

# Financial Statement

Property: Lakeview COA

06/01/22 - 06/30/22 (cash)

## ASSETS

### Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	19,653.13
1000 Total Operating Accounts	<u>19,653.13</u>

1111 Reserve Account	
1093 Lakeview COA Reserve Umpqua 1419	81,868.28
1111 Total Reserve Account	<u>81,868.28</u>

Total Bank 101,521.41

### Other Current Asset

1200 Undeposited Funds	40.00
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Total Other Current Asset 40.00

**TOTAL ASSETS** 101,561.41

## LIABILITIES & EQUITY

### Equity

#### Equity

3001 Retained Earnings	-64,800.67
3010 Disbursements From Reserve	142,699.18
3040 Reserve Account Equity	<u>56,383.81</u>

Total Equity 134,282.32

Net Income (1/1/2022 thru 5/31/2022) -17,038.68

#### Income

4000 HOA Dues	1,398.97
4050 Reserve Income	2,713.63
4200 Income	
4210 Late Fees	10.00
4260 Interest Income	
4263 Reserve Interest	<u>1.35</u>
4260 Total Interest Income	<u>1.35</u>

4030 SA22 Special Assessment 1,100.00

4200 Total Income 1,111.35

Total Income 5,223.95

#### Expense

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

#### 5100 Repairs & Maintenance

5150 Plumbing Repairs	2,237.73
5100 Other Repairs & Maintenance	<u>12,642.36</u>
5100 Total Repairs & Maintenance	14,880.09

#### 5200 Utilities

5210 Electric	17.22
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5240 Sewer	546.00
5260 Garbage	304.12
5200 Total Utilities	<u>867.34</u>
5300 General Expenses	
5305 Legal	58.00
5315 State Filing Fee	20.00
5300 Total General Expenses	<u>78.00</u>
5400 Landscaping	
5420 Landscaping Improvements	325.20
5400 Total Landscaping	<u>325.20</u>
5600 Insurance	
5610 Insurance	486.50
5600 Total Insurance	<u>486.50</u>
6700 Reserve Contribution	3,010.00
Total Expense	<u>20,172.13</u>
Non Operating Expense	
6720 Roof Maint. Paid From Reserve	734.05
Total Non Operating Expense	<u>734.05</u>
<b>Net Income (6/1/2022 thru 6/30/2022)</b>	<b>-15,682.23</b>
<b>Total Equity</b>	<b><u>101,561.41</u></b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>101,561.41</u></u></b>

# General Ledger

Property: Lakeview COA  
Detail 06/01/22 - 06/30/22 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						22,563.47
06/01/22	PPALOC	2856372873		136.68		22,426.79
06/01/22	PPALOC	405		149.56		22,277.23
06/01/22	PPALOC	405		153.20		22,124.03
06/01/22	PPALOC	405		153.20		21,970.83
06/01/22	PPALOC	763647414		149.56		21,821.27
06/01/22	PPALOC	763714465		153.20		21,668.07
06/01/22	CHPAID	Auto Pay CHK		172.32		21,495.75
06/02/22	CHPAID	Web Pay CHK		166.39		21,329.36
06/03/22	CHPAID	0096220967		162.44		21,166.92
06/03/22	CSTPAY	242			332.78	21,500.00
06/06/22	CHPAID	2863876988		162.44		21,337.56
06/06/22	CHPAID	958		181.81		21,155.75
06/08/22	CSTPAY	0015782976			0.10	21,155.65
06/08/22	CHPAID	0015782976			138.04	21,017.61
06/08/22	CHPAID	0015782976			170.94	20,846.67
06/08/22	CHPAID	602			162.44	20,684.23
06/13/22	CHPAID	0000304366			162.64	20,521.59
06/22/22	CSTPAY	2873065138			162.44	20,359.15
06/30/22	UNALOC	Web Pay CHK			319.59	20,039.56
<b>4000 HOA Dues</b>				<b>Beg Bal: 22,563.47</b>	<b>Activity: 1,398.97</b>	<b>895.40 2,294.37 23,962.44</b>
4050 Reserve Income (Income)						16,865.96
06/01/22	PYALOC	2856372873			136.68	17,002.64
06/01/22	PYALOC	405			149.56	17,152.20
06/01/22	PYALOC	405			153.20	17,305.40
06/01/22	PYALOC	405			153.20	17,458.60
06/01/22	PYALOC	763647414			149.56	17,608.16
06/01/22	PYALOC	763714465			153.20	17,761.36
06/01/22	CHPAID	Auto Pay CHK		158.66		17,920.02
06/02/22	CHPAID	Web Pay CHK		153.20		18,073.22
06/03/22	CHPAID	0096220967		149.56		18,222.78
06/03/22	CSTPAY	242			306.40	18,529.18
06/06/22	CHPAID	2863876988		149.56		18,678.74
06/06/22	CHPAID	958		167.40		18,846.14
06/08/22	CHPAID	0015782976		127.19		18,973.33
06/08/22	CHPAID	0015782976		157.39		19,130.72
06/08/22	CHPAID	602		149.56		19,280.28
06/13/22	CHPAID	0000304366		149.75		19,430.03
06/22/22	CSTPAY	2873065138			149.56	19,579.59
<b>4050 Reserve Income</b>				<b>Beg Bal: 16,865.96</b>	<b>Activity: 2,713.63</b>	<b>0.00 2,713.63 19,579.59</b>
4210 Late Fees (Income)						1,005.00
06/12/22	CHPAID	Web Pay CHK	Alloc to 'LC' Ch date: 6/8/2022		10.00	1,015.00
<b>4210 Late Fees</b>				<b>Beg Bal: 1,005.00</b>	<b>Activity: 10.00</b>	<b>0.00 10.00 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 0.00 733.07</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 0.00 25.00</b>

Date	Type	Reference	Description	Debit	Credit	Balance
4250	Violation Fees Income	(Income)				1,600.00
			No activity in the period			1,600.00
	<b>4250 Violation Fees Income</b>		<b>Beg Bal: 1,600.00    Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,600.00</b>
4263	Reserve Interest	(Income)				5.50
06/28/22	JOURNL	J7676	Interest		1.35	6.85
	<b>4263 Reserve Interest</b>		<b>Beg Bal: 5.50    Activity: 1.35</b>	<b>0.00</b>	<b>1.35</b>	<b>6.85</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    Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>147.08</b>
5010	Management Fees	(Expense)				2,625.00
06/01/22	CHKITM	1066	RPM Services Inc.: Monthly website mgmt fee June	25.00		2,650.00
06/01/22	CHKITM	1066	RPM Services Inc.: June	500.00		3,150.00
	<b>5010 Management Fees</b>		<b>Beg Bal: 2,625.00    Activity: 525.00</b>	<b>525.00</b>	<b>0.00</b>	<b>3,150.00</b>
5020	Postage / Copies	(Expense)				7.33
			No activity in the period			7.33
	<b>5020 Postage / Copies</b>		<b>Beg Bal: 7.33    Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7.33</b>
5100	Repairs & Maintenance	(Expense)				11,377.31
06/01/22	CHKITM	1067	Knight and Day Home Services LLC: #18 water damaged shee	1,699.00		13,076.31
06/02/22	CHKITM	1068	Timson Construction LLC: repair sanitary drain lines unde slab	5,563.88		18,640.19
06/02/22	CHKITM	1069	Apollo Drain & Rooter Service, Inc.: #11 overflow in bathroom	922.97		19,563.16
06/06/22	CHKITM	1071	ABC Handyman: #6 balance due - sheetrock ceiling, etc.	4,375.49		23,938.65
06/30/22	CHKITM	1080	Danovia Marith: reimb for gloves, weed sprayer, pick litter tool, v	81.02		24,019.67
	<b>5100 Repairs &amp; Maintenance</b>		<b>Beg Bal: 11,377.31    Activity: 12,642.36</b>	<b>12,642.36</b>	<b>0.00</b>	<b>24,019.67</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    Activity: 0.00</b>	<b>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    Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,256.61</b>
5150	Plumbing Repairs	(Expense)				2,265.15
06/15/22	CHKITM	1077	Henco Plumbing Services, LLC: #12 toilet replace/jet cleaning l	2,237.73		4,502.88
	<b>5150 Plumbing Repairs</b>		<b>Beg Bal: 2,265.15    Activity: 2,237.73</b>	<b>2,237.73</b>	<b>0.00</b>	<b>4,502.88</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    Activity: 0.00</b>	<b>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    Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>788.80</b>
5210	Electric	(Expense)				70.43
06/15/22	CHKITM	1074	Clark Public Utilities: 7236-175-1	17.22		87.65
	<b>5210 Electric</b>		<b>Beg Bal: 70.43    Activity: 17.22</b>	<b>17.22</b>	<b>0.00</b>	<b>87.65</b>
5240	Sewer	(Expense)				2,717.00
06/06/22	CHKITM	1070	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	546.00		3,263.00
	<b>5240 Sewer</b>		<b>Beg Bal: 2,717.00    Activity: 546.00</b>	<b>546.00</b>	<b>0.00</b>	<b>3,263.00</b>
5260	Garbage	(Expense)				1,576.49
06/09/22	CHKITM	1072	Waste Connections: Monthly Garbage 2010-976517	304.12		1,880.61
	<b>5260 Garbage</b>		<b>Beg Bal: 1,576.49    Activity: 304.12</b>	<b>304.12</b>	<b>0.00</b>	<b>1,880.61</b>
5301	Accounting	(Expense)				130.00
			No activity in the period			130.00
	<b>5301 Accounting</b>		<b>Beg Bal: 130.00    Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>130.00</b>

Date	Type	Reference	Description	Debit	Credit	Balance
5305	Legal (Expense)					2,062.00
06/15/22	CHKITM	1076	Harker Lepore LLC: owner request for amendments	58.00		2,120.00
	<b>5305 Legal</b>		<b>Beg Bal: 2,062.00      Activity: 58.00</b>	<b>58.00</b>	<b>0.00</b>	<b>2,120.00</b>
5315	State Filing Fee (Expense)					0.00
06/15/22	CHKITM	1075	Secretary of State: ANNUAL 2022	20.00		20.00
	<b>5315 State Filing Fee</b>		<b>Beg Bal: 0.00      Activity: 20.00</b>	<b>20.00</b>	<b>0.00</b>	<b>20.00</b>
5410	Landscaping Maintenance (Expense)					975.60
			No activity in the period			975.60
	<b>5410 Landscaping Maintenance</b>		<b>Beg Bal: 975.60      Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>975.60</b>
5420	Landscaping Improvements (Expense)					0.00
06/09/22	CHKITM	1073	Macu's Inc.: One time mowing the grass	325.20		325.20
	<b>5420 Landscaping Improvements</b>		<b>Beg Bal: 0.00      Activity: 325.20</b>	<b>325.20</b>	<b>0.00</b>	<b>325.20</b>
5430	Tree Removal (Expense)					575.61
			No activity in the period			575.61
	<b>5430 Tree Removal</b>		<b>Beg Bal: 575.61      Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>575.61</b>
5610	Insurance (Expense)					1,946.00
06/01/22	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	486.50		2,432.50
	<b>5610 Insurance</b>		<b>Beg Bal: 1,946.00      Activity: 486.50</b>	<b>486.50</b>	<b>0.00</b>	<b>2,432.50</b>
6700	Reserve Contribution (Expense)					33,978.62
06/01/22	JOURNL	J7568	Monthly Reserve	3,010.00		36,988.62
	<b>6700 Reserve Contribution</b>		<b>Beg Bal: 33,978.62      Activity: 3,010.00</b>	<b>3,010.00</b>	<b>0.00</b>	<b>36,988.62</b>
6750	Replacement Reserve Fund (Expense)					665.00
			No activity in the period			665.00
	<b>6750 Replacement Reserve Fund</b>		<b>Beg Bal: 665.00      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)					0.00
06/21/22	CHKITM	1078	Leak Seal Roofing, Inc.: Bldg 1 repair to TPO roof - pulled from	734.05		734.05
	<b>6720 Roof Maint. Paid From Reserve</b>		<b>Beg Bal: 0.00      Activity: 734.05</b>	<b>734.05</b>	<b>0.00</b>	<b>734.05</b>
			<b>Totals:</b>	<b>21,801.58</b>	<b>5,019.35</b>	

# Profit & Loss 12 Month Recap

Property: Lakeview COA

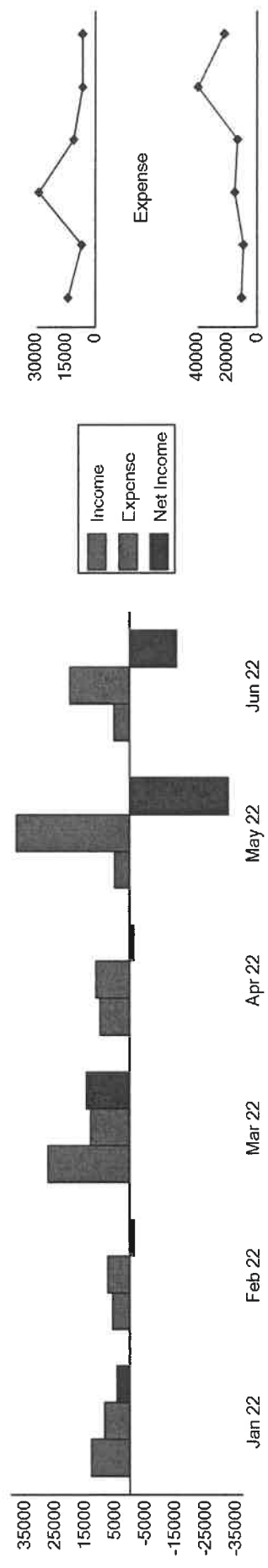
Monthly recap 01/01/22 - 06/30/22 (cash basis)

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 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	23,962.44
4050 Reserve Income	4,187.32	2,220.81	5,282.80	2,741.81	2,433.22	2,713.63	19,579.59
4200 Income							
4028 SA20 Special Assessment	0.00	0.00	1,000.00	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	1,015.00
4230 Legal Fees Income	0.00	0.00	733.07	0.00	0.00	0.00	733.07
4232 Delinquent Collections Income	0.00	0.00	25.00	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	1,600.00
4260 Interest Income							
4263 Reserve Interest	0.92	0.88	1.14	1.18	1.38	1.35	6.85
4260 Total Interest Income	0.92	0.88	1.14	1.18	1.38	1.35	6.85
4900 Misc Income	0.00	0.00	462.83	0.00	-462.83	0.00	0.00
4029 SA21 Special Assessment	-700.00	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	16,836.44
4200 Total Income	3,646.25	955.55	12,263.48	1,901.18	638.55	1,111.35	20,516.36
4300 Other Property Income							
4310 Maintenance & Repairs	0.00	0.00	147.08	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	147.08
4626 SA18 Special Assessment	0.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00
4627 SA19	0.00	0.00	1,000.00	0.00	0.00	0.00	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>66,205.47</b>
<b>EXPENSE</b>							
5000 Association Expenses							
5010 Management Fees	471.00	579.00	525.00	525.00	525.00	525.00	3,150.00
5020 Postage / Copies	0.00	7.33	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	3,157.33
5100 Repairs & Maintenance							
5110 Roof Maint/Repair	0.00	1,133.33	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	2,256.61
5150 Plumbing Repairs	0.00	0.00	0.00	0.00	2,265.15	2,237.73	4,502.88
5160 Electrical Repairs	0.00	1,085.00	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	788.80
5100 Other Repairs & Maintenance	645.48	103.08	4,596.70	4,520.77	1,511.28	12,642.36	24,019.67
5100 Total Repairs & Maintenance	2,902.09	2,321.41	4,596.70	4,520.77	4,565.23	14,880.09	33,786.29
5200 Utilities							

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	TOTAL
5210 Electric	12.24	12.49	14.28	14.20	17.22	17.22	87.65
5240 Sewer	533.00	546.00	546.00	546.00	546.00	546.00	3,263.00
5260 Garbage	301.95	304.12	362.18	304.12	304.12	304.12	1,880.61
5200 Total Utilities	847.19	862.61	922.46	864.32	867.34	867.34	5,231.26
5300 General Expenses							
5301 Accounting	0.00	0.00	0.00	130.00	0.00	0.00	130.00
5305 Legal	376.00	107.50	177.50	1,401.00	0.00	58.00	2,120.00
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	20.00	20.00
5300 Total General Expenses	376.00	107.50	177.50	1,531.00	0.00	78.00	2,270.00
5400 Landscaping							
5410 Landscaping Maintenance	325.20	0.00	325.20	325.20	0.00	0.00	975.60
5420 Landscaping Improvements	0.00	0.00	0.00	0.00	0.00	325.20	325.20
5430 Tree Removal	575.61	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	1,876.41
5600 Insurance							
5610 Insurance	0.00	486.50	486.50	486.50	486.50	486.50	2,432.50
5600 Total Insurance	0.00	486.50	486.50	486.50	486.50	486.50	2,432.50
6700 Reserve Contribution	3,010.00	3,010.00	6,002.18	3,010.00	18,946.44	3,010.00	36,988.62
6750 Replacement Reserve Fund	0.00	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	0.00	11,784.92	0.00	11,784.92
8000 Total Special Projects-Reserves	0.00	0.00	0.00	0.00	11,784.92	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>98,192.33</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>-31,986.86</b>
<b>N/O EXPENSE</b>							
6720 Roof Maint. Paid From Reserve	0.00	0.00	0.00	0.00	0.00	734.05	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>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>-32,720.91</b>

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	TOTAL
Income	12,847.02	5,697.99	27,506.81	9,854.39	5,075.31	5,223.95	66,205.47
Expense	-8,507.09	-7,374.35	-13,035.54	-11,262.79	-37,840.43	-20,172.13	-98,192.33
Net Operating Income	4,339.93	-1,676.36	14,471.27	-1,408.40	-32,765.12	-14,948.18	-31,986.86
Non Operating Expense	0.00	0.00	0.00	0.00	0.00	-734.05	-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>-32,720.91</b>

**NET INCOME SUMMARY**





# Budget Comparison

Property: Lakeview COA

Comparison Periods: 06/01/22 - 06/30/22 and 01/01/22 - 12/31/22 (cash basis)

	Actual 06/01/22 - 06/30/22	Budget 06/22 - 06/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	1,398.97	3,269.17	-1,870.20	-57.2 %	26,119.18	39,230.00	-13,110.82	-33.4 %
4050 Reserve Income	2,713.63	3,010.00	-296.37	-9.8 %	21,859.61	36,120.00	-14,260.39	-39.5 %
4200 Income								
4028 SA20 Special Assessment	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
4210 Late Fees	10.00	0.00	10.00		1,015.00	0.00	1,015.00	
4230 Legal Fees Income	0.00	0.00	0.00		733.07	0.00	733.07	
4232 Delinquent Collections Income	0.00	0.00	0.00		25.00	0.00	25.00	
4250 Violation Fees Income	0.00	0.00	0.00		1,600.00	0.00	1,600.00	
4260 Interest Income								
4263 Reserve Interest	1.35	0.00	1.35		6.85	0.00	6.85	
4260 Total Interest Income	1.35	0.00	1.35		6.85	0.00	6.85	
4029 SA21 Special Assessment	0.00	0.00	0.00		-700.00	0.00	-700.00	
4030 SA22 Special Assessment	1,100.00	1,666.67	-566.67	-34.0 %	16,936.44	20,000.00	-3,063.56	-15.3 %
4200 Total Income	1,111.35	1,666.67	-555.32	-33.3 %	20,616.36	20,000.00	616.36	3.1 %
4300 Other Property Income								
4310 Maintenance & Repairs	0.00	0.00	0.00		147.08	0.00	147.08	
4300 Total Other Property Income	0.00	0.00	0.00		147.08	0.00	147.08	
4626 SA18 Special Assessment	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
4627 SA19	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
<b>TOTAL INCOME</b>	<b>5,223.95</b>	<b>7,945.84</b>	<b>-2,721.89</b>	<b>-34.3 %</b>	<b>70,742.23</b>	<b>95,350.00</b>	<b>-24,607.77</b>	<b>-25.8 %</b>
<b>EXPENSE</b>								
5000 Association Expenses								
5010 Management Fees	525.00	500.00	25.00	5.0 %	3,675.00	6,000.00	-2,325.00	-38.8 %
5020 Postage / Copies	0.00	8.33	-8.33	-100.0 %	7.33	100.00	-92.67	-92.7 %
5065 Website	0.00	25.00	-25.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
5000 Total Association Expenses	525.00	533.33	-8.33	-1.6 %	3,682.33	6,400.00	-2,717.67	-42.5 %
5100 Repairs & Maintenance								
5110 Roof Maint/Repair	0.00	0.00	0.00		1,133.33	0.00	1,133.33	
5120 Gutter Repairs/Maint.	0.00	0.00	0.00		2,256.61	0.00	2,256.61	
5150 Plumbing Repairs	2,237.73	0.00	2,237.73		5,460.06	0.00	5,460.06	
5160 Electrical Repairs	0.00	0.00	0.00		1,085.00	0.00	1,085.00	
5170 Dryer Vent Cleaning	0.00	0.00	0.00		788.80	0.00	788.80	
5100 Other Repairs & Maintenance	12,642.36	952.83	11,689.53	1,226.8 %	24,019.67	11,434.00	12,585.67	110.1 %
5100 Total Repairs & Maintenance	14,880.09	952.83	13,927.26	1,461.7 %	34,743.47	11,434.00	23,309.47	203.9 %

	Actual 06/01/22 - 06/30/22	Budget 06/22 - 06/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
5200 Utilities								
5210 Electric	17.22	16.67	0.55	3.3 %	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	304.12	310.00	-5.88	-1.9 %	2,223.43	3,720.00	-1,496.57	-40.2 %
5200 Total Utilities	867.34	859.67	7.67	0.9 %	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	58.00	145.33	-87.33	-60.1 %	4,058.50	1,744.00	2,314.50	132.7 %
5310 Taxes	0.00	16.67	-16.67	-100.0 %	0.00	200.00	-200.00	-100.0 %
5315 State Filing Fee	20.00	0.83	19.17	2,309.6 %	20.00	10.00	10.00	100.0 %
5300 Total General Expenses	78.00	162.83	-84.83	-52.1 %	4,208.50	1,954.00	2,254.50	115.4 %
5400 Landscaping								
5410 Landscaping Maintenance	0.00	0.00	0.00		975.60	0.00	975.60	
5420 Landscaping Improvements	325.20	0.00	325.20		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	325.20	291.67	33.53	11.5 %	1,876.41	3,500.00	-1,623.59	-46.4 %
5600 Insurance								
5610 Insurance	486.50	0.00	486.50		2,919.00	0.00	2,919.00	
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 %	2,919.00	5,626.00	-2,707.00	-48.1 %
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 %	39,998.62	36,120.00	3,878.62	10.7 %
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>20,172.13</b>	<b>7,945.83</b>	<b>12,226.30</b>	<b>153.9 %</b>	<b>106,012.29</b>	<b>95,350.00</b>	<b>10,662.29</b>	<b>11.2 %</b>
<b>NOI</b>	<b>-14,948.18</b>	<b>0.01</b>	<b>-14,948.19</b>	<b>149,481,900.0 %</b>	<b>-35,270.06</b>	<b>0.00</b>	<b>-35,270.06</b>	
<b>NON OPERATING EXPENSE</b>								
6720 Roof Maint. Paid From Reserve	734.05	0.00	734.05		734.05	0.00	734.05	
<b>TOTAL NON OPERATING EXPENSE</b>	<b>734.05</b>	<b>0.00</b>	<b>734.05</b>		<b>734.05</b>	<b>0.00</b>	<b>734.05</b>	
<b>NET INCOME</b>	<b>-15,682.23</b>	<b>0.01</b>	<b>-15,682.24</b>	<b>156,822,400.0 %</b>	<b>-36,004.11</b>	<b>0.00</b>	<b>-36,004.11</b>	

**NET INCOME SUMMARY**

	Actual 06/01/22 - 06/30/22	Budget 06/22 - 06/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
Income	5,223.95	7,945.84	-2,721.89	-34.3 %	70,742.23	95,350.00	-24,607.77	-25.8 %
Expense	-20,172.13	-7,945.83	-12,226.30	153.9 %	-106,012.29	-95,350.00	-10,662.29	11.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-734.05	0.00	-734.05		-734.05	0.00	-734.05	
<b>NET INCOME</b>	<b>-15,682.23</b>	<b>0.01</b>	<b>-15,682.24</b>	<b>156,822,400.0 %</b>	<b>-36,004.11</b>	<b>0.00</b>	<b>-36,004.11</b>	

# Delinquency (Summary)

Property: Lakeview COA  
Current homeowners as of 06/30/22

Lak

Unit Type	Amount
CONDO/HOA	869.77
CONDO/HOA	25,824.84
CONDO/HOA	1,010.00
CONDO/HOA	263.56

Total Delinquent for Property: 27,968.17

## Report Summary

Detail	Value
Homeowners:	4
Percent Delinquent:	20.00 %
Delinquent Amount:	27,968.17

# Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 06/30/22

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
						312.00
						639.18
						319.59
						1,917.54
						1,300.00
						0.10
					<b>Total:</b>	<b>4,488.41</b>

# Checks By Account

Property: Lakeview COA

Date Range: 06/01/22 - 06/30/22

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc	6/1/22	1066	June	6/1/22	June	Lakev	500.00
RPM Services Inc	6/1/22	1066	Monthly website r	6/1/22	June	Lakev	25.00
							525.00
<b>5100 Repairs &amp; Maintenance</b>							
Knight and Day H	6/1/22	1067	#18 water damage	5/27/22	10-1	Lakev	1,699.00
Timson Construct	6/2/22	1068	repair sanitary dra	6/2/22	1027	Lakev	5,563.88
Apollo Drain & Ro	6/2/22	1069	#11 overflow in b	6/2/22	118331289	Lakev	922.97
ABC Handyman	6/6/22	1071	#6 balance due -	6/6/22	6.2.2022	Lakev	4,375.49
Danovia Marith	6/30/22	1080	reimb for gloves, v	6/30/22	Reimb	Lakev	81.02
							12,642.36
<b>5100 Repairs &amp; Maintenance : 5150 Plumbing Repairs</b>							
Henco Plumbing S	6/15/22	1077	#12 toilet replace/	6/15/22	26640797	Lakev	2,237.73
							2,237.73
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utiliti	6/15/22	1074	7236-175-1	6/1/22	7236-175-1	Lakev	17.22
							17.22
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional Wi	6/6/22	1070	Monthly Sewer Ac	6/1/22	016125-000	Lakev	546.00
							546.00
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connector	6/9/22	1072	Monthly Garbage :	6/1/22	2010-976517	Lakev	304.12
							304.12
<b>5300 General Expenses : 5305 Legal</b>							
Harker Lepore LLC	6/15/22	1076	owner request for	6/15/22	6075	Lakev	58.00
							58.00
<b>5300 General Expenses : 5315 State Filing Fee</b>							
Secretary of State	6/15/22	1075	ANNUAL 2022	6/15/22	602 635 673	Lakev	20.00
							20.00
<b>5400 Landscaping : 5420 Landscaping Improvements</b>							
Macu's Inc.	6/9/22	1073	One time mowing	6/9/22	0006625	Lakev	325.20
							325.20
<b>5600 Insurance : 5610 Insurance</b>							
American Family I	6/1/22	ACH	Customer #019-8	6/1/22	019-860-226-37	Lakev	486.50
							486.50
<b>6720 Roof Maint. Paid From Reserve</b>							
Leak Seal Roofing	6/21/22	1078	Bldg 1 repair to T	6/21/22	6319	Lakev	734.05
							734.05
							<b>Total Amount: 17,896.18</b>

# Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 07/07/22

## Deposits

Date	Ref #	Details	Amount
06/01/22	D18156	Bank Deposit: Deposit - epay	330.98
06/02/22	D18123	Bank Deposit: Deposit	1,914.52
06/02/22	D18173	Bank Deposit: Deposit - epay	319.59
06/09/22	D18214	Bank Deposit: Deposit	2,618.05
06/13/22	D18260	Bank Deposit: Deposit - epay	1,010.00
06/16/22	D18276	Bank Deposit: Deposit	312.39
06/21/22	J7634	Journal: for Leak Seal Bldg 1	734.05
06/24/22	D18318	Bank Deposit: Deposit -	312.00
			<b>7,551.58</b>

## Payments

Date	Ref #	Details	Amount
05/12/22	1058	Denis Orlovski	462.83
05/25/22	1065	Timson Construction LLC	850.64
06/01/22	1066	RPM Services Inc,	525.00
06/01/22	ACH	American Family Insurance	486.50
06/01/22	1067	Knight and Day Home Services LLC	1,699.00
06/01/22	J7568	Journal: Monthly Reserve	3,010.00
06/02/22	1068	Timson Construction LLC	5,563.88
06/02/22	1069	Apollo Drain & Rooter Service Inc.	922.97
06/06/22	1070	Clark Regional Wastewater District	546.00
06/06/22	1071	ABC Handyman	4,375.49
06/09/22	1072	Waste Connections	304.12
06/09/22	1073	Macu's Inc.	325.20
06/15/22	1074	Clark Public Utilities	17.22
06/15/22	1075	Secretary of State	20.00
06/15/22	1076	Harker Lepore	58.00
06/15/22	1077	Henco Plumbing Services, LLC	2,237.73
06/21/22	1078	Leak Seal Roofing, Inc.	734.05
			<b>22,138.63</b>

## Outstanding 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
			<b>3,226.30</b>

## Outstanding Payments

Date	Ref #	Details	Amount
06/30/22	1080	Danovia Marith	81.02
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
			<b>4,102.52</b>

## Summary

<b>Beginning Balance:</b>	34,001.61
<b>+ Selected Deposits (8)</b>	7,551.58
<b>- Selected Payments (17)</b>	22,138.63
<b>Ending Balance:</b>	19,414.56
<b>Goal:</b>	19,414.56
<b>Difference:</b>	0.00

<b>Reconciled Balance</b>	19,414.56
<b>+ Uncleared Deposits</b>	3,226.30
<b>- Outstanding Checks</b>	4,102.52
<b>Register Balance</b>	18,538.34





# UMPQUA BANK

June 30, 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: May 31, 2022  
This statement: June 30, 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	\$34,001.61
Low balance	\$19,414.56	Deposits/Additions	\$7,551.58
Average balance	\$24,238.35	Withdrawals/Subtractions	\$22,138.63
Interest earned	\$0.00	Ending balance	\$19,414.56

### Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
06-02	Deposit	1,914.52
06-09	Deposit	2,618.05
06-17	Deposit	312.39
06-24	Deposit	312.00
<b>Total Additions</b>		<b>\$5,156.96</b>

### Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
06-21	Cash Mgmt Trsfr Cr Ref 1721728l Funds Transfer Frm Dep [REDACTED] From Leak Seal Roofing	734.05
<b>Total Other Deposits/ Additions</b>		<b>\$734.05</b>

**ACH and Electronic Payments/Subtractions**

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
06-02	ACH Debit American Family Webpayment 0000000263105bn 20220602	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>
06-02	ACH Credit Paylease.Com Settlement 000014772979005 20220602	330.98
06-03	ACH Credit Paylease.Com Settlement 000014794014309 20220603	319.59
06-14	ACH Credit Paylease.Com Settlement 000014895740989 20220614	1,010.00
<b>Total ACH and Electronic Deposits/Additions</b>		<b>\$1,660.57</b>

**Other Withdrawals/Subtractions**

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
06-01	Cash Mgmt Trsfr Dr Ref 1521123l Funds Transfer To Dep ██████████ From June Reserve Contr Ibution	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>
05-31	34,001.61	06-08	23,508.71	06-22	20,160.73
06-01	30,466.61	06-09	25,580.76	06-24	20,168.61
06-02	32,225.61	06-13	25,117.93	06-28	19,434.56
06-03	32,545.20	06-14	21,752.44	06-29	19,414.56
06-06	31,694.56	06-17	22,047.61	06-30	19,414.56
06-07	29,072.59	06-21	22,398.46		

**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>
1058	\$462.83	06-13	1072	\$304.12	06-24
*1065	\$850.64	06-06	1073	\$325.20	06-21
1066	\$525.00	06-01	1074	\$17.22	06-17
1067	\$1,699.00	06-07	1075	\$20.00	06-29
1068	\$5,563.88	06-08	1076	\$58.00	06-21
1069	\$922.97	06-07	1077	\$2,237.73	06-22
1070	\$546.00	06-09	1078	\$734.05	06-28
1071	\$4,375.49	06-14			

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

Total Checks paid: 15 for **-\$18,642.13**

# Bank Reconciliation Report

Lakeview COA Reserve Umpqua 1419

Reconciled on: 07/07/22

## Deposits

Date	Ref #	Details	Amount
06/01/22	J7568	Journal: Monthly Reserve	3,010.00
06/28/22	J7676	Journal: Interest	1.35
			<u>3,011.35</u>

## Payments

Date	Ref #	Details	Amount
06/21/22	J7634	Journal: for Leak Seal Bldg 1	734.05
			<u>734.05</u>

## Outstanding Deposits

Date	Ref #	Details	Amount
07/01/22	J7643	Journal: Monthly Reserve	3,010.00
			<u>3,010.00</u>

## Summary

Beginning Balance:	79,590.98
+ Selected Deposits (2)	3,011.35
- Selected Payments (1)	734.05
Ending Balance:	81,868.28
Goal:	81,868.28
Difference:	0.00

Reconciled Balance	81,868.28
+ Uncleared Deposits	3,010.00
- Outstanding Checks	0.00
Register Balance	84,878.28



# UMPQUA BANK

June 30, 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: May 31, 2022  
This statement: June 30, 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	\$79,590.98
Low balance	\$81,866.93	Additions/Deposits	\$3,011.35
Average balance	\$82,356.30	Withdrawals/Subtractions	\$734.05
Interest paid year to date	\$6.85	Ending balance	\$81,868.28
Interest earned	\$1.35		

### Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
06-01	Cash Mgmt Trsfr Cr Ref 1521123I Funds Transfer Frm Dep [REDACTED] From June Reserve Contr Ibution	3,010.00
06-30	Interest Credit	1.35
<b>Total Other Deposits/ Additions</b>		<b>\$3,011.35</b>

### Other Subtractions/Withdrawals

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
06-21	Cash Mgmt Trsfr DrRef 1721728I Funds Transfer To Dep [REDACTED] From Leak Seal Roofing	734.05
<b>Total Other Subtractions/Withdrawals</b>		<b>\$734.05</b>

**Daily Balances**

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
05-31	79,590.98	06-21	81,866.93	06-30	81,868.28
06-01	82,600.98				

**Interest Information**

Annual percentage yield earned	.02%
Interest-bearing days	30
Average balance for APY	\$82,356.30
Interest earned	\$1.35
Interest paid year to date	\$6.85
Statement period	06/01 to 06/30

**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

JUNE 2022





### Transfer Confirmation

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

Confirmation: 3666718164  
Approval Status: 1 of 1 received  
Transmitted: 06/01/2022 12:23:19 PM (ET)  
Transmitted By: RPMHOA

#### Details

From Account: Lakeview OPR - Checking - [REDACTED] Available \$34,001.61  
(Balance as of: 06/01/2022 12:18:33 PM (ET) Not a guarantee of available funds.)  
To Account: Lakeview RES - Checking - [REDACTED] Available \$79,590.98  
(Balance as of: 06/01/2022 12:18:33 PM (ET) Not a guarantee of available funds.)  
Amount: \$3,010.00  
Description: June Reserve Contribution  
Send On: 06/01/2022 (today)



## HOA Accounting

---

**From:** American Family Insurance <AmFamOnlineBilling@amfam.com>  
**Sent:** Thursday, May 5, 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)

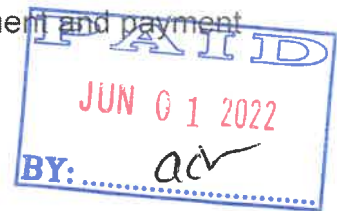
**Payment Amount:** \$486.50

**Payment Date:** 6/1/2022

**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 6/1/2022 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



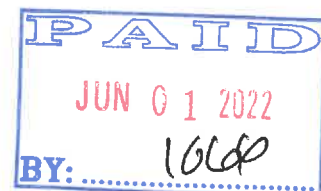
**Lakeview Condo Owners Association**

**Website Management Fee**

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

**Monthly \$25.00**

**JUNE 2022**

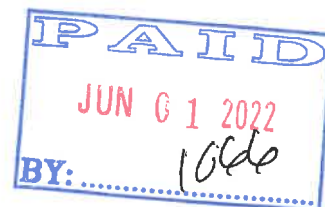


**Lakeview Condo Owners Association  
2022 Management Fee**

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

**Monthly \$500.00**

**JUNE 2022**



# Knight and Day Home Services

5-27-22  
APPROVED TO PAY ✓  
LAKEVIEW CONDOS #18

INVOICE	#10-1
SERVICE DATE	May 02, 2022
DUE	upon receipt
AMOUNT DUE	<b>\$1,699.00</b>

RPM Services  
5620 NE Gher Rd, H  
Vancouver, WA 98662

✉ Josh@rpmservice.net

## SERVICE ADDRESS

Josh  
2102 Kelly Drive, 18  
Vancouver, WA 98665

## CONTACT US

3107B NE 138TH AVE  
VANCOUVER, WA 98682

☎ (360) 921-1849

✉ DEREK.KNIGHT@OUTLOOK.COM

## INVOICE

Services	amount
By The Hour Handyman	\$1,400.00
This is for work done on Quot 0317A We will remove, inspect and replace the water damaged sheetrock in the laundry room and any damaged trim and molding in unit #18. We will texture and paint all replaced material. We will clean up and depose of all construction material.	
Materials	amount
material	\$180.00
Subtotal	\$1,580.00
Tax (Clark County 8.5%)	\$119.00
<b>Total</b>	<b>\$1,699.00</b>



**Timson Construction, LLC**

26115 NE 415 ST  
Amboy, WA 98601 US  
tim.e@timsonconstruction.com



**INVOICE**

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

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

**INVOICE** 1027  
**DATE** 05/27/2022  
**TERMS** Net 15  
**DUE DATE** 06/11/2022

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Custom Amount	Repair Sanitary Drain Lines Under Slab	1	6,428.00	6,428.00T
Services	Provided a discount Job came in under hours estimated	1	-1,300.00	-1,300.00T

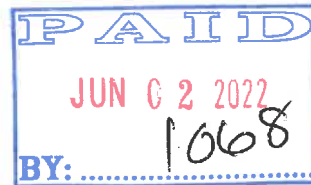
Provided a discount of \$1300.00. Job came in under Hours estimated.

SUBTOTAL	5,128.00
TAX	435.88
TOTAL	5,563.88

BALANCE DUE

**\$5,563.88**

*LAKEVIEW CONDOS ✓  
5-31  
APPROVED TO PAY ✓  
"*





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 #5te H  
 Vancouver, WA 98662 USA

*Lakeview*

<b>INVOICE</b> 118331289	<b>INVOICE DATE</b> May 31, 2022
-----------------------------	-------------------------------------

**JOB ADDRESS**  
 Josh  
 2102 Kelly drive #11  
 Vancouver, WA 98665 USA

**Completed Date:**  
**Technician:** Justus McCabe  
**Payment Term:** Net 30

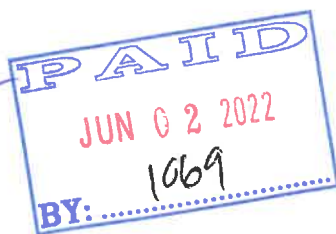
**DESCRIPTION OF WORK**

When I arrived on site I met with the tenant in unit 11 and they showed me to the toilet and bathtub that were overflowing. At this time I got authorization from the management via phone and was able to begin work. I pulled the toilet in the hallway bathroom and ran my Spartan 300 approximately 65 feet to clear the drain. I worked multiple sections to ensure the line was flowing. I ran the camera and produced a pull back video showcasing the integrity of the pipe from 110 feet from access. I discovered small obstructions resembling broken pipe chips however couldn't determine source. I will recommend a jet service and another sewer scope to determine if the line is broken and to recommend for a long term solution. I reset the toilet with a new wax ring and closet bolts and caps. I proceeded to test all drains in the home and did not have any water backing up. I cleaned the surrounding area. Thank you for choosing Apollo.

Copy and paste link to URL to view video  
<https://youtu.be/7GhzYsMZcUE>

TASK	DESCRIPTION	QTY	PRICE	TOTAL
E1-DISPATCH	L1 Emergency Dispatch Fee: Emergency Dispatch fee	1.00	\$99.00	\$99.00
CAC3	Cable/Camera 3" Line: Cable/Camera 3" line	1.00	\$657.45	\$657.45
PRT-D	Pull/Reset Toilet: Pull/Reset Toilet	1.00	\$95.00	\$95.00

*Lakeview Condos  
 OK to pay  
 Co-1*



<b>SUB-TOTAL</b>	\$851.45
<b>TAX</b>	\$71.52
<b>TOTAL DUE</b>	\$922.97

BALANCE DUE \$922.97

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 5/31/2022

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 5/31/2022





ABC HANDYMAN  
ONE CALL DOES IT ALL

2108 Lincoln Ave  
Vancouver, WA 98660  
360-910-7041  
abcHservice@gmail.com

find us on facebook



**RECEIVED**  
JUN 02 2022  
BY: .....

*Boam  
L25*

**Invoice**

Time Stamp: 11:17 AM  
Contact Date: 6/2/2022  
Appointment: \_\_\_\_\_  
Completed \_\_\_\_\_

paypal.me/abcHandyman

**Client Details**

Full Name: Dano condo  
Address: 2102 NW Kelly Drive Vancouver WA 98667  
Telephone No: \_\_\_\_\_  
Email: Dmarith@gmail.com  
Access Code: \_\_\_\_\_

**Property Details**

Address: 2102 NW Kelly Drive Vancouver WA 98667  
Contact Name: Dano condo  
Telephone No: \_\_\_\_\_  
Email: Dmarith@gmail.com

No.	Auth.	✓	Act	Qty	Scope of work	Totals
1		✓	4	1	Labor diagnostics and delivery	\$100.00
2		✓	30	20	remove and replace sheetrock ceiling with green board	\$2,000.00
3		✓	8	16	removing replace insulation in damaged areas	\$1,600.00
4		✓	1	1	apply mildcids throughout	\$100.00
5		✓	9	4	seal sheetrock ceiling	\$400.00
6		✓	12	4	install ventilation in cavity	\$400.00
7		✓	12	12	tape texture	\$1,200.00
8		✓	2	8	remove furniture and store	\$800.00
9					and closed isn't up to quote for repairs	\$0.00
10					if we can complete faster than it will be a discount	\$0.00
11						\$0.00
12						\$0.00
13						\$0.00
14						\$0.00
15						\$0.00
16						\$0.00
17						\$0.00
18						\$0.00
19						\$0.00
20						\$0.00
21						\$0.00
22						\$0.00
23						\$0.00
24						\$0.00
25		✓	3	1	clean up and haul off related construction debris	\$100.00

**PAID**  
JUN 06 2022  
BY: *1671*

*approved: Dano 6/2/22  
Dana  
Carma*

Note the Material costs are separate line items below to the right and not included in this Estimate  
Subtotal of total hours estimated 67

<b>NOTE: See BMP tab at bottom for your Free copy of our Maintenance Protocols</b>	<b>Subtotal</b>	<b>\$6,700.00</b>
Type your initials in the App'd Column for line items that you approve on an ongoing basis. Keep in mind that you will be making adjustments to the scope of work and your estimate will not change once the job is underway. The way we adjust your scope of work or add line items to this document is through the Change Order tab below. Also find additional tabs that are here to assist your maintenance schedules and feel free to print or use your smart phone to access this document.	<b>State tax</b>	<b>\$576.20</b>
	<b>Subtotal</b>	<b>\$7,276.20</b>
	<b>Deposit</b>	<b>-\$3,638.10</b>
	<b>Change</b>	<b>\$0.00</b>
	<b>Materials</b>	<b>\$737.39</b>
	<b>Balance</b>	<b>\$4,375.49</b>

**Fees and Schedule**

Invoices are due upon receipt. Quote price does not include sales tax. Local county taxes will vary. In the event that payments are not made by these terms the account is subject to late payment charges of 1.5% per month. In the event legal action is taken to collect a past due account the buyer agrees to pay all collection and attorney fees.

Type signature here

\_\_\_\_\_  
Owner Signature  
\_\_\_\_\_  
Representative Name

\_\_\_\_\_  
Date  
\_\_\_\_\_  
Date



**ABC HANDYMAN**

ONE CALL DOES IT ALL

2108 Lincoln Ave  
Vancouver, WA 98660  
360-910-7041  
abcHservice@gmail.com

# Materials

Time Stamp: 11:17 AM  
Contact Date: 6/2/2022  
Appointment: \_\_\_\_\_  
Completed Date: \_\_\_\_\_

No.	Qty	Description Check text for image of receipt	Totals
1		paint	\$190.00
2		sheetrock	\$36.00
3		tape	\$10.00
4		mud	\$12.00
5		primer	\$75.00
6		insulation	\$154.00
7		vent screen	\$25.00
8		staples	\$12.00
9		tape	\$16.00
10		plastic	\$25.00
11		mildicids	\$49.00
12		air handler	\$0.00
13		floor covering	\$75.00
14			\$0.00
15			\$0.00
16			\$0.00
17			\$0.00
18			\$0.00
19			\$0.00
20			\$0.00
21			\$0.00
22			\$0.00
23			\$0.00
24			\$0.00
25			\$0.00
26			\$0.00
27			\$0.00
28			\$0.00
29			\$0.00
30			\$0.00

**Fees and Schedule**

This entire amount is added to the final invoice near the bottom right.

<b>Subtotal</b>	<b>\$679.00</b>
<b>Sales Tax</b>	<b>\$58.39</b>
<b>Balance Due</b>	<b>\$737.39</b>





**ABC HANDYMAN**  
ONE CALL DOES IT ALL

2108 Lincoln Ave  
Vancouver, WA 98660  
360-910-7041  
abcHservice@gmail.com

# Warranty

Time Stamp: 11:17 AM  
Contact Date: 6/2/2022  
Appointment: \_\_\_\_\_  
Completed: \_\_\_\_\_

## Client Details

Full Name: Dano condo  
Address: 2102 NW Kelly Drive Vancouver WA 98667  
Telephone No: \_\_\_\_\_  
Email: Dmarith@gmail.com

## Property Details

Address: 2102 NW Kelly Drive Vancouver WA 98667  
Contact Name: Dano condo  
Telephone No: \_\_\_\_\_  
Email: Dmarith@gmail.com

## Statement of Warranty and Guarranty

"ABC Handyman" HEREIN AFTER CALLED THE COMPANY, HAS COMPLETED THE CONSTRUCTION SYSTEM, AND PROMISES TO MAINTAIN THE INSTALLED ITEMS OF THE BILL TO PARTY AT THE INSTALLATION ADDRESS SPECIFIED ABOVE, At its own expense for a period of 10 years from the date of this agreement, subject to the terms and conditions set forth herein.

It is expressly understood that this GUARANTEE does not include any accessory items NOT installed by the company, nor does it include manufacture defects and or Manufacture warranty. This is for labor only any materials required for said repairs are provided by owner or manufacture.

This agreement is solely intended to cover any condition caused by defective materials supplied by the company, the installation or ordinary wear and tear thereof. It shall not include any conditions due to lightning, fire full gales, earthquake, flood, hail or any other similar unusual natural occurrences or any condition caused by any deliberate act of negligence.

Liabilities herein shall be limited to the cost of repair of installation of new materials the equal of those originally supplied by the company, and there shall be no liability for damage to other components of the home or of the building or its contents, not for any consequential damage.

This agreement will not cover damage due to repair of subsequent work on or through the Building by outside labor without the prior written consent by the company of the methods and materials used, During the term of this GUARANTEE, the company, its agents or employees, shall have free access to the building during normal 9 to 5 work hours. and is only valid if the final agreed upon invoice is paid in full."

## NOTES

State law requires we provide many of the documents listed and some are simply pdf forms. in order for us to provide these paperless we have included links to the documents saving hundreds of pages of printed materials. Simply go to links provided and initial that you have been made aware of such documents and are satisfied that your contractor has met obligations for both state and federal requirements.



**ABC HANDYMAN**  
ONE CALL DOES IT ALL

2108 Lincoln Ave  
Vancouver, WA 98660  
360-910-7041  
abcHservice@gmail.com

# Government Compliance

Time Stamp: 11:17 AM  
Contact Date: 6/2/2022  
Appointment: \_\_\_\_\_  
Completed: \_\_\_\_\_

### Client Details

Full Name: Dano condo  
Address: 2102 NW Kelly Drive Vancouver WA 98667  
Telephone No: \_\_\_\_\_  
Email: Dmarith@gmail.com

### Property Details

Address: 2102 NW Kelly Drive Vancouver WA 98667  
Contact Name: Dano condo  
Telephone No: \_\_\_\_\_  
Email: Dmarith@gmail.com

### Links to Compliance required notifications please initial ea that you have been given each of the required items

Initials	State of Washington
	<b>Lead safe</b>
	<a href="http://www.lni.wa.gov/IPUB/417-214-000.pdf">http://www.lni.wa.gov/IPUB/417-214-000.pdf</a>
	<a href="https://www.epa.gov/sites/production/files/documents/renovaterightbookletbwisept2011.pdf">https://www.epa.gov/sites/production/files/documents/renovaterightbookletbwisept2011.pdf</a>
	<b>Mold</b>
	<a href="https://www.epa.gov/sites/production/files/2016-10/documents/moldguide12.pdf">https://www.epa.gov/sites/production/files/2016-10/documents/moldguide12.pdf</a>
	<b>Disclosier</b>
	<a href="http://www.lni.wa.gov/Forms/pdf/F625-030-000.pdf">http://www.lni.wa.gov/Forms/pdf/F625-030-000.pdf</a>
	<b>Waiver of Lien</b>
	<a href="http://www.lni.wa.gov/Forms/pdf/F625-029-000.pdf">http://www.lni.wa.gov/Forms/pdf/F625-029-000.pdf</a>
	<b>Indoor air quality commercial</b>
	<a href="http://www.lni.wa.gov/Safety/Rules/Policies/PDFs/WRD1010.pdf">http://www.lni.wa.gov/Safety/Rules/Policies/PDFs/WRD1010.pdf</a>
	<b>State of Oregon</b>
	Combined state docs
	<a href="http://www.oregon.gov/CCB/Documents/combined%20notices%206-18-15.pdf">http://www.oregon.gov/CCB/Documents/combined%20notices%206-18-15.pdf</a>
	Note Oregon also requires notification of Lead paint, and Mold found on this form.

### NOTES

State law requires we provide many of the documents listed and some are simply pdf forms. in order for us to provide these paperless

# ABC handyman

2108 Lincoln Avenue  
 Vancouver, WA 98660  
 360-910-7041  
 Garth@abcHservice.com

find us on facebook

## Estimate

Time Stamp: 2:10 PM  
 Contact Date: 2/22/2021  
 Appointment: \_\_\_\_\_  
 Completed: \_\_\_\_\_

### Client Details

Full Name: Dano  
 Address: 2102 NW Kelly Drive Vancouver, WA 98665  
 Telephone No: \_\_\_\_\_  
 Email: Dmarith@gmail.com  
 Access Code: \_\_\_\_\_

### Property Details

Address: j2 Vancouver WA 9866  
 Contact Name: Dmarith@gmail.com  
 Telephone No: \_\_\_\_\_  
 Email: Dmarith@gmail.com

No.	Auth.	✓	Act	Qty	Scope of work	Totals
1		✓		1	Labor diagnostics and delivery	
2		✓		20	remove and replace sheetrock ceiling with green board	
3		✓		16	removing replace insulation in damaged areas	
4		✓		1	apply mildcids throughout	
5		✓		4	seal sheetrock ceiling	
6		✓		4	install ventilation in cavity	
7		✓		12	tape texture	
8		✓		8	remove furniture and store	
9		□				
10		□				
11		□				
12		□				
13		□				
14		□				
15		□				
16		□				
17		□				
18		□				
19		□				
20		□				
21		□				
22		□				
23		□				
24		□				
25		✓		5	clean up and haul off related construction debris	

**PAID**

~~MAY 1 2022~~

42822 # 1051  
 deposit 3848.20 4/28/22

Note the Material costs are separate line items below to the right and not included in this Estimate 0  
 Subtotal of total hours estimated 71

<b>NOTE: See BMP tab at bottom for your Free copy of our Maintenance Protocols</b>	Subtotal	\$7,100.00
	State tax	\$596.40
	Subtotal	\$7,696.40
	Deposit	-\$3,848.20
	Change	\$0.00
	Materials	\$3,895.00
	Balance	\$7,743.20

pulled ceiling apart and discovered that the mold had infiltrated throughout the entire ceiling. recommend pulling down ceiling and insulation and treating with mild sides and correct the attic ventilation problem. We do not recommend occupation at this time.

### Fees and Schedule

Invoices are due upon receipt. Quote price does not include sales tax. Local county taxes will vary. In the event that payments are not made by these terms the account is subject to late payment charges of 1.5% per month. In the event legal action is taken to collect a past due account the buyer agrees to pay all collection and attorney fees.

Type signature here  
 \_\_\_\_\_  
 Owner Signature Date  
 \_\_\_\_\_  
 Representative Name Date

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

*60657*



# INVOICE

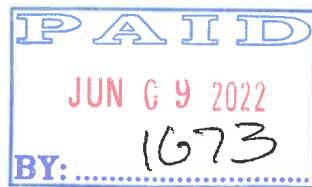
Boni  
(360)931-5829

license#:604346914. Ccb#:222325

Dano  
Lake view condos

Invoice # 0006625  
Invoice Date 06/06/2022  
Due Date 06/06/2022

Item	Description	Unit Price	Quantity	Amount
	One time mowing the grass	300.00	1.00	300.00
		<b>Subtotal</b>		300.00
		+ Tax (8.40%)		25.20
		<b>Total</b>		325.20
		<b>Amount Paid</b>		0.00
		<b>Balance Due</b>		<b>\$325.20</b>



*Approved  
- Dano  
- David  
- Carmen  
6.8.22*



Invoice # 6075  
 Date: 05/01/2022  
 Due On: 05/31/2022



### 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	04/22/2022	DC	Review and respond to email with L. Divers re owner request for amendments.	0.20	\$290.00	\$58.00
<b>Total For This Matter</b>						<b>\$58.00</b>

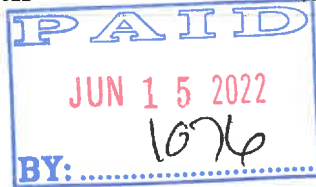
#### Detailed Statement of Account

##### 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
6075	05/31/2022	\$58.00	\$0.00	\$58.00



<b>Outstanding Balance</b>	<b>\$1,880.50</b>
<b>Amount in Trust</b>	<b>\$0.00</b>
<b>Total Amount Outstanding</b>	<b>\$1,880.50</b>

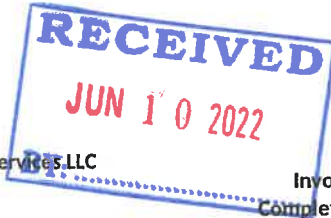
Please make all amounts payable to: Harker Lepore, 915 NW 19th Ave, Suite H, Portland, OR 97209

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

*Approved*  
 6/9/22



APPROVED TO PAY ✓ CO-10  
LAKEVIEW CONDOS -  
6.14.22



Henco Plumbing Services LLC

Invoice 26640797

Invoice Date 6/9/2022

Completed Date

Customer PO

**Billing Address**

Rpm Services  
5620 Northeast Gher Road #H  
Vancouver, WA 98662 USA

**Job Address**

rpm  
2102 Northwest Kelly Drive #12  
Vancouver, WA 98665 USA

**Description of Work**

**Henco Plumbing Services is Contract:**

- Due to the distance of hydro jet machine and unit being serviced this will be a two man job.
- Contractor is to remove and dispose of existing toilet fixture then assemble and install new toilet fixture.
- Contractor is to Hydro jet through available clean out in bathroom wall or will hydro jet through closet flange.
- Contractor is to perform camera inspection of sewer line.
- 30 day warranty on quality of workmanship for toilet fixture.

Upon arrival on 06/09/2022 technician removed existing toilet fixture, angle stop to toilet water supply will not shut off technician will have to shut off water at meter. Technician hydro jetted sewer trunk line to unit #12 up to 75 feet making 20 complete passes and flushed line with an additional 50 gallons of water. Technician followed up with camera inspection every third complete pass, technician made more passes than normal due to the amount of build up and scaling removed. Camera revealed two section of sewer trunk line that have significant erosion at the bottom portion of pipe as seen on video.

Technician assembled and installed new toilet fixture, due to angle stop not shutting off and seeping water technician notified Mr. David Hart and received authorization to replace angle stop. Technician tested toilet fixture and angle stop for leaks at points of connection and proper operation.

Technician ran bathtub fixture and found that bathtub drain line is backed up and not draining, technician noticed toilet paper in the waste drain, due to back pressure when sewer line backed up toilet paper and solid waste made it into the bathtub drain and clogged it. Technician cabled drain through overflow clean out up to 10 feet with 3/8 cable machine and cleared blockage. Bathtub drain is now draining properly.

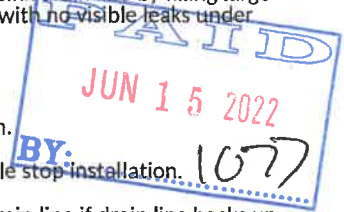
Technician received authorization from David Hart to hydro jet kitchen sink drain line. Technician removed p-trap drain assembly and hydro jetted kitchen sink drain line up to 50 feet making 4 complete passes. Technician tested kitchen sink drain line by filling large basin half full with water and releasing stopper, kitchen sink drain line is draining properly at this time with no visible leaks under kitchen sink.

Technician cleaned and sanitized all work areas.

No warranty on hydro jet of main sewer trunk line due to the age and current condition of the cast iron.

30 day warranty for quality of workmanship and leaks at points of connection for toilet fixture and angle stop installation.

30 day warranty for kitchen sink drain line back up, one time complimentary cleaning of kitchen sink drain line if drain line backs up with in the 30 day warranty.



Task #	Description	Quantity	Your Price	Your Total
TI-1	Remove Existing, Supply/Install new 1.6 Gallon Round Front Toilet (White) 12-INRI Gerber viper Includes new Seat, Braided supply line, wax ring. **Upgrade To ADA Comfort height for \$99	1.00	\$650.00	\$650.00
PJ-1	Includes High Pressure Water Jet Cleaning The House Sewer Main Line From Accessible Clean Out To City Sewer Main or holding tank **Includes video scoping line No warranty on hydro jet if sewer line has offsets/belly's/roots. Additional secondary lines to be \$225.0 per jet.  *Option for repair/replace with 10 year warranty	1.00	\$875.00	\$875.00
STUTS-6	Additional Cable Pass For Extreme Buildup in Drain Piping System	1.00	\$139.33	\$139.33
KSJ	Hydro scrub/jet Kitchen sink drain to clear blockage in line. 30 day warranty Option for diamond package hydro scrub all secondary lines in home Option to jet remaining secondary lines in home \$225.0 per line ***Complimentary Scope of sewer line with Available two way clean out	1.00	\$225.00	\$225.00

CO-10  
DAVID ✓

TR2P-9 (1)	Replace all angle stops in home \$115 a stop after the 1st one	1.00	\$175.00	\$175.00
Service	Sewer scope	1.00	\$0.00	\$0.00

<https://youtube.com/watch?v=78ITZ20Ug5Q&feature=share>

<b>Sub-Total</b>	\$2,064.33
<b>666 - CLARK-PTBA 8.4%</b>	\$173.40
<b>Total Due</b>	<u>\$2,237.73</u>
<b>Balance Due</b>	\$2,237.73

Thank you for choosing Henco Plumbing Services LLC  
Hencops851OM OR CCB 223386

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% per month shall be applied for overdue amounts.

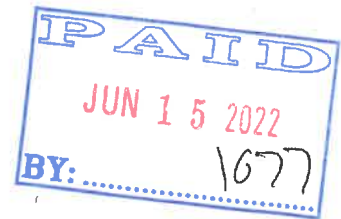
Approved

6/9/2022

I have inspected all of the work done by Henco Plumbing Services LLC pursuant to the contract terms agreed by me at rpm [the location described in the contract]. 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 [the contractor] 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.

*[Handwritten signature]*

6/9/2022



10-10 APPROVED TO PAY FROM RESERVE ACCOUNT  
LAKEVIEW CONDOS BUILDING #1

Leak Seal Roofing, Inc.  
2518 NE 252nd Ave.  
Camas, WA 98607  
360-576-6826



**LEAK SEAL  
ROOFING, INC.**  
www.leaksealroofing.com

# Invoice

Date	Invoice #
6/16/2022	6319

**Bill To**

RPM Services  
josh@rpmservice.net

**Ship To**

5700 ~~10th~~ Ave  
Vancouver, WA 98662

**REMIT TO:**  
**Leak Seal Roofing, Inc.**  
**2518 NE 252nd Ave.**  
**Camas, WA 98604**  
**WE DO NOT ACCEPT WIRE TRANSFERS**

Terms	Due Date	Project
Due on receipt	6/16/2022	Lakeview Condos

Description	Rate	Amount
Labor & Material: To Make Repair To TPO Roof On Bldg #1 <i>Bldg #1</i>	2,257.22	677.17T

**PAID**  
JUN 21 2022  
BY: 1078

Thank You for choosing Leak Seal Roofing, Inc.  
If you are pleased with our service, quality and professionalism, we would greatly appreciate you leaving us a review on Google or Yelp. If there is anything we could have done better please email rich@leaksealroofing.com

<b>Subtotal</b>	\$677.17
<b>Sales Tax (8.4%)</b>	\$56.88
<b>Total</b>	\$734.05
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$734.05

Please Note: All invoices are due upon receipt, unless other arrangements have been made prior. A late charge of 18% Annually will be charged on all past due invoices.





### Transfer Confirmation

The request below has been transmitted successfully.

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

Confirmation: 3166040044  
 Approval Status: 1 of 1 received  
 Transmitted: 06/21/2022 06:28:04 PM (ET)  
 Transmitted By: RPMHOA

#### Details

From Account: Lakeview RES - Checking [REDACTED] - Available \$82,600.98  
 (Balance as of: 06/21/2022 06:27:32 PM (ET) Not a guarantee of available funds.)

To Account: Lakeview OPR - Checking [REDACTED] - Available \$21,722.41  
 (Balance as of: 06/21/2022 06:27:32 PM (ET) Not a guarantee of available funds.)

Amount: \$734.05  
 Description: Leak Seal Roofing  
 Send On: 06/21/2022 (today)

**PAID**  
 JUN 21 2022  
 BY: *[Signature]*



Physical/Overnight address: 801 Capitol Way S Olympia, WA 98501-1226

Mailing Address: PO Box 40234 Olympia, WA 98504-0234

This Box For Office Use Only

Select one filing fee option

- Filing Fee \$60 - Default  
 Filing Fee \$20 - Certification required (section 4)

To Expedite Filing, Add \$50



**NONPROFIT CORPORATION ANNUAL REPORT**  
**RCW 24.03A & RCW 23.95.255**

All fields **REQUIRED** unless otherwise specified

(1) **Business Name:** LAKEVIEW CONDO OWNERS ASSOCIATION

(2) **UBI No.:** 602 635 673

(3) **EIN:** [REDACTED] Per the IRS a NonProfit Corporation is required to have an EIN. See the instructions for the IRS website regarding this process.

(4) **GROSS REVENUE CERTIFICATION:**

Per **RCW 24.03A.960** does the Nonprofit certify that its total gross revenue in the most recent fiscal year was less than \$500,000? (Check one)  YES  NO (If "yes", the filing fee is reduced to \$20)

(5) Has your registered agent changed? (Check one)  YES  NO If Yes, complete page 3

(6) **PRINCIPAL OFFICE:** The location where the business's records are kept

**Street Address**  
 (Must be a physical address; No PO Box or PMB)  
 Address: 5620 NE GHER RD #H  
 Zip: 98662 City: VANCOUVER  
 State: WA Country: USA

**Mailing Address (optional)**  
 Check if mailing address is the same as street address  
 Address: \_\_\_\_\_  
 Zip: \_\_\_\_\_ City: \_\_\_\_\_  
 State: \_\_\_\_\_ Country: \_\_\_\_\_

Phone: 360 693-6260 Email: RPMS@RPMSERVICE.NET

(7) **GOVERNOR(s):** List at least one, attach additional pages if necessary. A business cannot serve as its own Governor

Name: DANOVIA MARITH Name: DAVID HART  
 Name: CARMEN SONNES Name: \_\_\_\_\_

(8) **NATURE OF BUSINESS:** Briefly describe the type of business your business conducts in the state of Washington  
 HOA

(9) **RENEWAL OF PUBLIC BENEFIT DESIGNATION: RCW 24.03A.245/250**

If the Nonprofit Corporation is currently designated as a Public Benefit Corporation with the Office of the Secretary of State the below questions must be answered.

1. Does the Nonprofit Corporation still meet the requirements to maintain its Public Benefit designation?  
 (Check one)  YES  NO If "no" is selected the Nonprofit will not maintain the designation of a Public Benefit Corporation
- 1a. If "yes", does the Nonprofit Corporation still elect to have the Public Benefit Designation?  
 (Check one)  YES  NO

---

**(10) CHARITABLE NONPROFIT CORPORATION:**

Is the Nonprofit Corporation a Charitable Nonprofit as defined by RCW 24.03A.010(5)?

(Check one)  YES  NO *If "no" continue to section 13.*

---

**(11) REPORTING CHANGES FOR THE CHARITABLE NONPROFIT CORPORATION:**

Does the Nonprofit Corporation meet exemptions of reporting as outlined in RCW 24.03A.075?

(Check one)  YES  NO *If "no" the reporting questions below are required to be answered*

---

**(12) REPORTING QUESTIONS:**

*If submitting the Annual Report for a Foreign Nonprofit Corporation or Foreign Nonprofit Professional Service Corporation only question 2 is required.*

1. Has the Nonprofit Corporation filed an Amendment in the last year that changed one or more purposes of the corporation recorded in its initial Articles of Incorporation? (Check one)  YES  NO

2. Has the Nonprofit Corporation operated a significant program or activity that is different from:

a. A program or activity that the Nonprofit has previously operated; and

b. A program or activity described in the most recent application for recognition of exemption from federal tax income? (Check one)  YES  NO

---

**(13) Controlling Interest RCW 82.45.220 Answer all questions below**

1. Does this entity own (hold title) real property in Washington, such as land or buildings, including leasehold improvements?  YES  NO

2. In the past 12 months, has there been a transfer of at least 16 2/3 percent of the ownership, stock, or other financial interest in the entity?  YES  NO

2a. If "yes", in the past 36 months, has there been a transfer of controlling interest (50 percent or greater) of the ownership, stock, or other financial interest in the entity?  YES  NO

3. If you answered "yes" to question 2a, has the controlling interest transfer return been filed with Department of Revenue?  YES  NO

*For more information on Controlling Interest, contact Department of Revenue by visiting [www.dor.wa.gov/REET](http://www.dor.wa.gov/REET)*

---

**(14) POSTAL MAIL OPT-IN: By checking the box the business and Registered Agent will not receive email notifications**

The business wants to receive all notifications to the Registered Agent by postal mail

---

**(15) I hereby certify, under penalty of law, that the above information is accurate and complies with the filing requirements of state law.**

Signature of Authorized Person:  Date: 6.22.22

Print Name and Title (if applicable): KENNETH OPP

Phone: (optional) 360 693-6260 Email: (optional) RPMS@RPMSERVICE.NET

---

**NEW REGISTERED AGENT:**

**COMMERCIAL REGISTERED AGENT: RCW 23.95.420**

A Commercial Registered Agent is a business or individual that is registered with the Office of the Secretary of State to receive legal documents on behalf of a business. The Commercial Registered Agent's address has been registered with our office.

Is the Registered Agent a Commercial Registered Agent? (Check one)  Yes  No

If Yes, provide the name of the Commercial Registered Agent: \_\_\_\_\_

The Commercial Registered Agent must sign the consent to serve below.

If No, continue below

**NON-COMMERCIAL REGISTERED AGENT**

A Non-Commercial Registered Agent is an individual, business, or an office or position that is not registered as a Commercial Registered Agent.

- If an **individual** is serving as the Registered Agent, only provide the individual's first and last name below.
- If a **business** is serving as the Registered Agent, only provide the name of the business below.
- If an **office** or **position** within the business is serving as the Registered Agent, only provide the position title such as President, Secretary, Treasurer, or Member below.

Registered Agent: KENNETH OPP

Phone: _____	Email: _____
<b>Registered Agent Street Address (required)</b> (Must be a physical address; No PO Box or PMB)	<b>Registered Agent Mailing Address (optional)</b> <input checked="" type="checkbox"/> Check if mailing address is the same as street address
Country: <u>United States</u> State: <u>Washington</u>	Country: <u>United States</u> State: <u>Washington</u>
Address : <u>5620 NE GHER RD #H</u>	Address : _____
Zip: <u>98662</u> City: <u>VANCOUVER</u>	Zip: _____ City: _____

**CONSENT TO SERVE AS REGISTERED AGENT - REQUIRED FOR ALL TYPES**

I hereby consent to serve as Registered Agent in the State of Washington for the named business. I understand it will be my responsibility to accept service of process, notices, and demands on behalf of the business; to forward mail to the business; and to immediately notify the Office of the Secretary of State if I resign or change the Registered Office Address.

\_\_\_\_\_  
Signature of Registered Agent

KENNETH OPP  
Printed Name/Title

6.22.22  
Date

## HOA Accounting

---

**From:** dmarith@gmail.com  
**Sent:** Friday, June 17, 2022 5:42 PM  
**To:** 'Carmen Sonnes'; 'hartshomeinspection'  
**Cc:** 'Joshua Perkins'; 'HOA Accounting'  
**Subject:** Lakeview Condos: Reimburse Dano \$81.02 for Landscape Supplies  
**Attachments:** Harbor Freight 33-94 Receipt for Gloves and Garden Weed Sprayer 6-15-2022.png; Harbor Freight 3-98 Receipt for Reach Tool for Litter 6-15-2022.png; Amazon Order 43-10 for Two 45-Percent Vinegar Bottles for Lakeview Condos 6-17-2022.pdf



Hello Carmen & David,

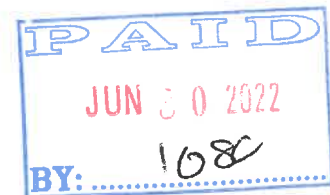
Attached are receipts for landscaping supplies I bought for Lakeview Condos. Will you please review and advise on your approval to reimburse me costs summarized below?

**Receipts:**

1. Harbor Freight for Gloves and Garden Weed Sprayer	\$33.94
2. Harbor Freight for Two Reach Tool to Pickup Litter	\$ 3.98
3. <u>Amazon 45% Concentrated Vinegar, Two 1-Gallon Bottles</u>	<u>\$43.10</u>
4. <b>Total Reimbursement Due to Dano</b>	<b>\$81.02</b>

Regards,  
Dano  
(425) 827-6726

Approved  
David 6/17  
Carmen 6/23





Item Subtotal: \$4.99



2 GALLON HOME - GARDEN SP  
SKU 95690

\$14.99  
x 1

Item Subtotal: \$14.99



CLEANING GLOVES 2PR S/M  
SKU 64184

\$3.49  
x 1

Item Subtotal: \$3.49



CLEANING GLOVES 2PR S/M  
SKU 64184

\$3.49  
x 1

Item Subtotal: \$3.49



CLEANING GLOVES 2PR S/M  
SKU 64184

\$3.49  
x 1

Item Subtotal: \$3.49



CLEANING GLOVES 2PR S/M  
SKU 64184

\$3.49  
x 1

Item Subtotal: \$3.49

**PAID**  
JUN 30 2022  
1088  
BY: .....

Subtotal: \$33.94

Sales Tax: \$0.00

Total: \$33.94

# HARBOR FREIGHT

QUALITY TOOLS    LOWEST PRICES

**Dano Marith**  
**Transaction #: 998479**  
**Transaction Date: 06/15/2022**

**Store Location:**  
**PORTLAND, OR #477**  
**5035 SE 82ND AVE**  
**PORTLAND, OR 97266**



**36 IN PICKUP & REACH TOOL**  
**SKU 61413**

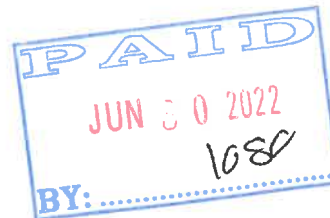
**\$1.99**  
**× 2**

**Item Subtotal: \$3.98**

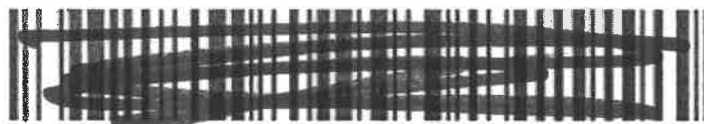
**Subtotal:        \$3.98**  
**Sales Tax:       \$0.00**  
**Total:            \$3.98**

## Payments

**CreditDebit \*\*\*\*\***  
**Auth: 03605P**



**\$3.98**



**Transaction # 998479**

If you received this receipt in error contact [cs@harborfreight.com](mailto:cs@harborfreight.com)

Proof of purchase required for returns/exchanges within 90 days of purchase



### Details for Order #111-0522735-3819430

[Print this page for your records.](#)

**Order Placed:** June 17, 2022  
**Amazon.com order number:** 111-0522735-3819430  
**Order Total:** \$43.10

### Not Yet Shipped

#### Items Ordered

2 of: *45% Pure Vinegar - Concentrated Industrial Grade (1-Gallon)*  
Sold by: Belle Chemical Company ([seller profile](#))

**Price**  
\$19.99

Condition: New

#### Shipping Address:

Danovia Marith  
[Redacted]  
[Redacted] 968  
United States

**Shipping Speed:**  
FREE Prime Delivery

### Payment information

#### Payment Method:

MasterCard | Last digits: [Redacted]

Item(s) Subtotal: \$39.98  
Shipping & Handling: \$0.00

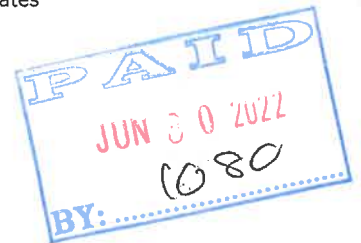
#### Billing address

Danovia Marith  
[Redacted]  
[Redacted] WA 98053-1118  
United States

Total before tax: \$39.98  
Estimated tax to be collected: \$3.12  
**Grand Total: \$43.10**

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2022, Amazon.com, Inc. or its affiliates







Clark Regional Wastewater District  
 P.O. Box 8979  
 Vancouver, WA 98662-8979

# Billing Statement

Address Service Requested  
**STATEMENT ENCLOSED**

**RECEIVED**  
 JUN 06 2022  
 BY: .....

5683\*20\*\*G50\*\*0.548\*\*1/2\*\*\*\*\*AUTO5-DIGIT 98662  
 LAKEVIEW CONDOS LLC  
 C/O RPM SERVICES  
 5620 NE GHER RD STE H  
 VANCOUVER WA 98662-6164



## ACCOUNT INFORMATION

**ACCOUNT:** 016125-000  
**SERVICE ADDRESS:** 2102 NW KELLY DR  
**SERVICE PERIOD:** 5/1/2022 To 5/31/2022  
**BILLING DATE:** 5/31/2022  
**DUE DATE:** 6/30/2022

## 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.crrwd.com/forms](http://www.crrwd.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**  
 JUN 06 2022  
 1070  
 BY: .....





WASTE CONNECTIONS OF WASHINGTON, INC  
 VANCOUVER DISTRICT  
 12116 NE 99TH ST STE 1830  
 VANCOUVER WA 98682-2329  
 DISTRICT NO. 2010

ACCOUNT NO. 2010-976517  
 INVOICE NO. 18592118S010  
 STATEMENT DATE 06/01/22  
 DUE DATE 06/25/22  
 BILLING PERIOD 05/01/22 - 05/31/22

FOR ASSISTANCE  
 Office (360) 892-5370  
 Toll Free (866) 892-9269  
 One Time Payments (855) 589-2719

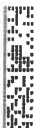
LAKEVIEW CONDOS LLC  
 RPM SERVICIES  
 5820 NE GHER RD # H  
 VANCOUVER WA 98682

**INVOICE STATEMENT**

014038 1/1  
2573

Date	Description	Amount
	<b>Previous Balance</b>	\$ 304.12
05/20/22	Payment Thank You 1052	\$ -304.12
	<b>Total Payments And Credits</b>	\$ -304.12
	<b>Service Location</b>	
	<b>Acct #976517</b>	
05/31/22	4Yd Cont 1X Weekly 05/01/22-05/31/22 Lakeview Condos Llc 2102 Nw Kelley Dr 1 Each @ \$229.27	\$ 229.27
05/31/22	Multi-Family Recycle 05/01/22-05/31/22 12 Each @ \$3.63	\$ 43.56
05/31/22	Perm Cont Rent 4Yd 05/01/22-05/31/22 1 Each @ \$17.16	\$ 17.16
05/31/22	Recycle Process Surcharge 05/01/22-05/31/22 12 Each @ \$0.37	\$ 4.44
	Refuse Tax 3.6%	\$ 8.25
	State Sales Tax 8.4%	\$ 1.44
	<b>Current Charges And Fees</b>	\$ 304.12
	<b>Total Due</b>	\$ 304.12

**PAID**  
 JUN 9 2022  
 BY: 1072



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.



**RECEIVED**  
**JUN 13 2022**  
 BY: .....

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

**Your Electricity Use**

Residential electric service meter 501493  
 In 30 days you used 64 kwh  
 Present reading - 06/03/22 17312  
 Previous reading - 05/04/22 - 17248  
**Total electric usage 64**  
 Your charge for 64 kwh is:  
 Basic service \$12.00  
 64 kwh @ 8.16 cents each 5.22  
 Total electric service \$17.22  
**Your average daily cost was \$0.57**

**Total Cost This Billing**

Total electric service \$17.22  
**Total charges this billing \$17.22**

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  
 May 18, 2022 17.22CR  
 Balance forward 0.00  
 Current charges 17.22  
**Current balance \$17.22**

**Compare Your Use**

**ELECTRIC METER 501493**

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
06/03/21	29	31	1
06/03/20	29	161	6

**PAID**  
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