFAM (692-6326).

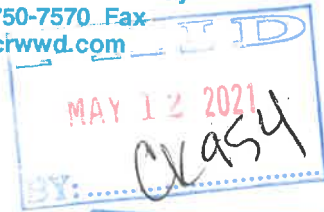
American Family Mutual Insurance Company, S.I.
American Standard Insurance Company Of Wisconsin
American Family Life Insurance Company
American Family Insurance Company
American Standard Insurance Company Of Ohio
Midvale Indemnity Company



P.O. Box 3855
 Seattle, WA 98124-3855
 (360) 750-5876
 (360) 993-8800 SelfPay
 (360) 750-7570 Fax
 www.crwwd.com

Billing Statement

LAKEVIEW CONDOS LLC
 c/o RPM SERVICES
 5620 NE GHER RD STE H
 VANCOUVER, WA 98662



ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 4/1/2021 To 4/30/2021
BILLING DATE: 4/30/2021
DUE DATE: 5/28/2021

SPECIAL MESSAGE

The District is committed to keeping our customers connected to essential services during the COVID-19 pandemic emergency. Customers experiencing financial hardship are encouraged to contact Customer Service at (360) 993-4001.

CURRENT CHARGES

SEWER SERVICE	533.00
TOTAL CURRENT CHARGES	533.00

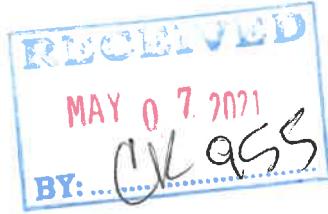
BILL SUMMARY

PREVIOUS BALANCE	533.00
PAYMENTS	-533.00
ADJUSTMENTS	0.00
MISCELLANEOUS	0.00
FINANCE CHARGE	0.00
LIEN INTEREST	0.00
CURRENT CHARGES	533.00
TOTAL AMOUNT DUE	533.00



WASTE CONNECTIONS OF WASHINGTON, INC
 VANCOUVER DISTRICT
 12115 NE 99TH ST STE 1830
 VANCOUVER WA 98682-2329
 DISTRICT NO. 2010

LAKEVIEW CONDOS LLC
 RPM SERVICIES
 5620 NE GHER RD # H
 VANCOUVER WA 98662



ACCOUNT NO. 2010-976517
 INVOICE NO. 17431346
 STATEMENT DATE 05/01/21
 DUE DATE 05/25/21
 BILLING PERIOD 04/01/21 - 04/30/21

FOR ASSISTANCE
 Office (360) 892-5370
 Toll Free (866) 892-9269
 One Time Payments (855) 569-2719

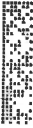
INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 300.53
04/12/21	Payment Thank You!	\$ -300.53
	Total Payments And Credits	\$ -300.53
	Service Location	
	Acct #976517	
	Lakeview Condos Llc	
	2102 Nw Kelley Dr	
04/30/21	4Yd Cont 1X Weekly 04/01/21-04/30/21	\$ 225.33
04/30/21	Multi-Family Recycle 04/01/21-04/30/21	\$ 42.72
04/30/21	Perm Cont Rent 4Yd 04/01/21-04/30/21	\$ 17.06
04/30/21	Recycle Process Surcharge 04/01/21-04/30/21	\$ 5.88
	Refuse Tax 3.6%	\$ 8.11
	State Sales Tax 8.4%	\$ 1.43
	Current Charges And Fees	\$ 300.53
	Total Due	\$ 300.53

Regular service remains for all holidays except Thanksgiving, Christmas and New Years Day. Please place your garbage and recycling out on your normal service day for all other holidays.

Please remit to the address below and return your remit stub with your payment or look on the reverse side to learn about on-line bill pay.

025995 1/2





WASTE CONNECTIONS OF WASHINGTON, INC
VANCOUVER DISTRICT
12115 NE 99TH ST STE 1830
VANCOUVER WA 98682-2329
DISTRICT NO. 2010

ACCOUNT NO. 2010-976517
INVOICE NO. 17431346
STATEMENT DATE 05/01/21
DUE DATE 05/25/21
BILLING PERIOD 04/01/21 - 04/30/21

LAKEVIEW CONDOS LLC
RPM SERVICIES
5620 NE GHER RD # H
VANCOUVER WA 98662

VIEW/PAY YOUR BILL FROM THE COMFORT OF YOUR HOME!

* Make payments * Set up recurring payments *

*Access your account 24/7 *Go paperless * View Statements *

It's FREE! There is no charge to view or pay your bill on our website

Go to <https://www.wcicustomer.com> and follow the online bill pay prompts to enroll today or call 1-855-569-2719 to make a payment through our interactive voice service with no extra fee.

Beware of online bill pay websites that may appear to be affiliated with Waste Connections but are not. Doxo.com is one such website that allows customers to pay their bills and often charges a fee for the service. As they are not affiliated with Waste Connections, we cannot control fees they may charge or when they will send us your payment. This could result in a late fee or service interruption. In order to ensure that you are paying your waste services bill directly, please visit our online bill pay at <https://www.wcicustomer.com>. As always, our website is free to use.

025995 2/2



LAKEVIEW CONDO ASSOC
2102 NW KELLY DR
VANCOUVER, WA 98665
ACCOUNT NUMBER 7236-175-1

Your Electricity Use

Residential electric service meter 501493
In 30 days you used 93 kwh
Present reading - 05/05/21 16898
Previous reading - 04/05/21 -16805
Total electric usage 93

Your charge for 93 kwh is:

Basic service	\$12.00
93 kwh @ 8.16 cents each	7.59
REP Credit @ 0.085 cents/kwh*	-0.08
Total electric service	\$19.51

Your average daily cost was \$0.65

Total Cost This Billing

Total electric service	\$19.51
Total charges this billing	\$19.51

* Residential Exchange Program Credit via BPA
Customer Service lobbies are currently closed but service remains available 24/7 by phone or email. Customers experiencing hardship due to COVID-19 should call us for arrangements or payment assistance.

Account Summary

Previous balance	\$8.00
Payments - thank you	
April 12, 2021	8.00CR
Balance forward	0.00
Current charges	19.51
Current balance	\$19.51

Compare Your Use

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
05/05/21	30	93	3
04/05/21	33	161	5
03/03/21	28	145	5
02/03/21	28	150	5
01/06/21	34	170	5
12/03/20	29	153	5
11/04/20	30	78	3
10/05/20	32	150	5
09/03/20	29	151	5
08/05/20	30	180	6
07/06/20	33	160	5
06/03/20	29	161	6
05/05/20	32	192	6
05/03/19	30	53	2



Transfer Confirmation

The request below has been transmitted successfully.
 The balances shown below are recorded at the time of the request.

Confirmation: 1840113215
 Approval Status: 1 of 1 received
 Transmitted: 05/03/2021 11:13:46 AM (ET)
 Transmitted By: RPMHOA

Details

From Account: Lakeview OPR - Checking - 750
 (Balance as of: 05/03/2021 11:13:00 AM (ET) Not a
 guarantee of available funds.)

To Account: Lakeview RES - Checking 700
 (Balance as of: 05/03/2021 11:13:00 AM (ET) Not a
 guarantee of available funds.)

Amount: \$3,010.00

Description: May Monthly Contribution

Send On: 05/03/2021 (today)



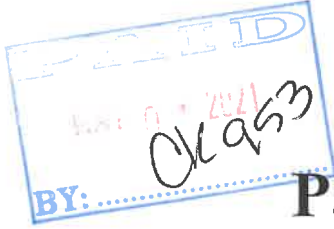
Lakeview Condo Owners Association

2021 Reserve Contribution

Monthly \$3,010.00

May 2021

**Lakeview Condo Owners Association
2021 Management Fee**

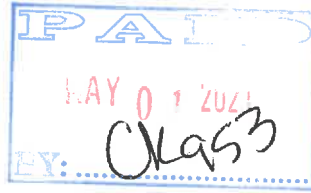


**Pay To RPM Services, Inc.
5620 NE Gher Rd. Suite H
Vancouver, WA 98662**

Monthly \$446.00

MAY 2021

RPM Services
5620 NE Gher Rd., Suite H
Vancouver, WA 98683
360-693-6260



POSTAGE INVOICE

To: Lakeview

4.13.21

Meeting notice for 4.28.21 BOD mtg

Copies:	Cost Per		Amount	Total
Single Sided	\$0.15	x	16	\$2.40
Double Sided	\$0.20	x	16	\$3.20
Color Paper Copies	\$0.25	x	0	\$0.00

Mailing supplies & postage:

Envelopes with postage	\$1.05	x	16	\$16.80
Return Envelopes	\$0.10	x	16	\$1.60
Additional Postage	\$1.60	x	0	\$0.00
*certified postage				

Total Cost **\$24.00**