

# Financial Statement

Property: Lakeview COA

07/01/21 - 07/31/21 (cash)

## ASSETS

### Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	43,909.97
1000 Total Operating Accounts	<u>43,909.97</u>

1111 Reserve Account	
1093 Lakeview COA Reserve Umpqua 1419	111,373.45
1111 Total Reserve Account	<u>111,373.45</u>

Total Bank 155,283.42

### Other Current Asset

1200 Undeposited Funds	769.88
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Total Other Current Asset 769.88

## TOTAL ASSETS

156,053.30

## LIABILITIES & EQUITY

### Equity

#### Equity

3001 Retained Earnings	-7,427.76
3010 Disbursements From Reserve	61,141.67
3040 Reserve Account Equity	<u>85,902.70</u>

Total Equity 139,616.61

Net Income (1/1/2021 thru 6/30/2021) 23,433.13

#### Income

4000 HOA Dues	2,147.71
4050 Reserve Income	3,385.72
4200 Income	
4028 SA20 Special Assessment	-82.46
4250 Violation Fees Income	170.94
4260 Interest Income	
4263 Reserve Interest	2.84
4260 Total Interest Income	<u>2.84</u>

4029 SA21 Special Assessment -100.00

4200 Other Income 100.00

4200 Total Income 91.32

Total Income 5,624.75

#### Expense

5000 Association Expenses	
5010 Management Fees	471.00
5020 Postage / Copies	26.40
5000 Total Association Expenses	<u>497.40</u>

#### 5100 Repairs & Maintenance

5110 Roof Maint/Repair 5,306.18

5100 Total Repairs & Maintenance 5,306.18

5200 Utilities	
5210 Electric	13.30
5240 Sewer	533.00
5260 Garbage	300.53
5200 Total Utilities	<u>846.83</u>
5300 General Expenses	
5305 Legal	804.50
5325 Reserve Study	1,380.00
5300 Total General Expenses	<u>2,184.50</u>
5400 Landscaping	
5410 Landscaping Contract	325.20
5400 Total Landscaping	<u>325.20</u>
5600 Insurance	
5610 Insurance	451.08
5600 Total Insurance	<u>451.08</u>
6700 Reserve Contribution	3,010.00
Total Expense	<u>12,621.19</u>
Net Income (7/1/2021 thru 7/31/2021)	-6,996.44
Total Equity	<u>156,053.30</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>156,053.30</u></u>

# General Ledger

Property: Lakeview COA  
Detail 07/01/21 - 07/31/21 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance		
4000 HOA Dues (Income)						21,540.26		
07/01/21	PPALOC	0000050021	Prepay alloc to 'RI'	67.40		21,472.86		
07/01/21	PPALOC	0000050027	Prepay alloc to 'RI'	100.00		21,372.86		
07/01/21	REALOC	1268	Payment reallocation to 'HOADL		82.46	21,455.32		
07/01/21	CRALOC	1921	Credit allocation		166.39	21,621.71		
07/01/21	CRALOC	1923	Credit allocation		166.39	21,788.10		
07/01/21	PPALOC	2704311885	Prepay alloc to 'RI'	149.56		21,638.54		
07/01/21	PPALOC	359	Prepay alloc to 'RI'	149.56		21,488.98		
07/01/21	PPALOC	359	Prepay alloc to 'AGRADJ'	153.20		21,335.78		
07/01/21	PPALOC	359	Prepay alloc to 'AGRADJ'	153.20		21,182.58		
07/01/21	PPALOC	359	Prepay alloc to 'AGRADJ'	166.39		21,016.19		
07/01/21	PPALOC	359	Prepay alloc to 'AGRADJ'	166.39		20,849.80		
07/01/21	PPALOC	721417064	Prepay alloc to 'RI'	53.20		20,796.60		
07/01/21	PPALOC	721475328	Prepay alloc to 'RI'	149.56		20,647.04		
07/02/21	CSTPAY	0000050016			172.72	20,819.76		
07/02/21	CHPAID	0013730737	Alloc to 'HOADUE' Ch date: 7/1.		162.44	20,982.20		
07/07/21	CHPAID	0000050028	Alloc to 'HOADUE' Ch date: 6/1.		32.60	21,014.80		
07/07/21	CHPAID	0000050028	Alloc to 'HOADUE' Ch date: 7/1.		149.21	21,164.01		
07/07/21	CHPAID	0000050029	Alloc to 'HOADUE' Ch date: 7/1.		172.32	21,336.33		
07/07/21	CHPAID	580	Alloc to 'HOADUE' Ch date: 7/1.		162.44	21,498.77		
07/09/21	CHPAID	0015266349	Alloc to 'HOADUE' Ch date: 7/1.		162.44	21,661.21		
07/12/21	CHPAID	0000302008	Alloc to 'HOADUE' Ch date: 7/1.		162.64	21,823.85		
07/12/21	CSTPAY	0021139696			100.00	21,923.85		
07/12/21	CHPAID	0021139696	Alloc to 'HOADUE' Ch date: 7/1.		138.14	22,061.99		
07/15/21	CHPAID	Web Pay CHK	Alloc to 'HOADUE' Ch date: 7/1		166.39	22,228.38		
07/26/21	UNALOC	2716067052	Unallocated prepay		312.00	22,540.38		
07/27/21	CSTPAY	364			495.22	23,035.60		
07/28/21	CSTPAY	197			332.78	23,368.38		
07/30/21	UNALOC	Web Pay CHK	Unallocated prepay		319.59	23,687.97		
<b>4000 HOA Dues</b>				<b>Beg Bal: 21,540.26</b>	<b>Activity: 2,147.71</b>	<b>1,308.46</b>	<b>3,456.17</b>	<b>23,687.97</b>
4050 Reserve Income (Income)						19,014.78		
07/01/21	PYALOC	0000050021	Payment alloc to 'RI'		67.40	19,082.18		
07/01/21	PYALOC	0000050027	Payment alloc to 'RI'		100.00	19,182.18		
07/01/21	CRALOC	1921	Credit allocation		153.20	19,335.38		
07/01/21	CRALOC	1923	Credit allocation		153.20	19,488.58		
07/01/21	PYALOC	2704311885	Payment alloc to 'RI'		149.56	19,638.14		
07/01/21	CRALOC	3440	Credit allocation		100.00	19,738.14		
07/01/21	PYALOC	359	Payment alloc to 'RI'		149.56	19,887.70		
07/01/21	PYALOC	721417064	Payment alloc to 'RI'		53.20	19,940.90		
07/01/21	PYALOC	721475328	Payment alloc to 'RI'		149.56	20,090.46		
07/02/21	CSTPAY	0000050016			159.03	20,249.49		
07/02/21	CHPAID	0013730737	Alloc to 'RI' Ch date: 7/1/2021		149.56	20,399.05		
07/07/21	CHPAID	0000050028	Alloc to 'RI' Ch date: 6/1/2021		167.40	20,566.45		
07/07/21	CHPAID	0000050029	Alloc to 'RI' Ch date: 7/1/2021		158.66	20,725.11		
07/07/21	CHPAID	580	Alloc to 'RI' Ch date: 7/1/2021		149.56	20,874.67		
07/09/21	CHPAID	0015266349	Alloc to 'RI' Ch date: 7/1/2021		149.56	21,024.23		
07/12/21	CHPAID	0000302008	Alloc to 'RI' Ch date: 7/1/2021		149.75	21,173.98		
07/12/21	CHPAID	0021139696	Alloc to 'RI' Ch date: 7/1/2021		127.19	21,301.17		
07/12/21	CHPAID	0021139696	Alloc to 'RI' Ch date: 7/1/2021		157.39	21,458.56		
07/15/21	CHPAID	Web Pay CHK	Alloc to 'RI' Ch date: 7/1/2021		153.20	21,611.76		
07/27/21	CSTPAY	364			455.96	22,067.72		

Date	Type	Reference	Description	Debit	Credit	Balance
07/28/21	CSTPAY	197			332.78	22,400.50
	4050 Reserve Income		Beg Bal: 19,014.78    Activity: 3,385.72	0.00	3,385.72	22,400.50
	4200 Income (Income)					15,833.47
07/07/21	CHPAID	580	Alloc to 'SA21' Ch date: 1/6/202		100.00	15,933.47
	4200 Income		Beg Bal: 15,833.47    Activity: 100.00	0.00	100.00	15,933.47
	4250 Violation Fees Income (Income)					29.06
07/12/21	CHPAID	0021139696	Alloc to 'VF' Ch date: 6/16/2021		70.94	100.00
07/28/21	CHPAID	392	Alloc to 'VF' Ch date: 7/28/2021		100.00	200.00
	4250 Violation Fees Income		Beg Bal: 29.06    Activity: 170.94	0.00	170.94	200.00
	4263 Reserve Interest (Income)					12.63
07/31/21	JOURNL	J6755	Interest		2.84	15.47
	4263 Reserve Interest		Beg Bal: 12.63    Activity: 2.84	0.00	2.84	15.47
	4600 Special Assessment Income (Income)					563.50
			No activity in the period			563.50
	4600 Special Assessment Income		Beg Bal: 563.50    Activity: 0.00	0.00	0.00	563.50
	5010 Management Fees (Expense)					2,801.00
07/01/21	CHKITM	963	RPM Services Inc.: Monthly website mgmt fee	25.00		2,826.00
07/01/21	CHKITM	963	RPM Services Inc.: Monthly Management Fee -	446.00		3,272.00
	5010 Management Fees		Beg Bal: 2,801.00    Activity: 471.00	471.00	0.00	3,272.00
	5020 Postage / Copies (Expense)					76.00
07/21/21	CHKITM	970	RPM Services Inc.: Meeting notice	26.40		102.40
	5020 Postage / Copies		Beg Bal: 76.00    Activity: 26.40	26.40	0.00	102.40
	5065 Website (Expense)					25.00
			No activity in the period			25.00
	5065 Website		Beg Bal: 25.00    Activity: 0.00	0.00	0.00	25.00
	4310 Maintenance & Repairs (Expense)					111.00
			No activity in the period			111.00
	4310 Maintenance & Repairs		Beg Bal: 111.00    Activity: 0.00	0.00	0.00	111.00
	5110 Roof Maint/Repair (Expense)					0.00
07/21/21	CHKITM	969	All Around Maintenance, Inc.: Temporary Repair Decking	5,306.18		5,306.18
	5110 Roof Maint/Repair		Beg Bal: 0.00    Activity: 5,306.18	5,306.18	0.00	5,306.18
	5160 Electrical Repairs (Expense)					265.58
			No activity in the period			265.58
	5160 Electrical Repairs		Beg Bal: 265.58    Activity: 0.00	0.00	0.00	265.58
	5210 Electric (Expense)					115.56
07/21/21	CHKITM	971	Clark Public Utilities: 7236-175-1	13.30		128.86
	5210 Electric		Beg Bal: 115.56    Activity: 13.30	13.30	0.00	128.86
	5240 Sewer (Expense)					3,185.00
07/14/21	CHKITM	965	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	533.00		3,718.00
	5240 Sewer		Beg Bal: 3,185.00    Activity: 533.00	533.00	0.00	3,718.00
	5260 Garbage (Expense)					1,803.10
07/14/21	CHKITM	966	Waste Connections: Monthly Garbage 2010-976517	300.53		2,103.63
	5260 Garbage		Beg Bal: 1,803.10    Activity: 300.53	300.53	0.00	2,103.63
	5305 Legal (Expense)					0.00
07/14/21	CHKITM	968	Harker Lepore LLC: 5085	804.50		804.50
	5305 Legal		Beg Bal: 0.00    Activity: 804.50	804.50	0.00	804.50
	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)					0.00

Date	Type	Reference	Description	Debit	Credit	Balance
07/29/21	CHKITM	972	Association Reserves LLC.: 2020 Reserve Study	1,380.00		1,380.00
<b>5325 Reserve Study</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 1,380.00</b>		<b>1,380.00</b>
5410 Landscaping Contract (Expense)						1,550.12
07/14/21	CHKITM	967	B & T Resources, LLC: 172-1	325.20		1,875.32
<b>5410 Landscaping Contract</b>			<b>Beg Bal: 1,550.12</b>	<b>Activity: 325.20</b>	<b>0.00</b>	<b>1,875.32</b>
5610 Insurance (Expense)						2,706.48
07/14/21	CHKITM	ACH	American Family Insurance: Customer	451.08		3,157.56
<b>5610 Insurance</b>			<b>Beg Bal: 2,706.48</b>	<b>Activity: 451.08</b>	<b>0.00</b>	<b>3,157.56</b>
6004 Retaining Wall Project (Expense)						650.00
No activity in the period						650.00
<b>6004 Retaining Wall Project</b>			<b>Beg Bal: 650.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>650.00</b>
6700 Reserve Contribution (Expense)						20,060.00
07/01/21	JOURNL	J6649	Monthly Reserve	3,010.00		23,070.00
<b>6700 Reserve Contribution</b>			<b>Beg Bal: 20,060.00</b>	<b>Activity: 3,010.00</b>	<b>0.00</b>	<b>23,070.00</b>
<b>Totals:</b>				<b>13,929.65</b>	<b>7,115.67</b>	

# Profit & Loss 12 Month Recap

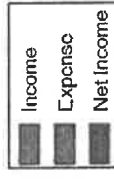
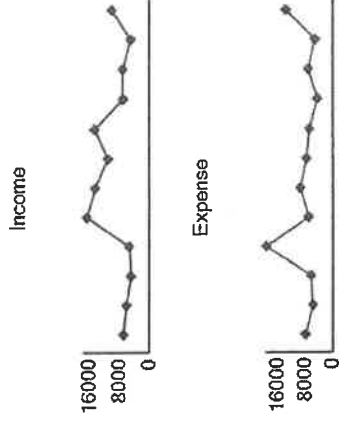
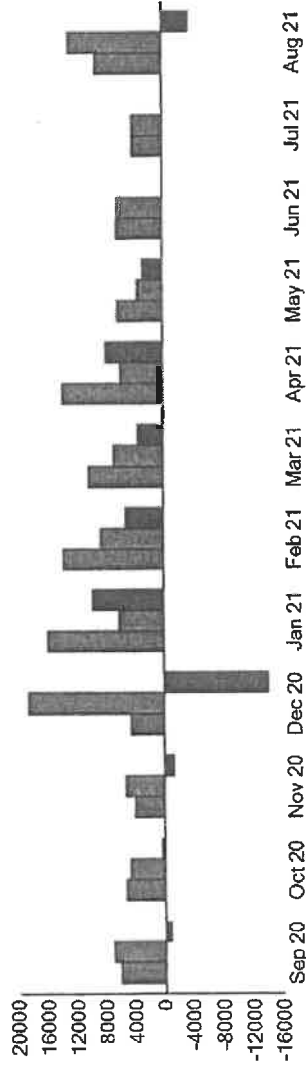
Property: Lakeview COA

Monthly recap 08/12/20 - 08/12/21 (cash basis)

	SEP 20	OCT 20	NOV 20	DEC 20	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	TOTAL
<b>INCOME</b>													
4000 HOA Dues	2,310.40	2,776.31	2,118.65	2,765.64	6,913.81	3,992.36	3,531.35	3,342.00	3,068.40	3,575.09	1,430.70	5,084.78	40,909.49
4050 Reserve Income	2,867.67	2,556.22	1,950.70	1,808.12	6,448.52	3,262.03	2,889.48	3,767.64	2,306.99	3,044.71	2,565.41	3,703.93	37,171.42
4200 Income													
4028 SA20 Special Assr	1,002.00	0.00	0.00	0.00	1,000.00	74.44	150.00	87.56	0.00	-17.54	-82.46	0.00	2,214.00
4210 Late Fees	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
4232 Delinquent Collecti	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
4250 Violation Fees Incc	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.06	170.94	200.00
4260 Interest Income													
4263 Reserve Interest	1.25	1.30	1.39	1.39	1.49	1.57	1.47	1.71	2.53	2.68	2.67	2.84	22.29
4260 Total Interest In	1.25	1.30	1.39	1.39	1.49	1.57	1.47	1.71	2.53	2.68	2.67	2.84	22.29
4029 SA21 Special Assr	0.00	0.00	0.00	0.00	0.00	450.00	1,118.81	0.00	0.00	0.00	-100.00	303.00	1,771.81
4200 Other Income	0.00	0.00	0.00	0.00	198.00	5,499.44	2,643.75	6,700.44	415.84	188.00	288.00	0.00	15,933.47
4200 Total Income	1,003.25	1.30	1.39	1.39	1,624.49	6,025.45	3,914.03	6,769.71	418.37	173.14	137.27	476.78	20,566.57
4600 Special Assessment	0.00	0.00	0.00	0.00	0.00	563.50	0.00	0.00	0.00	0.00	0.00	0.00	563.50
4627 SA19	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
4630 Roof Reserve Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	455.96	-455.96	0.00	0.00	0.00
<b>TOTAL INCOME</b>	<b>6,181.32</b>	<b>5,333.83</b>	<b>4,070.74</b>	<b>4,575.15</b>	<b>15,986.82</b>	<b>13,843.34</b>	<b>10,334.86</b>	<b>13,899.35</b>	<b>6,249.72</b>	<b>6,336.98</b>	<b>4,133.38</b>	<b>9,265.49</b>	<b>100,210.98</b>
<b>EXPENSE</b>													
5000 Association Expense													
5010 Management Fees	446.00	446.00	446.00	446.00	808.50	471.00	471.00	471.00	471.00	471.00	471.00	471.00	5,889.50
5020 Postage / Copies	0.00	0.00	0.00	0.00	0.00	52.00	0.00	0.00	24.00	0.00	0.00	26.40	102.40
5065 Website	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
5000 Total Association E	446.00	446.00	446.00	446.00	833.50	523.00	471.00	471.00	495.00	471.00	471.00	497.40	6,016.90
5100 Repairs & Maintenan													
4310 Maintenance & Re	0.00	0.00	0.00	0.00	-100.00	0.00	111.00	0.00	0.00	0.00	0.00	0.00	11.00
5105 Chimney Insp/Clee	0.00	0.00	0.00	0.00	433.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	433.60
5110 Roof Maint/Repair	0.00	0.00	319.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,306.18	5,625.96
5140 Pressure Cleaning	0.00	0.00	0.00	0.00	379.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	379.40
5160 Electrical Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	265.58	0.00	265.58
5170 Dryer Vent Cleanir	0.00	596.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	596.20
5100 Total Repairs & M	0.00	596.20	319.78	0.00	713.00	0.00	111.00	0.00	0.00	0.00	265.58	5,306.18	7,311.74
5200 Utilities													
5210 Electric	50.73	0.00	24.11	18.29	69.35	49.84	0.00	31.71	0.00	19.51	14.50	13.30	291.34
5240 Sewer	520.00	0.00	520.00	520.00	520.00	1,053.00	0.00	1,066.00	0.00	1,066.00	0.00	533.00	5,798.00
5260 Garbage	300.45	0.00	300.45	300.45	300.45	600.98	0.00	601.06	0.00	601.06	0.00	300.53	3,305.43
5200 Total Utilities	871.18	0.00	844.56	838.74	889.80	1,703.82	0.00	1,698.77	0.00	1,686.57	14.50	846.83	9,394.77

	SEP 20	OCT 20	NOV 20	DEC 20	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	TOTAL
5300 General Expenses													
5305 Legal	0.00	0.00	0.00	13,606.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	804.50	14,411.01
5320 Audit	0.00	0.00	0.00	0.00	0.00	0.00	2,075.00	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	0.00	0.00	0.00	0.00	0.00	1,380.00	1,380.00
5300 Total General Exp	0.00	0.00	0.00	13,606.51	0.00	0.00	2,075.00	0.00	0.00	0.00	0.00	2,184.50	17,866.01
5400 Landscaping													
5410 Landscaping Conti	287.26	287.26	287.26	287.26	287.26	287.26	287.26	325.20	0.00	650.40	0.00	650.40	3,636.82
5400 Total Landscaping	287.26	287.26	287.26	287.26	287.26	287.26	287.26	325.20	0.00	650.40	0.00	650.40	3,636.82
5600 Insurance													
5610 Insurance	451.08	451.08	451.08	451.08	451.08	451.08	902.16	451.08	0.00	451.08	451.08	451.08	5,412.96
5600 Total Insurance	451.08	451.08	451.08	451.08	451.08	451.08	902.16	451.08	0.00	451.08	451.08	451.08	5,412.96
6004 Retaining Wall Project	0.00	0.00	0.00	0.00	0.00	650.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00
6700 Reserve Contribution	5,010.00	3,010.00	3,010.00	3,010.00	3,010.00	5,010.00	3,010.00	3,010.00	3,010.00	3,010.00	3,010.00	3,010.00	40,120.00
<b>TOTAL EXPENSE</b>	<b>7,065.52</b>	<b>4,790.54</b>	<b>5,358.68</b>	<b>18,639.59</b>	<b>6,184.64</b>	<b>8,625.16</b>	<b>6,856.42</b>	<b>5,956.05</b>	<b>3,505.00</b>	<b>6,269.05</b>	<b>4,212.16</b>	<b>12,946.39</b>	<b>90,409.20</b>
<b>NET INCOME</b>	<b>-884.20</b>	<b>543.29</b>	<b>-1,287.94</b>	<b>-14,064.44</b>	<b>9,802.18</b>	<b>5,218.18</b>	<b>3,478.44</b>	<b>7,943.30</b>	<b>2,744.72</b>	<b>67.93</b>	<b>-78.78</b>	<b>-3,680.90</b>	<b>9,801.78</b>

	SEP 20	OCT 20	NOV 20	DEC 20	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	TOTAL
<b>NET INCOME SUMMARY</b>													
Income	6,181.32	5,333.83	4,070.74	4,575.15	15,986.82	13,843.34	10,334.86	13,899.35	6,249.72	6,336.98	4,133.38	9,265.49	100,210.98
Expense	-7,065.52	-4,790.54	-5,358.68	-18,639.59	-6,184.64	-8,625.16	-6,856.42	-5,956.05	-3,505.00	-6,269.05	-4,212.16	-12,946.39	-90,409.20
<b>NET INCOME</b>	<b>-884.20</b>	<b>543.29</b>	<b>-1,287.94</b>	<b>-14,064.44</b>	<b>9,802.18</b>	<b>5,218.18</b>	<b>3,478.44</b>	<b>7,943.30</b>	<b>2,744.72</b>	<b>67.93</b>	<b>-78.78</b>	<b>-3,680.90</b>	<b>9,801.78</b>





# 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
<b>INCOME</b>								
4000 HOA Dues	37,926.19	39,230.00	-1,303.81	-3.3 %	26,745.99	39,230.00	-12,484.01	-31.8 %
4050 Reserve Income	34,128.55	36,120.00	-1,991.45	-5.5 %	24,728.16	36,120.00	-11,391.84	-31.5 %
4200 Income	17,288.00	20,000.00	-2,712.00	-13.6 %	212.00	20,000.00	-19,788.00	-98.9 %
4028 SA20 Special Assessment	700.56	0.00	700.56		0.00	0.00	0.00	
4210 Late Fees	25.00	0.00	25.00		0.00	0.00	0.00	
4232 Delinquent Collections Income	0.00	0.00	0.00		200.00	0.00	200.00	
4250 Violation Fees Income	13.55	0.00	13.55		15.47	0.00	15.47	
4260 Interest Income	13.55	0.00	13.55		15.47	0.00	15.47	
4263 Reserve Interest	0.00	0.00	0.00		0.00	0.00	0.00	
4260 Total Interest Income	250.00	0.00	250.00		0.00	0.00	0.00	
4900 Misc Income	0.00	0.00	0.00		1,771.81	0.00	1,771.81	
4029 SA21 Special Assessment	0.00	0.00	0.00		15,933.47	0.00	15,933.47	
4200 Other Income	18,277.11	20,000.00	-1,722.89	-8.6 %	18,132.75	20,000.00	-1,867.25	-9.3 %
4200 Total Income	0.00	0.00	0.00		563.50	0.00	563.50	
4600 Special Assessment Income	1,830.37	0.00	1,830.37		0.00	0.00	0.00	
4626 SA18 Special Assessment	3,000.00	0.00	3,000.00		0.00	0.00	0.00	
4627 SA19	95,162.22	95,350.00	-187.78	-0.2 %	70,170.40	95,350.00	-25,179.60	-26.4 %
<b>TOTAL INCOME</b>								
<b>EXPENSE</b>								
5000 Association Expenses	5,714.50	5,352.00	362.50	6.8 %	3,743.00	5,352.00	-1,609.00	-30.1 %
5010 Management Fees	64.00	50.00	14.00	28.0 %	102.40	50.00	52.40	104.8 %
5020 Postage / Copies	0.00	20.00	-20.00	-100.0 %	25.00	20.00	5.00	25.0 %
5065 Website	5,778.50	5,422.00	356.50	6.6 %	3,870.40	5,422.00	-1,551.60	-28.6 %
5000 Total Association Expenses	-204.12	0.00	-204.12		111.00	0.00	111.00	
5100 Repairs & Maintenance	433.60	0.00	433.60		0.00	0.00	0.00	
4310 Maintenance & Repairs	319.78	0.00	319.78		5,306.18	0.00	5,306.18	
5105 Chimney Insp/Cleaning	379.40	0.00	379.40		0.00	0.00	0.00	
5110 Roof Maint/Repair	216.80	0.00	216.80		265.58	0.00	265.58	
5140 Pressure Cleaning	596.20	0.00	596.20		0.00	0.00	0.00	
5160 Electrical Repairs	433.60	12,594.00	-12,160.40	-96.6 %	0.00	12,594.00	-12,594.00	-100.0 %
5170 Dryer Vent Cleaning	2,175.26	12,594.00	-10,418.74	-82.7 %	5,682.76	12,594.00	-6,911.24	-54.9 %
5100 Other Repairs & Maintenance	1,019.45	200.00	819.45	409.7 %	128.86	200.00	-71.14	-35.6 %
5100 Total Repairs & Maintenance								
5200 Utilities								
5210 Electric								

	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
5240 Sewer	6,227.00	6,240.00	-13.00	-0.2 %	3,718.00	6,240.00	-2,522.00	-40.4 %
5260 Garbage	3,615.38	3,720.00	-104.62	-2.8 %	2,103.63	3,720.00	-1,616.37	-43.5 %
5200 Total Utilities	10,861.83	10,160.00	701.83	6.9 %	5,950.49	10,160.00	-4,209.51	-41.4 %
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 %	804.50	1,744.00	-939.50	-53.9 %
5315 State Filing Fee	10.00	10.00	0.00	0.0 %	0.00	10.00	-10.00	-100.0 %
5320 Audit	0.00	0.00	0.00		2,075.00	0.00	2,075.00	
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 %	4,259.50	1,954.00	2,305.50	118.0 %
5400 Landscaping								
5410 Landscaping Contract	3,734.38	4,200.00	-465.62	-11.1 %	2,200.52	4,200.00	-1,999.48	-47.6 %
5400 Total Landscaping	3,734.38	4,200.00	-465.62	-11.1 %	2,200.52	4,200.00	-1,999.48	-47.6 %
5600 Insurance								
5610 Insurance	5,249.98	4,900.00	349.98	7.1 %	3,157.56	4,900.00	-1,742.44	-35.6 %
5600 Total Insurance	5,249.98	4,900.00	349.98	7.1 %	3,157.56	4,900.00	-1,742.44	-35.6 %
6004 Retaining Wall Project	0.00	0.00	0.00		650.00	0.00	650.00	
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 %	26,080.00	36,120.00	-10,040.00	-27.8 %
<b>TOTAL EXPENSE</b>	<b>88,605.61</b>	<b>95,350.00</b>	<b>-6,744.39</b>	<b>-7.1 %</b>	<b>51,851.23</b>	<b>95,350.00</b>	<b>-43,498.77</b>	<b>-45.6 %</b>
<b>NET INCOME</b>	<b>6,556.61</b>	<b>0.00</b>	<b>6,556.61</b>		<b>18,319.17</b>	<b>0.00</b>	<b>18,319.17</b>	
<b>NET INCOME SUMMARY</b>								
Income	95,162.22	95,350.00	-187.78	-0.2 %	70,170.40	95,350.00	-25,179.60	-26.4 %
Expense	-88,605.61	-95,350.00	6,744.39	7.1 %	-51,851.23	-95,350.00	43,498.77	45.6 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>6,556.61</b>	<b>0.00</b>	<b>6,556.61</b>		<b>18,319.17</b>	<b>0.00</b>	<b>18,319.17</b>	

# Delinquency (Summary)

Property: Lakeview COA  
 All homeowners as of 07/31/21  
 \* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
<b>Lakeview COA</b>				
			CONDO/HOA	423.16
			CONDO/HOA	30,706.86
			CONDO/HOA	17,401.42
			CONDO/HOA	2,564.79
			CONDO/HOA	7,946.25
			CONDO/HOA	237.13
			CONDO/HOA	100.00
			CONDO/HOA	513.18
			CONDO/HOA	274.56
<b>Total Delinquent for Property:</b>				<b>60,167.35</b>

## Report Summary

Detail	Value
Homeowners:	9
Percent Delinquent:	33.33 %
Delinquent Amount:	60,167.35

# Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 07/31/21

<u>Homeowner Name</u>	<u>Property</u>	<u>Unit</u>	<u>Acc.</u>	<u>Default Phone</u>	<u>Address</u>	<u>Amount</u>
	Lakev					312.00
	Lakev					1,037.91
	Lakev					319.59
	Lakev					951.18
	Lakev					951.18
	Lakev					1,200.00
	Lakev					100.00
					<b>Totals:</b>	<b>4,871.86</b>

# Checks By Account

Property: Lakeview COA

Date Range: 07/01/21 - 07/31/21

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc	7/1/21	963	Monthly Managem	7/1/21	July	Lakev	446.00
RPM Services Inc	7/1/21	963	Monthly website m	7/1/21	July	Lakev	25.00
							471.00
<b>5000 Association Expenses : 5020 Postage / Copies</b>							
RPM Services Inc	7/21/21	970	Meeting notice	7/21/21	Postage	Lakev	26.40
							26.40
<b>5100 Repairs &amp; Maintenance : 5110 Roof Maint/Repair</b>							
All Around Mainte	7/21/21	969	Temporary Repair	7/21/21	11107	Lakev	5,306.18
							5,306.18
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utiliti	7/21/21	971	7236-175-1	8/1/21	7236-175-1	Lakev	13.30
							13.30
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional W	7/14/21	965	Monthly Sewer Ac	7/1/21	016125-000	Lakev	533.00
							533.00
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connector	7/14/21	966	Monthly Garbage	7/1/21	2010-976517	Lakev	300.53
							300.53
<b>5300 General Expenses : 5305 Legal</b>							
Harker Lepore LLC	7/14/21	968	5085	7/14/21	5085	Lakev	804.50
							804.50
<b>5300 General Expenses : 5325 Reserve Study</b>							
Association Reser	7/29/21	972	2020 Reserve Stu	7/29/21	Report #36897	Lakev	1,380.00
							1,380.00
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
B & T Resources	7/14/21	967	172-1	7/8/21	172-1	Lakev	325.20
							325.20
<b>5600 Insurance : 5610 Insurance</b>							
American Family I	7/14/21	ACH	Customer #019-8	9/22/21	019-860-226-37	Lakev	451.08
							451.08
<b>Total Amount:</b>							<b>9,611.19</b>

# Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 07/31/21

## Deposits

Date	Ref #	Details	Amount
07/06/21	D15426	Bank Deposit	2,726.52
07/13/21	D15492	Bank Deposit	2,310.24
07/16/21	D15524	Bank Deposit	319.59
07/27/21	D15584	Bank Deposit	1,263.18
			<b>6,619.53</b>

## Payments

Date	Ref #	Details	Amount
06/29/21	964	Prairie Electric Inc.	265.58
07/01/21	963	RPM Services Inc,	471.00
07/01/21	J6649	Journal: Monthly Reserve	3,010.00
07/14/21	965	Clark Regional Wastewater District	533.00
07/14/21	966	Waste Connections	300.53
07/14/21	967	B & T Resources, LLC	325.20
07/14/21	968	Harker Lepore	804.50
07/21/21	969	All Around Maintenance, Inc.	5,306.18
07/21/21	970	RPM Services Inc,	26.40
07/21/21	971	Clark Public Utilities	13.30
			<b>11,065.69</b>

## Outstanding Deposits

Date	Ref #	Details	Amount
07/31/21	D15622	Bank Deposit	319.59
08/03/21	D15645	Bank Deposit	2,228.90
08/11/21	D15714	Bank Deposit	4,225.34
			<b>6,773.83</b>

## Outstanding Payments

Date	Ref #	Details	Amount
07/14/21	ACH	American Family Insurance	451.08
07/29/21	972	Association Reserves LLC.	1,380.00
08/01/21	973	RPM Services Inc,	471.00
08/01/21	J6742	Journal: Monthly Reserve	3,010.00
08/04/21	974	B & T Resources, LLC	325.20
			<b>5,637.28</b>

## Summary

<b>Beginning Balance:</b>	49,857.62	<b>Reconciled Balance</b>	45,421.46
<b>+ Selected Deposits (4)</b>	6,619.53	<b>+ Uncleared Deposits</b>	319.59
<b>- Selected Payments (10)</b>	11,055.69	<b>- Outstanding Checks</b>	1,831.08
<b>Ending Balance:</b>	45,421.46	<b>Register Balance</b>	43,909.97
<b>Goal:</b>	45,421.46		
<b>Difference:</b>	0.00		



# UMPQUA BANK

July 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: June 30, 2021  
This statement: July 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](http://Umpquabank.com/globalassets/media/documents/Umpqua_bank_other_account_services.pdf)

## BUSINESS FREE CHECKING

Account number		Beginning balance	\$49,857.62 ✓
Low balance	\$45,421.46	Deposits/Additions	\$6,619.53
Average balance	\$48,904.82	Withdrawals/Subtractions	\$11,055.69
Interest earned	\$0.00	Ending balance	\$45,421.46 ✓

### Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
07-07	Deposit	2,726.52
07-13	Deposit	2,310.24
07-27	Deposit	1,263.18
<b>Total Additions</b>		<b>\$6,299.94 ✓</b>

### ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
07-16	ACH Credit Paylease.Com Settlement 000011861796477 20210716	319.59
<b>Total ACH and Electronic Deposits/Additions</b>		<b>\$319.59</b>

**Other Withdrawals/Subtractions**

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
07-01	Cash Mgmt Trsfr Dr Ref 1821206I Funds Transfer To Dep Reserv E Contribution	3,010.00
<b>Total Other Withdrawals/Subtractions</b>		<b>\$3,010.00</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
06-30	49,857.62	07-13	51,147.80	07-23	49,490.86
07-01	46,847.62	07-16	51,467.39	07-27	50,727.64
07-06	46,111.04	07-19	50,633.86	07-29	45,421.46
07-07	48,837.56	07-20	49,504.16	07-31	45,421.46

**Overdraft Fee Summary**

	<b>Total For This Period</b>	<b>Total Year-to-Date</b>
<b>Total Overdraft Fees</b>	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$0.00	\$0.00

**Checks**

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
963	\$471.00	07-06	968	\$804.50	07-20
964	\$265.58	07-06	969	\$5,306.18	07-29
965	\$533.00	07-19	970	\$26.40	07-27
966	\$300.53	07-19	971	\$13.30	07-23
967	\$325.20	07-20			

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

Total Checks paid: 9 for **-\$8,045.69**



## 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: 07/31/21

## Deposits

Date	Ref #	Details	Amount
07/01/21	J6649	Journal: Monthly Reserve	3,010.00
07/31/21	J6755	Journal: Interest	2.84
			<u>3,012.84</u>

## Outstanding Deposits

Date	Ref #	Details	Amount
08/01/21	J6742	Journal: Monthly Reserve	3,010.00
			<u>3,010.00</u>

## Summary

Beginning Balance:	108,360.61
+ Selected Deposits (2)	3,012.84
- Selected Payments (0)	0.00
Ending Balance:	111,373.45
Goal:	111,373.45
Difference:	0.00

Reconciled Balance	111,373.45
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
Register Balance	111,373.45



# UMPQUA BANK

July 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: June 30, 2021  
This statement: July 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](http://Umpquabank.com/globalassets/media/documents/Umpqua_bank_other_account_services.pdf)

### MAIN STREET MONEY MARKET

Account number		Beginning balance	\$108,360.61
Low balance	\$111,370.61	Additions/Deposits	\$3,012.84
Average balance	\$111,370.61	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$15.47	Ending balance	\$111,373.45
Interest earned	\$2.84		

### Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
07-01	Cash Mgmt Trsfr Cr Ref 1821206I Funds Transfer Frm Dep Reserv E Contribution	3,010.00
07-31	Interest Credit	2.84
<b>Total Other Deposits/ Additions</b>		<b>\$3,012.84</b>

### Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
06-30	108,360.61	07-01	111,370.61	07-31	111,373.45

### Interest Information

Annual percentage yield earned	.03%
Interest-bearing days	31
Average balance for APY	\$111,370.61
Interest earned	\$2.84
Interest paid year to date	\$15.47
Statement period	07/01 to 07/31

**Overdraft Fee Summary**

	<b>Total For This Period</b>	<b>Total Year-to-Date</b>
<b>Total Overdraft Fees</b>	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$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.

Serving the Pacific Northwest  
10900 NE 4th St, Suite 2300  
Bellevue, WA 98004



# ASSOCIATION RESERVES™

Planning For The Inevitable™

### Regional Offices

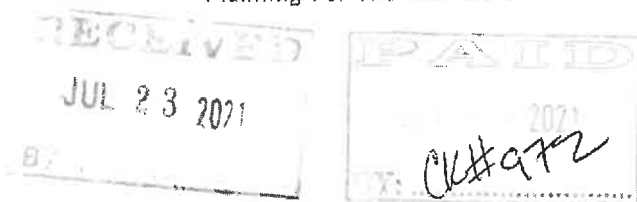
- Arizona
- California
- Colorado
- Florida
- Hawaii
- Nevada
- North Carolina
- Texas
- Washington

Tel : (253) 661-5437  
www.reservestudy.com

July 9, 2021

### Lakeview Condominium

Accounts Payable c/o Panthera Fox  
RPM Services  
5620 NE Gher Rd., Suite H  
Vancouver WA 98662



Report #: 36897 - 1b

### Reference #: 36897 - 1b

Thank you for making Association Reserves your reserve planning partner! The Reserve Study was completed on 7/7/2021 and has been delivered.

Total Fee	\$1,380.00
Balance	\$1,380.00

### Balance is due upon receipt

Make check payable to Association Reserves and mail to the address shown above. Please note Reference # on check or detach the form below and return with payment.

Association Reserves  
Reference #: 36897 - 1b  
Balance Due: \$1,380.00

Lakeview Condominium

ack

Approved

Dano 7/9/21

David 7/20/21

Denny 7/20/21



Customer-owned, customer-focused

JUL 19 2021

*CV#917*

**Your Electricity Use**

Residential electric service meter 501493

In 33 days you used 16 kwh

Present reading - 07/06/21 16945

Previous reading - 06/03/21 - 16929

**Total electric usage 16**

Your charge for 16 kwh is:

Basic service \$12.00

16 kwh @ 8.16 cents each 1.31

REP Credit @ 0.085 cents/kwh\* -0.01

Total electric service \$13.30

**Your average daily cost was \$0.40**

**Total Cost This Billing**

Total electric service \$13.30

**Total charges this billing \$13.30**

\* Residential Exchange Program Credit via BPA

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

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

**Account Summary**

Previous balance \$14.50  
 Payments - thank you 14.50CR  
 June 21, 2021 0.00  
 Balance forward 13.30  
 Current charges **\$13.30**

**Compare Your Use**

SERVICE TO	DAYS	KWH USED	KWH/DAY
07/06/21	33	16	0
06/03/21	29	31	1
05/03/21	30	93	3
04/05/21	33	161	5
03/03/21	28	145	5
02/03/21	28	150	5
01/06/21	34	170	5
12/03/20	29	153	5
11/04/20	30	78	3
10/05/20	32	150	5
09/03/20	29	151	5
08/05/20	30	180	6
07/06/20	33	160	5
07/03/19	28	124	4



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

Invoice 11107

RECEIVED  
 JUL 22 2021  
 BY.....

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

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

CK# 969  
 DATE 7/13/2021

PLEASE PAY  
 \$5,306.18

**DUE DATE**  
 07/28/2021

**SERVICE ADDRESS**  
 Lakeview Condos

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Deck Repair	Temporary Repair: * Install outdoor plywood on the floor of all 6 decks on building #2 securing with 3-inch decking screws.	1	4,895.00	4,895.00T
				SUBTOTAL 4,895.00
				TAX 411.18
				TOTAL 5,306.18

**TOTAL DUE \$5,306.18**

THANK YOU.

Approved

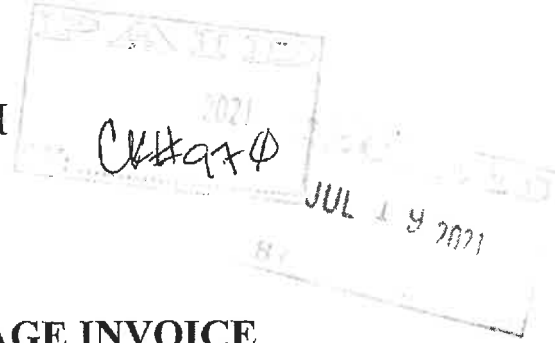
Dand 7.14.21

Benny 7.14.21

Dano 7.20.21



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



**POSTAGE INVOICE**

**To: Lakeview**  
7.14.21  
Meeting Notice July 26th

<b>Copies:</b>	<b>Cost Per</b>		<b>Amount</b>	<b>Total</b>
Single Sided	\$0.15	x	0	\$0.00
Double Sided	\$0.20	x	48	\$9.60
Color Paper Copies	\$0.25	x	0	\$0.00

**Mailing supplies & postage:**

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

\*certified postage

---

**Total Cost**

**\$26.40**



P.O. Box 3855  
 Seattle, WA 98124-3855  
 (360) 750-3876  
 (360) 993-8800 SelfPay  
 (360) 750-7570 Fax  
 www.crwwd.com

# Billing Statement

## ACCOUNT INFORMATION

**ACCOUNT:** 016125-000  
**SERVICE ADDRESS:** 2102 NW KELLY DR  
**SERVICE PERIOD:** 6/1/2021 To 6/30/2021  
**BILLING DATE:** 6/30/2021  
**DUE DATE:** 7/30/2021



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

## 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
MISCELLANEOUS	0.00
FINANCE CHARGE	0.00
LIEN INTEREST	0.00
CURRENT CHARGES	533.00
<b>TOTAL AMOUNT DUE</b>	<b>533.00</b>

# Connections

July / August 2021



## Advocating for District Customers

The District actively engages at federal, state and local levels to drive positive outcomes for our customers. Through our membership with the Washington Association of Sewer and Water Districts, we unite with utilities across the state to amplify our voice and help legislators understand the importance of clean water. Locally, the District engages with partner agencies on matters which are important to Clark County, such as Columbia River's water quality.

One recent example is House Bill 1277 which corrects inequities in an existing state law and exempts all water and sewer district liens from recording fee surcharges. This important change will save our customers who are struggling to pay their sewer bill from hundreds of dollars in surcharges when their account is subject to a sewer lien. The District has advocated for this change for years and will continue to testify on issues that benefit our customers.

### Help Managing Your Account

**If you are having trouble paying for sewer service, please seek assistance.** We understand that many customers are experiencing financial hardship due to coronavirus restrictions, but the Governor's Proclamation that suspends penalties for late payments is scheduled to end July 31, 2021.

If you need help managing your account or want to make payment arrangements, contact customer service at (360) 993-4001.

To find out about state and local resources, visit [coronavirus.wa.gov](https://coronavirus.wa.gov) or [wa211.org](https://wa211.org).

## Tips to Protect Yourself from Utility Scams

Be on the alert for aggressive scams. These scams target utility customers and are designed to get your personal information and money.

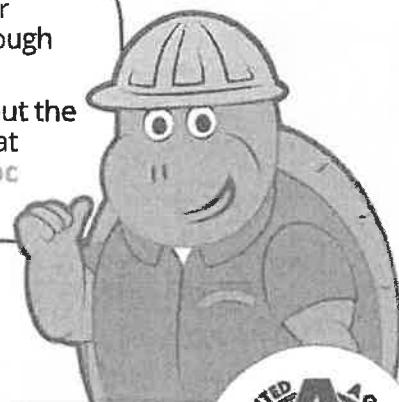
- **Protect Your Information:** Never disclose anything that will give the scammer access to your personal information.
- **Hang Up Immediately on Suspicious Calls:** The District will contact you in a routine manner. Payment methods don't change out of the blue.
- **Delete Dubious Emails:** If you receive a suspicious email, don't click on links, open attachments or respond. Delete the email immediately.
- **Request Identification:** The District will not show up at your home or business without an appointment, unless in cases of emergency.

### When in doubt, contact us!

Our customer service team is available 8 a.m. – 5 p.m., Mon. – Fri. at (360) 750-5876.

Turn over for the conclusion to our epic journey through the sewer!

Learn more about the ABC's of Sewer at [bit.ly/crwwdabc](https://bit.ly/crwwdabc)



**Hours of Operation**  
Monday - Friday  
8 a.m. - 5 p.m.  
Closed Weekends  
and Holidays

**Emergency?**  
Call 24/7:  
360-750-5876

**Commissioners**  
Norm Harker  
Denny Kiggins  
Neil Kimsey

**General Manager**  
John M. Peterson, P.E.

Visit us online at [www.CRWWD.com](https://www.CRWWD.com)

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. 17591864  
 STATEMENT DATE 07/01/21  
 DUE DATE 07/25/21  
 BILLING PERIOD 06/01/21 - 06/30/21

LAKEVIEW CONDOS LLC  
 RPM SERVICES  
 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

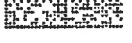


026245 1/2

**INVOICE STATEMENT**

Date	Description	Amount
06/15/21	Previous Balance	300.53
06/15/21	Payment Thank You!	-300.53
	<b>Total Payments And Credits</b>	<b>-300.53</b>
	<b>Service Location</b>	
	Acct #976517	
	4Yd Cont 1X Weekly	
06/30/21	06/01/21-06/30/21	225.33
06/30/21	Multi-Family Recycle	42.72
06/01/21-06/30/21	06/01/21-06/30/21	
06/30/21	Perm Cont Rent 4Yd	17.06
06/01/21-06/30/21	06/01/21-06/30/21	
06/30/21	Recycle Process Surcharge	5.88
06/01/21-06/30/21	06/01/21-06/30/21	
	Refuse Tax 3.6%	8.11
	State Sales Tax 8.4%	1.43
	<b>Current Charges And Fees</b>	<b>300.53</b>
	<b>Total Due</b>	<b>300.53</b>

960  
 Lakeview Condos Lic  
 2102 Nw Kelley Dr  
 1 Each @ \$225.33  
 12 Each @ \$3.56  
 1 Each @ \$17.06  
 12 Each @ \$0.49



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

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



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. 17591864  
STATEMENT DATE 07/01/21  
DUE DATE 07/25/21  
BILLING PERIOD 06/01/21 - 06/30/21

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 \*

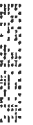
\*Access your account 24/7 \*Go paperless \* View Statements \*

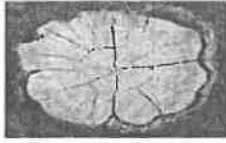
\*It's FREE! There is no charge to view or pay your bill on our website\*

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.

026245 2/2

**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.

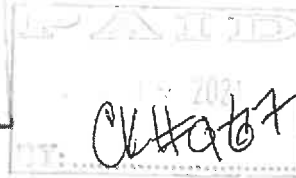
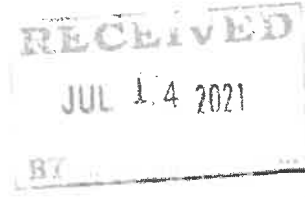




# Invoice

## B & T Resources, LLC

1510 Cloverdale Rd, Kalama WA 98625  
 360\_798\_0344  
[crozgeoff@hotmail.com](mailto:crozgeoff@hotmail.com)



INVOICE NO: 172-1  
 DATE: 07/01/2021

TO RPM Services Inc  
 C/O Lakeview Condominiums  
 5620 NE Gher Rd. Suite H  
 Vancouver, WA 98662  
 360\_693\_6260

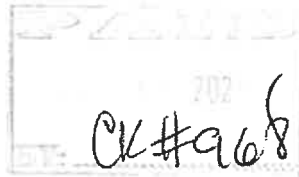
SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Geoff Crosby	Lakeview Condominiums	Due on receipt	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Landscape Maintenance July 2021		300.00
<b>SUBTOTAL</b>			300.00
<b>SALES TAX</b>			25.20
<b>TOTAL</b>			325.20

## 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	Description	Quantity	Rate	Total For This Matter
Service	06/09/2021	KVH	Review file and emails re: status of contract; email to RPM and BOD re: same.	0.20	\$350.00	\$70.00
Service	06/29/2021	EV	Receive and return emails to BOD re deck maintenance and replacement projects, wall-carport projects	0.20	\$215.00	\$43.00
Service	06/30/2021	EV	Prepare deck maintenance contract	0.80	\$215.00	\$172.00
Service	06/30/2021	KVH	Discussions with EQVM re: deck contract; review and edit same.	1.30	\$350.00	\$455.00
Service	06/30/2021	EV	Finalize deck repair contract; to <u>Board</u>	0.30	\$215.00	\$64.50
<b>Total For This Matter</b>						<b>\$804.50</b>

Please make all amounts payable to: Harker Lepore, 915 NW 19th Ave, Suite H, Portland, OR 97209

Or pay online using a credit card at: [www.harkerlepore.com/payment](http://www.harkerlepore.com/payment)

Approved

Dano 7/4/21

Denny 7/4/21

Dand 7/4/21

# **Lakeview Condo Owners Association**

## **2021 Reserve Contribution**

**Monthly \$3,010.00**

**JULY 2021**







## Transfer Confirmation

The request below has been transmitted successfully.

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

Confirmation: 3472250970  
Approval Status: 1 of 1 received  
Transmitted: 07/01/2021 01:06:53 PM (ET)  
Transmitted By: RPMHOA

### Details

---

From Account: Lakeview OPR - Checking - \*4488 - Available \$49,857.62  
(Balance as of: 07/01/2021 01:00:50 PM (ET) Not a  
guarantee of available funds.)

To Account: Lakeview RES - Checking - \*1419 - Available \$108,360.61  
(Balance as of: 07/01/2021 01:00:50 PM (ET) Not a  
guarantee of available funds.)

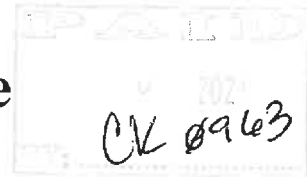
Amount: \$3,010.00

Description: 3rd Quarter Reserve Contribution

Send On: 07/01/2021 (today)

**Lakeview Condo Owners Association**

**Website Management Fee**



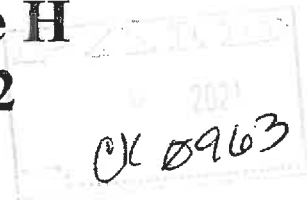
**Pay To RPM Services, Inc.  
5620 NE Gher Rd. Suite H  
Vancouver, WA 98662**

**Monthly \$25.00**

**JULY 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**

**JULY 2021**