

Financial Statement

Property: Lakeview COA

06/01/21 - 06/30/21 (cash)

ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR 4488		49,592.04
1000 Total Operating Accounts		<u>49,592.04</u>
1111 Reserve Account		
1093 Lakeview COA Reserve Umpqua 1419		108,360.61
1111 Total Reserve Account		<u>108,360.61</u>
Total Bank		<u>157,952.65</u>
Other Current Asset		
1200 Undeposited Funds		2,087.09
Total Other Current Asset		<u>2,087.09</u>
TOTAL ASSETS		<u>160,039.74</u>

LIABILITIES & EQUITY

Equity

Equity		
3001 Retained Earnings		-7,427.76
3010 Disbursements From Reserve		61,141.67
3040 Reserve Account Equity		<u>82,892.70</u>
Total Equity		136,606.61
Net Income (1/1/2021 thru 5/31/2021)		21,959.85

Income

4000 HOA Dues		3,470.54
4050 Reserve Income		3,450.92
4200 Income		
4260 Interest Income		
4263 Reserve Interest		2.67
4260 Total Interest Income		<u>2.67</u>
4200 Other Income		<u>376.00</u>
4200 Total Income		378.67
4630 Roof Reserve Income		<u>-455.96</u>
Total Income		6,844.17

Expense

5000 Association Expenses		
5010 Management Fees		471.00
5000 Total Association Expenses		<u>471.00</u>
5100 Repairs & Maintenance		
5160 Electrical Repairs		265.58
5100 Total Repairs & Maintenance		<u>265.58</u>
5200 Utilities		
5210 Electric		14.50
5240 Sewer		533.00

5260 Garbage	300.53
5200 Total Utilities	<u>848.03</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>5,370.89</u>
Net Income (6/1/2021 thru 6/30/2021)	1,473.28
Total Equity	<u>160,039.74</u>
TOTAL LIABILITIES & EQUITY	<u><u>160,039.74</u></u>

General Ledger

Property: Lakeview COA
Detail 06/01/21 - 06/30/21 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance		
4000 HOA Dues (Income)						17,881.24		
06/01/21	CSTPAY	00050015			172.72	18,053.96		
06/01/21	REALOC	0014460896		61.86		17,992.10		
06/01/21	CHPAID	006897150			162.44	18,154.54		
06/01/21	CRALOC	1921			166.39	18,320.93		
06/01/21	CRALOC	1923			166.39	18,487.32		
06/01/21	CRALOC	1929			61.86	18,549.18		
06/01/21	PPALOC	2692036631		149.56		18,399.62		
06/01/21	REALOC	357		16.83		18,382.79		
06/01/21	REALOC	357		149.56		18,233.23		
06/01/21	REALOC	357		166.39		18,066.84		
06/02/21	CHPAID	Web Pay CHK			166.39	18,233.23		
06/03/21	CSTPAY	195			332.78	18,566.01		
06/07/21	CHPAID	0000050027			149.21	18,715.22		
06/07/21	CHPAID	000050026			172.32	18,887.54		
06/07/21	CHPAID	0008556963			162.44	19,049.98		
06/07/21	CHPAID	578			162.44	19,212.42		
06/07/21	CHPAID	71746634			166.39	19,378.81		
06/07/21	CHPAID	717566624			162.44	19,541.25		
06/11/21	CHPAID	0000301784			162.64	19,703.89		
06/11/21	CHPAID	0017644827			109.08	19,812.97		
06/11/21	CSTPAY	0017644827			200.00	20,012.97		
06/25/21	UNALOC	2704311885			312.00	20,324.97		
06/28/21	CSTPAY	362			495.22	20,820.19		
06/30/21	UNALOC	721417064			219.59	21,039.78		
06/30/21	UNALOC	721475328			312.00	21,351.78		
4000 HOA Dues				Beg Bal: 17,881.24	Activity: 3,470.54	544.20	4,014.74	21,351.78
4050 Reserve Income (Income)						15,563.86		
06/01/21	CSTPAY	00050015			159.03	15,722.89		
06/01/21	CHPAID	006897150			149.56	15,872.45		
06/01/21	CRALOC	1921			16.83	15,889.28		
06/01/21	CRALOC	1921			136.37	16,025.65		
06/01/21	CRALOC	1923			153.20	16,178.85		
06/01/21	PYALOC	2692036631			149.56	16,328.41		
06/01/21	CRALOC	2969			100.00	16,428.41		
06/01/21	REALOC	357			149.56	16,577.97		
06/02/21	CHPAID	Web Pay CHK			153.20	16,731.17		
06/03/21	CHPAID	195			74.02	16,805.19		
06/03/21	CSTPAY	195			258.76	17,063.95		
06/07/21	CHPAID	0000050027			100.00	17,163.95		
06/07/21	CHPAID	0000050027			100.00	17,263.95		
06/07/21	CHPAID	000050026			58.66	17,322.61		
06/07/21	CHPAID	000050026			100.00	17,422.61		
06/07/21	CHPAID	0008556963			49.56	17,472.17		
06/07/21	CHPAID	0008556963			100.00	17,572.17		
06/07/21	CHPAID	578			149.56	17,721.73		
06/07/21	CHPAID	71746634			53.20	17,774.93		
06/07/21	CHPAID	71746634			100.00	17,874.93		
06/07/21	CHPAID	717566624			149.56	18,024.49		
06/11/21	CHPAID	0000301784			149.75	18,174.24		
06/11/21	CHPAID	0017644827			127.19	18,301.43		

Date	Type	Reference	Description	Debit	Credit	Balance	
06/11/21	CHPAID	0017644827			157.39	18,458.82	
06/28/21	CSTPAY	362			455.96	18,914.78	
06/30/21	CHPAID	721417064			100.00	19,014.78	
4050 Reserve Income			Beg Bal: 15,563.86	Activity: 3,450.92	0.00	3,450.92	
						17,226.28	
4200 Income (Income)						100.00	17,126.28
06/01/21	CRALOC	2969				17,126.28	
06/07/21	CHPAID	578	Carrier Services		100.00	17,226.28	
06/07/21	CHPAID	717566624			188.00	17,414.28	
06/30/21	CHPAID	721475328			188.00	17,602.28	
4200 Income			Beg Bal: 17,226.28	Activity: 376.00	100.00	476.00	
						17,602.28	
4263 Reserve Interest (Income)						2.67	9.96
06/30/21	JOURNL	J6662	Interest			12.63	
4263 Reserve Interest			Beg Bal: 9.96	Activity: 2.67	0.00	2.67	
						12.63	
4310 Maintenance & Repairs (Income)							-111.00
						-111.00	
No activity in the period							
4310 Maintenance & Repairs			Beg Bal: -111.00	Activity: 0.00	0.00	0.00	
						-111.00	
4600 Special Assessment Income (Income)							563.50
						563.50	
No activity in the period							
4600 Special Assessment Income			Beg Bal: 563.50	Activity: 0.00	0.00	0.00	
						563.50	
4630 Roof Reserve Income (Income)							455.96
06/01/21	REALOC	357		136.37		319.59	
06/01/21	REALOC	357		153.20		166.39	
06/01/21	REALOC	357		166.39		0.00	
4630 Roof Reserve Income			Beg Bal: 455.96	Activity: -455.96	455.96	0.00	
						0.00	
5010 Management Fees (Expense)							2,330.00
06/01/21	CHKITM	958	RPM Services Inc.: Monthly website mgmt fee -April	25.00		2,355.00	
06/01/21	CHKITM	958	RPM Services Inc.: Monthly Management Fee -	446.00		2,801.00	
5010 Management Fees			Beg Bal: 2,330.00	Activity: 471.00	471.00	0.00	
						2,801.00	
5020 Postage / Copies (Expense)							76.00
						76.00	
No activity in the period							
5020 Postage / Copies			Beg Bal: 76.00	Activity: 0.00	0.00	0.00	
						76.00	
5065 Website (Expense)							25.00
						25.00	
No activity in the period							
5065 Website			Beg Bal: 25.00	Activity: 0.00	0.00	0.00	
						25.00	
5160 Electrical Repairs (Expense)							0.00
06/29/21	CHKITM	964	Pralrie Electric Inc.: Lolipop lights	265.58		265.58	
5160 Electrical Repairs			Beg Bal: 0.00	Activity: 265.58	265.58	0.00	
						265.58	
5210 Electric (Expense)							101.06
06/16/21	CHKITM	962	Clark Public Utilities: 7236-175-1	14.50		115.56	
5210 Electric			Beg Bal: 101.06	Activity: 14.50	14.50	0.00	
						115.56	
5240 Sewer (Expense)							2,652.00
06/09/21	CHKITM	959	Clark Regional Wastewater District: Monthly Sewer Acct#016121	533.00		3,185.00	
5240 Sewer			Beg Bal: 2,652.00	Activity: 533.00	533.00	0.00	
						3,185.00	
5260 Garbage (Expense)							1,502.57
06/09/21	CHKITM	960	Waste Connections: Monthly Garbage 2010-976517	300.53		1,803.10	
5260 Garbage			Beg Bal: 1,502.57	Activity: 300.53	300.53	0.00	
						1,803.10	
5320 Audit (Expense)							2,075.00
						2,075.00	
No activity in the period							
5320 Audit			Beg Bal: 2,075.00	Activity: 0.00	0.00	0.00	
						2,075.00	
5410 Landscaping Contract (Expense)							1,224.92
06/09/21	CHKITM	961	B & T Resources, LLC: 165-1	325.20		1,550.12	

Date	Type	Reference	Description	Debit	Credit	Balance
5410	Landscaping Contract		Beg Bal: 1,224.92 Activity: 325.20	325.20	0.00	1,550.12
5610	Insurance (Expense)					2,255.40
06/16/21	CHKITM ACH		American Family Insurance: Customer #019-860-226-37	451.08		2,706.48
5610	Insurance		Beg Bal: 2,255.40 Activity: 451.08	451.08	0.00	2,706.48
6004	Retaining Wall Project (Expense)					650.00
			No activity in the period			650.00
6004	Retaining Wall Project		Beg Bal: 650.00 Activity: 0.00	0.00	0.00	650.00
6700	Reserve Contribution (Expense)					17,050.00
06/01/21	JOURNL J6561		Monthly Reserve	3,010.00		20,060.00
6700	Reserve Contribution		Beg Bal: 17,050.00 Activity: 3,010.00	3,010.00	0.00	20,060.00
Totals:				<u>6,471.05</u>	<u>7,944.33</u>	

Profit & Loss 12 Month Recap

Property: Lakeview COA

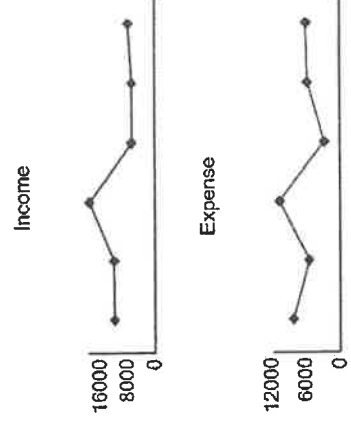
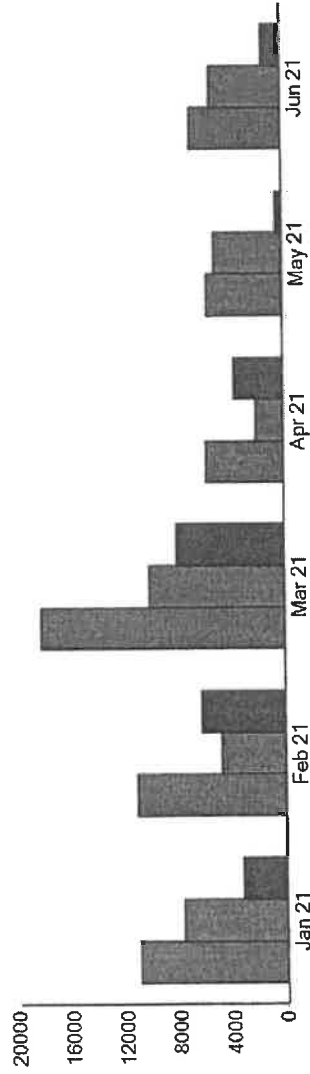
Monthly recap 01/01/21 - 06/30/21 (cash basis)

	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	TOTAL
INCOME							
4000 HOA Dues	3,819.69	3,442.60	5,722.33	2,074.10	2,822.52	3,470.54	21,351.78
4028 SA20 Special Assessment	0.00	74.44	150.00	87.56	0.00	0.00	312.00
4050 Reserve Income	4,127.04	2,649.65	3,349.94	3,440.61	1,996.62	3,450.92	19,014.78
4200 Income							
4260 Interest Income	1.57	1.47	1.71	2.53	2.68	2.67	12.63
4263 Reserve Interest	1.57	1.47	1.71	2.53	2.68	2.67	12.63
4260 Total Interest Income							
4310 Maintenance & Repairs	0.00	0.00	-111.00	0.00	0.00	0.00	-111.00
4200 Other Income	2,510.71	4,948.73	9,138.56	212.44	415.84	376.00	17,602.28
4200 Total Income	2,512.28	4,950.20	9,029.27	214.97	418.52	378.67	17,503.91
4600 Special Assessment Income	563.50	0.00	0.00	0.00	0.00	0.00	563.50
4630 Roof Reserve Income	0.00	0.00	0.00	0.00	455.96	-455.96	0.00
TOTAL INCOME	11,022.51	11,116.89	18,251.54	5,817.24	5,693.62	6,844.17	58,745.97
EXPENSE							
5000 Association Expenses							
5010 Management Fees	446.00	471.00	471.00	471.00	471.00	471.00	2,801.00
5020 Postage / Copies	0.00	52.00	0.00	0.00	24.00	0.00	76.00
5065 Website	25.00	0.00	0.00	0.00	0.00	0.00	25.00
5000 Total Association Expenses	471.00	523.00	471.00	471.00	495.00	471.00	2,902.00
5100 Repairs & Maintenance							
5160 Electrical Repairs	0.00	0.00	0.00	0.00	0.00	265.58	265.58
5100 Total Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	265.58	265.58
5200 Utilities							
5210 Electric	25.73	24.11	23.71	8.00	19.51	14.50	115.56
5240 Sewer	520.00	533.00	533.00	533.00	533.00	533.00	3,185.00
5260 Garbage	300.45	300.53	300.53	300.53	300.53	300.53	1,803.10
5200 Total Utilities	846.18	857.64	857.24	841.53	853.04	848.03	5,103.66
5300 General Expenses							
5320 Audit	0.00	0.00	2,075.00	0.00	0.00	0.00	2,075.00
5300 Total General Expenses	0.00	0.00	2,075.00	0.00	0.00	0.00	2,075.00
5400 Landscaping							
5410 Landscaping Contract	287.26	0.00	287.26	325.20	325.20	325.20	1,550.12
5400 Total Landscaping	287.26	0.00	287.26	325.20	325.20	325.20	1,550.12
5600 Insurance							

	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	TOTAL
5610 Insurance	451.08	451.08	451.08	451.08	451.08	451.08	2,706.48
5600 Total Insurance	451.08	451.08	451.08	451.08	451.08	451.08	2,706.48
6004 Retaining Wall Project	650.00	0.00	0.00	0.00	0.00	0.00	650.00
6700 Reserve Contribution	5,010.00	3,010.00	6,020.00	0.00	3,010.00	3,010.00	20,060.00
TOTAL EXPENSE	7,715.52	4,841.72	10,161.58	2,088.81	5,134.32	5,370.89	35,312.84
NET INCOME	3,306.99	6,275.17	8,089.96	3,728.43	559.30	1,473.28	23,433.13

NET INCOME SUMMARY

Income	11,022.51	11,116.89	18,251.54	5,817.24	5,693.62	6,844.17	58,745.97
Expense	-7,715.52	-4,841.72	-10,161.58	-2,088.81	-5,134.32	-5,370.89	-35,312.84
NET INCOME	3,306.99	6,275.17	8,089.96	3,728.43	559.30	1,473.28	23,433.13



Budget Comparison

Property: Lakeview COA

Comparison Periods: 06/01/21 - 06/30/21 and 01/01/21 - 12/31/21 (cash basis)

	Actual 06/01/21 - 06/30/21	Budget 06/21 - 06/21	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
INCOME								
4000 HOA Dues	3,470.54	3,269.17	201.37	6.2 %	21,557.67	39,230.00	-17,672.33	-45.0 %
4028 SA20 Special Assessment	0.00	1,666.67	-1,666.67	-100.0 %	312.00	20,000.00	-19,688.00	-98.4 %
4050 Reserve Income	3,450.92	3,010.00	440.92	14.6 %	20,756.83	36,120.00	-15,363.17	-42.5 %
4200 Income								
4260 Interest Income	2.67	0.00	2.67		12.63	0.00	12.63	
4263 Reserve Interest	2.67	0.00	2.67		12.63	0.00	12.63	
4260 Total Interest Income								
4310 Maintenance & Repairs	0.00	0.00	0.00		-111.00	0.00	-111.00	
4200 Other Income	376.00	0.00	376.00		17,702.28	0.00	17,702.28	
4200 Total Income	378.67	0.00	378.67		17,603.91	0.00	17,603.91	
4600 Special Assessment Income	0.00	0.00	0.00		563.50	0.00	563.50	
4630 Roof Reserve Income	-455.96	0.00	-455.96		0.00	0.00	0.00	
TOTAL INCOME	6,844.17	7,945.84	-1,101.67	-13.9 %	60,793.91	95,350.00	-34,556.09	-36.2 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	471.00	446.00	25.00	5.6 %	3,272.00	5,352.00	-2,080.00	-38.9 %
5020 Postage / Copies	0.00	4.17	-4.17	-100.0 %	76.00	50.00	26.00	52.0 %
5065 Website	0.00	1.67	-1.67	-100.0 %	25.00	20.00	5.00	25.0 %
5000 Total Association Expenses	471.00	451.84	19.16	4.2 %	3,373.00	5,422.00	-2,049.00	-37.8 %
5100 Repairs & Maintenance								
5160 Electrical Repairs	265.58	0.00	265.58		265.58	0.00	265.58	
5100 Other Repairs & Maintenance	0.00	1,049.50	-1,049.50	-100.0 %	0.00	12,594.00	-12,594.00	-100.0 %
5100 Total Repairs & Maintenance	265.58	1,049.50	-783.92	-74.7 %	265.58	12,594.00	-12,328.42	-97.9 %
5200 Utilities								
5210 Electric	14.50	16.67	-2.17	-13.0 %	115.56	200.00	-84.44	-42.2 %
5240 Sewer	533.00	520.00	13.00	2.5 %	3,185.00	6,240.00	-3,055.00	-49.0 %
5260 Garbage	300.53	310.00	-9.47	-3.1 %	1,803.10	3,720.00	-1,916.90	-51.5 %
5200 Total Utilities	848.03	846.67	1.36	0.2 %	5,103.66	10,160.00	-5,056.34	-49.8 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0 %
5305 Legal	0.00	145.34	-145.34	-100.0 %	0.00	1,744.00	-1,744.00	-100.0 %
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	0.00	10.00	-10.00	-100.0 %
5320 Audit	0.00	0.00	0.00		2,075.00	0.00	2,075.00	
5300 Total General Expenses	0.00	146.17	-146.17	-100.0 %	2,075.00	1,954.00	121.00	6.2 %

	Actual 06/01/21 - 06/30/21	Budget 06/21 - 06/21	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
5400 Landscaping								
5410 Landscaping Contract	325.20	350.00	-24.80	-7.1 %	1,550.12	4,200.00	-2,649.88	-63.1 %
5400 Total Landscaping	325.20	350.00	-24.80	-7.1 %	1,550.12	4,200.00	-2,649.88	-63.1 %
5600 Insurance								
5610 Insurance	451.08	408.34	42.74	10.5 %	2,706.48	4,900.00	-2,193.52	-44.8 %
5600 Total Insurance	451.08	408.34	42.74	10.5 %	2,706.48	4,900.00	-2,193.52	-44.8 %
6004 Retaining Wall Project	0.00	0.00	0.00		650.00	0.00	650.00	
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 %	23,070.00	36,120.00	-13,050.00	-36.1 %
TOTAL EXPENSE	5,370.89	7,929.19	-2,558.30	-32.3 %	38,793.84	95,350.00	-56,556.16	-59.3 %
NET INCOME	1,473.28	16.65	1,456.63	8,748.5 %	22,000.07	0.00	22,000.07	
NET INCOME SUMMARY								
Income	6,844.17	7,945.84	-1,101.67	-13.9 %	60,793.91	95,350.00	-34,556.09	-36.2 %
Expense	-5,370.89	-7,929.19	2,558.30	32.3 %	-38,793.84	-95,350.00	56,556.16	59.3 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	1,473.28	16.65	1,456.63	8,748.5 %	22,000.07	0.00	22,000.07	

Delinquency (Summary)

Property: Lakeview COA
 All homeowners as of 06/30/21
 * indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
			CONDO/HOA	423.16
			CONDO/HOA	200.00
			CONDO/HOA	30,291.82
			CONDO/HOA	17,401.42
			CONDO/HOA	2,564.79
			CONDO/HOA	7,946.25
			CONDO/HOA	17.54
			CONDO/HOA	456.59
			CONDO/HOA	100.00
			CONDO/HOA	374.56
Total Delinquent for Property:				59,776.13

Report Summary

Detail	Value
Homeowners:	10
Percent Delinquent:	37.04 %
Delinquent Amount:	59,776.13

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 06/30/21

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
	Lakev					312.00
	Lakev					691.94
	Lakev					312.00
	Lakev					1,902.36
	Lakev					219.59
	Lakev					100.00
	Lakev					1,200.00
	Lakev					200.00
					1	
					Totals:	4,937.89

Checks By Account

Property: Lakeview COA

Date Range: 06/01/21 - 06/30/21

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	6/1/21	958	Monthly Managem	6/1/21	June 2021	Lakev	446.00
RPM Services Inc	6/1/21	958	Monthly website r	6/16/21	June 2021	Lakev	25.00
							471.00
5100 Repairs & Maintenance : 5160 Electrical Repairs							
Prairie Electric Inc	6/29/21	964	Lollipop lights	6/29/21	362861	Lakev	265.58
							265.58
5200 Utilities : 5210 Electric							
Clark Public Utilitie	6/16/21	962	7236-175-1	7/1/21	7236-175-1	Lakev	14.50
							14.50
5200 Utilities : 5240 Sewer							
Clark Regional W	6/9/21	959	Monthly Sewer Ac	6/1/21	016125-000	Lakev	533.00
							533.00
5200 Utilities : 5260 Garbage							
Waste Connector	6/9/21	960	Monthly Garbage :	6/1/21	2010-976517	Lakev	300.53
							300.53
5400 Landscaping : 5410 Landscaping Contract							
B & T Resources	6/9/21	961	165-1	6/8/21	165-1	Lakev	325.20
							325.20
5600 Insurance : 5610 Insurance							
American Family.I	6/16/21	ACH	Customer #019-8	8/22/21	019-860-226-37	Lakev	451.08
							451.08
Total Amount:							2,360.89

Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 06/30/21

Deposits

Date	Ref #	Details	Amount
06/03/21	D15232	Bank Deposit	319.59
06/03/21	D15241	Bank Deposit	1,594.93
06/11/21	D15298	Bank Deposit	3,795.39
			5,709.91

Payments

Date	Ref #	Details	Amount
06/01/21	958	RPM Services Inc,	471.00
06/01/21	J6561	Journal: Monthly Reserve	3,010.00
06/09/21	959	Clark Regional Wastewater District	533.00
06/09/21	960	Waste Connections	300.53
06/09/21	961	B & T Resources, LLC	325.20
06/16/21	962	Clark Public Utilities	14.50
06/16/21	ACH	American Family Insurance	451.08
			5,105.31

Outstanding Deposits

Date	Ref #	Details	Amount
07/06/21	D15426	Bank Deposit	2,726.52
			2,726.52

Outstanding Payments

Date	Ref #	Details	Amount
06/29/21	964	Prairie Electric Inc.	265.58
07/01/21	963	RPM Services Inc,	471.00
09/01/21	J6649	Journal: Monthly Reserve	3,010.00
			3,746.58

Summary

Beginning Balance:	49,253.02
+ Selected Deposits (3)	5,709.91
- Selected Payments (7)	5,105.31
Ending Balance:	49,857.62
Goal:	49,857.62
Difference:	0.00

Reconciled Balance	49,857.62
+ Uncleared Deposits	0.00
- Outstanding Checks	265.58
Register Balance	49,592.04



UMPQUA BANK

June 30, 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: May 31, 2021
This statement: June 30, 2021

BUSINESS FREE CHECKING

Account number	XXXXXXXXXX	Beginning balance	\$49,253.02 ✓
Low balance	\$46,243.02	Deposits/Additions	\$5,709.91
Average balance	\$49,297.26	Withdrawals/Subtractions	\$5,105.31
Interest earned	\$0.00	Ending balance	\$49,857.62 ✓

Deposits/Additions

Date	Description	Additions
06-03	Deposit	1,594.93 ✓
06-11	Deposit	3,795.39 ✓
Total Additions		\$5,390.32

ACH and Electronic Payments/Subtractions

Date	Description	Subtractions
06-17	ACH Debit American Family Webpayment 000000024837w73 20210617	451.08 ✓
Total ACH and Electronic Payments/Subtractions		\$451.08

ACH and Electronic Deposits/Additions

Date	Description	Additions
06-03	ACH Credit Paylease.Com Settlement 000011464958177 20210603	319.59 ✓
Total ACH and Electronic Deposits/Additions		\$319.59

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>		<u>Subtractions</u>
06-01	Cash Mgmt Trsfr Dr Ref 15213011 Funds Transfer To Dep Trans Fer	From June Reserve	3,010.00 ✓
Total Other Withdrawals/Subtractions			\$3,010.00

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
05-31	49,253.02	06-11	51,481.93	06-17	49,872.12
06-01	46,243.02	06-15	50,623.73	06-21	49,857.62
06-03	47,686.54	06-16	50,323.20	06-30	49,857.62

Overdraft Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Checks

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
958	\$471.00 ✓	06-03	961	\$325.20 ✓	06-15
959	\$533.00 ✓	06-15	962	\$14.50 ✓	06-21
960	\$300.53 ✓	06-16			

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

Total Checks paid: 5 for **-\$1,644.23**

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: 06/30/21

Deposits

Date	Ref #	Details	Amount
06/01/21	J6561	Journal: Monthly Reserve	3,010.00
06/30/21	J6662	Journal: Interest	2.67
			<u>3,012.67</u>

Outstanding Deposits

Date	Ref #	Details	Amount
09/01/21	J6649	Journal: Monthly Reserve	3,010.00
			<u>3,010.00</u>

Summary

Beginning Balance:	105,347.94
+ Selected Deposits (2)	3,012.67
- Selected Payments (0)	0.00
Ending Balance:	108,360.61
Goal:	108,360.61
Difference:	0.00

Reconciled Balance	108,360.61
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
Register Balance	108,360.61



UMPQUA BANK

June 30, 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: May 31, 2021
This statement: June 30, 2021

MAIN STREET MONEY MARKET

Account number	0000000000	Beginning balance	\$105,347.94 ✓
Low balance	\$108,357.94	Additions/Deposits	\$3,012.67
Average balance	\$108,357.94	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$12.63	Ending balance	\$108,360.61 ✓
Interest earned	\$2.67		

Other Deposits/ Additions

Date	Description	Additions
06-01	Cash Mgmt Trsfr Cr Ref 15213011 Funds Transfer Frm Dep Reserve Trans Fer	3,010.00 ✓
06-30	Interest Credit	2.67 ✓
Total Other Deposits/ Additions		\$3,012.67

Daily Balances

Date	Balance	Date	Balance	Date	Balance
05-31	105,347.94	06-01	108,357.94	06-30	108,360.61

Interest Information

Annual percentage yield earned	.03%
Interest-bearing days	30
Average balance for APY	\$108,357.94
Interest earned	\$2.67
Interest paid year to date	\$12.63
Statement period	06/01 to 06/30

Overdraft Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Checks

(* Skip in check sequence, R-Check has been returned, + Electronified check)
Total Checks paid: 0 for **-\$0.00**

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

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

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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.

PRAIRIElectric™

6000 NE 88th Street
Vancouver, WA 98665
(360) 573-2750 ~ (800) 573-2750
accounting@prairieelectric.com

Invoice: 362861
Invoice Date: 06/14/2021
Due Date: 06/19/2021
Work Order: 56626
Terms: Due Upon Receipt
Customer #: 10897

RECEIVED
JUN 14 2021

T RPM Services
O 5620 NE Gher Rd; Ste H
rmps@rpmservice.net
Vancouver, WA 98662
rmps@rpmservice.net

S 333 NE 105th St
I rmps@rpmservice.net
T Vancouver, WA 98685
E

ck #964

takeview
JR Quam

Work Requested By: Panterra
Customer Request:
Lollipop lights out, tripping breaker
Technician: Andrew Brown

Work Description:
Trouble shooting on lollipop lights, spoke with contact that lights need dug up.

Cost Type	Description	Price	Tax	Extended Price
1	Labor	245.00	20.58	265.58

Approved
Dana 6-14-21
JR 6-11-21 - on site

Thank you for your business!

We accept Visa, Mastercard, Discover and American Express

Gross	Tax	Amount Due
245.00	20.58	265.58



Customer-owned, customer-focused

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

Your Electricity Use

Residential electric service meter 501493

In 29 days you used 31 kwh

Present reading - 06/03/21

Previous reading - 05/05/21

Total electric usage

Your charge for 31 kwh is:

Basic service

31 kwh @ 8.16 cents each

REP Credit @ 0.085 cents/kwh*

Total electric service

Your average daily cost was \$0.50

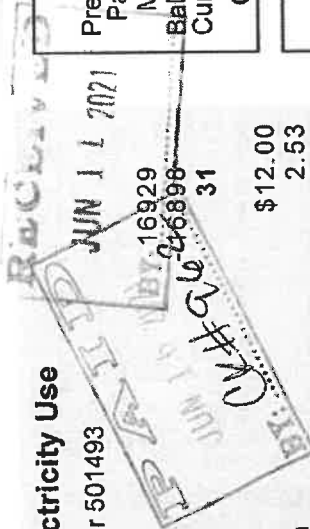
Total Cost This Billing

Total electric service

Total charges this billing

* 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.



Account Summary

Previous balance \$19.51

Payments - thank you

May 14, 2021

Balance forward

Current charges

Current balance

19.51CR

0.00

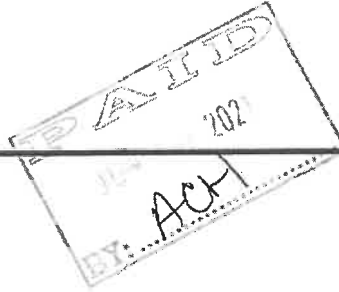
14.50

\$14.50

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
06/03/21	29	31	1
05/05/21	30	93	3
04/05/21	33	161	5
03/03/21	28	145	5
02/03/21	28	150	5
01/06/21	34	170	5
12/03/20	29	153	5
11/04/20	30	78	3
10/05/20	32	150	5
09/03/20	29	151	5
08/05/20	30	180	6
07/06/20	33	160	5
06/03/20	29	161	6
06/05/19	33	136	4



BILLING & PAYMENTS

PRINT CONFIRMATION

It looks like you're using Internet Explorer. Some features of our website may not work with this web browser. Update your browser to Microsoft Edge so you can access our full web experience. ✕

 **You've successfully scheduled a payment.**
\$451.08 will be paid on 06/16/21

Details

Lakeview Insurance	
Confirmation Number	000000024837w73
Payment Details	\$451.08 06/16/21
Payment Method	Lakeview Am Fam insurance ***** 488 UMPQUA BANK

 **Sign Up for Auto Pay!**

Tired of having to remember to pay your bill for Lakeview Insurance every month? Set up an automatic recurring payment and stop worrying.

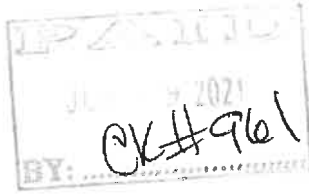
Payment Amount Minimum Due

<hr/>	
SIGN UP	EDIT DETAILS

[View Future Payments Schedule for Policy 46X261040276](#)

[Back to Billing & Payments](#)

Last login: May 12, 2021 at 11:43 a.m.



Invoice

B & T Resources, LLC

INVOICE NO: 165-1
DATE: 06/01/2021

1510 Cloverdale Rd, Kalama WA 98625
360_798_0344
crozgeoff@hotmail.com

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 June 2021		300.00
SUBTOTAL			300.00
SALES TAX			25.20
TOTAL			325.20



P.O. Box 3855
 Seattle, WA 98124-3855
 (360) 750-5876
 (360) 993-8800 SelfPay
 (360) 750-7570 Fax
 www.crwwd.com

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

Billing Statement

ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 5/1/2021 To 5/31/2021
BILLING DATE: 5/28/2021
DUE DATE: 6/30/2021



SPECIAL MESSAGE

Fat, Oil, Grease and Grit (FOGG): By properly disposing of FOGG, you can help reduce the risk of potential overflows of raw sewage into homes, businesses, streets or streams. For more information visit www.crwwd.com/grease.html.

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
TOTAL AMOUNT DUE 533.00



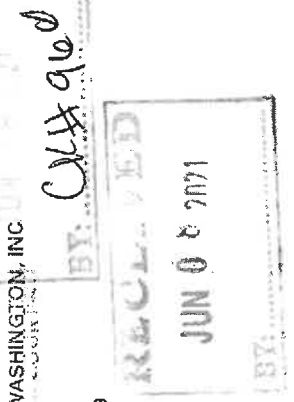
WASTE CONNECTIONS OF WASHINGTON, INC
 VANCOUVER DISTRICT
 12115 NE 99TH ST STE 1830
 VANCOUVER WA 98682-2329
 DISTRICT NO. 2010

ACCOUNT NO. 2010-976517
 INVOICE NO. 17520956
 STATEMENT DATE 06/01/21
 DUE DATE 06/25/21
 BILLING PERIOD 05/01/21 - 05/31/21

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

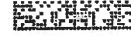
014679 1/2



INVOICE STATEMENT

Date	Description	Previous Balance	Amount
05/17/21	Payment Thank You!		\$ 300.53
	Total Payments And Credits		\$ -300.53
	Service Location		
	Acct #976517		
05/31/21	4Yd Cont 1X Weekly	955	\$ 225.33
05/01/21-05/31/21	Multi-Family Recycle		\$ 42.72
05/01/21-05/31/21	Perm Cont Rent 4Yd		\$ 17.06
05/01/21-05/31/21	Recycle Process Surcharge		\$ 5.88
05/01/21-05/31/21	Refuse Tax 3.6%		\$ 8.11
	State Sales Tax 8.4%		\$ 1.43
	Current Charges And Fees		\$ 300.53
	Total Due		\$ 300.53

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.
INVOICE NO.
STATEMENT DATE
DUE DATE
BILLING PERIOD

2010-976517
17520956
06/01/21
06/25/21
05/01/21 - 05/31/21

PAY D

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

VIEW/PAY YOUR BILL FROM THE COMFORT OF YOUR HOME!

* Make payments * Set up recurring payments *

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

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

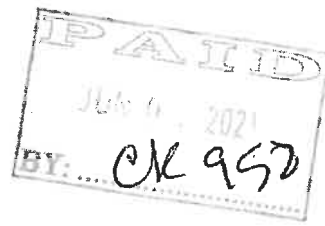
Go to <https://www.wcicustomer.com> and follow the online bill pay prompts to enroll today or call 1-855-569-2719 to make a payment through our interactive voice service with no extra fee.

Beware of online bill pay websites that may appear to be affiliated with Waste Connections but are not. Doxo.com is one such website that allows customers to pay their bills and often charges a fee for the service. As they are not affiliated with Waste Connections, we cannot control fees they may charge or when they will send us your payment. This could result in a late fee or service interruption. In order to ensure that you are paying your waste services bill directly, please visit our online bill pay at <https://www.wcicustomer.com>. As always, our website is free to use.

014679 2/2

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Lakeview Condo Owners Association

Website Management Fee

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

Monthly \$25.00

June **2021**

PAID
BY: CK 958

**Lakeview Condo Owners Association
2021 Management Fee**

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

Monthly \$446.00

JUNE 2021



Transfer Confirmation

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

Confirmation: 2641291713
Approval Status: 1 of 1 received
Transmitted: 06/01/2021 02:01:56 PM (ET)
Transmitted By: RPMHOA

Details

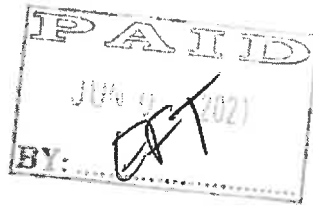
From Account: Lakeview OPR - Checking - *4488 - Available \$49,253.02
(Balance as of: 06/01/2021 02:01:25 PM (ET) Not a
guarantee of available funds.)

To Account: Lakeview RES - Checking - *1419 - Available \$105,347.94
(Balance as of: 06/01/2021 02:01:25 PM (ET) Not a
guarantee of available funds.)

Amount: \$3,010.00

Description: June Reserve Transfer

Send On: 06/01/2021 (today)



Lakeview Condo Owners Association

2021 Reserve Contribution

Monthly \$3,010.00

JUNE 2021