

Financial Statement

Property: Lakeview COA

01/01/22 - 01/31/22 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	50,125.81
1000 Total Operating Accounts	50,125.81

1111 Reserve Account	
1093 Lakeview COA Reserve Umpqua 1419	54,477.82
1111 Total Reserve Account	54,477.82

Total Bank 104,603.63

Other Current Asset

1200 Undeposited Funds	40.00
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Total Other Current Asset 40.00

TOTAL ASSETS

104,643.63

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	-64,800.67
3010 Disbursements From Reserve	136,105.09
3040 Reserve Account Equity	28,999.28

Total Equity 100,303.70

Income

4000 HOA Dues	4,847.06
4050 Reserve Income	4,034.12
4200 Income	
4250 Violation Fees Income	100.00
4260 Interest Income	
4263 Reserve Interest	0.92
4260 Total Interest Income	0.92
4029 SA21 Special Assessment	-700.00
4030 SA22 Special Assessment	4,564.92
4200 Total Income	3,965.84

Total Income 12,847.02

Expense

5000 Association Expenses	
5010 Management Fees	471.00
5000 Total Association Expenses	471.00

5100 Repairs & Maintenance

5120 Gutter Repairs/Maint.	2,256.61
5100 Other Repairs & Maintenance	645.48
5100 Total Repairs & Maintenance	2,902.09

5200 Utilities

5210 Electric	12.24
5240 Sewer	533.00

*- credits for
paying early
in 2021
were not
posted*

5260 Garbage	301.95
5200 Total Utilities	<u>847.19</u>
5300 General Expenses	
5305 Legal	376.00
5300 Total General Expenses	<u>376.00</u>
5400 Landscaping	
5410 Landscaping Maintenance	325.20
5430 Tree Removal	575.61
5400 Total Landscaping	<u>900.81</u>
6700 Reserve Contribution	3,010.00
Total Expense	<u>8,507.09</u>
Net Income (1/1/2022 thru 1/31/2022)	4,339.93
Total Equity	<u>104,643.63</u>
TOTAL LIABILITIES & EQUITY	<u><u>104,643.63</u></u>

General Ledger

Property: Lakeview COA
Detail 01/01/22 - 01/31/22 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Bal
4029 SA21 Special Assessment (Income)						
01/13/22	CRALOC	1912	Credit allocation	100.00	pa 3/3	
01/13/22	CRALOC	1914	Credit allocation	100.00	pa 3/18	
01/13/22	CRALOC	1919	Credit allocation	17.87	pa 2/9	
01/13/22	CRALOC	1919	Credit allocation	82.13	pa 2/24	
01/13/22	CRALOC	1920	Credit allocation	100.00	pa 3/18	
01/13/22	CRALOC	1921	Credit allocation	100.00	pa 3/18	
01/13/22	CRALOC	1923	Credit allocation	100.00	pa 3/18	
01/13/22	CRALOC	1924	Credit allocation	100.00	pa 3/15	
4029 SA21 Special Assessment				activity: -700.00	700.00	0.00
Totals:				700.00	0.00	

Credits were net
Posted in
2021

General Ledger

Property: Lakeview COA
Detail 01/01/22 - 01/31/22 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						0.00
01/03/22	CSTPAY				172.72	172.72
01/03/22	CSTPAY		ember		181.81	354.53
01/03/22	CHPAID		h date: 1/1.		162.44	516.97
01/03/22	CHPAID		h date: 1/1.		166.39	683.36
01/03/22	CHPAID		h date: 1/1.		166.39	849.75
01/03/22	CHPAID				166.39	1,016.14
01/03/22	CSTPAY				350.44	1,366.58
01/04/22	CHPAID				166.39	1,532.97
01/05/22	CSTPAY				162.44	1,695.41
01/06/22	CHPAID				162.44	1,857.85
01/11/22	CSTPAY				0.10	1,857.95
01/11/22	CHPAID				170.84	2,028.79
01/11/22	CHPAID				138.14	2,166.93
01/11/22	CHPAID				162.44	2,329.37
01/13/22	CRALOC				82.13	2,411.50
01/14/22	CHPAID				162.64	2,574.14
01/14/22	CHPAID				172.32	2,746.46
01/21/22	CSTPAY				162.44	2,908.90
01/27/22	UNALOC				274.26	3,183.16
01/27/22	CSTPAY				1,663.90	4,847.06
4000 HOA Dues				Beg Bal: 0.00	Activity: 4,847.06	0.00 4,847.06 4,847.06
4050 Reserve Income (Income)						0.00
01/03/22	CSTPAY				159.03	159.03
01/03/22	CSTPAY		ember		167.40	326.43
01/03/22	CHPAID		1/1/2022		149.56	475.99
01/03/22	CHPAID		1/1/2022		153.20	629.19
01/03/22	CHPAID		1/1/2022		153.20	782.39
01/03/22	CHPAID		1/1/2022		153.20	935.59
01/03/22	CSTPAY				149.56	1,085.15
01/04/22	CHPAID		1/2022		153.20	1,238.35
01/05/22	CHPAID		1/2022		149.56	1,387.91
01/06/22	CHPAID		1/2022		149.56	1,537.47
01/11/22	CHPAID		1/2022		157.39	1,694.86
01/11/22	CHPAID		1/2022		127.19	1,822.05
01/11/22	CHPAID		1/2022		149.56	1,971.61
01/13/22	CRALOC				17.87	1,989.48
01/14/22	CHPAID				149.75	2,139.23
01/14/22	CHPAID				158.66	2,297.89
01/21/22	CSTPAY				149.56	2,447.45
01/27/22	CSTPAY				1,532.00	3,979.45
01/27/22	CRALOC				54.67	4,034.12
4050 Reserve Income				Beg Bal: 0.00	Activity: 4,034.12	0.00 4,034.12 4,034.12
4250 Violation Fees Income (Income)						0.00
01/13/22	CRALOC	1924			100.00	100.00
4250 Violation Fees Income				Beg Bal: 0.00	Activity: 100.00	0.00 100.00 100.00
4263 Reserve Interest (Income)						0.00
01/30/22	JOURNL	J7271	Interest		0.92	0.92
4263 Reserve Interest				Beg Bal: 0.00	Activity: 0.92	0.00 0.92 0.92
5010 Management Fees (Expense)						0.00

Date	Type	Reference	Description	Debit	Credit	Balance
01/04/22	CHKITM	1013	RPM Services Inc.: Monthly website mgmt fee JANUARY	25.00		25.00
01/04/22	CHKITM	1013	RPM Services Inc.: JANUARY	446.00		471.00
5100 Management Fees			Beg Bal: 0.00 Activity: 471.00	471.00	0.00	471.00
5100 Repairs & Maintenance (Expense)						0.00
01/24/22	CHKITM	1020	All Around Maintenance, Inc.: handrail	645.48		645.48
5100 Repairs & Maintenance			Beg Bal: 0.00 Activity: 645.48	645.48	0.00	645.48
5120 Gutter Repairs/Maint. (Expense)						0.00
01/14/22	CHKITM	1014	All Around Maintenance, Inc.: Bldg install and Bldg 2 install dow	2,045.23		2,045.23
01/24/22	CHKITM	1020	All Around Maintenance, Inc.: cleaned drains & 2 donwspouts or	211.38		2,256.61
5120 Gutter Repairs/Maint.			Beg Bal: 0.00 Activity: 2,256.61	2,256.61	0.00	2,256.61
5210 Electric (Expense)						0.00
01/14/22	CHKITM	1017	Clark Public Utilities: 7236-175-1	12.24		12.24
5210 Electric			Beg Bal: 0.00 Activity: 12.24	12.24	0.00	12.24
5240 Sewer (Expense)						0.00
01/14/22	CHKITM	1016	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	533.00		533.00
5240 Sewer			Beg Bal: 0.00 Activity: 533.00	533.00	0.00	533.00
5260 Garbage (Expense)						0.00
01/24/22	CHKITM	1018	Waste Connections: Monthly Garbage 2010-976517	301.95		301.95
5260 Garbage			Beg Bal: 0.00 Activity: 301.95	301.95	0.00	301.95
5305 Legal (Expense)						0.00
01/24/22	CHKITM	1021	Harker Lepore LLC: ;	107.50		107.50
01/24/22	CHKITM	1021	Harker Lepore LLC:	268.50		376.00
5305 Legal			Beg Bal: 0.00 Activity: 376.00	376.00	0.00	376.00
5410 Landscaping Maintenance (Expense)						0.00
01/24/22	CHKITM	1019	B & T Resources, LLC: January	325.20		325.20
5410 Landscaping Maintenance			Beg Bal: 0.00 Activity: 325.20	325.20	0.00	325.20
5430 Tree Removal (Expense)						0.00
01/14/22	CHKITM	1015	Monarch Landscape Holdings: remove 2 yucca trees and replac	575.61		575.61
5430 Tree Removal			Beg Bal: 0.00 Activity: 575.61	575.61	0.00	575.61
6700 Reserve Contribution (Expense)						0.00
01/01/22	JOURNAL	J7163	Monthly Reserve	3,010.00		3,010.00
6700 Reserve Contribution			Beg Bal: 0.00 Activity: 3,010.00	3,010.00	0.00	3,010.00
Totals:				8,507.09	8,982.10	

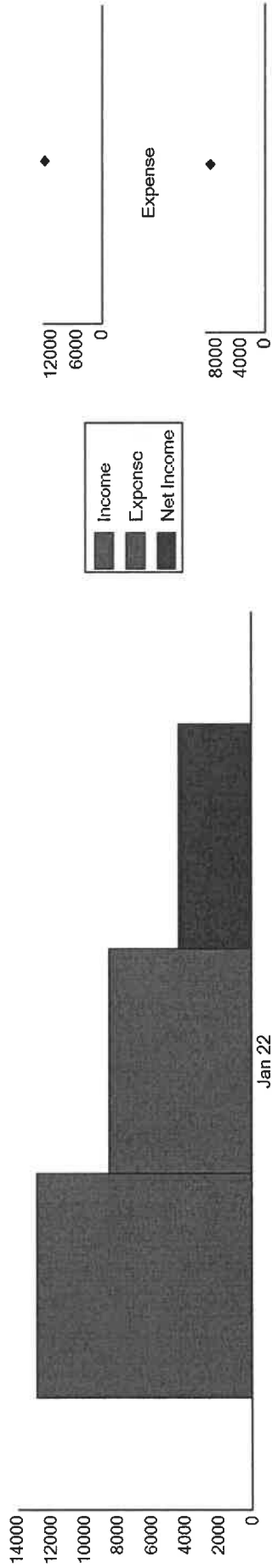
Profit & Loss 12 Month Recap

Property: Lakeview COA

Monthly recap 01/01/22 - 01/31/22 (cash basis)

	JAN 22	TOTAL
INCOME		
4000 HOA Dues	4,847.06	4,847.06
4050 Reserve Income	4,034.12	4,034.12
4200 Income		
4250 Violation Fees Income	100.00	100.00
4260 Interest Income		
4263 Reserve Interest	0.92	0.92
4260 Total Interest Income	0.92	0.92
4029 SA21 Special Assessment	-700.00	-700.00
4030 SA22 Special Assessment	4,564.92	4,564.92
4200 Total Income	3,965.84	3,965.84
TOTAL INCOME	12,847.02	12,847.02
EXPENSE		
5000 Association Expenses		
5010 Management Fees	471.00	471.00
5000 Total Association Expenses	471.00	471.00
5100 Repairs & Maintenance		
5120 Gutter Repairs/Maint.	2,256.61	2,256.61
5100 Other Repairs & Maintenance	645.48	645.48
5100 Total Repairs & Maintenance	2,902.09	2,902.09
5200 Utilities		
5210 Electric	12.24	12.24
5240 Sewer	533.00	533.00
5260 Garbage	301.95	301.95
5200 Total Utilities	847.19	847.19
5300 General Expenses		
5305 Legal	376.00	376.00
5300 Total General Expenses	376.00	376.00
5400 Landscaping		
5410 Landscaping Maintenance	325.20	325.20
5430 Tree Removal	575.61	575.61
5400 Total Landscaping	900.81	900.81
6700 Reserve Contribution	3,010.00	3,010.00
TOTAL EXPENSE	8,507.09	8,507.09

	JAN 22	TOTAL
NET INCOME	4,339.93	4,339.93
NET INCOME SUMMARY		
Income	12,847.02	12,847.02
Expense	-8,507.09	-8,507.09
NET INCOME	4,339.93	4,339.93



Budget Comparison

Property: Lakeview COA

Comparison Periods: 01/01/22 - 01/31/22 and 01/01/22 - 12/31/22 (cash basis)

	Actual 01/01/22 - 01/31/22	Budget 01/22 - 01/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
INCOME								
4000 HOA Dues	4,847.06	3,269.17	1,577.89	48.3 %	6,855.85	39,230.00	-32,374.15	-82.5 %
4050 Reserve Income	4,034.12	3,010.00	1,024.12	34.0 %	6,136.18	36,120.00	-29,983.82	-83.0 %
4200 Income	100.00	0.00	100.00		100.00	0.00	100.00	
4250 Violation Fees Income								
4260 Interest Income	0.92	0.00	0.92		0.92	0.00	0.92	
4263 Reserve Interest	0.92	0.00	0.92		0.92	0.00	0.92	
4260 Total Interest Income								
4029 SA21 Special Assessment	-700.00	0.00	-700.00		-700.00	0.00	-700.00	
4030 SA22 Special Assessment	4,564.92	1,666.67	2,898.25	173.9 %	4,619.59	20,000.00	-15,380.41	-76.9 %
4200 Total Income	3,965.84	1,666.67	2,299.17	137.9 %	4,020.51	20,000.00	-15,979.49	-79.9 %
TOTAL INCOME	12,847.02	7,945.84	4,901.18	61.7 %	17,012.54	95,350.00	-78,337.46	-82.2 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	471.00	500.00	-29.00	-5.8 %	1,050.00	6,000.00	-4,950.00	-82.5 %
5020 Postage / Copies	0.00	8.34	-8.34	-100.0 %	7.33	100.00	-92.67	-92.7 %
5065 Website	0.00	25.00	-25.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
5000 Total Association Expenses	471.00	533.34	-62.34	-11.7 %	1,057.33	6,400.00	-5,342.67	-83.5 %
5100 Repairs & Maintenance								
5110 Roof Maint/Repair	0.00	0.00	0.00		1,133.33	0.00	1,133.33	
5120 Gutter Repairs/Maint.	2,256.61	0.00	2,256.61		2,256.61	0.00	2,256.61	
5160 Electrical Repairs	0.00	0.00	0.00		1,085.00	0.00	1,085.00	
5100 Other Repairs & Maintenance	645.48	952.84	-307.36	-32.3 %	748.56	11,434.00	-10,685.44	-93.5 %
5100 Total Repairs & Maintenance	2,902.09	952.84	1,949.25	204.6 %	5,223.50	11,434.00	-6,210.50	-54.3 %
5200 Utilities								
5210 Electric	12.24	16.67	-4.43	-26.6 %	24.73	200.00	-175.27	-87.6 %
5240 Sewer	533.00	533.00	0.00	0.0 %	1,079.00	6,396.00	-5,317.00	-83.1 %
5260 Garbage	301.95	310.00	-8.05	-2.6 %	606.07	3,720.00	-3,113.93	-83.7 %
5200 Total Utilities	847.19	859.67	-12.48	-1.5 %	1,709.80	10,316.00	-8,606.20	-83.4 %
5300 General Expenses								
5305 Legal	376.00	145.34	230.66	158.7 %	483.50	1,744.00	-1,260.50	-72.3 %
5310 Taxes	0.00	16.67	-16.67	-100.0 %	0.00	200.00	-200.00	-100.0 %
5315 State Filing Fee	0.00	0.84	-0.84	-100.0 %	0.00	10.00	-10.00	-100.0 %
5300 Total General Expenses	376.00	162.85	213.15	130.9 %	483.50	1,954.00	-1,470.50	-75.3 %
5400 Landscaping								

	Actual 01/01/22 - 01/31/22	Budget 01/22 - 01/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
5410 Landscaping Maintenance	325.20	0.00	325.20		325.20	0.00	325.20	
5430 Tree Removal	575.61	0.00	575.61		575.61	0.00	575.61	
5400 Other Landscaping	0.00	291.67	-291.67	-100.0 %	0.00	3,500.00	-3,500.00	-100.0 %
5400 Total Landscaping	900.81	291.67	609.14	208.8 %	900.81	3,500.00	-2,599.19	-74.3 %
5600 Insurance								
5610 Insurance	0.00	0.00	0.00		486.50	0.00	486.50	
5600 Other Insurance	0.00	468.84	-468.84	-100.0 %	0.00	5,626.00	-5,626.00	-100.0 %
5600 Total Insurance	0.00	468.84	-468.84	-100.0 %	486.50	5,626.00	-5,139.50	-91.4 %
6690 Additional Reserve Contribution	0.00	1,666.67	-1,666.67	-100.0 %	0.00	20,000.00	-20,000.00	-100.0 %
6700 Reserve Contribution	3,010.00	3,010.00	0.00	0.0 %	6,020.00	36,120.00	-30,100.00	-83.3 %
TOTAL EXPENSE	8,507.09	7,945.88	561.21	7.1 %	15,881.44	95,350.00	-79,468.56	-83.3 %
NET INCOME	4,339.93	-0.04	4,339.97	10,849,925.0 %	1,131.10	0.00	1,131.10	
NET INCOME SUMMARY								
Income	12,847.02	7,945.84	4,901.18	61.7 %	17,012.54	95,350.00	-78,337.46	-82.2 %
Expense	-8,507.09	-7,945.88	-561.21	7.1 %	-15,881.44	-95,350.00	79,468.56	83.3 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	4,339.93	-0.04	4,339.97	10,849,925.0 %	1,131.10	0.00	1,131.10	

Delinquency (Summary)

Property: Lakeview COA
 All homeowners as of 01/31/22
 * indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
_____			CONDO/HOA	900.00
_____			CONDO/HOA	1,349.21
_____			CONDO/HOA	65.99
_____			CONDO/HOA	1,000.00
_____			CONDO/HOA	1,000.00
_____			CONDO/HOA	1,000.00
_____			CONDO/HOA	580.41
_____			CONDO/HOA	900.00
_____			CONDO/HOA	900.00
_____			CONDO/HOA	900.00
_____			CONDO/HOA	34,111.23
_____			CONDO/HOA	17,401.42
_____			CONDO/HOA	2,564.79
_____			CONDO/HOA	7,946.25
_____			CONDO/HOA	1,000.00
_____			CONDO/HOA	1,000.00
_____			CONDO/HOA	1,000.00
_____			CONDO/HOA	3,152.72
_____			CONDO/HOA	900.00
_____			CONDO/HOA	900.00
Total Delinquent for Property:				78,572.02

Report Summary

Detail	Value
Homeowners:	20
Percent Delinquent:	71.43 %
Delinquent Amount:	78,572.02

1,000 =
 Special assess
 ments
 not due yet

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 01/31/22

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
						312.00
						385.58
						704.84
						3,515.49
						1,200.00
						0.10
						136.44
					Totals:	6,254.45

Checks By Account

Property: Lakeview COA

Date Range: 01/01/22 - 01/31/22

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	1/4/22	1013	JANUARY	1/1/22	JANUARY	Lakev	446.00
RPM Services Inc	1/4/22	1013	Monthly website r	1/16/22	JANUARY	Lakev	25.00
							<u>471.00</u>
5100 Repairs & Maintenance							
All Around Mainte	1/24/22	1020	handrail	1/24/22	11467	Lakev	645.48
							<u>645.48</u>
5100 Repairs & Maintenance : 5120 Gutter Repairs/Maint.							
All Around Mainte	1/14/22	1014	Bldg install and Bl	1/14/22	11372	Lakev	2,045.23
All Around Mainte	1/24/22	1020	cleaned drains & z	1/24/22	11456	Lakev	211.38
							<u>2,256.61</u>
5200 Utilities : 5210 Electric							
Clark Public Utiliti	1/14/22	1017	7236-175-1	2/1/22	7236-175-1	Lakev	12.24
							<u>12.24</u>
5200 Utilities : 5240 Sewer							
Clark Regional W	1/14/22	1016	Monthly Sewer Ac	2/1/22	016125-000	Lakev	533.00
							<u>533.00</u>
5200 Utilities : 5260 Garbage							
Waste Connector	1/24/22	1018	Monthly Garbage :	1/1/22	2010-976517	Lakev	301.95
							<u>301.95</u>
5300 General Expenses : 5305 Legal							
Harker Lepore LLC	1/24/22	1021			5376	Lakev	268.50
Harker Lepore LLC	1/24/22	1021			5565	Lakev	107.50
							<u>376.00</u>
5400 Landscaping : 5410 Landscaping Maintenance							
B & T Resources,	1/24/22	1019	January	1/8/22	193-1	Lakev	325.20
							<u>325.20</u>
5400 Landscaping : 5430 Tree Removal							
Monarch Landscap	1/14/22	1015	remove 2 yucca tr	1/14/22	CCD50185264	Lakev	575.61
							<u>575.61</u>
							Total Amount: 5,497.09

Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 02/10/22

Deposits

Date	Ref #	Details	Amount
01/05/22	D16754	Bank Deposit	319.59
01/06/22	D16771	Bank Deposit: Deposit	2,826.52
01/13/22	D17171	Bank Deposit: Deposit	1,254.87
01/20/22	D16912	Bank Deposit: Deposit	643.37
01/25/22	D16958	Bank Deposit: Deposit	3,012.00
01/31/22	D17004	Bank Deposit: Deposit -	4,470.16
			12,526.51

Payments

Date	Ref #	Details	Amount
12/31/21	ACH	American Family Insurance	486.50
12/31/21	1012	All Around Maintenance, Inc.	2,622.09
01/01/22	J7163	Journal: Monthly Reserve	3,010.00
01/04/22	1013	RPM Services Inc,	471.00
01/14/22	1014	All Around Maintenance, Inc.	2,045.23
01/14/22	1015	Monarch Landscape Holdings	575.61
01/14/22	1016	Clark Regional Wastewater District	533.00
01/14/22	1017	Clark Public Utilities	12.24
01/24/22	1018	Waste Connections	301.95
01/24/22	1021	Harker Lepore	376.00
			10,433.62

Outstanding Deposits

Date	Ref #	Details	Amount
01/31/22	D17040	Bank Deposit: Deposit - epay	319.59
02/03/22	D17074	Bank Deposit: Deposit	1,914.52
02/10/22	D17170	Bank Deposit: Deposit	1,956.84
			4,190.95

Outstanding Payments

Date	Ref #	Details	Amount
12/01/21	1006	Terri Tangalin-Piedra	108.00
01/24/22	1019	B & T Resources, LLC	325.20
01/24/22	1020	All Around Maintenance, Inc.	856.86
02/01/22	1022	RPM Services Inc,	586.33
02/01/22	1023	All Around Maintenance, Inc.	639.66
02/01/22	ACH	American Family Insurance	486.50
02/01/22	J7251	Journal: Monthly Reserve	3,010.00
02/03/22	1024	Harker Lepore	107.50
02/03/22	1025	Perkins Electric LLC	1,085.00
02/03/22	1026	Ed & Denny LLC	349.21
			7,554.26

Summary

Beginning Balance:	49,003.39
+ Selected Deposits (6)	12,526.51
- Selected Payments (10)	10,433.62
Ending Balance:	51,096.28
Goal:	51,096.28
Difference:	0.00

Reconciled Balance	51,096.28
+ Uncleared Deposits	4,190.95
- Outstanding Checks	7,554.26
Register Balance	47,732.97



UMPQUA BANK

January 31, 2022 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: December 31, 2021
This statement: January 31, 2022

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	\$49,003.39
Low balance	\$44,292.07	Deposits/Additions	\$12,526.51
Average balance	\$47,047.62	Withdrawals/Subtractions	\$10,433.62
Interest earned	\$0.00	Ending balance	\$51,096.28

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-06	Deposit	2,826.52
01-13	Deposit	1,254.87
01-20	Deposit	643.37
01-25	Deposit	3,012.00
01-31	Deposit	4,470.16
Total Additions		\$12,206.92

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
01-03	ACH Debit American Family Webpayment [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>
01-05	ACH Credit Paylease.Com Settlement 000013591 [REDACTED]	319.59
Total ACH and Electronic Deposits/Additions		\$319.59

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
01-06	Cash Mgmt Trsfr Dr Ref 00613591 Funds Transfer To Dep [REDACTED] From January 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>
12-31	49,003.39	01-12	45,559.91	01-25	47,304.07
01-03	48,516.89	01-13	46,814.78	01-26	47,002.12
01-04	48,045.89	01-18	46,802.54	01-28	46,626.12
01-05	48,365.48	01-19	46,269.54	01-31	51,096.28
01-06	48,182.00	01-20	44,292.07		

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>
1012	\$2,622.09	01-12	1016	\$533.00	01-19
1013	\$471.00	01-04	1017	\$12.24	01-18
1014	\$2,045.23	01-20	1018	\$301.95	01-26
1015	\$575.61	01-20	*1021	\$376.00	01-28

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

Total Checks paid: 8 for -\$6,937.12

Bank Reconciliation Report

Lakeview COA Reserve Umpqua 1419

Reconciled on: 02/03/22

Deposits

Date	Ref #	Details	Amount
01/01/22	J7163	Journal: Monthly Reserve	3,010.00
01/30/22	J7271	Journal: Interest	0.92
			3,010.92

Outstanding Deposits

Date	Ref #	Details	Amount
02/01/22	J7251	Journal: Monthly Reserve	3,010.00
			3,010.00

Summary

Beginning Balance:	51,466.90
+ Selected Deposits (2)	3,010.92
- Selected Payments (0)	0.00
Ending Balance:	54,477.82
Goal:	54,477.82
Difference:	0.00

Reconciled Balance	54,477.82
+ Uncleared Deposits	3,010.00
- Outstanding Checks	0.00
Register Balance	57,487.82



UMPQUA BANK

January 31, 2022 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: December 31, 2021
This statement: January 31, 2022

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	\$51,466.90
Low balance	\$51,466.90	Additions/Deposits	\$3,010.92
Average balance	\$53,991.42	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$0.92	Ending balance	\$54,477.82
Interest earned	\$0.92		

Other Deposits/ Additions

Date	Description	Additions
01-06	Cash Mgmt Trsfr Cr Re [REDACTED] Funds Transfer Frm Dep [REDACTED] from January Reserve Co Ntribution	3,010.00
01-31	Interest Credit	.92
Total Other Deposits/ Additions		\$3,010.92

Daily Balances

Date	Balance	Date	Balance	Date	Balance
12-31	51,466.90	01-06	54,476.90	01-31	54,477.82

Interest Information

Annual percentage yield earned	.02%
Interest-bearing days	31
Average balance for APY	\$53,991.42
Interest earned	\$0.92
Interest paid year to date	\$0.92
Statement period	01/01 to 01/31

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))

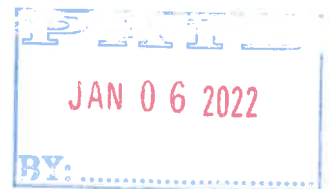
Total Checks paid: 0 for **-\$0.00**

Lakeview Condo Owners Association

2022 Reserve Contribution

Monthly \$3,010.00

JANUARY 2022





Transfer Confirmation

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

Confirmation: 4067916004
 Approval Status: 1 of 1 received
 Transmitted: 01/06/2022 02:59:50 PM (ET)
 Transmitted By: RPMHOA

Details

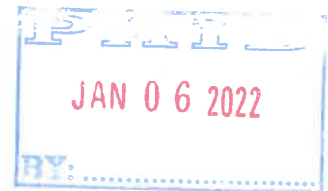
From Account: Lakeview OPR - Checking - ~~1486~~ - Available \$51,192.00
 (Balance as of: 01/06/2022 02:51:41 PM (ET) Not a
 guarantee of available funds.)

To Account: Lakeview RES - Checking - ~~1413~~ - Available \$51,466.90
 (Balance as of: 01/06/2022 02:51:41 PM (ET) Not a
 guarantee of available funds.)

Amount: \$3,010.00

Description: January Reserve contribution

Send On: 01/06/2022 (today)



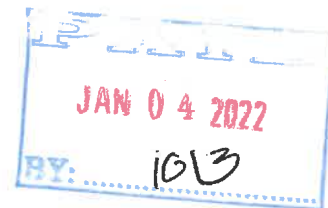
Lakeview Condo Owners Association

Website Management Fee

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

Monthly \$25.00

JANUARY 2022

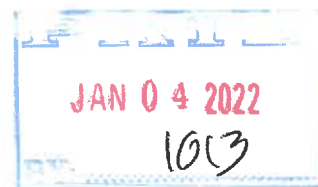


**Lakeview Condo Owners Association
2022 Management Fee**

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

Monthly \$446.00

JANUARY 2022



HOA Accounting

From: American Family Insurance <AmFamOnlineBilling@amfam.com>
Sent: Monday, December 6, 2021 4:01 AM
To: rpms@rpmservice.net
Subject: Here's Your Automatic Payment Reminder



Hi Cindy,

Just a reminder, you have an upcoming automatic payment:

Billing Account: 019-860-226-37 (Lakeview Insurance)

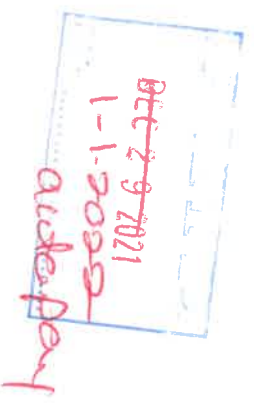
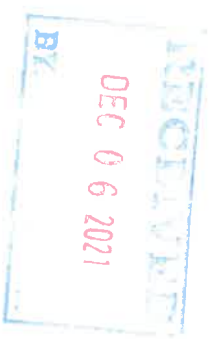
Payment Amount: \$486.50

Payment Date: 1/1/2022

Payment Method: Lakeview Am Fam insurance

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

[GO TO MY ACCOUNT](#)





All Around Maintenance INC.
 3502 NW 289th ST
 Ridgefield, WA 98642 US
 360-772-0224
 info@allaroundmaintenance.com
 www.allaroundmaintenance.com

Invoice 11372

with me
Approved
TO PAY
1/12

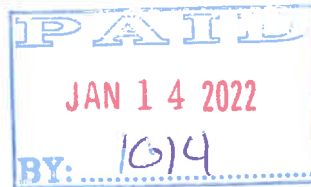
BILL TO RPM Services 5620 NE Gher Rd. Vancouver, WA 98662	SHIP TO RPM Services 5620 NE Gher Rd. Vancouver, WA 98662	DATE 11/30/2021	PLEASE PAY \$2,045.23	DUE DATE 12/15/2021
---	---	---------------------------	---------------------------------	-------------------------------

SERVICE ADDRESS
 Lakeview

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Gutter Installation	Building 1: * Install 2 downspouts at the front of building redirecting horizontally with a slope to both corners of the building. * This includes aluminum downspouts, elbows and straps securing with screws. * Clean up and haul away debris created.	1	990.00	990.00T
Gutter Installation	Building 2: * Install 2 downspouts on two corners directing water away from the building and to properly disperse water onto the asphalt. * This includes aluminum downspouts, elbows and straps securing with screws. * Clean up and haul away debris created.	1	895.00	895.00T

SUBTOTAL 1,885.00
 TAX 160.23
 TOTAL 2,045.23

TOTAL DUE \$2,045.23



THANK YOU.

SENT TO BOARD - 1/11
 APPROVALS TO PAY:
 1. DANO MARSH
 2. JD HUSTON
 3. DAVID HART



INVOICE

Billing Inquiries Contact
503-486-5154

Bill To:
c/o RPM Services
RPM Services
5620 NE Gher Rd Suite H
Vancouver, WA 98662

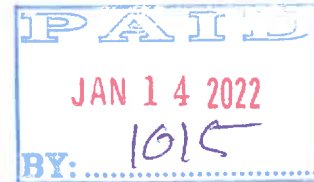
Invoice Date 01/13/2022
Due Date 02/12/2022
Invoice Number CD50185264
Terms of Payment Net 30
Customer Number 10053

Remit Payment To:
P.O. Box 102180
Pasadena, CA 91189-2180

Service Location:
Lakeview Condos
2102 NW Kelly Dr.
Vancouver, WA 98665

Customer PO	WO Number Contract Number	Date	Description	Quantity	Unit Price	Amount
	95178		Remove 2 15' - 20' Yucca trees, replace with 2 Barberry 5 g	1.00 ea	\$ 531.00	\$ 531.00

Sub Total	\$	531.00
Tax	\$	44.61
Total Due	\$	575.61



APPROVAL TO PAY:
1. HARTS HOME INSPECTION ✓
2. DENNY HUSTON ✓
3. DANOWIA MARITH ✓

Past due amounts subject to finance charge of 1 1/2% per month which is an annual percentage rate of 18% or the maximum lawful rate, may be assessed on any amount due, which remains unpaid past the time frame on the specific terms within the above invoice, after applying payments and credits. When remitting payment please reference your Customer and Invoice Number.

ALL OK TO PAY 1/13/22



Clark Regional Wastewater District
 P.O. Box 8979
 Vancouver, WA 98668-8979

Billing Statement

Address Service Requested
STATEMENT ENCLOSED

3251*13**G50**0.74**1/4*****AUTO5-DIGIT 98662
 LAKEVIEW CONDOS LLC
 C/O RPM SERVICES
 5620 NE GHER RD STE H
 VANCOUVER WA 98662-6164



ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 12/1/2021 To 12/31/2021
BILLING DATE: 12/30/2021

DUE DATE: 1/31/2022

SPECIAL MESSAGE

Rate Change - Effective January 1, 2022, the monthly rate will be \$42.00 per Equivalent Residential Unit (ERU).

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

PAID
 JAN 14 2022
 BY: 1016

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

Your Electricity Use

Residential electric service meter 501493
In 33 days you used 3 kwh
Present reading - 01/05/22 17123
Previous reading - 12/03/21 - 17120
Total electric usage 3
Your charge for 3 kwh is:
Basic service \$12.00
3 kwh @ 8.16 cents each 0.24
Total electric service \$12.24
Your average daily cost was \$0.37

Total Cost This Billing
Total electric service \$12.24
Total charges this billing \$12.24

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 \$14.12
Payments - thank you
December 13, 2021 14.12CR
Balance forward 0.00
Current charges 12.24
Current balance \$12.24

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
01/05/22	33	3	0
12/03/21	30	26	1
11/03/21	29	39	1
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
01/06/20	33	156	5

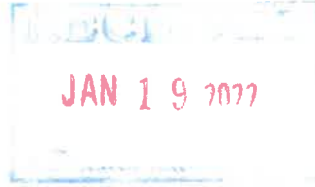
PAID
JAN 14 2022
BY: 1067



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. **18173168**
 STATEMENT DATE **01/01/22**
 DUE DATE **01/25/22**
 BILLING PERIOD **12/01/21 - 12/31/21**

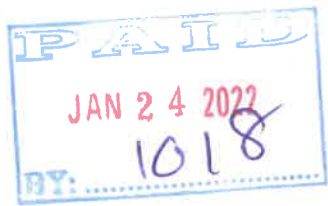
LAKEVIEW CONDOS LLC
 RPM SERVICIES
 5620 NE GHER RD # H
 VANCOUVER WA 98662



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

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 301.95
12/21/21	Payment Thank You! 1008	\$ -301.95
	Total Payments And Credits	\$ -301.95
	Service Location	
	Acct #976517	
	Lakeview Condos Llc	
	2102 Nw Kelley Dr	
12/31/21	4Yd Cont 1X Weekly 12/01/21-12/31/21 1 Each @ \$226.59	\$ 226.59
12/31/21	Multi-Family Recycle 12/01/21-12/31/21 12 Each @ \$3.56	\$ 42.72
12/31/21	Perm Cont Rent 4Yd 12/01/21-12/31/21 1 Each @ \$17.16	\$ 17.16
12/31/21	Recycle Process Surcharge 12/01/21-12/31/21 12 Each @ \$0.49	\$ 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



025533 1/1



Garbage collection rates will increase effective January 1, 2022 as approved by the WUTC. In addition, the disposal rates at the local garbage transfer stations will increase 2.6% effective January 1, 2022. If you have questions regarding these increases, 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.

Invoice prepared by: Geoff Crosby

This is a quotation on the goods named, subject to the conditions noted below:

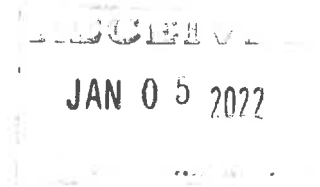
It is agreed by and between B&T Resources LLC and the authorizing party that the following are made as part of the contract for services provided. A cancellation fee equal to 25% of the proposed work will be charged if work is cancelled within 72 hours of the scheduled tree work date. 10% non-refundable down payment due upon acceptance, unless waived. Upon completion balance will be due to B&T Resources LLC, unless otherwise noted. B&T Resources LLC cannot be held liable for damages or delays because of inclement weather, labor, or any other cause beyond its control; nor shall the customer be relieved of completion for delays. The authorizing party gives the permission that all trees and landscaping in the above work is in the ownership of the party or has permission to perform work in the above proposal. Should there be any mistaken then the authorizing party agrees to indemnify B&T Resources LLC from any damages or costs incurred from the result thereof. Due to safety the authorizing party agrees to not enter the work area during arboricultural operations unless authorize by the crew leader on-site. Stump removal and grinding is not included in the price quoted for tree work; this will be additional expense for the authorizing party. B&T Resources LLC is not responsible for below ground sprinkler/irrigation lines that may be damaged during stump grindings as we have no way to determine where these lines are located. Homeowner/Property will be responsible for any and all repairs at their expense; B&T Resources LLC will be held harmless. Any additional work or equipment required to complete the work, caused by the authorizing party failure to make known or caused by previously unknown material in the trunk, branches, underground or any other condition not apparent in estimate the work specified, shall be paid for by the customer on a time and material basis. Clean-up will be including remove bush, leaves, and branch debris affected by the specified work in the above proposed work. If a crane is needed in order to complete the proposed work, it will be at the expense of the authorizing party. B&T Resources LLC is not held responsible for any damage from the use of the crane. A lien may be claimed for all materials, equipment, labor and services furnished after this date. Even if you have made full payment to the contractor who ordered these materials or services, your property may still be subject to a lien unless the supplier providing this notice is paid. Signature below indicates you received a copy of this contract and agree to its terms.

THANK YOU FOR YOUR BUSINESS!



All Around Maintenance INC.
3502 NW 289th ST
Ridgefield, WA 98642 US
360-772-0224
info@allaroundmaintenance.com
www.allaroundmaintenance.com

Invoice 11467



BILL TO
RPM Services
5620 NE Gher Rd.
Vancouver, WA 98662

SHIP TO
RPM Services
2102 NW KELLY DR
VANCOUVER, WA 98665

DATE
01/05/2022

PLEASE PAY
\$645.58

DUE DATE
01/20/2022

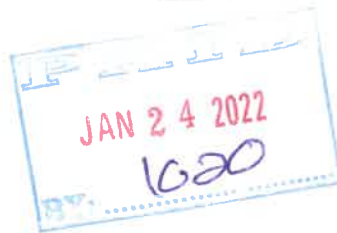
SERVICE ADDRESS
Lakeview Condos

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Maintenance	* Remove old damaged handrail * Install additional support anchor onto the concrete wall properly drilling and securing with concrete screws * Install a new wooden handrail that goes all the way down the stairs. * Clean up and haul away debris created.	1	595.00	595.00T

SUBTOTAL 595.00
TAX 50.58
TOTAL 645.58

TOTAL DUE \$645.58

THANK YOU.



1/19/22
Approved



All Around Maintenance INC.
3502 NW 289th ST
Ridgefield, WA 98642 US
360-772-0224
info@allaroundmaintenance.com
www.allaroundmaintenance.com

Invoice 11456

BILL TO
RPM Services
5620 NE Gher Rd.
Vancouver, WA 98662

SHIP TO
RPM Services
2102 NW KELLY DR
VANCOUVER, WA 98665

DATE
12/31/2021

PLEASE PAY
\$211.38

DUE DATE
01/15/2022

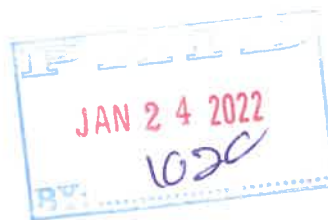
SERVICE ADDRESS
Lakeview

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Gutter Repair	* Cleaned drains and installed 2 downspout filters on a flat roof.	1	195.00	195.00T

SUBTOTAL 195.00
TAX 16.38
TOTAL 211.38

TOTAL DUE \$211.38

THANK YOU.



*1/22/22
Approved*



Invoice # 5565
 Date: 12/01/2021
 Due On: 12/31/2021



Harker Lepore

915 NW 19th Ave., Suite H
 Portland, OR 97209
 www.harkerlepore.com

LAKEVIEW CONDO OWNERS ASSOCIATION
 5620 NE GHER RD #H
 Vancouver, WA 98662

General Representation

Type	Date	Attorney	Quantity	Rate	Total For This Matter
Service	10/12/2021	AHM Confer with BPK	0.20	\$215.00	\$43.00
Service	11/05/2021	AHM Confer with RPM	0.10	\$215.00	\$21.50
Service	11/08/2021	AHM Confer with KVH	0.20	\$215.00	\$43.00

Total For This Matter **\$107.50**

JAN 24 2022
BY: 1021

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5376	10/31/2021	\$268.50	\$0.00	\$268.50

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5565	12/31/2021	\$107.50	\$0.00	\$107.50

Outstanding Balance **\$376.00**
Amount in Trust **\$0.00**
Total Amount Outstanding **\$376.00**

labor

Approved
- David
- Denny
- Dano



Invoice # 5376
 Date: 10/01/2021
 Due On: 10/31/2021

Harker Lepore

915 NW 19th Ave., Suite H
 Portland, OR 97209
 www.harkerlepore.com

*Pat Due
 Past due*

RECEIVED
 DEC 16 2021
 BY:

LAKEVIEW CONDO OWNERS ASSOCIATION
 5620 NE GHER RD #H
 Vancouver, WA 98662

General Representation

Type	Date	Attorney		Quantity	Rate	Total For This Matter
Service	09/09/2021	KVH	Review demand lette	0.30	\$350.00	\$105.00
Service	09/09/2021	AHM	Confer with KVH re: review	0.20	\$215.00	\$43.00
Service	09/09/2021	BPK	Reviewe	0.20	\$280.00	\$56.00
Service	09/20/2021	AHM	Follow u	0.10	\$215.00	\$21.50
Service	09/23/2021	AHM	Receive	0.10	\$215.00	\$21.50
Service	09/23/2021	EV	Mail Uni	0.10	\$215.00	\$21.50

Total For This Matter **\$268.50**

JAN 24 2022
 1621

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5565	12/31/2021	\$107.50	\$0.00	\$107.50

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5376	10/31/2021	\$268.50	\$0.00	\$268.50

*Approved
 - David (1/2/22)
 - Benny
 - Dano*