

Financial Statement

Property: Lakeview COA

10/01/21 - 10/31/21 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	80,489.73
1000 Total Operating Accounts	<u>80,489.73</u>

1111 Reserve Account	
1093 Lakeview COA Reserve Umpqua 1419	67,134.74
1111 Total Reserve Account	<u>67,134.74</u>

Total Bank 147,624.47

Other Current Asset

1200 Undeposited Funds	823.91
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Total Other Current Asset 823.91

TOTAL ASSETS

148,448.38

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	-7,427.76
3010 Disbursements From Reserve	61,141.67
3040 Reserve Account Equity	<u>94,932.70</u>

Total Equity 148,646.61

Net Income (1/1/2021 thru 9/30/2021) 1,043.05

Income

4000 HOA Dues	1,659.64
4050 Reserve Income	2,425.94
4200 Income	
4260 Interest Income	
4263 Reserve Interest	1.14
4260 Total Interest Income	<u>1.14</u>
4200 Total Income	<u>1.14</u>

Total Income 4,086.72

Expense

5000 Association Expenses	
5010 Management Fees	471.00
5000 Total Association Expenses	<u>471.00</u>

5200 Utilities

5210 Electric	15.35
5240 Sewer	533.00
5260 Garbage	<u>301.95</u>
5200 Total Utilities	<u>850.30</u>

5300 General Expenses

5310 Taxes	185.00
5300 Total General Expenses	<u>185.00</u>

5400 Landscaping	
5410 Landscaping Contract	325.20
5400 Total Landscaping	<u>325.20</u>
5600 Insurance	
5610 Insurance	486.50
5600 Total Insurance	<u>486.50</u>
6700 Reserve Contribution	<u>3,010.00</u>
Total Expense	5,328.00
Net Income (10/1/2021 thru 10/31/2021)	-1,241.28
Total Equity	<u><u>148,448.38</u></u>
TOTAL LIABILITIES & EQUITY	<u><u><u>148,448.38</u></u></u>

General Ledger

Property: Lakeview COA
Detail 10/01/21 - 10/31/21 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance		
4000 HOA Dues (Income)						31,500.02		
10/01/21	REALOC	1381	Payment reallocation from 'HOA	153.20		31,346.82		
10/01/21	CRALOC	1921	Credit allocation		166.39	31,513.21		
10/01/21	CRALOC	1923	Credit allocation		13.19	31,526.40		
10/01/21	CRALOC	1923	Credit allocation		153.20	31,679.60		
10/01/21	PPALOC	2741146171	Prepay alloc to 'RI'	149.56		31,530.04		
10/01/21	REALOC	365	Payment reallocation from 'HOA	13.19		31,516.85		
10/01/21	REALOC	365	Payment reallocation from 'HOA	153.20		31,363.65		
10/01/21	REALOC	365	Payment reallocation from 'HOA	166.39		31,197.26		
10/01/21	PPALOC	733205048	Prepay alloc to 'RI'	149.56		31,047.70		
10/01/21	PPALOC	733267781	Prepay alloc to 'RI'	153.20		30,894.50		
10/01/21	PPALOC	Web Pay CHK	Prepay alloc to 'RI'	153.20		30,741.30		
10/04/21	CHPAID	0045275508	Alloc to 'HOADUE' Ch date: 10/		162.44	30,903.74		
10/05/21	CSTPAY	0000050019			172.72	31,076.46		
10/07/21	CHPAID	585	Alloc to 'HOADUE' Ch date: 10/		126.00	31,202.46		
10/07/21	UNALOC	585	Unallocated prepay		136.44	31,338.90		
10/12/21	CHPAID	0000050034	Alloc to 'HOADUE' Ch date: 10/		172.32	31,511.22		
10/12/21	CHPAID	0000050035	Alloc to 'HOADUE' Ch date: 10/		181.81	31,693.03		
10/12/21	CHPAID	0000302682	Alloc to 'HOADUE' Ch date: 10/		162.64	31,855.67		
10/12/21	CHPAID	0031129657	Alloc to 'HOADUE' Ch date: 10/		138.14	31,993.81		
10/12/21	CHPAID	0031129657	Alloc to 'HOADUE' Ch date: 10/		170.94	32,164.75		
10/14/21	CHPAID	0048019254	Alloc to 'HOADUE' Ch date: 10/		162.44	32,327.19		
10/22/21	CSTPAY	2753611293			162.44	32,489.63		
10/29/21	UNALOC	736966691	Unallocated prepay		319.59	32,809.22		
10/31/21	UNALOC	737018532	Unallocated prepay		171.16	32,980.38		
10/31/21	CSTPAY	737018532			179.28	33,159.66		
4000 HOA Dues				Activity: 1,659.64	1,091.50	2,751.14	33,159.66	
4050 Reserve Income (Income)						28,099.68		
10/01/21	REALOC	1381	Payment reallocation to 'RI' from		153.20	28,252.88		
10/01/21	CRALOC	1921	Credit allocation		153.20	28,406.08		
10/01/21	CRALOC	1923	Credit allocation		153.20	28,559.28		
10/01/21	PYALOC	2741146171	Payment alloc to 'RI'		149.56	28,708.84		
10/01/21	REALOC	365	Payment reallocation from 'RI' tc	153.20		28,555.64		
10/01/21	REALOC	365	Payment reallocation from 'RI' tc	153.20		28,402.44		
10/01/21	PYALOC	733205048	Payment alloc to 'RI'		149.56	28,552.00		
10/01/21	PYALOC	733267781	Payment alloc to 'RI'		153.20	28,705.20		
10/01/21	PYALOC	Web Pay CHK	Payment alloc to 'RI'		153.20	28,858.40		
10/04/21	CHPAID	0045275508	Alloc to 'RI' Ch date: 10/1/2021		149.56	29,007.96		
10/05/21	CSTPAY	0000050019			159.03	29,166.99		
10/07/21	CHPAID	585	Alloc to 'RI' Ch date: 10/1/2021		149.56	29,316.55		
10/12/21	CHPAID	0000050034	Alloc to 'RI' Ch date: 10/1/2021		158.66	29,475.21		
10/12/21	CHPAID	0000050035	Alloc to 'RI' Ch date: 10/1/2021		167.40	29,642.61		
10/12/21	CHPAID	0000302682	Alloc to 'RI' Ch date: 10/1/2021		149.75	29,792.36		
10/12/21	CHPAID	0031129657	Alloc to 'RI' Ch date: 10/1/2021		127.19	29,919.55		
10/12/21	CHPAID	0031129657	Alloc to 'RI' Ch date: 10/1/2021		157.39	30,076.94		
10/14/21	CHPAID	0048019254	Alloc to 'RI' Ch date: 10/1/2021		149.56	30,226.50		
10/22/21	CSTPAY	2753611293			149.56	30,376.06		
10/31/21	CSTPAY	737018532			149.56	30,525.62		
4050 Reserve Income				Beg Bal: 28,099.68	Activity: 2,425.94	306.40	2,732.34	30,525.62
4200 Income (Income)						15,933.47		
No activity in the period						15,933.47		

Date	Type	Reference	Description	Debit	Credit	Balance
4200	Income		Beg Bal: 15,933.47 Activity: 0.00	0.00	0.00	15,933.47
4250	Violation Fees Income (Income)		No activity in the period			200.00
						200.00
4250	Violation Fees Income		Beg Bal: 200.00 Activity: 0.00	0.00	0.00	200.00
4263	Reserve Interest (Income)					18.80
10/31/21	JOURNL	J7021	Interest		1.14	19.94
4263	Reserve Interest		Beg Bal: 18.80 Activity: 1.14	0.00	1.14	19.94
4600	Special Assessment Income (Income)		No activity in the period			563.50
						563.50
4600	Special Assessment Income		Beg Bal: 563.50 Activity: 0.00	0.00	0.00	563.50
5010	Management Fees (Expense)					4,214.00
10/01/21	CHKITM	987	RPM Services Inc.; Monthly website mgmt fee	25.00		4,239.00
10/01/21	CHKITM	987	RPM Services Inc.; Monthly Management Fee -	446.00		4,685.00
5010	Management Fees		Beg Bal: 4,214.00 Activity: 471.00	471.00	0.00	4,685.00
5020	Postage / Copies (Expense)		No activity in the period			102.40
						102.40
5020	Postage / Copies		Beg Bal: 102.40 Activity: 0.00	0.00	0.00	102.40
5065	Website (Expense)		No activity in the period			25.00
						25.00
5065	Website		Beg Bal: 25.00 Activity: 0.00	0.00	0.00	25.00
4310	Maintenance & Repairs (Expense)		No activity in the period			111.00
						111.00
4310	Maintenance & Repairs		Beg Bal: 111.00 Activity: 0.00	0.00	0.00	111.00
5110	Roof Maint/Repair (Expense)		No activity in the period			5,306.18
						5,306.18
5110	Roof Maint/Repair		Beg Bal: 5,306.18 Activity: 0.00	0.00	0.00	5,306.18
5150	Plumbing Repairs (Expense)		No activity in the period			1,165.75
						1,165.75
5150	Plumbing Repairs		Beg Bal: 1,165.75 Activity: 0.00	0.00	0.00	1,165.75
5160	Electrical Repairs (Expense)		No activity in the period			265.58
						265.58
5160	Electrical Repairs		Beg Bal: 265.58 Activity: 0.00	0.00	0.00	265.58
5340	Pest Control (Expense)		No activity in the period			244.13
						244.13
5340	Pest Control		Beg Bal: 244.13 Activity: 0.00	0.00	0.00	244.13
5210	Electric (Expense)					158.44
10/19/21	CHKITM	992	Clark Public Utilities: 7236-175-1	15.35		173.79
5210	Electric		Beg Bal: 158.44 Activity: 15.35	15.35	0.00	173.79
5230	Drainage (Expense)		No activity in the period			150.00
						150.00
5230	Drainage		Beg Bal: 150.00 Activity: 0.00	0.00	0.00	150.00
5240	Sewer (Expense)					4,784.00
10/19/21	CHKITM	991	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	533.00		5,317.00
5240	Sewer		Beg Bal: 4,784.00 Activity: 533.00	533.00	0.00	5,317.00
5260	Garbage (Expense)					2,704.69
10/19/21	CHKITM	988	Waste Connections: Monthly Garbage 2010-976517	301.95		3,006.64
5260	Garbage		Beg Bal: 2,704.69 Activity: 301.95	301.95	0.00	3,006.64
5305	Legal (Expense)		No activity in the period			2,700.50
						2,700.50
5305	Legal		Beg Bal: 2,700.50 Activity: 0.00	0.00	0.00	2,700.50

Date	Type	Reference	Description	Debit	Credit	Balance
5310	Taxes (Expense)					0.00
10/19/21	CHKITM	990	Joseph Vandal CPA PS Inc: 2020 Tax Return	185.00		185.00
5310	Taxes		Beg Bal: 0.00 Activity: 185.00	185.00	0.00	185.00
5315	State Filing Fee (Expense)					10.00
			No activity in the period			10.00
5315	State Filing Fee		Beg Bal: 10.00 Activity: 0.00	0.00	0.00	10.00
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
5325	Reserve Study (Expense)					1,380.00
			No activity in the period			1,380.00
5325	Reserve Study		Beg Bal: 1,380.00 Activity: 0.00	0.00	0.00	1,380.00
5410	Landscaping Contract (Expense)					2,525.72
10/19/21	CHKITM	989	B & T Resources, LLC: 185-1	325.20		2,850.92
5410	Landscaping Contract		Beg Bal: 2,525.72 Activity: 325.20	325.20	0.00	2,850.92
5610	Insurance (Expense)					3,679.48
10/01/21	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	486.50		4,165.98
5610	Insurance		Beg Bal: 3,679.48 Activity: 486.50	486.50	0.00	4,165.98
6004	Retaining Wall Project (Expense)					16,639.00
			No activity in the period			16,639.00
6004	Retaining Wall Project		Beg Bal: 16,639.00 Activity: 0.00	0.00	0.00	16,639.00
6700	Reserve Contribution (Expense)					29,090.00
10/01/21	JOURNL	J6908	Monthly Reserve	3,010.00		32,100.00
6700	Reserve Contribution		Beg Bal: 29,090.00 Activity: 3,010.00	3,010.00	0.00	32,100.00
Totals:				6,725.90	5,484.62	

Profit & Loss 12 Month Recap

Property: Lakeview COA

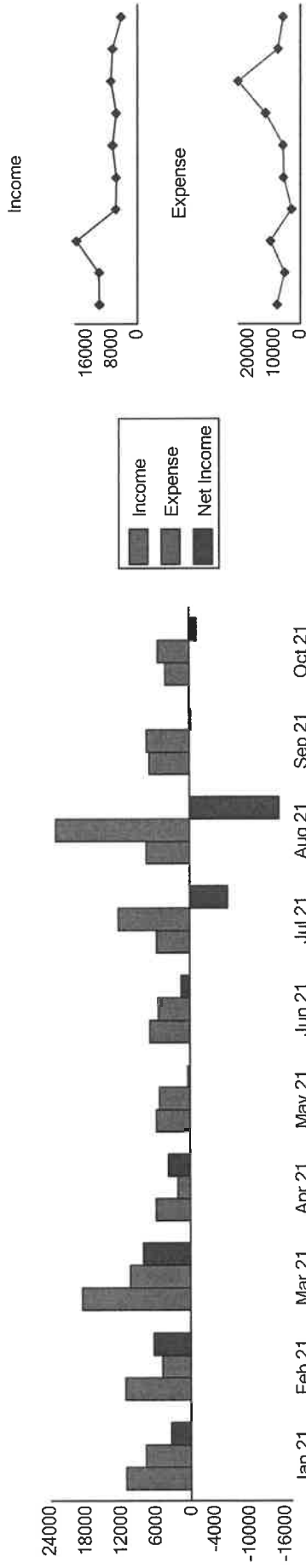
Monthly recap 01/01/21 - 10/31/21 (cash basis)

	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	TOTAL
INCOME											
4000 HOA Dues	3,819.69	3,442.60	5,922.33	2,074.10	2,822.52	3,459.02	2,147.71	4,184.83	3,627.22	1,659.64	33,159.66
4050 Reserve Income	4,127.04	2,649.65	3,349.94	3,440.61	1,996.62	3,450.92	3,385.72	2,783.62	2,915.56	2,425.94	30,525.62
4200 Income											
4028 SA20 Special Assessm	0.00	74.44	150.00	87.56	0.00	-17.54	-82.46	0.00	0.00	0.00	212.00
4250 Violation Fees Income	0.00	0.00	0.00	0.00	0.00	29.06	170.94	0.00	0.00	0.00	200.00
4260 Interest Income											
4263 Reserve Interest	1.57	1.47	1.71	2.53	2.68	2.67	2.84	2.21	1.12	1.14	19.94
4260 Total Interest Income	1.57	1.47	1.71	2.53	2.68	2.67	2.84	2.21	1.12	1.14	19.94
4029 SA21 Special Assessm	0.00	450.00	1,118.81	0.00	0.00	0.00	-100.00	399.00	298.72	0.00	2,166.53
4200 Other Income	2,510.71	4,498.73	7,819.75	212.44	415.84	376.00	100.00	0.00	0.00	0.00	15,933.47
4200 Total Income	2,512.28	5,024.64	9,090.27	302.53	418.52	390.19	91.32	401.21	299.84	1.14	18,531.94
4600 Special Assessment Inco	563.50	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00
TOTAL INCOME	11,022.51	11,116.89	18,362.54	5,817.24	5,693.62	6,844.17	5,624.75	7,369.66	6,842.62	4,086.72	82,780.72
EXPENSE											
5000 Association Expenses											
5010 Management Fees	446.00	471.00	471.00	471.00	471.00	471.00	471.00	471.00	471.00	471.00	4,685.00
5020 Postage / Copies	0.00	52.00	0.00	0.00	24.00	0.00	26.40	0.00	0.00	0.00	102.40
5065 Website	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
5000 Total Association Expei	471.00	523.00	471.00	471.00	495.00	471.00	497.40	471.00	471.00	471.00	4,812.40
5100 Repairs & Maintenance											
4310 Maintenance & Repairs	0.00	0.00	111.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	111.00
5110 Roof Maint/Repair	0.00	0.00	0.00	0.00	0.00	0.00	5,306.18	0.00	0.00	0.00	5,306.18
5135 Road Maintenance											
5109 Other Road Maint-Cr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	320.08	0.00	0.00	320.08
5135 Total Road Maintena	0.00	0.00	0.00	0.00	0.00	0.00	0.00	320.08	0.00	0.00	320.08
5150 Plumbing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,165.75	0.00	0.00	1,165.75
5160 Electrical Repairs	0.00	0.00	0.00	0.00	0.00	265.58	0.00	0.00	0.00	0.00	265.58
5340 Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	244.13	0.00	244.13
5100 Total Repairs & Maintei	0.00	0.00	111.00	0.00	0.00	265.58	5,306.18	1,485.83	244.13	0.00	7,412.72
5200 Utilities											
5210 Electric	25.73	24.11	23.71	8.00	19.51	14.50	13.30	14.35	15.23	15.35	173.79
5230 Drainage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	150.00
5240 Sewer	520.00	533.00	533.00	533.00	533.00	533.00	533.00	533.00	533.00	533.00	5,317.00
5260 Garbage	300.45	300.53	300.53	300.53	300.53	300.53	300.53	300.53	300.53	301.95	3,006.64

	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	TOTAL
5200 Total Utilities	846.18	857.64	857.24	841.53	853.04	848.03	846.83	997.88	848.75	850.30	8,647.43
5300 General Expenses											
5305 Legal	0.00	0.00	0.00	0.00	0.00	0.00	804.50	0.00	1,896.00	0.00	2,700.50
5310 Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185.00	185.00
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	10.00
5320 Audit	0.00	0.00	2,075.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,075.00
5325 Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,380.00	0.00	0.00	0.00	1,380.00
5300 Total General Expense:	0.00	0.00	2,075.00	0.00	0.00	0.00	2,184.50	0.00	1,906.00	185.00	6,350.50
5400 Landscaping											
5410 Landscaping Contract	287.26	0.00	287.26	325.20	325.20	325.20	325.20	325.20	325.20	325.20	2,850.92
5400 Total Landscaping	287.26	0.00	287.26	325.20	325.20	325.20	325.20	325.20	325.20	325.20	2,850.92
5600 Insurance											
5610 Insurance	451.08	451.08	451.08	451.08	451.08	451.08	0.00	486.50	486.50	486.50	4,165.98
5600 Total Insurance	451.08	451.08	451.08	451.08	451.08	451.08	0.00	486.50	486.50	486.50	4,165.98
6004 Retaining Wall Project	650.00	0.00	0.00	0.00	0.00	0.00	0.00	15,989.00	0.00	0.00	16,639.00
6700 Reserve Contribution	5,010.00	3,010.00	6,020.00	0.00	3,010.00	3,010.00	3,010.00	3,010.00	3,010.00	3,010.00	32,100.00
TOTAL EXPENSE	7,715.52	4,841.72	10,272.58	2,088.81	5,134.32	5,370.89	12,170.11	22,765.41	7,291.59	5,328.00	82,978.95
NET INCOME	3,306.99	6,275.17	8,089.96	3,728.43	559.30	1,473.28	-6,545.36	-15,395.75	-448.97	-1,241.28	-198.23

	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	TOTAL
Income	11,022.51	11,116.89	18,362.54	5,817.24	5,693.62	6,844.17	5,624.75	7,369.66	6,842.62	4,086.72	82,780.72
Expense	-7,715.52	-4,841.72	-10,272.58	-2,088.81	-5,134.32	-5,370.89	-12,170.11	-22,765.41	-7,291.59	-5,328.00	-82,978.95
NET INCOME	3,306.99	6,275.17	8,089.96	3,728.43	559.30	1,473.28	-6,545.36	-15,395.75	-448.97	-1,241.28	-198.23

NET INCOME SUMMARY



Budget Comparison

Property: Lakeview COA

Comparison Periods: 01/01/20 - 12/31/20 and 01/01/21 - 12/31/21 (cash basis)

	Actual 01/01/20 - 12/31/20	Budget 01/20 - 12/20	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
INCOME								
4000 HOA Dues	37,926.19	39,230.00	-1,303.81	-3.3 %	33,853.67	39,230.00	-5,376.33	-13.7 %
4050 Reserve Income	34,128.55	36,120.00	-1,991.45	-5.5 %	31,290.17	36,120.00	-4,829.83	-13.4 %
4200 Income								
4028 SA20 Special Assessment	17,288.00	20,000.00	-2,712.00	-13.6 %	212.00	20,000.00	-19,788.00	-98.9 %
4210 Late Fees	700.56	0.00	700.56		0.00	0.00	0.00	
4232 Delinquent Collections Income	25.00	0.00	25.00		0.00	0.00	0.00	
4250 Violation Fees Income	0.00	0.00	0.00		200.00	0.00	200.00	
4260 Interest Income								
4263 Reserve Interest	13.55	0.00	13.55		19.94	0.00	19.94	
4260 Total Interest Income	13.55	0.00	13.55		19.94	0.00	19.94	
4900 Misc Income	250.00	0.00	250.00		0.00	0.00	0.00	
4029 SA21 Special Assessment	0.00	0.00	0.00		2,166.53	0.00	2,166.53	
4200 Other Income	0.00	0.00	0.00		15,933.47	0.00	15,933.47	
4200 Total Income	18,277.11	20,000.00	-1,722.89	-8.6 %	18,531.94	20,000.00	-1,468.06	-7.3 %
4600 Special Assessment Income	0.00	0.00	0.00		563.50	0.00	563.50	
4626 SA18 Special Assessment	1,830.37	0.00	1,830.37		0.00	0.00	0.00	
4627 SA19	3,000.00	0.00	3,000.00		0.00	0.00	0.00	
4630 Roof Reserve Income	0.00	0.00	0.00		455.96	0.00	455.96	
TOTAL INCOME	95,162.22	95,350.00	-187.78	-0.2 %	84,695.24	95,350.00	-10,654.76	-11.2 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	5,714.50	5,352.00	362.50	6.8 %	5,156.00	5,352.00	-196.00	-3.7 %
5020 Postage / Copies	64.00	50.00	14.00	28.0 %	102.40	50.00	52.40	104.8 %
5065 Website	0.00	20.00	-20.00	-100.0 %	25.00	20.00	5.00	25.0 %
5000 Total Association Expenses	5,778.50	5,422.00	356.50	6.6 %	5,283.40	5,422.00	-138.60	-2.6 %
5100 Repairs & Maintenance								
4310 Maintenance & Repairs	-204.12	0.00	-204.12		111.00	0.00	111.00	
5105 Chimney Insp/Cleaning	433.60	0.00	433.60		0.00	0.00	0.00	
5110 Roof Maint/Repair	319.78	0.00	319.78		5,306.18	0.00	5,306.18	
5135 Road Maintenance								
5109 Other Road Maint-Concrete Maint	0.00	0.00	0.00		320.08	0.00	320.08	
5135 Total Road Maintenance	0.00	0.00	0.00		320.08	0.00	320.08	
5140 Pressure Cleaning	379.40	0.00	379.40		0.00	0.00	0.00	
5150 Plumbing Repairs	0.00	0.00	0.00		1,165.75	0.00	1,165.75	
5160 Electrical Repairs	216.80	0.00	216.80		265.58	0.00	265.58	

	Actual 01/01/20 - 12/31/20	Budget 01/20 - 12/20	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
5170 Dryer Vent Cleaning	596.20	0.00	596.20		0.00	0.00	0.00	
5340 Pest Control	0.00	0.00	0.00		244.13	0.00	244.13	*
5100 Other Repairs & Maintenance	433.60	12,594.00	-12,160.40	-96.6 %	0.00	12,594.00	-12,594.00	-100.0 %
5100 Total Repairs & Maintenance	2,175.26	12,594.00	-10,418.74	-82.7 %	7,412.72	12,594.00	-5,181.28	-41.1 %
5200 Utilities								
5210 Electric	1,019.45	200.00	819.45	409.7 %	173.79	200.00	-26.21	-13.1 %
5230 Drainage	0.00	0.00	0.00		150.00	0.00	150.00	
5240 Sewer	6,227.00	6,240.00	-13.00	-0.2 %	5,317.00	6,240.00	-923.00	-14.8 %
5260 Garbage	3,615.38	3,720.00	-104.62	-2.8 %	3,006.64	3,720.00	-713.36	-19.2 %
5200 Total Utilities	10,861.83	10,160.00	701.83	6.9 %	8,647.43	10,160.00	-1,512.57	-14.9 %
5300 General Expenses								
5301 Accounting	125.00	200.00	-75.00	-37.5 %	0.00	200.00	-200.00	-100.0 %
5305 Legal	15,136.66	1,744.00	13,392.66	767.9 %	2,700.50	1,744.00	956.50	54.8 %
5310 Taxes	0.00	0.00	0.00		185.00	0.00	185.00	
5315 State Filing Fee	10.00	10.00	0.00	0.0 %	10.00	10.00	0.00	0.0 %
5320 Audit	0.00	0.00	0.00		2,075.00	0.00	2,075.00	
5325 Reserve Study	0.00	0.00	0.00		1,380.00	0.00	1,380.00	
5300 Total General Expenses	15,271.66	1,954.00	13,317.66	681.6 %	6,350.50	1,954.00	4,396.50	225.0 %
5400 Landscaping								
5410 Landscaping Contract	3,734.38	4,200.00	-465.62	-11.1 %	2,850.92	4,200.00	-1,349.08	-32.1 %
5400 Total Landscaping	3,734.38	4,200.00	-465.62	-11.1 %	2,850.92	4,200.00	-1,349.08	-32.1 %
5600 Insurance								
5610 Insurance	5,249.98	4,900.00	349.98	7.1 %	4,652.48	4,900.00	-247.52	-5.1 %
5600 Total Insurance	5,249.98	4,900.00	349.98	7.1 %	4,652.48	4,900.00	-247.52	-5.1 %
6004 Retaining Wall Project	0.00	0.00	0.00		16,639.00	0.00	16,639.00	
6690 Additional Reserve Contribution	0.00	20,000.00	-20,000.00	-100.0 %	0.00	20,000.00	-20,000.00	-100.0 %
6700 Reserve Contribution	45,534.00	36,120.00	9,414.00	26.1 %	35,110.00	36,120.00	-1,010.00	-2.8 %
TOTAL EXPENSE	88,605.61	95,350.00	-6,744.39	-7.1 %	88,946.45	95,350.00	-8,403.55	-8.8 %
NET INCOME	6,556.61	0.00	6,556.61		-2,251.21	0.00	-2,251.21	
NET INCOME SUMMARY								
Income	95,162.22	95,350.00	-187.78	-0.2 %	84,695.24	95,350.00	-10,654.76	-11.2 %
Expense	-88,605.61	-95,350.00	6,744.39	7.1 %	-86,946.45	-95,350.00	8,403.55	8.8 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	6,556.61	0.00	6,556.61		-2,251.21	0.00	-2,251.21	

Actual 01/01/20 - 12/31/20	Budget 01/20 - 12/20	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
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Delinquency (Summary)

Property: Lakeview COA

All homeowners as of 10/31/21

* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA			CONDO/HOA	31,896.11
			CONDO/HOA	17,401.42
			CONDO/HOA	2,564.79
			CONDO/HOA	7,946.25
			CONDO/HOA	100.00
			CONDO/HOA	1,282.95
Total Delinquent for Property:	61,191.52			

Report Summary

Detail	Value
Homeowners:	6
Percent Delinquent:	22.22 %
Delinquent Amount:	61,191.52

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 10/31/21

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
						312.00
						744.70
						640.84
						951.18
						319.59
						804.10
						1,200.00
						0.10
						136.44
					Totals:	5,108.95

Checks By Account

Property: Lakeview COA

Date Range: 10/01/21 - 10/31/21

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	10/1/21	987	Monthly Managem	10/1/21	October	Lakev	446.00
RPM Services Inc	10/1/21	987	Monthly website r	10/1/21	October	Lakev	25.00
							<u>471.00</u>
5200 Utilities : 5210 Electric							
Clark Public Utiliti	10/19/21	992	7236-175-1	10/19/21	7236-175-1	Lakev	15.35
							<u>15.35</u>
5200 Utilities : 5240 Sewer							
Clark Regional W	10/19/21	991	Monthly Sewer Ac	11/1/21	016125-000	Lakev	533.00
							<u>533.00</u>
5200 Utilities : 5260 Garbage							
Waste Connector	10/19/21	988	Monthly Garbage :	10/1/21	2010-976517	Lakev	301.95
							<u>301.95</u>
5300 General Expenses : 5310 Taxes							
Joseph Vandal CF	10/19/21	990	2020 Tax Return	10/19/21	134084	Lakev	185.00
							<u>185.00</u>
5400 Landscaping : 5410 Landscaping Contract							
B & T Resources	10/19/21	989	185-1	10/8/21	185-1	Lakev	325.20
							<u>325.20</u>
5600 Insurance : 5610 Insurance							
American Family I	10/1/21	ACH	Customer #019-8	10/1/21	019-860-226-37	Lakev	486.50
							<u>486.50</u>

Total Amount: 2,318.00

Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 10/31/21

Deposits

Date	Ref #	Details	Amount
10/01/21	D16044	Bank Deposit	319.59
10/06/21	D16084	Bank Deposit	3,080.08
10/14/21	D16149	Bank Deposit	1,998.24
10/21/21	D16198	Bank Deposit	312.00
10/29/21	D16251	Bank Deposit	312.00
			6,021.91

Payments

Date	Ref #	Details	Amount
09/22/21	985	Harker Lepore	1,896.00
09/30/21	J6908	Journal: Monthly Reserve	3,010.00
10/01/21	987	RPM Services Inc,	471.00
10/01/21	ACH	American Family Insurance	486.50
10/19/21	988	Waste Connections	301.95
10/19/21	989	B & T Resources, LLC	325.20
10/19/21	991	Clark Regional Wastewater District	533.00
10/19/21	992	Clark Public Utilities	15.35
			7,039.00

Outstanding Payments

Date	Ref #	Details	Amount
10/19/21	990	Joseph Vandal CPA PS Inc	185.00
			185.00

Summary

Beginning Balance:	81,691.82	Reconciled Balance	80,674.73
+ Selected Deposits (5)	6,021.91	+ Uncleared Deposits	0.00
- Selected Payments (8)	7,039.00	- Outstanding Checks	185.00
Ending Balance:	80,674.73	Register Balance	80,489.73
Goal:	80,674.73		
Difference:	0.00		



UMPQUA BANK

October 31, 2021 Page: 1 of 2

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: September 30, 2021
This statement: October 31, 2021

Account service fees for account research, check cashing, cashier's and counter checks, foreign currency exchange, returned deposit items, statement copies, verification of deposit, and wire trace or amendment will change on 09/01/2021. For more information, visit: umpquabank.com/Globalassets/media/documents/Umpqua_bank_other_account_services.pdf

BUSINESS FREE CHECKING

Account number	[REDACTED]	Beginning balance	\$81,691.82
Low balance	\$76,147.91	Deposits/Additions	\$6,021.91
Average balance	\$79,826.64	Withdrawals/Subtractions	\$7,039.00
Interest earned	\$0.00	Ending balance	\$80,674.73

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
10-06	Deposit	3,080.08
10-14	Deposit	1,998.24
10-21	Deposit	312.00
10-29	Deposit	312.00
Total Additions		\$5,702.32

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
10-04	ACH Debit American Family Webpayment 000000025296xck [REDACTED]	486.50
Total ACH and Electronic Payments/Subtractions		\$486.50

ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
10-01	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>
10-01	Cash Mgmt Trsr Dr Ref 2740928I Funds Transfer To Reserve Co Ntribution	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>
09-30	81,691.82	10-06	79,227.99	10-22	81,197.68
10-01	77,105.41	10-14	81,226.23	10-25	80,362.73
10-04	76,147.91	10-21	81,538.23	10-29	80,674.73
				10-31	80,674.73

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>
985	\$1,896.00	10-01	989	\$325.20	10-22
*987	\$471.00	10-04	*991	\$533.00	10-25
988	\$301.95	10-25	992	\$15.35	10-22

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

Total Checks paid: 6 for **-\$3,542.50**

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Call us at 1-866-486-7782 or write us at Umpqua Bank, P.O. Box 19243, Spokane, WA 99219, as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appears.

- (1) Tell us your name and account number (if any).
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days.

We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account.

For errors involving new accounts, point-of-sale, or foreign-initiated transactions, we may take up to 90 days to investigate your complaint or question. For new accounts, we may take up to 20 business days to credit your account for the amount you think is in error.

We will tell you the results within three business days after completing our investigation. If we decide that there was no error, we will send you a written explanation.

You may ask for copies of the documents that we used in our investigation.

Bank Reconciliation Report

Lakeview COA Reserve Umpqua 1419

Reconciled on: 10/31/21

Deposits

Date	Ref #	Details	Amount
09/30/21	J6908	Journal: Monthly Reserve	3,010.00
10/31/21	J7021	Journal: Interest	1.14
			3,011.14

Summary

Beginning Balance:	64,123.60	Reconciled Balance	67,134.74
+ Selected Deposits (2)	3,011.14	+ Uncleared Deposits	0.00
- Selected Payments (0)	0.00	- Outstanding Checks	0.00
Ending Balance:	67,134.74	Register Balance	67,134.74
Goal:	67,134.74		
Difference:	0.00		



UMPQUA BANK

October 31, 2021 Page: 1 of 2

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: September 30, 2021
This statement: October 31, 2021

Business Account Service fees for Account Opening and Usage, Business Online Banking-Multi-User Tiers and Tax Payment Services, will change on November 01, 2021. For more information, visit umpquabank.com: umpquabank.com/business-fees

MAIN STREET MONEY MARKET

Account number	[REDACTED]	Beginning balance	\$64,123.60
Low balance	\$67,133.60	Additions/Deposits	\$3,011.14
Average balance	\$67,133.60	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$19.94	Ending balance	\$67,134.74
Interest earned	\$1.14		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
10-01	Cash Mgmt Trsfr Cr Ref [REDACTED] Funds Transfer Frm Dep [REDACTED] m October Reserve Co Ntribution	3,010.00
10-31	Interest Credit	1.14
Total Other Deposits/ Additions		\$3,011.14

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
09-30	64,123.60	10-01	67,133.60	10-31	67,134.74

Interest Information

Annual percentage yield earned	.02%
Interest-bearing days	31
Average balance for APY	\$67,133.60
Interest earned	\$1.14
Interest paid year to date	\$19.94
Statement period	10/01 to 10/31

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**

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Call us at 1-866-486-7782 or write us at Umpqua Bank, P.O. Box 19243, Spokane, WA 99219, as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appears.

- (1) Tell us your name and account number (if any).
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days.

We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account.

For errors involving new accounts, point-of-sale, or foreign-initiated transactions, we may take up to 90 days to investigate your complaint or question. For new accounts, we may take up to 20 business days to credit your account for the amount you think is in error.

We will tell you the results within three business days after completing our investigation. If we decide that there was no error, we will send you a written explanation.

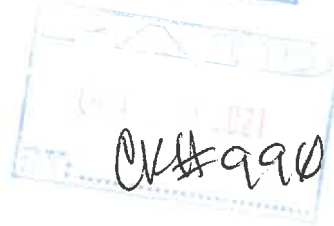
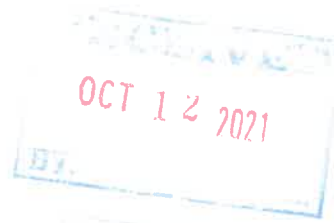
You may ask for copies of the documents that we used in our investigation.

Joseph H. Vandal, CPA PS

23515 NE NOVELTY HILL RD
SUITE B221 #111
REDMOND, WA 98053

Invoice

Date	Invoice #
10/3/2021	134084



Bill To
Lakeview Condo Owners Assoc c/o RPMS 5620 NE Gher Rd # H Vancouver, WA 98662

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	2020 TAX PREPARATION	185.00	185.00
		Total	\$185.00



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

Your Electricity Use

Residential electric service meter 501493

In 32 days you used 41 kwh

Present reading - 10/05/21

Previous reading - 09/03/21

Total electric usage 41

Your charge for 41 kwh is:

Basic service \$12.00

41 kwh @ 8.16 cents each 3.35

Total electric service \$15.35

Your average daily cost was \$0.48

Total Cost This Billing

Total electric service \$15.35

Total charges this billing \$15.35

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	\$15.23
Payments - thank you	
September 16, 2021	15.23CR
Balance forward	0.00
Current charges	15.35
Current balance	\$15.35

Compare Your Use

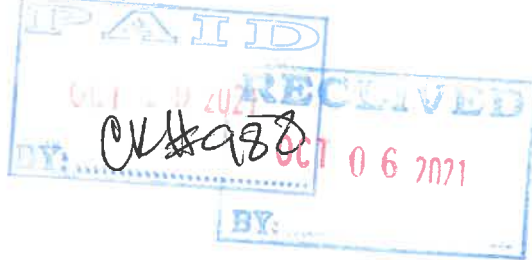
ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
10/05/21	32	41	1
09/03/21	30	40	1
08/04/21	29	29	1
07/06/21	33	16	0
06/03/21	29	31	1
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
10/03/19	28	123	4



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

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



ACCOUNT NO. 2010-976517
 INVOICE NO. 17845646
 STATEMENT DATE 10/01/21
 DUE DATE 10/25/21
 BILLING PERIOD 09/01/21 - 09/30/21

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
09/27/21	Payment Thank You!	\$ -300.53
	Total Payments And Credits	\$ -300.53
	Service Location	
	Acct #976517	
09/30/21	4Yd Cont 1X Weekly 09/01/21-09/30/21	\$ 226.59
09/30/21	Multi-Family Recycle 09/01/21-09/30/21	\$ 42.72
09/30/21	Perm Cont Rent 4Yd 09/01/21-09/30/21	\$ 17.16
09/30/21	Recycle Process Surcharge 09/01/21-09/30/21	\$ 5.88
	Refuse Tax 3.6%	\$ 8.16
	State Sales Tax 8.4%	\$ 1.44
	Current Charges And Fees	\$ 301.95
	Total Due	\$ 301.95



Garbage collection rates have increased effective September 1, 2021 as approved by the WUTC. If you have questions regarding this increase, please contact Waste Connections at 360-892-5370 or customerhelp@wasteconnections.com.

Please remit to the address below and return your remit stub with your payment.

012837 1/2

27193



WASTE CONNECTIONS OF WASHINGTON, INC
VANCOUVER DISTRICT
12116 NE 99TH ST STE 1830
VANCOUVER WA 98682-2329
DISTRICT NO. 2010

ACCOUNT NO. 2010-976517
INVOICE NO. 17845646
STATEMENT DATE 10/01/21
DUE DATE 10/25/21
BILLING PERIOD 09/01/21 - 09/30/21

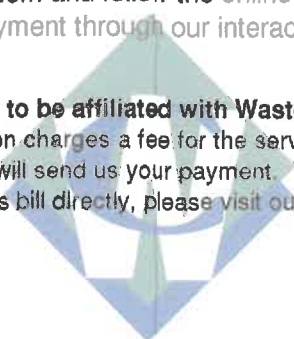
LAKEVIEW CONDOS LLC
RPM SERVICIES
5620 NE GHER RD # H
VANCOUVER WA 98662

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.



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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: 9/1/2021 To 9/30/2021
BILLING DATE: 9/30/2021
DUE DATE: 10/29/2021

SPECIAL MESSAGE

As Washington State is lifting COVID-19 restrictions, the District will soon resume past due practices, including finance charges. Let's work together to manage your account and help you avoid unnecessary charges. Please contact the District at (360) 993-4001 to discuss your account or make payment arrangements.

CURRENT CHARGES

SEWER SERVICE 533.00

TOTAL CURRENT CHARGES 533.00

BILL SUMMARY

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



Transfer Confirmation

The request below has been transmitted successfully.

The balances shown below are recorded at the time of the request.

Confirmation: 1538947106
 Approval Status: 1 of 1 received
 Transmitted: 10/01/2021 10:28:58 AM (ET)
 Transmitted By: RPMHOA

Details

From Account: Lakeview OPR - Checking - ~~4488~~ - Available \$82,011.41
 (Balance as of: 10/01/2021 10:17:24 AM (ET) Not a
 guarantee of available funds.)

To Account: Lakeview RES - Checking - ~~7115~~ - Available \$64,123.60
 (Balance as of: 10/01/2021 10:17:24 AM (ET) Not a
 guarantee of available funds.)

Amount: \$3,010.00

Description: October reserve contribution

Send On: 10/01/2021 (today)



Lakeview Condo Owners Association

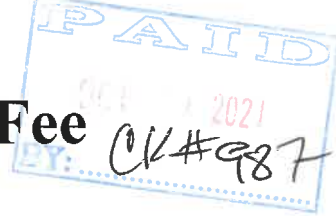
2021 Reserve Contribution

Monthly \$3,010.00

OCTOBER 2021

Lakeview Condo Owners Association

Website Management Fee



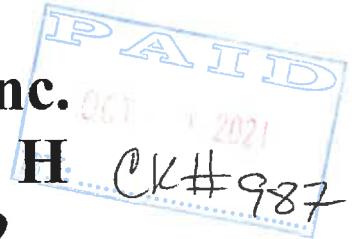
**Pay To RPM Services, Inc.
5620 NE Gher Rd. Suite H
Vancouver, WA 98662**

Monthly \$25.00

OCTOBER 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

OCTOBER 2021