

# Financial Statement

Property: Lakeview COA

07/01/22 - 07/31/22 (cash)

## ASSETS

### Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	11,738.32
1000 Total Operating Accounts	<u>11,738.32</u>

1111 Reserve Account	
1093 Lakeview COA Reserve Umpqua 1419	88,479.76
1111 Total Reserve Account	<u>88,479.76</u>

Total Bank 100,218.08

### Other Current Asset

1200 Undeposited Funds	359.59
------------------------	--------

Total Other Current Asset 359.59

**TOTAL ASSETS 100,577.67**

## LIABILITIES & EQUITY

### Equity

#### Equity

3001 Retained Earnings	-64,800.67
3010 Disbursements From Reserve	139,099.18
3040 Reserve Account Equity	<u>62,993.81</u>

Total Equity 137,292.32

**Net Income (1/1/2022 thru 6/30/2022) -32,720.91**

#### Income

4000 HOA Dues	3,100.33
4050 Reserve Income	2,280.02
4200 Income	
4260 Interest Income	
4263 Reserve Interest	1.48
4260 Total Interest Income	<u>1.48</u>

4030 SA22 Special Assessment 100.00

4200 Total Income 101.48

Total Income 5,481.83

#### Expense

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

#### 5100 Repairs & Maintenance

5150 Plumbing Repairs	957.18
5100 Other Repairs & Maintenance	1,655.61
5100 Total Repairs & Maintenance	<u>2,612.79</u>

#### 5200 Utilities

5210 Electric	13.96
5240 Sewer	546.00

5260 Garbage	342.82
5200 Total Utilities	<u>902.78</u>
5300 General Expenses	
5305 Legal	1,938.50
5300 Total General Expenses	<u>1,938.50</u>
5600 Insurance	
5610 Insurance	486.50
5600 Total Insurance	<u>486.50</u>
6700 Reserve Contribution	3,010.00
Total Expense	<u>9,475.57</u>
Net Income (7/1/2022 thru 7/31/2022)	-3,993.74
<b>Total Equity</b>	<u>100,577.67</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>100,577.67</u></u>

# General Ledger

Property: Lakeview COA  
Detail 07/01/22 - 07/31/22 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance	
4000 HOA Dues (Income)						23,962.44	
07/01/22	CHPAID	0002495448	Alloc to 'HOADUE' Ch date: 7/1.		162.44	24,124.88	
07/01/22	CHPAID	767294200	Alloc to 'HOADUE' Ch date: 7/1.		166.39	24,291.27	
07/01/22	CHPAID	767336256	Alloc to 'HOADUE' Ch date: 7/1.		162.44	24,453.71	
07/01/22	CHPAID	Auto Pay CHK	Alloc to 'HOADUE' Ch date: 7/1		172.32	24,626.03	
07/01/22	PPALOC	Web Pay CHK	Prepay alloc to 'RI'	153.20		24,472.83	
07/05/22	CHPAID		Alloc to 'HOADUE' Ch date: 7/1.		166.39	24,639.22	
07/05/22	CSTPAY	00000050029			172.72	24,811.94	
07/05/22	CHPAID	407	Alloc to 'HOADUE' Ch date: 7/1.		162.44	24,974.38	
07/05/22	CHPAID	407	Alloc to 'HOADUE' Ch date: 7/1.		166.39	25,140.77	
07/05/22	CHPAID	974	Alloc to 'HOADUE' Ch date: 7/1.		181.81	25,322.58	
07/11/22	CHPAID	0000304575	Alloc to 'HOADUE' Ch date: 7/1.		162.64	25,485.22	
07/11/22	CHPAID	0004529464	Alloc to 'HOADUE' Ch date: 7/1.		162.44	25,647.66	
07/11/22	CSTPAY	0018857226			0.10	25,647.76	
07/11/22	CHPAID	0018857226	Alloc to 'HOADUE' Ch date: 7/1.		138.04	25,785.80	
07/11/22	CHPAID	0018857226	Alloc to 'HOADUE' Ch date: 7/1.		170.94	25,956.74	
07/11/22	CHPAID	603	Alloc to 'HOADUE' Ch date: 7/1.		162.44	26,119.18	
07/22/22	UNALOC	2890498154	Unallocated prepay		312.00	26,431.18	
07/22/22	CSTPAY	515020667	paid thru title for August		312.00	26,743.18	
07/30/22	UNALOC	Web Pay CHK	Unallocated prepay		319.59	27,062.77	
<b>4000 HOA Dues</b>			<b>Beg Bal: 23,962.44</b>	<b>Activity: 3,100.33</b>	<b>153.20</b>	<b>3,253.53</b>	<b>27,062.77</b>
4050 Reserve Income (Income)						19,579.59	
07/01/22	CHPAID	0002495448	Alloc to 'RI' Ch date: 7/1/2022		149.56	19,729.15	
07/01/22	CHPAID	767294200	Alloc to 'RI' Ch date: 7/1/2022		153.20	19,882.35	
07/01/22	CHPAID	767336256	Alloc to 'RI' Ch date: 7/1/2022		149.56	20,031.91	
07/01/22	CHPAID	Auto Pay CHK	Alloc to 'RI' Ch date: 7/1/2022		158.66	20,190.57	
07/01/22	PYALOC	Web Pay CHK	Payment alloc to 'RI'		153.20	20,343.77	
07/05/22	CHPAID		Alloc to 'RI' Ch date: 7/1/2022		153.20	20,496.97	
07/05/22	CSTPAY	00000050029			159.03	20,656.00	
07/05/22	CHPAID	407	Alloc to 'RI' Ch date: 7/1/2022		149.56	20,805.56	
07/05/22	CHPAID	407	Alloc to 'RI' Ch date: 7/1/2022		153.20	20,958.76	
07/05/22	CHPAID	974	Alloc to 'RI' Ch date: 7/1/2022		167.40	21,126.16	
07/11/22	CHPAID	0000304575	Alloc to 'RI' Ch date: 7/1/2022		149.75	21,275.91	
07/11/22	CHPAID	0004529464	Alloc to 'RI' Ch date: 7/1/2022		149.56	21,425.47	
07/11/22	CHPAID	0018857226	Alloc to 'RI' Ch date: 7/1/2022		127.19	21,552.66	
07/11/22	CHPAID	0018857226	Alloc to 'RI' Ch date: 7/1/2022		157.39	21,710.05	
07/11/22	CHPAID	603	Alloc to 'RI' Ch date: 7/1/2022		149.56	21,859.61	
<b>4050 Reserve Income</b>			<b>Beg Bal: 19,579.59</b>	<b>Activity: 2,280.02</b>	<b>0.00</b>	<b>2,280.02</b>	<b>21,859.61</b>
4210 Late Fees (Income)						1,015.00	
No activity in the period						1,015.00	
<b>4210 Late Fees</b>			<b>Beg Bal: 1,015.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,015.00</b>
4230 Legal Fees Income (Income)						733.07	
No activity in the period						733.07	
<b>4230 Legal Fees Income</b>			<b>Beg Bal: 733.07</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>733.07</b>
4232 Delinquent Collections Income (Income)						25.00	
No activity in the period						25.00	
<b>4232 Delinquent Collections Income</b>			<b>Beg Bal: 25.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25.00</b>
4250 Violation Fees Income (Income)						1,600.00	
No activity in the period						1,600.00	

Date	Type	Reference	Description	Debit	Credit	Balance
<b>4250 Violation Fees Income</b>			<b>Beg Bal: 1,600.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>1,600.00</b>
4263	Reserve Interest (Income)					6.85
07/28/22	JOURNL	J7753	Interest		1.48	8.33
<b>4263 Reserve Interest</b>			<b>Beg Bal: 6.85</b>	<b>Activity: 1.48</b>	<b>0.00</b>	<b>8.33</b>
4310 Maintenance & Repairs (Income)						147.08
			No activity in the period			147.08
<b>4310 Maintenance &amp; Repairs</b>			<b>Beg Bal: 147.08</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>147.08</b>
5010 Management Fees (Expense)						3,150.00
07/01/22	CHKITM	1079	RPM Services Inc.; Monthly website July	25.00		3,175.00
07/01/22	CHKITM	1079	RPM Services Inc.; July	500.00		3,675.00
<b>5010 Management Fees</b>			<b>Beg Bal: 3,150.00</b>	<b>Activity: 525.00</b>	<b>525.00</b>	<b>3,675.00</b>
5020 Postage / Copies (Expense)						7.33
			No activity in the period			7.33
<b>5020 Postage / Copies</b>			<b>Beg Bal: 7.33</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>7.33</b>
5100 Repairs & Maintenance (Expense)						24,019.67
07/19/22	CHKITM	1086	Plumbing repairs from damage from main drain line	1,655.61		25,675.28
<b>5100 Repairs &amp; Maintenance</b>			<b>Beg Bal: 24,019.67</b>	<b>Activity: 1,655.61</b>	<b>1,655.61</b>	<b>25,675.28</b>
5110 Roof Maint/Repair (Expense)						1,133.33
			No activity in the period			1,133.33
<b>5110 Roof Maint/Repair</b>			<b>Beg Bal: 1,133.33</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>1,133.33</b>
5120 Gutter Repairs/Maint. (Expense)						2,256.61
			No activity in the period			2,256.61
<b>5120 Gutter Repairs/Maint.</b>			<b>Beg Bal: 2,256.61</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>2,256.61</b>
5150 Plumbing Repairs (Expense)						4,502.88
07/12/22	CHKITM	1082	Apollo Drain & Rooter Service, Inc.: #11 drain issues - hydro jet	400.00		4,902.88
07/12/22	CHKITM	1082	Apollo Drain & Rooter Service, Inc.: #11 addtl toilet tub overflow	557.18		5,460.06
<b>5150 Plumbing Repairs</b>			<b>Beg Bal: 4,502.88</b>	<b>Activity: 957.18</b>	<b>957.18</b>	<b>5,460.06</b>
5160 Electrical Repairs (Expense)						1,085.00
			No activity in the period			1,085.00
<b>5160 Electrical Repairs</b>			<b>Beg Bal: 1,085.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>1,085.00</b>
5170 Dryer Vent Cleaning (Expense)						788.80
			No activity in the period			788.80
<b>5170 Dryer Vent Cleaning</b>			<b>Beg Bal: 788.80</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>788.80</b>
5210 Electric (Expense)						87.65
07/12/22	CHKITM	1084	Clark Public Utilities: 7236-175-1	13.96		101.61
<b>5210 Electric</b>			<b>Beg Bal: 87.65</b>	<b>Activity: 13.96</b>	<b>13.96</b>	<b>101.61</b>
5240 Sewer (Expense)						3,263.00
07/12/22	CHKITM	1083	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	546.00		3,809.00
<b>5240 Sewer</b>			<b>Beg Bal: 3,263.00</b>	<b>Activity: 546.00</b>	<b>546.00</b>	<b>3,809.00</b>
5260 Garbage (Expense)						1,880.61
07/12/22	CHKITM	1085	Waste Connections: Monthly Garbage 2010-976517	342.82		2,223.43
<b>5260 Garbage</b>			<b>Beg Bal: 1,880.61</b>	<b>Activity: 342.82</b>	<b>342.82</b>	<b>2,223.43</b>
5301 Accounting (Expense)						130.00
			No activity in the period			130.00
<b>5301 Accounting</b>			<b>Beg Bal: 130.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>130.00</b>
5305 Legal (Expense)						2,120.00
07/12/22	CHKITM	1081	Harker Lepore LLC: attend board meeting	116.00		2,236.00
07/12/22	CHKITM	1081	Harker Lepore LLC: review gov docs, etc.	1,822.50		4,058.50
<b>5305 Legal</b>			<b>Beg Bal: 2,120.00</b>	<b>Activity: 1,938.50</b>	<b>1,938.50</b>	<b>4,058.50</b>
5315 State Filing Fee (Expense)						20.00

Date	Type	Reference	Description	Debit	Credit	Balance
			No activity in the period			20.00
<b>5315</b>	<b>State Filing Fee</b>		<b>Beg Bal: 20.00</b> <b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20.00</b>
5410	Landscaping Maintenance (Expense)					975.60
			No activity in the period			975.60
<b>5410</b>	<b>Landscaping Maintenance</b>		<b>Beg Bal: 975.60</b> <b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>975.60</b>
5420	Landscaping Improvements (Expense)					325.20
			No activity in the period			325.20
<b>5420</b>	<b>Landscaping Improvements</b>		<b>Beg Bal: 325.20</b> <b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>325.20</b>
5430	Tree Removal (Expense)					575.61
			No activity in the period			575.61
<b>5430</b>	<b>Tree Removal</b>		<b>Beg Bal: 575.61</b> <b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>575.61</b>
5610	Insurance (Expense)					2,432.50
07/01/22	CHKITM ACH		American Family Insurance: Customer #019-860-226-37	486.50		2,919.00
<b>5610</b>	<b>Insurance</b>		<b>Beg Bal: 2,432.50</b> <b>Activity: 486.50</b>	<b>486.50</b>	<b>0.00</b>	<b>2,919.00</b>
6700	Reserve Contribution (Expense)					36,988.62
07/01/22	JOURNL J7643		Monthly Reserve	3,010.00		39,998.62
<b>6700</b>	<b>Reserve Contribution</b>		<b>Beg Bal: 36,988.62</b> <b>Activity: 3,010.00</b>	<b>3,010.00</b>	<b>0.00</b>	<b>39,998.62</b>
6750	Replacement Reserve Fund (Expense)					665.00
			No activity in the period			665.00
<b>6750</b>	<b>Replacement Reserve Fund</b>		<b>Beg Bal: 665.00</b> <b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>665.00</b>
6720	Roof Maint. Paid From Reserve (Non Operating Expense)					734.05
			No activity in the period			734.05
<b>6720</b>	<b>Roof Maint. Paid From Reserve</b>		<b>Beg Bal: 734.05</b> <b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>734.05</b>
<b>Totals:</b>				<b>9,628.77</b>	<b>5,535.03</b>	

# Profit & Loss 12 Month Recap

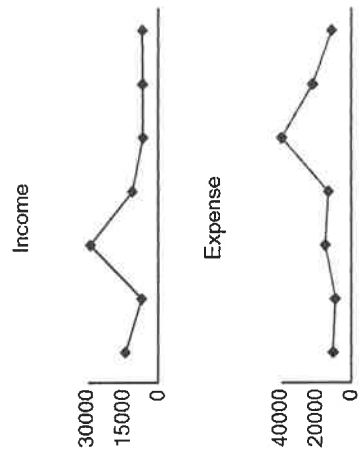
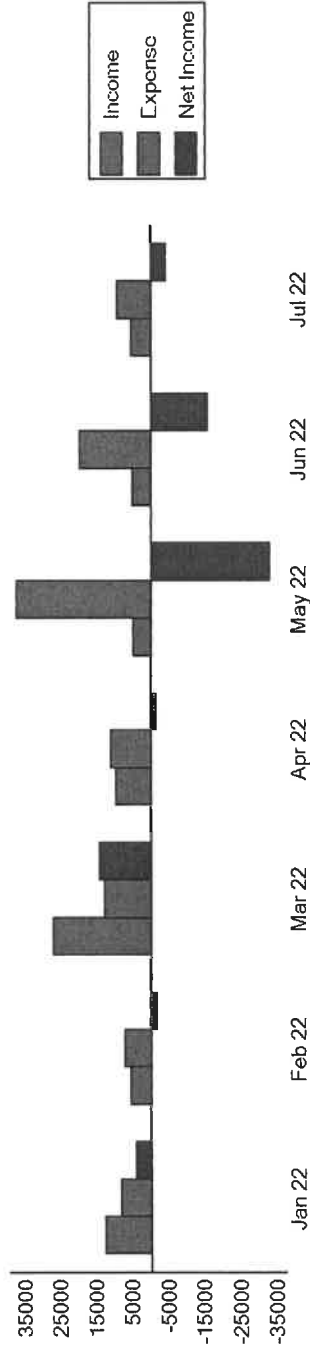
Property: Lakeview COA

Monthly recap 01/01/22 - 07/31/22 (cash basis)

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	TOTAL
<b>INCOME</b>								
4000 HOA Dues	5,013.45	2,521.63	7,813.45	5,211.40	2,003.54	1,398.97	3,100.33	27,062.77
4050 Reserve Income	4,187.32	2,220.81	5,282.80	2,741.81	2,433.22	2,713.63	2,280.02	21,859.61
4200 Income								
4028 SA20 Special Assessment	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	1,000.00
4210 Late Fees	0.00	0.00	1,005.00	0.00	0.00	10.00	0.00	1,015.00
4230 Legal Fees Income	0.00	0.00	733.07	0.00	0.00	0.00	0.00	733.07
4232 Delinquent Collections Income	0.00	0.00	25.00	0.00	0.00	0.00	0.00	25.00
4250 Violation Fees Income	100.00	0.00	1,500.00	0.00	0.00	0.00	0.00	1,600.00
4260 Interest Income								
4263 Reserve Interest	0.92	0.88	1.14	1.18	1.38	1.35	1.48	8.33
4260 Total Interest Income	0.92	0.88	1.14	1.18	1.38	1.35	1.48	8.33
4900 Misc Income	0.00	0.00	462.83	0.00	-462.83	0.00	0.00	0.00
4029 SA21 Special Assessment	-700.00	0.00	0.00	0.00	0.00	0.00	0.00	-700.00
4030 SA22 Special Assessment	4,245.33	954.67	7,536.44	1,900.00	1,100.00	1,100.00	100.00	16,936.44
4200 Total Income	3,646.25	955.55	12,263.48	1,901.18	638.55	1,111.35	101.48	20,617.84
4300 Other Property Income								
4310 Maintenance & Repairs	0.00	0.00	147.08	0.00	0.00	0.00	0.00	147.08
4300 Total Other Property Income	0.00	0.00	147.08	0.00	0.00	0.00	0.00	147.08
4626 SA18 Special Assessment	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	1,000.00
4627 SA19	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	1,000.00
<b>TOTAL INCOME</b>	<b>12,847.02</b>	<b>5,697.99</b>	<b>27,506.81</b>	<b>9,854.39</b>	<b>5,075.31</b>	<b>5,223.95</b>	<b>5,481.83</b>	<b>71,687.30</b>
<b>EXPENSE</b>								
5000 Association Expenses								
5010 Management Fees	471.00	579.00	525.00	525.00	525.00	525.00	525.00	3,675.00
5020 Postage / Copies	0.00	7.33	0.00	0.00	0.00	0.00	0.00	7.33
5000 Total Association Expenses	471.00	586.33	525.00	525.00	525.00	525.00	525.00	3,682.33
5100 Repairs & Maintenance								
5110 Roof Maint/Repair	0.00	1,133.33	0.00	0.00	0.00	0.00	0.00	1,133.33
5120 Gutter Repairs/Maint.	2,256.61	0.00	0.00	0.00	0.00	0.00	0.00	2,256.61
5150 Plumbing Repairs	0.00	0.00	0.00	0.00	2,265.15	2,237.73	957.18	5,460.06
5160 Electrical Repairs	0.00	1,085.00	0.00	0.00	0.00	0.00	0.00	1,085.00
5170 Dryer Vent Cleaning	0.00	0.00	0.00	0.00	788.80	0.00	0.00	788.80
5100 Other Repairs & Maintenance	645.48	103.08	4,596.70	4,520.77	1,511.28	12,642.36	1,655.61	25,675.28
5100 Total Repairs & Maintenance	2,902.09	2,321.41	4,596.70	4,520.77	4,565.23	14,880.09	2,612.79	36,399.08
5200 Utilities								

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	TOTAL
5210 Electric	12.24	12.49	14.28	14.20	17.22	17.22	13.96	101.61
5240 Sewer	533.00	546.00	546.00	546.00	546.00	546.00	546.00	3,809.00
5260 Garbage	301.95	304.12	362.18	304.12	304.12	304.12	342.82	2,223.43
5200 Total Utilities	847.19	862.61	922.46	864.32	867.34	867.34	902.78	6,134.04
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00	130.00	0.00	0.00	0.00	130.00
5305 Legal	376.00	107.50	177.50	1,401.00	0.00	58.00	1,938.50	4,058.50
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	20.00	0.00	20.00
5300 Total General Expenses	376.00	107.50	177.50	1,531.00	0.00	78.00	1,938.50	4,208.50
5400 Landscaping								
5410 Landscaping Maintenance	325.20	0.00	325.20	325.20	0.00	0.00	0.00	975.60
5420 Landscaping Improvements	0.00	0.00	0.00	0.00	0.00	325.20	0.00	325.20
5430 Tree Removal	575.61	0.00	0.00	0.00	0.00	0.00	0.00	575.61
5400 Total Landscaping	900.81	0.00	325.20	325.20	0.00	325.20	0.00	1,876.41
5600 Insurance								
5610 Insurance	0.00	486.50	486.50	486.50	486.50	486.50	486.50	2,919.00
5600 Total Insurance	0.00	486.50	486.50	486.50	486.50	486.50	486.50	2,919.00
6700 Reserve Contribution	3,010.00	3,010.00	6,002.18	3,010.00	18,946.44	3,010.00	3,010.00	39,998.62
6750 Replacement Reserve Fund	0.00	0.00	0.00	0.00	665.00	0.00	0.00	665.00
8000 Special Projects-Reserves								
8033 Roofs - Reserve	0.00	0.00	0.00	0.00	11,784.92	0.00	0.00	11,784.92
8000 Total Special Projects-Reserves	0.00	0.00	0.00	0.00	11,784.92	0.00	0.00	11,784.92
<b>TOTAL EXPENSE</b>	<b>8,507.09</b>	<b>7,374.35</b>	<b>13,035.54</b>	<b>11,262.79</b>	<b>37,840.43</b>	<b>20,172.13</b>	<b>9,475.57</b>	<b>107,667.90</b>
<b>NOI</b>	<b>4,339.93</b>	<b>-1,676.36</b>	<b>14,471.27</b>	<b>-1,408.40</b>	<b>-32,765.12</b>	<b>-14,948.18</b>	<b>-3,993.74</b>	<b>-35,980.60</b>
<b>N/O EXPENSE</b>								
6720 Roof Maint. Paid From Reserve	0.00	0.00	0.00	0.00	0.00	734.05	0.00	734.05
<b>TOTAL N/O EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>734.05</b>	<b>0.00</b>	<b>734.05</b>
<b>NET INCOME</b>	<b>4,339.93</b>	<b>-1,676.36</b>	<b>14,471.27</b>	<b>-1,408.40</b>	<b>-32,765.12</b>	<b>-15,682.23</b>	<b>-3,993.74</b>	<b>-36,714.65</b>

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	TOTAL
<b>NET INCOME SUMMARY</b>								
Income	12,847.02	5,697.99	27,506.81	9,854.39	5,075.31	5,223.95	5,481.83	71,687.30
Expense	-8,507.09	-7,374.35	-13,035.54	-11,262.79	-37,840.43	-20,172.13	-9,475.57	-107,667.90
Net Operating Income	4,339.93	-1,676.36	14,471.27	-1,408.40	-32,765.12	-14,948.18	-3,993.74	-35,980.60
Non Operating Expense	0.00	0.00	0.00	0.00	0.00	-734.05	0.00	-734.05
<b>NET INCOME</b>	<b>4,339.93</b>	<b>-1,676.36</b>	<b>14,471.27</b>	<b>-1,408.40</b>	<b>-32,765.12</b>	<b>-15,682.23</b>	<b>-3,993.74</b>	<b>-36,714.65</b>





# Budget Comparison

Property: Lakeview COA

Comparison Periods: 07/01/22 - 07/31/22 and 01/01/22 - 12/31/22 (cash basis)

	Actual 07/01/22 - 07/31/22	Budget 07/22 - 07/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	3,100.33	3,269.17	-168.84	-5.2 %	28,443.69	39,230.00	-10,786.31	-27.5 %
4050 Reserve Income	2,280.02	3,010.00	-729.98	-24.3 %	23,712.58	36,120.00	-12,407.42	-34.4 %
4200 Income	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
4028 SA20 Special Assessment	0.00	0.00	0.00		1,035.00	0.00	1,035.00	
4210 Late Fees	0.00	0.00	0.00		733.07	0.00	733.07	
4230 Legal Fees Income	0.00	0.00	0.00		25.00	0.00	25.00	
4232 Delinquent Collections Income	0.00	0.00	0.00		1,600.00	0.00	1,600.00	
4250 Violation Fees Income	0.00	0.00	0.00		8.33	0.00	8.33	
4260 Interest Income	1.48	0.00	1.48		8.33	0.00	8.33	
4263 Reserve Interest	1.48	0.00	1.48		8.33	0.00	8.33	
4260 Total Interest Income	0.00	0.00	0.00		-700.00	0.00	-700.00	
4029 SA21 Special Assessment	100.00	1,666.67	-1,566.67	-94.0 %	17,936.44	20,000.00	-2,063.56	-10.3 %
4030 SA22 Special Assessment	101.48	1,666.67	-1,565.19	-93.9 %	21,637.84	20,000.00	1,637.84	8.2 %
4200 Total Income	0.00	0.00	0.00		147.08	0.00	147.08	
4300 Other Property Income	0.00	0.00	0.00		147.08	0.00	147.08	
4310 Maintenance & Repairs	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
4300 Total Other Property Income	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
4626 SA18 Special Assessment	5,481.83	7,945.84	-2,464.01	-31.0 %	75,941.19	95,350.00	-19,408.81	-20.4 %
4627 SA19	525.00	500.00	25.00	5.0 %	4,200.00	6,000.00	-1,800.00	-30.0 %
<b>TOTAL INCOME</b>	0.00	8.33	-8.33	-100.0 %	7.33	100.00	-92.67	-92.7 %
	0.00	25.00	-25.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
	525.00	533.33	-8.33	-1.6 %	4,207.33	6,400.00	-2,192.67	-34.3 %
<b>EXPENSE</b>								
5000 Association Expenses	0.00	0.00	0.00		1,133.33	0.00	1,133.33	
5010 Management Fees	0.00	0.00	0.00		2,256.61	0.00	2,256.61	
5020 Postage / Copies	957.18	0.00	957.18		5,460.06	0.00	5,460.06	
5065 Website	0.00	0.00	0.00		1,085.00	0.00	1,085.00	
5000 Total Association Expenses	0.00	0.00	0.00		788.80	0.00	788.80	
5100 Repairs & Maintenance	1,655.61	952.83	702.78	73.8 %	25,675.28	11,434.00	14,241.28	124.6 %
5110 Roof Maint/Repair	2,612.79	952.83	1,659.96	174.2 %	36,399.08	11,434.00	24,965.08	218.3 %
5120 Gutter Repairs/Maint.	0.00	0.00	0.00		0.00	0.00	0.00	
5150 Plumbing Repairs	0.00	0.00	0.00		0.00	0.00	0.00	
5160 Electrical/Repairs	0.00	0.00	0.00		0.00	0.00	0.00	
5170 Dryer Vent Cleaning	0.00	0.00	0.00		0.00	0.00	0.00	
5100 Other Repairs & Maintenance	0.00	0.00	0.00		0.00	0.00	0.00	
5100 Total Repairs & Maintenance	0.00	0.00	0.00		0.00	0.00	0.00	

	Actual 07/01/22 - 07/31/22	Budget 07/22 - 07/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
5200 Utilities								
5210 Electric	13.96	16.67	-2.71	-16.3 %	101.61	200.00	-98.39	-49.2 %
5240 Sewer	546.00	533.00	13.00	2.4 %	3,809.00	6,396.00	-2,587.00	-40.4 %
5260 Garbage	342.82	310.00	32.82	10.6 %	2,223.43	3,720.00	-1,496.57	-40.2 %
5200 Total Utilities	902.78	859.67	43.11	5.0 %	6,134.04	10,316.00	-4,181.96	-40.5 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		130.00	0.00	130.00	
5305 Legal	1,938.50	145.33	1,793.17	1,233.9 %	4,406.50	1,744.00	2,662.50	152.7 %
5310 Taxes	0.00	16.67	-16.67	-100.0 %	0.00	200.00	-200.00	-100.0 %
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	20.00	10.00	10.00	100.0 %
5300 Total General Expenses	1,938.50	162.83	1,775.67	1,090.5 %	4,556.50	1,954.00	2,602.50	133.2 %
5400 Landscaping								
5410 Landscaping Maintenance	0.00	0.00	0.00		975.60	0.00	975.60	
5420 Landscaping Improvements	0.00	0.00	0.00		325.20	0.00	325.20	
5430 Tree Removal	0.00	0.00	0.00		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	0.00	291.67	-291.67	-100.0 %	1,876.41	3,500.00	-1,623.59	-46.4 %
5600 Insurance								
5610 Insurance	486.50	0.00	486.50		3,542.50	0.00	3,542.50	
5600 Other Insurance	0.00	468.83	-468.83	-100.0 %	0.00	5,626.00	-5,626.00	-100.0 %
5600 Total Insurance	486.50	468.83	17.67	3.8 %	3,542.50	5,626.00	-2,083.50	-37.0 %
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 %	43,008.62	36,120.00	6,888.62	19.1 %
6750 Replacement Reserve Fund	0.00	0.00	0.00		665.00	0.00	665.00	
8000 Special Projects-Reserves								
8033 Roofs - Reserve	0.00	0.00	0.00		11,784.92	0.00	11,784.92	
8000 Total Special Projects-Reserves	0.00	0.00	0.00		11,784.92	0.00	11,784.92	
<b>TOTAL EXPENSE</b>	<b>9,475.57</b>	<b>7,945.83</b>	<b>1,529.74</b>	<b>19.3 %</b>	<b>112,174.40</b>	<b>95,350.00</b>	<b>16,824.40</b>	<b>17.6 %</b>
<b>NOI</b>	<b>-3,993.74</b>	<b>0.01</b>	<b>-3,993.75</b>	<b>-39,937,500.0 %</b>	<b>-36,233.21</b>	<b>0.00</b>	<b>-36,233.21</b>	
<b>NON OPERATING EXPENSE</b>								
6720 Roof Maint. Paid From Reserve	0.00	0.00	0.00		734.05	0.00	734.05	
<b>TOTAL NON OPERATING EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>734.05</b>	<b>0.00</b>	<b>734.05</b>	
<b>NET INCOME</b>	<b>-3,993.74</b>	<b>0.01</b>	<b>-3,993.75</b>	<b>-39,937,500.0 %</b>	<b>-36,967.26</b>	<b>0.00</b>	<b>-36,967.26</b>	

**NET INCOME SUMMARY**

	Actual 07/01/22 - 07/31/22	Budget 07/22 - 07/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
Income	5,481.83	7,945.84	-2,464.01	-31.0 %	75,941.19	95,350.00	-19,408.81	-20.4 %
Expense	-9,475.57	-7,945.83	-1,529.74	19.3 %	-112,174.40	-95,350.00	-16,824.40	17.6 %
Other Income & Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Non Operating Expense	0.00	0.00	0.00		-734.05	0.00	-734.05	
<b>NET INCOME</b>	<b>-3,993.74</b>	<b>0.01</b>	<b>-3,993.75</b>	<b>-39,937,500.0 %</b>	<b>-36,967.26</b>	<b>0.00</b>	<b>-36,967.26</b>	

# Delinquency (Summary)

Property: Lakeview COA

Current homeowners as of 07/31/22

Lake	Unit Type	Amount
	CONDO/HOA	1,176.36
	CONDO/HOA	26,184.88
	CONDO/HOA	1,020.00
	CONDO/HOA	163.56
<b>Total Delinquent for Property:</b>		<b>28,544.80</b>

## Report Summary

Detail	Value
Homeowners:	4
Percent Delinquent:	20.00 %
Delinquent Amount:	28,544.80



# Checks By Account

Property: Lakeview COA

Date Range: 07/01/22 - 07/31/22

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc	7/1/22	1079	July	7/1/22	July	Lakev	500.00
RPM Services Inc	7/1/22	1079	Monthly website J	7/1/22	JULY	Lakev	25.00
							<u>525.00</u>
<b>5100 Repairs &amp; Maintenance</b>							
David Hart	7/19/22	1086	repairs from d	7/19/22	Reimb	Lakev	1,655.61
							<u>1,655.61</u>
<b>5100 Repairs &amp; Maintenance : 5150 Plumbing Repairs</b>							
Apollo Drain & Ro	7/12/22	1082	drain issues	7/12/22	119735998	Lakev	400.00
Apollo Drain & Ro	7/12/22	1082	addtl toilet tub	7/12/22	119708737	Lakev	557.18
							<u>957.18</u>
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utiliti	7/12/22	1084	7236-175-1	7/1/22	7236-175-1	Lakev	13.96
							<u>13.96</u>
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional W	7/12/22	1083	Monthly Sewer Ac	7/1/22	016125-000	Lakev	546.00
							<u>546.00</u>
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connector	7/12/22	1085	Monthly Garbage	7/1/22	2010-976517	Lakev	342.82
							<u>342.82</u>
<b>5300 General Expenses : 5305 Legal</b>							
Harker Lepore LLC	7/12/22	1081	review gov docs	6/12/22	6183	Lakev	1,822.50
Harker Lepore LLC	7/12/22	1081	attend board meet	7/12/22	6308	Lakev	116.00
							<u>1,938.50</u>
<b>5600 Insurance : 5610 Insurance</b>							
American Family I	7/1/22	ACH	Customer #019-8	7/1/22	019-860-226-37	Lakev	486.50
							<u>486.50</u>

**Total Amount: 6,465.57**

# Bank Reconciliation Report

Lakeview COA OPR

Reconciled on: 08/02/22

## Deposits

Date	Ref #	Details	Amount
06/30/22	D18402	Bank Deposit: Deposit - epay	319.59
07/01/22	D18422	Bank Deposit: Deposit epay	330.98
07/06/22	D18450	Bank Deposit: Deposit	2,575.73
07/15/22	D18528	Bank Deposit: Deposit	1,630.05
07/28/22	D18613	Bank Deposit: Deposit	624.00
			<b>5,480.35</b>

## Payments

Date	Ref #	Details	Amount
07/01/22	ACH	American Family Insurance	486.50
07/01/22	1079	RPM Services Inc,	525.00
07/01/22	J7643	Journal: Monthly Reserve	3,010.00
07/12/22	1081	Harker Lepore	1,938.50
07/12/22	1082	Apollo Drain & Rooter Service Inc.	957.18
07/12/22	1083	Clark Regional Wastewater District	546.00
07/12/22	1084	Clark Public Utilities	13.96
07/12/22	1085	Waste Connections	342.82
07/15/22	J7717	Journal: SA 2022 paid - transfer to reserves	3,600.00
07/19/22	1086	David Hart	1,655.61
08/01/22	1087	RPM Services Inc,	525.00
			<b>13,600.57</b>

## Outstanding Deposits

Date	Ref #	Details	Amount
08/01/22	D18675	Bank Deposit: Deposit - epay	650.57
			<b>650.57</b>

## Outstanding Payments

Date	Ref #	Details	Amount
06/30/22	1080	Danovia Marith	81.02
08/01/22	ACH	American Family Insurance	623.50
08/01/22	J7738	Journal: Monthly Reserve	3,010.00
			<b>3,714.52</b>

## Summary

Beginning Balance:	19,414.56
+ Selected Deposits (5)	5,480.35
- Selected Payments (11)	13,600.57
Ending Balance:	11,294.34
Goal:	11,294.34
Difference:	0.00

Reconciled Balance	11,294.34
+ Uncleared Deposits	650.57
- Outstanding Checks	3,714.52
Register Balance	8,230.39



# UMPQUA BANK

July 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: June 30, 2022  
This statement: July 31, 2022

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](http://www.umpquabank.com/globalassets/media/documents/overdraft_disclosure_for_business_accounts.pdf)

## BUSINESS FREE CHECKING

Account number	[REDACTED]	Beginning balance	\$19,414.56
Low balance	\$11,195.34	Deposits/Additions	\$5,480.35
Average balance	\$14,950.08	Withdrawals/Subtractions	\$13,600.57
Interest earned	\$0.00	Ending balance	\$11,294.34

### Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
07-07	Deposit	2,575.73
07-15	Deposit	1,630.05
07-28	Deposit	624.00
<b>Total Additions</b>		<b>\$4,829.78</b>

### ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
07-05	ACH Debit American Family Webpayment 000000026402lv 20220705	486.50
<b>Total ACH and Electronic Payments/Subtractions</b>		<b>\$486.50</b>



**ACH and Electronic Deposits/Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
07-01	ACH Credit Paylease.Com Settlement 000015032640825 20220701	319.59
07-05	ACH Credit Paylease.Com Settlement 000015054594277 20220705	330.98
<b>Total ACH and Electronic Deposits/Additions</b>		<b>\$650.57</b>

**Other Withdrawals/Subtractions**

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
07-01	Cash Mgmt Trsfr Dr Ref 1821449I Funds Transfer To Dep [REDACTED] From July Reserve Contr lb	3,010.00
07-15	Cash Mgmt Trsfr Dr Ref 1961234I Funds Transfer To Dep [REDACTED] From Sa22 Collected	3,600.00
<b>Total Other Withdrawals/Subtractions</b>		<b>\$6,610.00</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
06-30	19,414.56	07-15	16,649.41	07-22	11,195.34
07-01	16,199.15	07-18	15,692.23	07-28	11,819.34
07-05	16,043.63	07-19	13,396.95	07-29	11,294.34
07-07	18,619.36	07-20	12,850.95	07-31	11,294.34

**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>
1079	\$525.00	07-01	1084	\$13.96	07-19
*1081	\$1,938.50	07-19	1085	\$342.82	07-19
1082	\$957.18	07-18	1086	\$1,655.61	07-22
1083	\$546.00	07-20	1087	\$525.00	07-29

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

Total Checks paid: 8 for **-\$6,504.07**

# Bank Reconciliation Report

Lakeview COA Reserve Umpqua

Reconciled on: 08/02/22

## Deposits

Date	Ref #	Details	Amount
07/01/22	J7643	Journal: Monthly Reserve	3,010.00
07/15/22	J7717	Journal: SA 2022 paid - transfer to reserves	3,600.00
07/28/22	J7753	Journal: Interest	1.48
			<b>6,611.48</b>

## Outstanding Deposits

Date	Ref #	Details	Amount
08/01/22	J7738	Journal: Monthly Reserve	3,010.00
			<b>3,010.00</b>

## Summary

Beginning Balance:	81,868.28
+ Selected Deposits (3)	6,611.48
- Selected Payments (0)	0.00
<b>Ending Balance:</b>	<b>88,479.76</b>
Goal:	88,479.76
Difference:	0.00

Reconciled Balance	88,479.76
+ Uncleared Deposits	3,010.00
- Outstanding Checks	0.00
<b>Register Balance</b>	<b>91,489.76</b>



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, 2022  
This statement: July 31, 2022

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](http://www.umpquabank.com/globalassets/media/documents/overdraft_disclosure_for_business_accounts.pdf)

**MAIN STREET MONEY MARKET**

Account number	[REDACTED]	Beginning balance	\$81,868.28
Low balance	\$84,878.28	Additions/Deposits	\$6,611.48
Average balance	\$86,852.47	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$8.33	Ending balance	\$88,479.76
Interest earned	\$1.48		

**Other Deposits/ Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
07-01	Cash Mgmt Trsfr Cr Ref 1821449I Funds Transfer Frm Dep [REDACTED] From July Reserve Contr Ib	3,010.00
07-15	Cash Mgmt Trsfr Cr Ref 1961234I Funds Transfer Frm Dep [REDACTED] From Sa22 Collected	3,600.00
07-31	Interest Credit	1.48
<b>Total Other Deposits/ Additions</b>		<b>\$6,611.48</b>

**Daily Balances**

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
06-30	81,868.28	07-15	88,478.28	07-31	88,479.76
07-01	84,878.28				

**Interest Information**

Annual percentage yield earned	.02%
Interest-bearing days	31
Average balance for APY	\$86,852.47
Interest earned	\$1.48
Interest paid year to date	\$8.33
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**

# **Lakeview Condo Owners Association**

## **2022 Reserve Contribution**

**Monthly \$3,010.00**

**JULY 2022**





### Transfer Confirmation

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

Confirmation: 1800008390  
Approval Status: 1 of 1 received  
Transmitted: 07/01/2022 03:49:41 PM (ET)  
Transmitted By: RPMHOA

#### Details

From Account: Lakeview OPR - Checking - [REDACTED] Available \$19,209.15  
(Balance as of: 07/01/2022 03:42:44 PM (ET) Not a guarantee of available funds.)  
To Account: Lakeview RES - Checking - [REDACTED] Available \$81,868.28  
(Balance as of: 07/01/2022 03:42:44 PM (ET) Not a guarantee of available funds.)  
Amount: \$3,010.00  
Description: July Reserve Contrib  
Send On: 07/01/2022 (today)



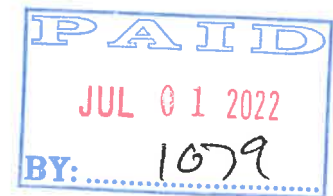
**Lakeview Condo Owners Association**

**Website Management Fee**

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

**Monthly \$25.00**

**JULY 2022**

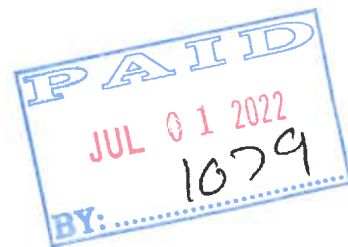


**Lakeview Condo Owners Association  
2022 Management Fee**

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

**Monthly \$500.00**

**JULY 2022**





## HOA Accounting

---

**From:** American Family Insurance <AmFamOnlineBilling@amfam.com>  
**Sent:** Monday, June 6, 2022 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:** 7/1/2022

**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](#)

If any account changes occur before 7/1/2022 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).

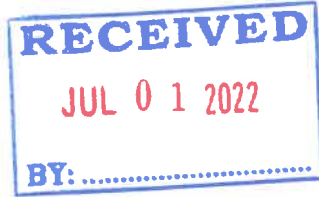
American Family Mutual Insurance Company, S.I.

### 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



Invoice # 6308  
 Date: 07/01/2022  
 Due On: 07/31/2022



### 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	06/07/2022	DC	Attend Board meeting.	0.40	\$290.00	\$116.00

*approved  
 4/27.1.22*

**Total For This Matter** **\$116.00**

#### Detailed Statement of Account

##### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6183	07/01/2022	\$1,822.50	\$0.00	\$1,822.50

##### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6308	07/31/2022	\$116.00	\$0.00	\$116.00

**Outstanding Balance** **\$1,938.50**

**Amount in Trust** **\$0.00**

**Total Amount Outstanding** **\$1,938.50**

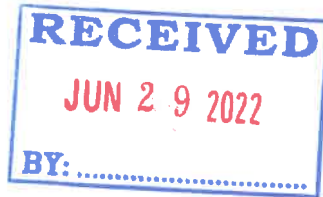
Please make all amounts payable to: Harker Lepore, 915 NW 19th Ave, Suite H, Portland, OR 97209

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





Invoice # 6183  
Date: 06/01/2022  
Due On: 07/01/2022



### 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	05/19/2022	DC	FLAT FEE - Governing Document Review.	1.00	\$1,300.00	\$1,300.00
Service	05/19/2022	EV	FLAT FEE - Proof governing doc review	1.00	\$200.00	\$200.00
Service	05/25/2022	EV	Research mortgagees; compile list with mailing addresses for amendment voting	1.50	\$215.00	\$322.50

**Total For This Matter** **\$1,822.50**

#### Detailed Statement of Account

##### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6183	07/01/2022	\$1,822.50	\$0.00	\$1,822.50



<b>Outstanding Balance</b>	<b>\$1,822.50</b>
<b>Amount in Trust</b>	<b>\$0.00</b>
<b>Total Amount Outstanding</b>	<b>\$1,822.50</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)

1-2  
emailed  
6/30/22  
-Dano approved  
-David approved.



Apollo Plumbing Heating & Air Conditioning  
 853 NE Harlow Rd.  
 Troutdale, OR 97060  
 503.669.0774  
 apollo drain.com  
 CCB #49418  
 WA LIC #APOLDR995MP

**BILL TO**  
 RPM SERVICES  
 5620 Northeast Gher Road #Ste H  
 Vancouver, WA 98662 USA

*Approved  
 Joshua  
 7.5.22*

<b>INVOICE</b> 119708737	<b>INVOICE DATE</b> Jun 16, 2022
-----------------------------	-------------------------------------

**JOB ADDRESS**  
 Josh  
 2102 Kelly Drive  
 Vancouver, WA 98665 USA

**Completed Date:** 6/16/2022  
**Technician:** Justus McCabe  
**Payment Term:** Net 30  
**Due Date:** 7/16/2022

**DESCRIPTION OF WORK**

When I arrived the customer showed me to the bathroom that they had a toilet tub that was overflowing. Similar issue as before. I got authorization from the customer to pull toilet and run cable. After setting up the equipment I ran my Spartan 300 machine through the toilet flange approximately 45 feet clearing the drain. At this time I was able to pour multiple buckets through the toilet flange however the bathtub was still holding water. I got additional authorization to clear the strain and set up my equipment. I use my 81 machine to auger the drain approximately 15 feet working multiple sections to clear the drain. After removing all my equipment and resetting all of the fixtures I tested every drain in the home and did not have any water backing up at this time. I spoke with the management and will put in a request for a two-man commercial jet job with camera to be performed through unit 11 toilet flange to clear debris and inspect for repairs. Thank you for choosing Apollo.

*PAID  
 JUL 12 2022  
 1082  
 BY: .....*

Video is from previous visit. Customer didn't want camera work to say cost.  
<https://youtu.be/7GhzYsMZcUE>

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PRT-D	Pull/Reset Toilet: Pull/Reset Toilet	1.00	\$95.00	\$95.00
CAML	Cable Mainline: Cable Mainline	1.00	\$364.00	\$364.00
ADD INT LINE	Cable additional line: Cable additional interior drain/line	0.50	\$110.00	\$55.00

**SUB-TOTAL** \$514.00  
**TAX** \$43.18

TOTAL DUE

\$557.18

BALANCE DUE

\$557.18

Thank you for choosing Apollo Plumbing Heating & Air Conditioning.

CUSTOMER AUTHORIZATION

I hereby acknowledge that in requesting the drain cleaning/plumbing services recommended to me today, that I understand that the condition of the plumbing system, pipes and/or all of the connecting supporting systems cannot readily be determined and that these systems may be deteriorated by age, exposure to acid or other chemicals, or even wear and tear. Largely, the plumbing system is in an unknown, concealed condition.

Therefore, in consideration of the drain cleaning / plumbing services I have requested to be performed, I hereby release and discharge Apollo and Rooter Service, directors, employees, agents and contractors (hereinafter collectively, "Apollo Plumbing Heating & Air Conditioning") from any claim of property damage, including consequential damages, in connection with or arising out of the drain cleaning / plumbing services performed. I further agree to indemnify and hold Apollo Plumbing Heating & Air Conditioning harmless against any such claims made by any third party.

I represent and warrant that I am the owner or duly authorized agent of the owner(s) of the premises where the work is being performed and accept full responsibility.

I represent and affirm that I am of full age and that I have the right to contract in my own name. I represent and affirm that I have read the foregoing and agree to same.

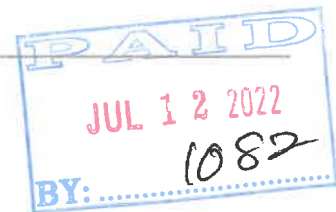
This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts

Sign here Phone Date 6/15/2022

CUSTOMER ACKNOWLEDGEMENT

I have inspected all of the work done by Apollo Plumbing Heating & Air Conditioning pursuant to the contract terms agreed by me at Josh. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed by Apollo to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.

Sign here Phone Date 6/15/2022





Apollo Plumbing Heating & Air Conditioning  
 853 NE Harlow Rd.  
 Troutdale, OR 97060  
 503.669.0774  
 apollo drain.com  
 CCB #49418  
 WA LIC #APOLLDR995MP

**BILL TO**

RPM SERVICES  
 5620 Northeast Gher Road #Ste H  
 Vancouver, WA 98662 USA

<b>INVOICE</b> 119735998	<b>INVOICE DATE</b> Jun 16, 2022
-----------------------------	-------------------------------------

**JOB ADDRESS**

Josh  
 2102 Kelly Drive  
 Vancouver, WA 98665 USA

**Completed Date:** 6/16/2022  
**Technician:** Eli Paz  
**Payment Term:** Net 30  
**Due Date:** 7/16/2022

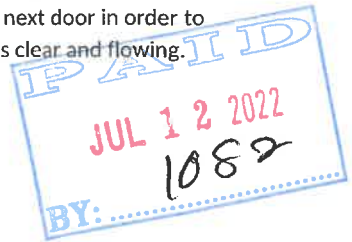
*Approved  
 Joshua  
 7.5.22*

**DESCRIPTION OF WORK**

On arrival met and spoke with tenant in unit 11 who showed me affected drain. Lead from previous tech requested hydro jetting main to further clear and flush out mainline. No fixtures or drains were affected and all were draining. Communicated with josh(rpm) who authorized work for me to perform. Removed toilet and ran camera approximately 40ft from access point. After attempting to locate I confirmed line runs towards unit 10 which I was not able to access. Found accumulation at tie in located at approximately 40ft. Possible line abuse but not able to confirm at this time. Tested main by running a large amount of water to ensure line was clear and flowing. Reset toilet and tested by flushing multiple times. Spoke with property management once more and let them know that we would need access to unit next door in order to further determine condition of pipe and or if necessary to hydro jet main. At this moment mainline is clear and flowing.

See video link attached below for further details

<https://youtu.be/HfFil0vqvfo>



TASK	DESCRIPTION	QTY	PRICE	TOTAL
PRT-D	Pull/Reset Toilet: Pull/Reset Toilet	1.00	\$95.00	\$95.00
DISP- DRAIN	Dispatch Fee-D: Dispatch fee	1.00	\$49.00	\$49.00
CAM	Camera and Locate: Camera and Locate	1.50	\$150.00	\$225.00

<b>SUB-TOTAL</b>	\$369.00
<b>TAX</b>	\$31.00
<b>TOTAL DUE</b>	\$400.00
<b>BALANCE DUE</b>	\$400.00

Thank you for choosing Apollo Plumbing Heating & Air Conditioning.

**CUSTOMER AUTHORIZATION**

I hereby acknowledge that in requesting the drain cleaning/plumbing services recommended to me today, that I understand that the condition of the plumbing system, pipes and/or all of the connecting supporting systems cannot readily be determined and that these systems may be deteriorated by age, exposure to acid or other chemicals, or even wear and tear. Largely, the plumbing system is in an unknown, concealed condition.

Therefore, in consideration of the drain cleaning / plumbing services I have requested to be performed, I hereby release and discharge Apollo and Rooter Service, directors, employees, agents and contractors (hereinafter collectively, "Apollo Plumbing Heating & Air Conditioning") from any claim of property damage, including consequential damages, in connection with or arising out of the drain cleaning / plumbing services performed. I further agree to indemnify and hold Apollo Plumbing Heating & Air Conditioning harmless against any such claims made by any third party.

I represent and warrant that I am the owner or duly authorized agent of the owner(s) of the premises where the work is being performed and accept full responsibility.


I represent and affirm that I am of full age and that I have the right to contract in my own name. I represent and affirm that I have read the foregoing and agree to same.

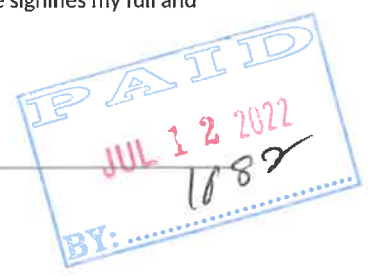
This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts

Sign here  Date 6/16/2022

**CUSTOMER ACKNOWLEDGEMENT**

I have inspected all of the work done by Apollo Plumbing Heating & Air Conditioning pursuant to the contract terms agreed by me at Josh. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed by Apollo to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.

Sign here  Date 6/16/2022





## Transfer Confirmation

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

Confirmation: 3704788689  
Approval Status: 1 of 1 received  
Transmitted: 07/15/2022 01:34:56 PM (ET)  
Transmitted By: RPMHOA

### Details

From Account: Lakeview OPR - Checking - [REDACTED] Available \$18,619.36  
(Balance as of: 07/15/2022 01:34:19 PM (ET) Not a guarantee of available funds.)  
To Account: Lakeview RES - Checking - [REDACTED] Available \$84,878.28  
(Balance as of: 07/15/2022 01:34:19 PM (ET) Not a guarantee of available funds.)  
Amount: \$3,600.00  
Description: SA22 collected  
Send On: 07/15/2022 (today)





**HOA Accounting**

7/14 Board

**To:** Lakeview Board  
**Subject:** Lakeview - special assessments collected

From 4/1/22 to 6/30, \$3,600 (\$4,000 minus the early payment credit allowed) has been paid on the special assessment. Does the board want that money transferred to the reserve.

These are the balances as of 7/14/2022

Operating: \$16,369.93

Reserve: \$84,878.28

Thank you

**Cindy Hammond**

**HOA Accounting**

Bookkeeper | **RPM Services Inc.**

**T:** (360) 693-6260 Ext.206 | **F:** (360) 693-6491

5620 NE Gher Rd Suite H

Vancouver, WA 98662

Transfer  
Came  
Date 7/15  
Date 7/15

**PAID**  
**JUL 15 2022**  
**BY:.....**

**HOA Accounting**

---

**From:** Joshua Perkins <Josh@rpmservice.net>  
**Sent:** Tuesday, July 19, 2022 11:42 AM  
**To:** RPM Services General Box  
**Subject:** FW: Reimbursement approved  
**Attachments:** 20220719\_100706.jpg

Cindy, This has been approved to pay 😊

Joshua Perkins  
HOA/COA Assistant | **RPM Services**  
360-693-6260 ext 203 | fax 360-693-6491  
5620 NE Gher Rd. Suite H  
Vancouver, WA 98662

*Reimburse*



---

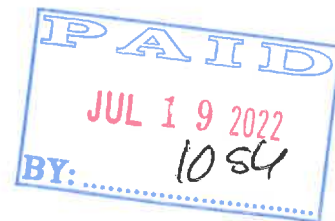
**From:** hartshomeinspection <hartshomeinspection@gmail.com>  
**Sent:** Tuesday, July 19, 2022 10:08 AM  
**To:** dmarith@gmail.com; 'Carmen Sonnes ' <carmenrsonnes@yahoo.com>; Joshua Perkins <Josh@rpmservice.net>  
**Subject:** Reimbursement

Total \$1,655.61

Sent from my T-Mobile 4G LTE Device

*repairs  
damage  
for  
plumbing  
issues*

*#12  
max  
dick  
line*



1000 NE 78th Street  
 Vancouver, WA 98665  
 (360) 574-3134  
 M-F 8:00 am - 6:00 pm  
 SAT 8:00 am - 5:00 pm  
 SUN 9:00 am - 4:30 pm

**HB6**  
 Page 1  
 Date: June

5  
 95  
 92  
 87  
 87  
 00

\*\*\*\*\*  
 5926  
 13 83  
 FF VISA  
 PL SALE  
 DE 601756  
 EV 89  
 \*\*\*\*\*  
 02.11.43 PM K 5 0 9 1 121  
 Receipt for Refunds or Adjustments  
 call us at GroverElectric.com

SUBTOTAL 12.76  
 TAX 1.07  
 TOTAL 13.83  
 BANK CARD 13.83  
 CHANGE 0.00

106132022100300121\*

**INVOICE**  
 Grover Electric and Plumbing Supply

1000 NE 78th Street  
 Vancouver, WA 98665  
 (360) 574-3134  
 M-F 8:00 am - 6:00 pm  
 SAT 8:00 am - 5:00 pm  
 SUN 9:00 am - 4:30 pm

**HB6**  
 Page 1  
 Date: June

PO/Job

1000 NE 78th Street Vancouver, WA 98665 (360) 574-3134	PO/Job
--	--------

\*\*\*\*\*  
 95  
 92  
 87  
 87  
 00

\*\*\*\*\*  
 1 MISCELLANEOUS  
 62  
 9 3 62 00  
 CRED

\*\*\*\*\*  
 1000 NE 78th Street  
 Vancouver, WA 98665  
 (360) 574-3134

**INVOICE**  
 Grover Electric and Plumbing Supply

1000 NE 78th Street  
 Vancouver, WA 98665  
 (360) 574-3134  
 M-F 8:00 am - 6:00 pm  
 SAT 8:00 am - 5:00 pm  
 SUN 9:00 am - 4:30 pm

**HB6**  
 Page 1  
 Date: June

PO/Job

1000 NE 78th Street Vancouver, WA 98665 (360) 574-3134	PO/Job
--	--------

\*\*\*\*\*  
 95  
 92  
 87  
 87  
 00

\*\*\*\*\*  
 1 MISCELLANEOUS  
 62  
 9 3 62 00  
 CRED

\*\*\*\*\*  
 1000 NE 78th Street  
 Vancouver, WA 98665  
 (360) 574-3134

**Affordable**  
 2102 NW Kelly Dr #12  
 Vancouver, WA 98686

\*\*\*\*\*  
 95  
 92  
 87  
 87  
 00

\*\*\*\*\*  
 1 MISCELLANEOUS  
 62  
 9 3 62 00  
 CRED

\*\*\*\*\*  
 1000 NE 78th Street  
 Vancouver, WA 98665  
 (360) 574-3134

**PAID**  
 JUL 19 2022  
 BY: 1084

SubTotal  
 Tax  
 Total

and Save

**How does it get more done?**

5801 NW 1st East Ankeny  
 Vancouver, WA 98665 (360) 574-3134

4718 00002 25623 06/11/22  
 SALE CASHIER: ALEJANDRA

070 70569167 0701 BWHEN  
 11/16 X2 1/4X 1/4 CASING  
 3012 45  
 0000 010 996 CASE 956 FNL  
 11/16 X2 1/4 FEMME WH/56  
 1201 87

SUBTOTAL  
 SALE TAX  
 TOTAL

AUTH CODE 000466  
 Exp Read  
 A70 A000000080840

4718 06/11/22 10:00

4718 02 25623 06/11/2022 001

RETURN POLICY DEFINITIONS:  
 POLICY ID 1 90 03/09/2

**DID WE NAIL IT?**  
 Take a short survey for a chance  
 to win a \$5,000 HOME DEPOT GIFT CARD

online en español



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. 18664569S010  
 STATEMENT DATE 07/01/22  
 DUE DATE 07/25/22  
 BILLING PERIOD 06/01/22 - 06/30/22

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
	<b>Previous Balance</b>	
06/23/22	Payment Thank You!	\$ 304.12
	<b>Total Payments And Credits</b>	\$ -304.12
		\$ -304.12
	<b>Service Location</b>	
	<b>Acct #976517</b>	
06/29/22	Extra = Yards	
06/29/22	Extra = Yards	\$ 18.68
	Overfilled	\$ 18.68
06/30/22	4Yd Cont 1X Weekly	
	06/01/22-06/30/22	1 Each @ \$229.27
06/30/22	Multi-Family Recycle	\$ 229.27
	06/01/22-06/30/22	12 Each @ \$3.63
06/30/22	Perm Cont Rent 4Yd	\$ 43.56
	06/01/22-06/30/22	1 Each @ \$17.16
06/30/22	Recycle Process Surcharge	\$ 17.16
	06/01/22-06/30/22	12 Each @ \$0.37
	Refuse Tax 3.6%	\$ 4.44
	State Sales Tax 8.4%	\$ 9.59
	<b>Current Charges And Fees</b>	\$ 1.44
	<b>Total Due</b>	\$ 342.82
		\$ 342.82

1072  
 Lakeview Condos Llc  
 2102 Nw Kelley Dr  
 1 Each @ \$18.68  
 1 Each @ \$18.68

**PAID**  
 JUL 12 2022  
 BY: 1683

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

883

025871 1/2







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

# Billing Statement

Address Service Requested  
**STATEMENT ENCLOSED**

3280\*12\*\*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:** 6/1/2022 To 6/30/2022  
**BILLING DATE:** 6/30/2022  
  
**DUE DATE:** 7/29/2022

## SPECIAL MESSAGE

Direct Debit Available. Take the worry out of remembering to pay your bill by signing up for automatic payments through your checking or savings account. Fill out a Direct Debit Authorization Form on-line at [www.crwwd.com/forms](http://www.crwwd.com/forms) or contact Customer Service at (360) 993-4001.

## CURRENT CHARGES

SEWER SERVICE	546.00
<b>TOTAL CURRENT CHARGES</b>	<b>546.00</b>

## 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
<b>TOTAL AMOUNT DUE</b>	<b>546.00</b>

**PAID**  
JUL 12 2022  
1083  
BY:.....

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 33 days you used 24 kwh

Present reading - 07/06/22 17336

Previous reading - 06/03/22 - 17312

**Total electric usage 24**

Your charge for 24 kwh is:

Basic service \$12.00

24 kwh @ 8.16 cents each 1.96

Total electric service \$13.96

**Your average daily cost was \$0.42**

**Total Cost This Billing**

Total electric service \$13.96

**Total charges this billing \$13.96**

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

**Account Summary**

Previous balance \$17.22  
 Payments - thank you  
 June 17, 2022 17.22CR  
 Balance forward 0.00  
 Current charges 13.96  
**Current balance \$13.96**

**Compare Your Use**

**ELECTRIC METER 501493**

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
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
07/06/20	33	160	5

**PAID**  
 JUL 12 2022  
 BY: 1084