

Financial Statement

Property: Lakeview COA

01/01/23 - 01/31/23 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	12,909.79
1000 Total Operating Accounts	<u>12,909.79</u>

1111 Reserve Account	
1093 Lakeview COA Reserve Umpqua 1419	54,834.16
1111 Total Reserve Account	<u>54,834.16</u>

Total Bank 67,743.95

Other Current Asset

1200 Undeposited Funds	712.43
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Total Other Current Asset 712.43

TOTAL ASSETS 68,456.38

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	-160,832.73
3010 Disbursements From Reserve	190,813.65
3040 Reserve Account Equity	<u>29,339.34</u>

Total Equity 59,320.26

Income

4000 HOA Dues	4,069.66
4050 Reserve Income	3,754.97
4200 Income	
4260 Interest Income	
4263 Reserve Interest	2.20
4260 Total Interest Income	<u>2.20</u>

4200 Other Income 5,925.53

4200 Total Income 5,927.73

4300 Other Property Income	
4310 Maintenance & Repairs	1,105.80
4300 Total Other Property Income	<u>1,105.80</u>

Total Income 14,858.16

Expense

5000 Association Expenses	
5010 Management Fees	525.00
5000 Total Association Expenses	<u>525.00</u>

5200 Utilities	
5210 Electric	15.18
5240 Sewer	546.00
5260 Garbage	460.36
5200 Total Utilities	<u>1,021.54</u>

5400 Landscaping	
5410 Landscaping Maintenance	542.00
5400 Total Landscaping	<u>542.00</u>
5600 Insurance	
5610 Insurance	623.50
5600 Total Insurance	<u>623.50</u>
6700 Reserve Contribution	<u>3,010.00</u>
Total Expense	5,722.04
Net Income (1/1/2023 thru 1/31/2023)	9,136.12
Total Equity	<u>68,456.38</u>
TOTAL LIABILITIES & EQUITY	<u><u>68,456.38</u></u>

General Ledger

Property: Lakeview COA
Detail 01/01/23 - 01/31/23 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5010	Management Fees	(Expense)				0.00
01/01/23	CHKITM	1131	RPM Services Inc.: Monthly website	25.00		25.00
01/01/23	CHKITM	1131	RPM Services Inc.: January	500.00		525.00
5010	Management Fees		Beg Bal: 0.00 Activity: 525.00	525.00	0.00	525.00
5210	Electric	(Expense)				0.00
01/09/23	CHKITM	1133	Clark Public Utilities: 7236-175-1	15.18		15.18
5210	Electric		Beg Bal: 0.00 Activity: 15.18	15.18	0.00	15.18
5240	Sewer	(Expense)				0.00
01/09/23	CHKITM	1132	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	546.00		546.00
5240	Sewer		Beg Bal: 0.00 Activity: 546.00	546.00	0.00	546.00
5260	Garbage	(Expense)				0.00
01/09/23	CHKITM	1134	Waste Connections: Monthly Garbage 2010-976517	460.36		460.36
5260	Garbage		Beg Bal: 0.00 Activity: 460.36	460.36	0.00	460.36
5410	Landscaping Maintenance	(Expense)				0.00
01/09/23	CHKITM	1135	Macu's Inc.: December	542.00		542.00
5410	Landscaping Maintenance		Beg Bal: 0.00 Activity: 542.00	542.00	0.00	542.00
5610	Insurance	(Expense)				0.00
01/01/23	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	623.50		623.50
5610	Insurance		Beg Bal: 0.00 Activity: 623.50	623.50	0.00	623.50
6700	Reserve Contribution	(Expense)				0.00
01/01/23	JOURNL	J8202	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:				5,722.04	0.00	

Profit & Loss 12 Month Recap

Property: Lakeview COA

Monthly recap 01/01/23 - 01/31/23 (cash basis)

	JAN 23	TOTAL
INCOME		
4000 HOA Dues	4,069.66	4,069.66
4050 Reserve Income	3,754.97	3,754.97
4200 Income		
4260 Interest Income		
4263 Reserve Interest	2.20	2.20
4260 Total Interest Income	2.20	2.20
4200 Other Income	5,925.53	5,925.53
4200 Total Income	5,927.73	5,927.73
4300 Other Property Income		
4310 Maintenance & Repairs	1,105.80	1,105.80
4300 Total Other Property Income	1,105.80	1,105.80
TOTAL INCOME	14,858.16	14,858.16
EXPENSE		
5000 Association Expenses		
5010 Management Fees	525.00	525.00
5000 Total Association Expenses	525.00	525.00
5200 Utilities		
5210 Electric	15.18	15.18
5240 Sewer	546.00	546.00
5260 Garbage	460.36	460.36
5200 Total Utilities	1,021.54	1,021.54
5400 Landscaping		
5410 Landscaping Maintenance	542.00	542.00
5400 Total Landscaping	542.00	542.00
5600 Insurance		
5610 Insurance	623.50	623.50
5600 Total Insurance	623.50	623.50
6700 Reserve Contribution	3,010.00	3,010.00
TOTAL EXPENSE	5,722.04	5,722.04
NET INCOME	9,136.12	9,136.12

NET INCOME SUMMARY

	JAN 23	TOTAL
Income	14,858.16	14,858.16
Expense	-5,722.04	-5,722.04
NET INCOME	9,136.12	9,136.12



Budget Comparison

Property: Lakeview COA

Comparison Periods: 01/01/23 - 01/31/23 and 01/01/23 - 12/31/23 (cash basis)

	Actual 01/01/23 - 01/31/23	Budget 01/23 - 01/23	\$ Change	% Change	Actual YTD 01/01/23 - 12/31/23	Budget YTD 01/23 - 12/23	\$ Change	% Change
INCOME								
4000 HOA Dues	4,069.66	3,683.50	386.16	10.5 %	5,389.01	44,202.00	-38,812.99	-87.8 %
4050 Reserve Income	3,754.97	3,010.02	744.95	24.7 %	5,127.95	36,120.20	-30,992.25	-85.8 %
4200 Income								
4260 Interest Income	2.20	0.00	2.20		2.20	0.00	2.20	
4263 Reserve Interest	2.20	0.00	2.20		2.20	0.00	2.20	
4260 Total Interest Income								
4202 SA23	0.00	1,666.67	-1,666.67	-100.0 %	0.00	20,000.00	-20,000.00	-100.0 %
4200 Other Income	5,925.53	0.00	5,925.53		6,925.53	0.00	6,925.53	
4200 Total Income	5,927.73	1,666.67	4,261.06	255.7 %	6,927.73	20,000.00	-13,072.27	-65.4 %
4300 Other Property Income								
4310 Maintenance & Repairs	1,105.80	0.00	1,105.80		1,105.80	0.00	1,105.80	
4300 Total Other Property Income	1,105.80	0.00	1,105.80		1,105.80	0.00	1,105.80	
TOTAL INCOME	14,858.16	8,360.19	6,497.97	77.7 %	18,550.49	100,322.20	-81,771.71	-81.5 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	525.00	500.00	25.00	5.0 %	1,050.00	6,000.00	-4,950.00	-82.5 %
5020 Postage / Copies	0.00	8.34	-8.34	-100.0 %	0.00	100.00	-100.00	-100.0 %
5040 Office Supplies	0.00	0.00	0.00		13.64	0.00	13.64	
5065 Website	0.00	25.00	-25.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
5000 Total Association Expenses	525.00	533.34	-8.34	-1.6 %	1,063.64	6,400.00	-5,336.36	-83.4 %
5100 Repairs & Maintenance								
5170 Dryer Vent Cleaning	0.00	75.00	-75.00	-100.0 %	0.00	900.00	-900.00	-100.0 %
5100 Other Repairs & Maintenance	0.00	750.00	-750.00	-100.0 %	1,617.00	9,000.00	-7,383.00	-82.0 %
5100 Total Repairs & Maintenance	0.00	825.00	-825.00	-100.0 %	1,617.00	9,900.00	-8,283.00	-83.7 %
5200 Utilities								
5210 Electric	15.18	16.67	-1.49	-8.9 %	15.18	200.00	-184.82	-92.4 %
5240 Sewer	546.00	533.00	13.00	2.4 %	1,111.50	6,396.00	-5,284.50	-82.6 %
5260 Garbage	460.36	310.00	150.36	48.5 %	836.81	3,720.00	-2,883.19	-77.5 %
5200 Total Utilities	1,021.54	859.67	161.87	18.8 %	1,963.49	10,316.00	-8,352.51	-81.0 %
5300 General Expenses								
5301 Accounting	0.00	16.67	-16.67	-100.0 %	0.00	200.00	-200.00	-100.0 %
5305 Legal	0.00	166.67	-166.67	-100.0 %	0.00	2,000.00	-2,000.00	-100.0 %
5315 State Filing Fee	0.00	1.67	-1.67	-100.0 %	0.00	20.00	-20.00	-100.0 %
5325 Reserve Study	0.00	115.00	-115.00	-100.0 %	0.00	1,380.00	-1,380.00	-100.0 %

	Actual 01/01/23 - 01/31/23	Budget 01/23 - 01/23	\$ Change	% Change	Actual YTD 01/01/23 - 12/31/23	Budget YTD 01/23 - 12/23	\$ Change	% Change
5300 Total General Expenses	0.00	300.01	-300.01	-100.0 %	0.00	3,600.00	-3,600.00	-100.0 %
5400 Landscaping								
5410 Landscaping Maintenance	542.00	542.00	0.00	0.0 %	1,384.00	6,504.00	-5,120.00	-78.7 %
5400 Total Landscaping	542.00	542.00	0.00	0.0 %	1,384.00	6,504.00	-5,120.00	-78.7 %
5600 Insurance								
5610 Insurance	623.50	0.00	623.50		1,247.00	0.00	1,247.00	
5600 Other Insurance	0.00	623.50	-623.50	-100.0 %	0.00	7,482.00	-7,482.00	-100.0 %
5600 Total Insurance	623.50	623.50	0.00	0.0 %	1,247.00	7,482.00	-6,235.00	-83.3 %
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	3,010.02	-0.02	0.0 %	6,020.00	36,120.20	-30,100.20	-83.3 %
TOTAL EXPENSE	5,722.04	8,360.21	-2,638.17	-31.6 %	13,295.13	100,322.20	-87,027.07	-86.7 %
NET INCOME	9,136.12	-0.02	9,136.14	45,680,700.0 %	5,255.36	0.00	5,255.36	
NET INCOME SUMMARY								
Income	14,858.16	8,360.19	6,497.97	77.7 %	18,550.49	100,322.20	-81,771.71	-81.5 %
Expense	-5,722.04	-8,360.21	2,638.17	31.6 %	-13,295.13	-100,322.20	87,027.07	86.7 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	9,136.12	-0.02	9,136.14	45,680,700.0 %	5,255.36	0.00	5,255.36	

Delinquency (Summary)

Property: Lakeview COA

Current homeowners as of 01/31/23

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
			CONDO/HOA	1,000.00
			CONDO/HOA	1,000.00
			CONDO/HOA	2,424.88
			CONDO/HOA	1,000.00
			CONDO/HOA	100.00
			CONDO/HOA	1,000.00
			CONDO/HOA	29,729.69
			CONDO/HOA	1,000.00
			CONDO/HOA	1,000.00
			CONDO/HOA	1,021.46
			CONDO/HOA	1,000.00
			CONDO/HOA	1,020.59
			CONDO/HOA	20.61
			CONDO/HOA	1,000.00
			CONDO/HOA	1,000.00
			CONDO/HOA	878.15
			CONDO/HOA	1,017.59

Total Delinquent for Property: 45,212.97

Report Summary

Detail	Value
Homeowners:	17
Percent Delinquent:	85.00 %
Delinquent Amount:	45,212.97

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 01/31/23

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
						291.41
						339.32
						4.32
						332.59
						340.68
						1,703.40
						1,609.86
						530.66
					Totals:	5,152.24

Checks By Account

Property: Lakeview COA

Date Range: 01/01/23 - 01/31/23

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	1/1/23	1131	January	1/1/23	January	Lakev	500.00
RPM Services Inc	1/1/23	1131	Monthly website	1/1/23	January	Lakev	25.00
							<u>525.00</u>
5200 Utilities : 5210 Electric							
Clark Public Utiliti	1/9/23	1133	7236-175-1	1/1/23	7236-175-1	Lakev	15.18
							<u>15.18</u>
5200 Utilities : 5240 Sewer							
Clark Regional W:	1/9/23	1132	Monthly Sewer Ac	1/1/23	016125-000	Lakev	546.00
							<u>546.00</u>
5200 Utilities : 5260 Garbage							
Waste Connector	1/9/23	1134	Monthly Garbage :	1/1/23	2010-976517	Lakev	460.36
							<u>460.36</u>
5400 Landscaping : 5410 Landscaping Maintenance							
Macu's Inc.	1/9/23	1135	December	1/1/23	0006834	Lakev	542.00
							<u>542.00</u>
5600 Insurance : 5610 Insurance							
American Family I	1/1/23	ACH	Customer #019-8	1/1/23	019-860-226-37	Lakev	623.50
							<u>623.50</u>
							Total Amount: 2,712.04

Bank Reconciliation Report

Lakeview COA OPR ~~4/23~~

Reconciled on: 02/03/23

Deposits

Date	Ref #	Details	Amount
01/03/23	D20098	Bank Deposit: Deposit - epay	1,673.27
01/05/23	D20161	Bank Deposit: Deposit - epa	352.82
01/06/23	D20121	Bank Deposit: Deposit	643.75
01/12/23	D20206	Bank Deposit: Deposit	800.00
01/19/23	D20301	Bank Deposit: Deposit - epay	345.00
01/20/23	D20254	Bank Deposit: Deposit	8,824.10
01/25/23	D20314	Bank Deposit: Deposit - epay	900.00
01/27/23	D20325	Bank Deposit: Deposit	312.00
			13,850.94

Payments

Date	Ref #	Details	Amount
12/20/22	1127	Macu's Inc.	596.20
01/01/23	1131	RPM Services Inc,	525.00
01/01/23	ACH	American Family Insurance	623.50
01/01/23	J8202	Journal: Monthly Reserve	3,010.00
01/09/23	1132	Clark Regional Wastewater District	546.00
01/09/23	1133	Clark Public Utilities	15.18
01/09/23	1134	Waste Connections	460.36
01/09/23	1135	Macu's Inc.	542.00
			6,318.24

Outstanding Deposits

Date	Ref #	Details	Amount
01/31/23	D20393	Bank Deposit: Deposit - epay	332.59
02/01/23	D20456	Bank Deposit: Deposit - epay	340.68
02/02/23	D20403	Bank Deposit: Deposit	984.43
			1,657.70

Outstanding Payments

Date	Ref #	Details	Amount
12/20/22	1130	Adam Smith	30.16
02/01/23	ACH	American Family Insurance	623.50
02/01/23	1136	RPM Services Inc,	538.64
02/01/23	J8233	Journal: Monthly Reserve	3,010.00
			4,202.30

Summary

Beginning Balance:	5,074.66	Reconciled Balance	12,607.36
+ Selected Deposits (8)	13,850.94	+ Uncleared Deposits	1,657.70
- Selected Payments (8)	6,318.24	- Outstanding Checks	4,202.30
Ending Balance:	12,607.36	Register Balance	10,062.76
Goal:	12,607.36		
Difference:	0.00		



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, 2022
This statement: January 31, 2023

Please be aware that items may be presented for payment multiple times when your account does not contain sufficient funds to pay the item(s). We may charge you a fee each time an item is presented and you do not have sufficient funds in your account to pay the item. For services to help you manage your account, visit www.umpquabank.com/globalassets/media/documents/overdraft_disclosure_for_business_accounts.pdf

BUSINESS FREE CHECKING

Account number	██████████	Beginning balance	\$5,074.66
Low balance	\$2,686.62	Deposits/Additions	\$13,850.94
Average balance	\$7,783.05	Withdrawals/Subtractions	\$6,318.24
Interest earned	\$0.00	Ending balance	\$12,607.36

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-06	Deposit	643.75
01-12	Deposit	800.00
01-20	Deposit	8,824.10
01-27	Deposit	312.00
Total Additions		\$10,579.85

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
01-03	ACH Debit American Family Webpayment 000000027038878 20230103	623.50
Total ACH and Electronic Payments/Subtractions		\$623.50

ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-04	ACH Credit Paylease.Com Settlement 000016714037558 20230104	1,673.27
01-06	ACH Credit Paylease.Com Credit 292768291 20230106	352.82
01-20	ACH Credit Paylease.Com Settlement 000016872156098 20230120	345.00
01-26	ACH Credit Paylease.Com Credit 294740964 20230126	900.00
Total ACH and Electronic Deposits/Additions		\$3,271.09

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
01-13	Cash Mgmt Trsfr Dr Ref 01311431 Funds Transfer To Dep ██████████ From January Reserve	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	5,074.66	01-12	6,784.62	01-25	11,395.36
01-03	4,451.16	01-13	3,228.62	01-26	12,295.36
01-04	6,124.43	01-19	2,686.62	01-27	12,607.36
01-06	6,596.00	01-20	11,855.72	01-31	12,607.36

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>
1127	\$596.20	01-12	1133	\$15.18	01-12
*1131	\$525.00	01-06	1134	\$460.36	01-25
1132	\$546.00	01-13	1135	\$542.00	01-19

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

Total Checks paid: 6 for **-\$2,684.74**

Bank Reconciliation Report

Lakeview COA Reserve Umpqua 1

Reconciled on: 02/03/23

Deposits

Date	Ref #	Details	Amount
01/01/23	J8202	Journal: Monthly Reserve	3,010.00
01/30/23	J8259	Journal: Interest	2.20
			3,012.20

Outstanding Deposits

Date	Ref #	Details	Amount
02/01/23	J8233	Journal: Monthly Reserve	3,010.00
			3,010.00

Summary

Beginning Balance:	51,821.96
+ Selected Deposits (2)	3,012.20
- Selected Payments (0)	0.00
Ending Balance:	54,834.16
Goal:	54,834.16
Difference:	0.00

Reconciled Balance	54,834.16
+ Uncleared Deposits	3,010.00
- Outstanding Checks	0.00
Register Balance	57,844.16



UMPQUA BANK

January 31, 2023 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, 2022
This statement: January 31, 2023

Please be aware that items may be presented for payment multiple times when your account does not contain sufficient funds to pay the item(s). We may charge you a fee each time an item is presented and you do not have sufficient funds in your account to pay the item. For services to help you manage your account, visit www.umpquabank.com/globalassets/media/documents/overdraft_disclosure_for_business_accounts.pdf

MAIN STREET MONEY MARKET

Account number	██████████	Beginning balance	\$51,821.96
Low balance	\$51,821.96	Additions/Deposits	\$3,012.20
Average balance	\$53,666.80	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$2.20	Ending balance	\$54,834.16
Interest earned	\$2.20		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-13	Cash Mgmt Trsfr Cr Ref 01311431 Funds Transfer Frm Dep ██████████ From January Reserve	3,010.00
01-31	Interest Credit	2.20
Total Other Deposits/ Additions		\$3,012.20

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
12-31	51,821.96	01-13	54,831.96	01-31	54,834.16

Interest Information

Annual percentage yield earned	.05%
Interest-bearing days	31
Average balance for APY	\$53,666.80
Interest earned	\$2.20
Interest paid year to date	\$2.20
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))

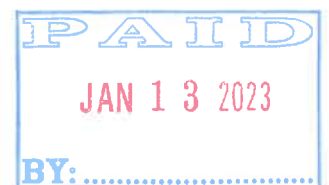
Total Checks paid: 0 for **-\$0.00**

Lakeview Condo Owners Association

2023 Reserve Contribution

Monthly \$3,010.00

JANUARY 2023





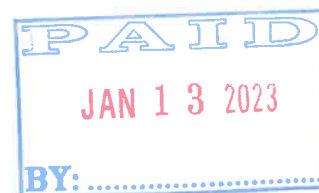
Transfer Confirmation

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

Confirmation: 2941431667
Approval Status: 1 of 1 received
Transmitted: 01/13/2023 12:43:08 PM (ET)
Transmitted By: RPMHOA

Details

From Account: Lakeview OPR - Checking - [REDACTED] - Available \$6,784.62
(Balance as of: 01/13/2023 12:39:15 PM (ET) Not a guarantee of available funds.)
To Account: Lakeview RES - Checking - [REDACTED] - Available \$51,821.96
(Balance as of: 01/13/2023 12:39:15 PM (ET) Not a guarantee of available funds.)
Amount: \$3,010.00
Description: January Reserve
Send On: 01/13/2023 (today)



Here's Your Automatic Payment Reminder

American Family Insurance <AmFamOnlineBilling@amfam.com>

Mon 12/5/2022 4:00 AM

To: RPM Services General Box <rpms@rpmservice.net>



Hi Cindy,

Just a reminder, you have an upcoming automatic payment:

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

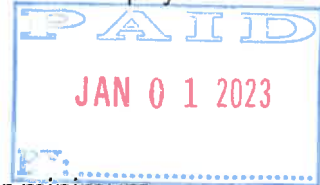
Payment Amount: \$623.50

Payment Date: 1/1/2023

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](#)



If any account changes occur before 1/1/2023 that lower your minimum amount due, we'll withdraw the reduced amount for your payment.

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.

Payment Authorization

I authorized American Family Mutual Insurance Company, S.I. or any of its subsidiary companies to charge this payment as early as today from my debit/credit card. I agreed to not receive notifications if my draw amount is less than my statement amount due to a: (1) policy cancellation; (2) premium change; or (3) change to my draw date. A return bank fee of \$25.00 may be charged if the payment is returned.

To stop automatic payments or stop paying electronically, log in to My Account at amfam.com, contact American Family Insurance at 1-800-MYAMFAM

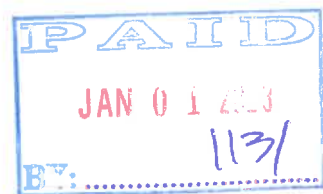
LAKEVIEW COA

Website Management Fee

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

Monthly \$25.00

JANARY 2023

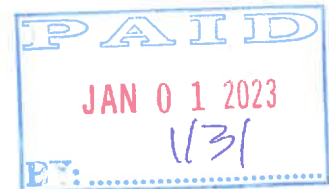


**Lakeview Condo Owners Association
2023 Management Fee**

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

Monthly \$500.00

JANUARY 2023



Macu's Inc.
12119 Ne 79th St
Vancouver Wa

Boni
(360)931-5829

license#:604346914. Ccb#:222325



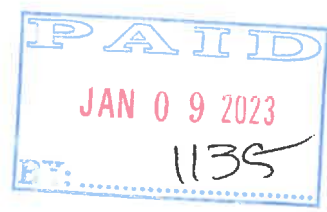
INVOICE

Lakeview condominium
Lakeview condominium

Invoice # 0006834
Invoice Date 01/03/2023
Due Date 01/03/2023

Item	Description	Unit Price	Quantity	Amount
	December yard maintenance	500.00	1.00	500.00
		Subtotal		500.00
		+ Tax (8.40%)		42.00
		Total		542.00
		Amount Paid		0.00
		Balance Due		\$542.00

*approved
Joshua?*





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

**Address Service Requested
 STATEMENT ENCLOSED**

3292*12**G50**0.548**1/2*****AUTO5-DIGIT 98662
 LAKEVIEW CONDOS LLC
 C/O RPM SERVICES
 5620 NE GHER RD STE H
 VANCOUVER WA 98662-6164



Billing Statement

ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 12/1/2022 To 12/31/2022
BILLING DATE: 12/30/2022
DUE DATE: 1/31/2023

SPECIAL MESSAGE

Effective January 1, 2023, the base monthly rate is \$43.50 per Equivalent Residential Unit (ERU).

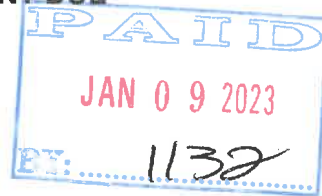
CURRENT CHARGES

SEWER SERVICE 546.00

TOTAL CURRENT CHARGES 546.00

BILL SUMMARY

PREVIOUS BALANCE	546.00
PAYMENTS	-546.00
ADJUSTMENTS	0.00
ADMIN FEE	0.00
FINANCE CHARGE	0.00
LIEN INTEREST	0.00
CURRENT CHARGES	546.00
TOTAL AMOUNT DUE	546.00



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

Your Electricity Use

Residential electric service meter 501493
In 31 days you used 39 kwh
Present reading - 01/05/23 17513
Previous reading - 12/05/22 - 17474
Total electric usage 39
Your charge for 39 kwh is:
Basic service \$12.00
39 kwh @ 8.16 cents each 3.18
Total electric service \$15.18

Your average daily cost was \$0.49

Total Cost This Billing

Total electric service \$15.18
Total charges this billing \$15.18

If you're struggling to pay your utility bill, please let us know. Bill assistance is available to eligible customers.

Account Summary

Previous balance \$15.35
Payments - thank you
December 12, 2022 15.35CR
Balance forward 0.00
Current charges 15.18
Current balance \$15.18

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
01/05/23	31	39	1
12/05/22	32	41	1
11/03/22	29	30	1
10/05/22	29	23	1
09/06/22	34	27	1
08/03/22	28	17	1
07/06/22	33	24	1
06/03/22	30	64	2
05/04/22	29	64	2
04/05/22	33	27	1
03/03/22	28	28	1
02/03/22	29	6	0
01/05/22	33	3	0
01/06/21	34	170	5

PAID
JAN 09 2023
1133



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

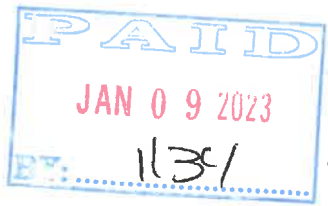
ACCOUNT NO. 2010-976517
 INVOICE NO. 19163973S010
 STATEMENT DATE 01/01/23
 DUE DATE 01/25/23
 BILLING PERIOD 12/01/22 - 12/31/22

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

INVOICE STATEMENT

025005 1/1

Date	Description	Amount
	Previous Balance	\$ 362.92
12/19/22	Payment Thank You!	
	Total Payments And Credits	\$ -362.92
		\$ -362.92
	Service Location	
	Acct #976517	
	Lakeview Condos Llc	
	2102 Nw Kelley Dr	
12/05/22	Special Pickup 4Yd Cont 2644737	\$ 59.62
12/05/22	Trip Charge - Container 2644737	\$ 35.67
12/31/22	4Yd Cont 1X Weekly 12/01/22-12/31/22	\$ 253.26
12/31/22	Multi-Family Recycle 12/01/22-12/31/22	\$ 72.60
12/31/22	Perm Cont Rent 4Yd 12/01/22-12/31/22	\$ 18.95
12/31/22	Recycle Process Surcharge 12/01/22-12/31/22	\$ 7.40
	Refuse Tax 3.6%	\$ 11.27
	State Sales Tax 8.4%	\$ 1.59
	Current Charges And Fees	\$ 460.36
	Total Due	\$ 460.36



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

MS OF WASHINGTON, INC