

Financial Statement

Property: Lakeview COA

03/01/22 - 03/31/22 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	56,993.82
1000 Total Operating Accounts	<u>56,993.82</u>

1111 Reserve Account

1093 Lakeview COA Reserve Umpqua 1419	69,416.90
1111 Total Reserve Account	<u>69,416.90</u>

Total Bank 126,410.72

Other Current Asset

1200 Undeposited Funds	40.00
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Total Other Current Asset 40.00

TOTAL ASSETS

126,450.72

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	-64,800.67
3010 Disbursements From Reserve	130,180.21
3040 Reserve Account Equity	<u>43,936.34</u>

Total Equity 109,315.88

Net Income (1/1/2022 thru 2/28/2022) 2,663.57

Income

4000 HOA Dues	7,813.45
4050 Reserve Income	5,282.80
4200 Income	

 4028 SA20 Special Assessment 1,000.00

 4210 Late Fees 1,005.00

 4230 Legal Fees Income 733.07

 4232 Delinquent Collections Income 25.00

 4250 Violation Fees Income 1,500.00

 4260 Interest Income

 4263 Reserve Interest 1.14

 4260 Total Interest Income 1.14

 4900 Misc Income 462.83

 4030 SA22 Special Assessment 7,536.44

 4200 Total Income 12,263.48

 4300 Other Property Income

 4310 Maintenance & Repairs 147.08

 4300 Total Other Property Income 147.08

 4626 SA18 Special Assessment 1,000.00

 4627 SA19 1,000.00

Total Income 27,506.81

Expense

5000 Association Expenses	
5010 Management Fees	525.00
5000 Total Association Expenses	<u>525.00</u>
5100 Repairs & Maintenance	4,596.70
5200 Utilities	
5210 Electric	14.28
5240 Sewer	546.00
5260 Garbage	362.18
5200 Total Utilities	<u>922.46</u>
5300 General Expenses	
5305 Legal	177.50
5300 Total General Expenses	<u>177.50</u>
5400 Landscaping	
5410 Landscaping Maintenance	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	<u>6,002.18</u>
Total Expense	13,035.54
Net Income (3/1/2022 thru 3/31/2022)	14,471.27
Total Equity	<u>126,450.72</u>
TOTAL LIABILITIES & EQUITY	<u><u>126,450.72</u></u>

General Ledger

Property: Lakeview COA
 Detail 03/01/22 - 03/31/22 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000	HOA Dues (Income)					7,653.83
03/01/22	CSTPAY				172.72	7,826.55
03/01/22	CHPAID				162.44	7,988.99
03/01/22	PPALOC			149.56		7,839.43
03/01/22	CHPAID				166.39	8,005.82
03/01/22	PPALOC			153.20		7,852.62
03/03/22	CHPAID				162.44	8,015.06
03/03/22	CHPAID				166.39	8,181.45
03/03/22	CHPAID				166.39	8,347.84
03/04/22	CHPAID				164.02	8,511.86
03/04/22	CHPAID				164.02	8,675.88
03/04/22	CHPAID				164.02	8,839.90
03/04/22	CHPAID				164.02	9,003.92
03/04/22	CHPAID				164.02	9,167.94
03/04/22	CHPAID				164.02	9,331.96
03/04/22	CHPAID				164.02	9,495.98
03/04/22	CHPAID				164.02	9,660.00
03/04/22	CHPAID				164.02	9,824.02
03/04/22	CHPAID				164.02	9,988.04
03/04/22	CHPAID				164.02	10,152.06
03/04/22	CHPAID				164.02	10,316.08
03/04/22	CHPAID				164.02	10,480.10
03/04/22	CHPAID				164.02	10,644.12
03/04/22	CHPAID				164.02	10,808.14
03/04/22	CHPAID				164.02	10,972.16
03/04/22	CHPAID				164.02	11,136.18
03/04/22	CHPAID				164.02	11,300.20
03/04/22	CHPAID				164.02	11,464.22
03/04/22	CHPAID				164.02	11,628.24
03/04/22	CHPAID				164.02	11,792.26
03/04/22	CHPAID				164.02	11,956.28
03/04/22	CHPAID				164.02	12,120.30
03/04/22	CHPAID				164.02	12,284.32
03/08/22	CHPAID			26.00		12,310.32
03/09/22	UNAL			0.10		12,310.42
03/09/22	CHPAID				138.14	12,448.56
03/09/22	CHPAID				170.84	12,619.40
03/11/22	CHPAID				162.64	12,782.04
03/11/22	CHPAID				162.44	12,944.48
03/11/22	CHPAID				133.59	13,078.07
03/11/22	CHPAID				133.59	13,211.66
03/11/22	CHPAID				133.59	13,345.25
03/11/22	CHPAID				133.59	13,478.84
03/11/22	CHPAID				133.59	13,612.43
03/11/22	CHPAID				133.59	13,746.02
03/11/22	CHPAID				133.59	13,879.61
03/11/22	CHPAID				133.59	14,013.20
03/11/22	CHPAID				133.59	14,146.79
03/11/22	CHPAID				133.59	14,280.38
03/17/22	CHPAID				181.81	14,462.19
03/17/22	CHPAID				181.81	14,644.00
03/17/22	CHPAID				181.81	14,825.81

Date	Type	Description	Debit	Credit	Balance
03/18/22	CSTPAY			100.00	14,925.81
03/21/22	CHPAID			172.32	15,098.13
03/24/22	CSTPAY			149.56	15,247.69
03/31/22	UNALOC			219.59	15,467.28
4000 HOA Dues			302.76	8,116.21	15,467.28
4050 Reserve Income (Income)					6,289.38
03/01/22	CSTPAY			159.03	6,448.41
03/01/22	CHPAID			149.56	6,597.97
03/01/22	PYALOC			149.56	6,747.53
03/01/22	CHPAID			153.20	6,900.73
03/01/22	PYALOC			153.20	7,053.93
03/03/22	CHPAID			149.56	7,203.49
03/03/22	CHPAID			153.20	7,356.69
03/03/22	CHPAID			153.20	7,509.89
03/04/22	CHPAID			44.25	7,554.14
03/04/22	CHPAID			44.25	7,598.39
03/04/22	CHPAID			44.25	7,642.64
03/04/22	CHPAID			44.25	7,686.89
03/04/22	CHPAID			44.25	7,731.14
03/04/22	CHPAID			44.25	7,775.39
03/04/22	CHPAID			44.25	7,819.64
03/04/22	CHPAID			44.25	7,863.89
03/04/22	CHPAID			44.25	7,908.14
03/04/22	CHPAID			44.25	7,952.39
03/04/22	CHPAID			44.25	7,996.64
03/04/22	CHPAID			44.25	8,040.89
03/04/22	CHPAID			44.25	8,085.14
03/04/22	CHPAID			44.25	8,129.39
03/04/22	CHPAID			44.25	8,173.64
03/04/22	CHPAID			44.25	8,217.89
03/04/22	CHPAID			44.25	8,262.14
03/04/22	CHPAID			44.25	8,306.39
03/04/22	CHPAID			44.25	8,350.64
03/04/22	CHPAID			44.25	8,394.89
03/04/22	CHPAID			44.25	8,439.14
03/04/22	CHPAID			44.25	8,483.39
03/04/22	CHPAID			151.02	8,634.41
03/04/22	CHPAID			151.02	8,785.43
03/08/22	CHPAID			149.56	8,934.99
03/09/22	CHPAID			127.19	9,062.18
03/09/22	CHPAID			157.39	9,219.57
03/11/22	CHPAID			149.75	9,369.32
03/11/22	CHPAID			149.56	9,518.88
03/11/22	CHPAID			123.00	9,641.88
03/11/22	CHPAID			123.00	9,764.88
03/11/22	CHPAID			123.00	9,887.88
03/11/22	CHPAID			123.00	10,010.88
03/11/22	CHPAID			123.00	10,133.88
03/11/22	CHPAID			123.00	10,256.88
03/11/22	CHPAID			123.00	10,379.88
03/11/22	CHPAID			123.00	10,502.88
03/11/22	CHPAID			123.00	10,625.88
03/11/22	CHPAID			123.00	10,748.88
03/17/22	CHPAID			167.40	10,916.28
03/17/22	CHPAID			167.40	11,083.68
03/17/22	CHPAID			167.40	11,251.08
03/21/22	CHPAID			158.66	11,409.74

Date	Type	Reference	Description	Debit	Credit	Balance
03/24/22	CSTPAY	2824220605			162.44	11,572.18
4050 Reserve Income			Beg Bal: 6,289.38	Activity: 5,282.80	0.00	5,282.80
						0.00
4210 Late Fees (Income)						0.00
03/04/22	CHPAID				10.00	10.00
03/04/22	CHPAID				10.00	20.00
03/04/22	CHPAID				10.00	30.00
03/04/22	CHPAID				10.00	40.00
03/04/22	CHPAID				10.00	50.00
03/04/22	CHPAID				10.00	60.00
03/04/22	CHPAID				10.00	70.00
03/04/22	CHPAID				10.00	80.00
03/04/22	CHPAID				10.00	90.00
03/04/22	CHPAID				10.00	100.00
03/04/22	CHPAID				10.00	110.00
03/04/22	CHPAID				10.00	120.00
03/04/22	CHPAID				10.00	130.00
03/04/22	CHPAID				10.00	140.00
03/04/22	CHPAID				10.00	150.00
03/04/22	CHPAID				10.00	160.00
03/04/22	CHPAID				10.00	170.00
03/04/22	CHPAID				10.00	180.00
03/04/22	CHPAID				10.00	190.00
03/04/22	CHPAID				10.00	200.00
03/04/22	CHPAID				25.00	225.00
03/04/22	CHPAID				25.00	250.00
03/04/22	CHPAID				25.00	275.00
03/04/22	CHPAID				25.00	300.00
03/04/22	CHPAID				25.00	325.00
03/04/22	CHPAID				25.00	350.00
03/04/22	CHPAID				25.00	375.00
03/04/22	CHPAID				25.00	400.00
03/04/22	CHPAID				25.00	425.00
03/04/22	CHPAID				25.00	450.00
03/04/22	CHPAID				25.00	475.00
03/04/22	CHPAID				25.00	500.00
03/04/22	CHPAID				25.00	525.00
03/04/22	CHPAID				25.00	550.00
03/04/22	CHPAID				25.00	575.00
03/04/22	CHPAID				25.00	600.00
03/04/22	CHPAID				25.00	625.00
03/04/22	CHPAID				25.00	650.00
03/04/22	CHPAID				25.00	675.00
03/04/22	CHPAID				25.00	700.00
03/04/22	CHPAID				25.00	725.00
03/04/22	CHPAID				25.00	750.00
03/04/22	CHPAID				25.00	775.00
03/04/22	CHPAID				80.00	855.00
03/11/22	CHPAID				25.00	880.00
03/11/22	CHPAID				25.00	905.00
03/11/22	CHPAID				25.00	930.00
03/11/22	CHPAID				25.00	955.00
03/17/22	CHPAID				25.00	980.00
03/17/22	CHPAID				25.00	1,005.00
4210 Late Fees			Beg Bal: 0.00	Activity: 1,005.00	0.00	1,005.00
						0.00
4230 Legal Fees Income (Income)						0.00
03/04/22	CHPAID	753242247	Alloc to 'LF' Ch date: 2/21/2020		555.57	555.57

Date	Type	Reference	Description	Debit	Credit	Balance
03/11/22	CHPAID	501159105	Alloc to 'LF' Ch date: 3/4/2022		177.50	733.07
4230 Legal Fees Income			Beg Bal: 0.00	Activity: 733.07	0.00	733.07
4232 Delinquent Collections Income (Income)						0.00
03/11/22	CHPAID	501159105	Alloc to 'DC' Ch date: 11/18/202		25.00	25.00
4232 Delinquent Collections Income			Beg Bal: 0.00	Activity: 25.00	0.00	25.00
4250 Violation Fees Income (Income)						100.00
03/04/22	CHPAID	753242247	Alloc to 'VF' Ch date: 7/6/2018		200.00	300.00
03/04/22	CHPAID	753242247	Alloc to 'VF' Ch date: 7/6/2018		200.00	500.00
03/11/22	CHPAID	501159105	Alloc to 'VF' Ch date: 2/1/2022		100.00	600.00
03/11/22	CHPAID	501159105	Alloc to 'VF' Ch date: 2/1/2022		500.00	1,100.00
03/11/22	CHPAID	501159105	Alloc to 'VF' Ch date: 2/1/2022		500.00	1,600.00
4250 Violation Fees Income			Beg Bal: 100.00	Activity: 1,500.00	0.00	1,500.00
4263 Reserve Interest (Income)						1.80
03/28/22	JOURNL	J7427	Interest		1.14	2.94
4263 Reserve Interest			Beg Bal: 1.80	Activity: 1.14	0.00	2.94
4900 Misc Income (Income)						0.00
03/11/22	CSTPAY	501159105	paid thru title 2022 spec assess		462.83	462.83
4900 Misc Income			Beg Bal: 0.00	Activity: 462.83	0.00	462.83
4310 Maintenance & Repairs (Income)						0.00
03/04/22	CHPAID	753242247	Alloc to 'MR' Ch date: 8/20/2018		44.00	44.00
03/11/22	CHPAID	501159105	Alloc to 'MR' Ch date: 3/1/2022		103.08	147.08
4310 Maintenance & Repairs			Beg Bal: 0.00	Activity: 147.08	0.00	147.08
5010 Management Fees (Expense)						1,050.00
03/01/22	CHKITM	1035	RPM Services Inc.: Monthly website mgmt fee March	25.00		1,075.00
03/01/22	CHKITM	1035	RPM Services Inc.: March	500.00		1,575.00
5010 Management Fees			Beg Bal: 1,050.00	Activity: 525.00	525.00	1,575.00
5020 Postage / Copies (Expense)						7.33
No activity in the period						7.33
5020 Postage / Copies			Beg Bal: 7.33	Activity: 0.00	0.00	7.33
5100 Repairs & Maintenance (Expense)						748.56
03/01/22	CHKITM	1033	All Around Maintenance, Inc.: #17 came out to inspect interior	103.08		851.64
03/01/22	CHKITM	1034	Danovia Marith: reimb for LED light bulbs	60.06		911.70
03/09/22	CHKITM	1038	Columbia Lawn Care Plus LLC: #5 garage, trashing and fix wor	487.80		1,399.50
03/09/22	CHKITM	1038	Columbia Lawn Care Plus LLC: as per estimate maintenance	3,945.76		5,345.26
5100 Repairs & Maintenance			Beg Bal: 748.56	Activity: 4,596.70	4,596.70	5,345.26
5110 Roof Maint/Repair (Expense)						1,133.33
No activity in the period						1,133.33
5110 Roof Maint/Repair			Beg Bal: 1,133.33	Activity: 0.00	0.00	1,133.33
5120 Gutter Repairs/Maint. (Expense)						2,256.61
No activity in the period						2,256.61
5120 Gutter Repairs/Maint.			Beg Bal: 2,256.61	Activity: 0.00	0.00	2,256.61
5160 Electrical Repairs (Expense)						1,085.00
No activity in the period						1,085.00
5160 Electrical Repairs			Beg Bal: 1,085.00	Activity: 0.00	0.00	1,085.00
5210 Electric (Expense)						24.73
03/11/22	CHKITM	1040	Clark Public Utilities: 7236-175-1	14.28		39.01
5210 Electric			Beg Bal: 24.73	Activity: 14.28	14.28	39.01
5240 Sewer (Expense)						1,079.00
03/09/22	CHKITM	1036	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	546.00		1,625.00
5240 Sewer			Beg Bal: 1,079.00	Activity: 546.00	546.00	1,625.00
5260 Garbage (Expense)						606.07

Date	Type	Reference	Description	Debit	Credit	Balance	
03/09/22	CHKITM	1037	Waste Connections: Monthly Garbage 2010-976517	362.18		968.25	
5260 Garbage			Beg Bal: 606.07	Activity: 362.18	362.18	0.00	968.25
5305 Legal (Expense)							
03/09/22	CHKITM	1039	Harker Lepore LLC: #17 issues	177.50		483.50	
5305 Legal			Beg Bal: 483.50	Activity: 177.50	177.50	0.00	661.00
5410 Landscaping Maintenance (Expense)							
03/01/22	CHKITM	1032	B & T Resources, LLC: February	325.20		325.20	
5410 Landscaping Maintenance			Beg Bal: 325.20	Activity: 325.20	325.20	0.00	650.40
5430 Tree Removal (Expense)							
			No activity in the period			575.61	
5430 Tree Removal			Beg Bal: 575.61	Activity: 0.00	0.00	0.00	575.61
5610 Insurance (Expense)							
03/01/22	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	486.50		486.50	
5610 Insurance			Beg Bal: 486.50	Activity: 486.50	486.50	0.00	973.00
6700 Reserve Contribution (Expense)							
03/01/22	JOURNL	J7321	Monthly Reserve	3,010.00		6,020.00	
03/14/22	JOURNL	J7384		2,992.18		9,030.00	
6700 Reserve Contribution			Beg Bal: 6,020.00	Activity: 6,002.18	6,002.18	0.00	12,022.18
				Totals:	13,338.30	17,273.13	

Profit & Loss 12 Month Recap

Property: Lakeview COA

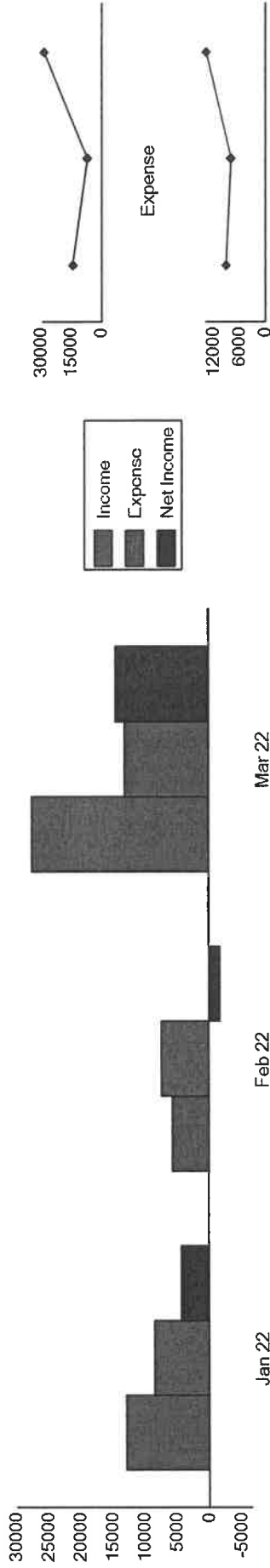
Monthly recap 01/01/22 - 03/31/22 (cash basis)

	JAN 22	FEB 22	MAR 22	TOTAL
INCOME				
4000 HOA Dues	5,013.45	2,640.38	7,813.45	15,467.28
4050 Reserve Income	4,187.32	2,102.06	5,282.80	11,572.18
4200 Income				
4028 SA20 Special Assessment	0.00	0.00	1,000.00	1,000.00
4210 Late Fees	0.00	0.00	1,005.00	1,005.00
4230 Legal Fees Income	0.00	0.00	733.07	733.07
4232 Delinquent Collections Income	0.00	0.00	25.00	25.00
4250 Violation Fees Income	100.00	0.00	1,500.00	1,600.00
4260 Interest Income				
4263 Reserve Interest	0.92	0.88	1.14	2.94
4260 Total Interest Income	0.92	0.88	1.14	2.94
4900 Misc Income	0.00	0.00	462.83	462.83
4029 SA21 Special Assessment	-700.00	0.00	0.00	-700.00
4030 SA22 Special Assessment	4,245.33	954.67	7,536.44	12,736.44
4200 Total Income	3,646.25	955.55	12,263.48	16,865.28
4300 Other Property Income				
4310 Maintenance & Repairs	0.00	0.00	147.08	147.08
4300 Total Other Property Income	0.00	0.00	147.08	147.08
4626 SA18 Special Assessment	0.00	0.00	1,000.00	1,000.00
4627 SA19	0.00	0.00	1,000.00	1,000.00
TOTAL INCOME	12,847.02	5,697.99	27,506.81	46,051.82
EXPENSE				
5000 Association Expenses				
5010 Management Fees	471.00	579.00	525.00	1,575.00
5020 Postage / Copies	0.00	7.33	0.00	7.33
5000 Total Association Expenses	471.00	586.33	525.00	1,582.33
5100 Repairs & Maintenance				
5110 Roof Maint/Repair	0.00	1,133.33	0.00	1,133.33
5120 Gutter Repairs/Maint.	2,256.61	0.00	0.00	2,256.61
5160 Electrical Repairs	0.00	1,085.00	0.00	1,085.00
5100 Other Repairs & Maintenance	645.48	103.08	4,596.70	5,345.26
5100 Total Repairs & Maintenance	2,902.09	2,321.41	4,596.70	9,820.20
5200 Utilities				
5210 Electric	12.24	12.49	14.28	39.01
5240 Sewer	533.00	546.00	546.00	1,625.00

	JAN 22	FEB 22	MAR 22	TOTAL
5260 Garbage	301.95	304.12	362.18	968.25
5200 Total Utilities	847.19	862.61	922.46	2,632.26
5300 General Expenses				
5305 Legal	376.00	107.50	177.50	661.00
5300 Total General Expenses	376.00	107.50	177.50	661.00
5400 Landscaping				
5410 Landscaping Maintenance	325.20	0.00	325.20	650.40
5430 Tree Removal	575.61	0.00	0.00	575.61
5400 Total Landscaping	900.81	0.00	325.20	1,226.01
5600 Insurance				
5610 Insurance	0.00	486.50	486.50	973.00
5600 Total Insurance	0.00	486.50	486.50	973.00
6700 Reserve Contribution	3,010.00	3,010.00	6,002.18	12,022.18
TOTAL EXPENSE	8,507.09	7,374.35	13,035.54	28,916.98
NET INCOME	4,339.93	-1,676.36	14,471.27	17,134.84

	JAN 22	FEB 22	MAR 22	TOTAL
Income	12,847.02	5,697.99	27,506.81	46,051.82
Expense	-8,507.09	-7,374.35	-13,035.54	-28,916.98
NET INCOME	4,339.93	-1,676.36	14,471.27	17,134.84

NET INCOME SUMMARY



Budget Comparison

Property: Lakeview COA

Comparison Periods: 03/01/22 - 03/31/22 and 01/01/22 - 12/31/22 (cash basis)

	Actual 03/01/22 - 03/31/22	Budget 03/22 - 03/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
INCOME								
4000 HOA Dues	7,813.45	3,269.17	4,544.28	139.0 %	16,897.47	39,230.00	-22,332.53	-56.9 %
4050 Reserve Income	5,282.80	3,010.00	2,272.80	75.5 %	13,126.67	36,120.00	-22,993.33	-63.7 %
4200 Income								
4028 SA20 Special Assessment	1,000.00	0.00	1,000.00		1,000.00	0.00	1,000.00	
4210 Late Fees	1,005.00	0.00	1,005.00		1,005.00	0.00	1,005.00	
4230 Legal Fees Income	733.07	0.00	733.07		-667.93	0.00	-667.93	
4232 Delinquent Collections Income	25.00	0.00	25.00		25.00	0.00	25.00	
4250 Violation Fees Income	1,500.00	0.00	1,500.00		1,600.00	0.00	1,600.00	
4260 Interest Income								
4263 Reserve Interest	1.14	0.00	1.14		2.94	0.00	2.94	
4260 Total Interest Income	1.14	0.00	1.14		2.94	0.00	2.94	
4900 Misc Income	462.83	0.00	462.83		462.83	0.00	462.83	
4029 SA21 Special Assessment	0.00	0.00	0.00		-700.00	0.00	-700.00	
4030 SA22 Special Assessment	7,536.44	1,666.67	5,869.77	352.2 %	13,536.44	20,000.00	-6,463.56	-32.3 %
4200 Total Income	12,263.48	1,666.67	10,596.81	635.8 %	16,264.28	20,000.00	-3,735.72	-18.7 %
4300 Other Property Income								
4310 Maintenance & Repairs	147.08	0.00	147.08		147.08	0.00	147.08	
4300 Total Other Property Income	147.08	0.00	147.08		147.08	0.00	147.08	
4626 SA18 Special Assessment	1,000.00	0.00	1,000.00		1,000.00	0.00	1,000.00	
4627 SA19	1,000.00	0.00	1,000.00		1,000.00	0.00	1,000.00	
TOTAL INCOME	27,506.81	7,945.84	19,560.97	246.2 %	48,435.50	95,350.00	-46,914.50	-49.2 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	525.00	500.00	25.00	5.0 %	2,100.00	6,000.00	-3,900.00	-65.0 %
5020 Postage / Copies	0.00	8.34	-8.34	-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	533.34	-8.34	-1.6 %	2,107.33	6,400.00	-4,292.67	-67.1 %
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	
5160 Electrical Repairs	0.00	0.00	0.00		1,085.00	0.00	1,085.00	
5100 Other Repairs & Maintenance	4,596.70	952.84	3,643.86	382.4 %	5,725.01	11,434.00	-5,708.99	-49.9 %
5100 Total Repairs & Maintenance	4,596.70	952.84	3,643.86	382.4 %	10,199.95	11,434.00	-1,234.05	-10.8 %
5200 Utilities								

	Actual 03/01/22 - 03/31/22	Budget 03/22 - 03/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
5210 Electric	14.28	16.67	-2.39	-14.3 %	39.01	200.00	-160.99	-80.5 %
5240 Sewer	546.00	533.00	13.00	2.4 %	1,625.00	6,396.00	-4,771.00	-74.6 %
5260 Garbage	362.18	310.00	52.18	16.8 %	968.25	3,720.00	-2,751.75	-74.0 %
5200 Total Utilities	922.46	859.67	62.79	7.3 %	2,632.26	10,316.00	-7,683.74	-74.5 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		130.00	0.00	130.00	
5305 Legal	177.50	145.34	32.16	22.1 %	661.00	1,744.00	-1,083.00	-62.1 %
5310 Taxes	0.00	16.67	-16.67	-100.0 %	0.00	200.00	-200.00	-100.0 %
5315 State Filing Fee	0.00	0.84	-0.84	-100.0 %	0.00	10.00	-10.00	-100.0 %
5300 Total General Expenses	177.50	162.85	14.65	9.0 %	791.00	1,954.00	-1,163.00	-59.5 %
5400 Landscaping								
5410 Landscaping Maintenance	325.20	0.00	325.20		975.60	0.00	975.60	
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 %	1,551.21	3,500.00	-1,948.79	-55.7 %
5600 Insurance								
5610 Insurance	486.50	0.00	486.50		1,459.50	0.00	1,459.50	
5600 Other Insurance	0.00	468.84	-468.84	-100.0 %	0.00	5,626.00	-5,626.00	-100.0 %
5600 Total Insurance	486.50	468.84	17.66	3.8 %	1,459.50	5,626.00	-4,166.50	-74.1 %
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	6,002.18	3,010.00	2,992.18	99.4 %	15,032.18	36,120.00	-21,087.82	-58.4 %
TOTAL EXPENSE	13,035.54	7,945.88	5,089.66	64.1 %	33,773.43	95,350.00	-61,576.57	-64.6 %
NET INCOME	14,471.27	-0.04	14,471.31	36,178,275.0 %	14,662.07	0.00	14,662.07	
NET INCOME SUMMARY								
Income	27,506.81	7,945.84	19,560.97	246.2 %	48,435.50	95,350.00	-46,914.50	-49.2 %
Expense	-13,035.54	-7,945.88	-5,089.66	64.1 %	-33,773.43	-95,350.00	61,576.57	64.6 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	14,471.27	-0.04	14,471.31	36,178,275.0 %	14,662.07	0.00	14,662.07	

Delinquency (Summary)

Property: Lakeview COA

Current homeowners as of 03/31/22

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA		#15	CONDO/HOA	23,764.72
Total Delinquent for Property:		23,764.72		

Report Summary

Detail	Value
Homeowners:	1
Percent Delinquent:	5.00 %
Delinquent Amount:	23,764.72

Delinquency (Summary)

Property: Lakeview COA

Current homeowners as of 03/31/22

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA			CONDO/HOA	1,000.00
			CONDO/HOA	24,764.72
			CONDO/HOA	1,000.00
			CONDO/HOA	1,000.00
			CONDO/HOA	1,000.00
			CONDO/HOA	563.56
			CONDO/HOA	1,000.00
Total				

Report Summary

Detail	Value
Homeowners:	7
Percent Delinquent:	35.00 %
Delinquent Amount:	30,328.28

with SADD
owed

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 03/31/22

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
						312.00
						319.59
						80.84
						319.59
						2,876.31
						1,300.00
						0.10
					Totals:	5,208.43

Checks By Account

Property: Lakeview COA

Date Range: 03/01/22 - 03/31/22

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	3/1/22	1035	March	3/1/22	March	Lakev	500.00
RPM Services Inc	3/1/22	1035	Monthly website m	3/1/22	March	Lakev	25.00
							525.00
5100 Repairs & Maintenance							
All Around Mainte	3/1/22	1033	#17 came out to i	2/26/22	11517	Lakev	103.08
Danovia Marith	3/1/22	1034	reimb for LED ligh	2/26/22	Reimb	Lakev	60.06
Columbia Lawn C:	3/9/22	1038	#5 garage, trashin	3/9/22	220222	Lakev	487.80
Columbia Lawn C:	3/9/22	1038	as per estimate m	3/9/22	220220	Lakev	3,945.76
							4,596.70
5200 Utilities : 5210 Electric							
Clark Public Utiliti	3/11/22	1040	7236-175-1	3/1/22	7236-175-1	Lakev	14.28
							14.28
5200 Utilities : 5240 Sewer							
Clark Regional W:	3/9/22	1036	Monthly Sewer Ac	3/1/22	016125-000	Lakev	546.00
							546.00
5200 Utilities : 5260 Garbage							
Waste Connector	3/9/22	1037	Monthly Garbage :	3/1/22	2010-976517	Lakev	362.18
							362.18
5300 General Expenses : 5305 Legal							
Harker Lepore LLC	3/9/22	1039	issues	3/9/22	58763	Lakev	177.50
							177.50
5400 Landscaping : 5410 Landscaping Maintenance							
B & T Resources,	3/1/22	1032	February	2/8/22	195-1	Lakev	325.20
							325.20
5600 Insurance : 5610 Insurance							
American Family I	3/1/22	ACH	Customer #019-8	3/1/22	019-860-226-37	Lakev	486.50
							486.50
Total Amount:							7,033.36

Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 04/05/22

Deposits

Date	Ref #	Details	Amount
03/03/22	D17326	Bank Deposit: Deposit	1,914.52
03/04/22	D17376	Bank Deposit: Deposit	10,066.59
03/09/22	J7382	Journal: per board #15 transfer back to opr	4,141.71
03/10/22	D17413	Bank Deposit: Deposit	1,005.56
03/10/22	D17628	Bank Deposit: DEposit - correction	0.10
03/11/22	D17443	Bank Deposit: Deposit	6,158.70
03/18/22	D17467	Bank Deposit: Deposit	1,997.63
03/25/22	D17512	Bank Deposit: Deposit	5,242.98
03/31/22	D17561	Bank Deposit: Deposit	900.00
			31,427.79

Payments

Date	Ref #	Details	Amount
03/01/22	ACH	American Family Insurance	486.50
03/01/22	1032	B & T Resources, LLC	325.20
03/01/22	1033	All Around Maintenance, Inc.	103.08
03/01/22	1035	RPM Services Inc,	525.00
03/01/22	J7321	Journal: Monthly Reserve	3,010.00
03/07/22	J7356	Journal: #15	10,066.59
03/09/22	1036	Clark Regional Wastewater District	546.00
03/09/22	1037	Waste Connections	362.18
03/09/22	1038	Columbia Lawn Care Plus LLC	4,433.56
03/09/22	1039	Harker Lepore	177.50
03/11/22	1040	Clark Public Utilities	14.28
03/14/22	J7384	Journal: #17	2,992.18
			23,042.07

Outstanding Deposits

Date	Ref #	Details	Amount
03/31/22	D17593	Bank Deposit: Deposit - epay	219.59
			219.59

Outstanding Payments

Date	Ref #	Details	Amount
03/01/22	1034	Danovia Marith	60.06
04/01/22	1041	B & T Resources, LLC	325.20
04/01/22	1042	Wayne Rivers, CPA	130.00
04/01/22	1043	Leak Seal Roofing, Inc.	379.75
04/01/22	1044	RPM Services Inc,	525.00
04/01/22	ACH	American Family Insurance	486.50
04/01/22	J7401	Journal: Monthly Reserve	3,010.00
			4,916.51

Summary

Beginning Balance:	48,448.57
+ Selected Deposits (9)	31,427.79
- Selected Payments (12)	23,042.07
Ending Balance:	56,834.29
Goal:	56,834.29
Difference:	0.00

Reconciled Balance	56,834.29
+ Uncleared Deposits	219.59
- Outstanding Checks	4,916.51
Register Balance	52,137.37



UMPQUA BANK

March 31, 2022 Page: 1 of 2

Customer Service:
1-866-486-7782

REAL PROPERTY MANAGEMENT SERVICE INC
LAKEVIEW CONDO OWNERS ASSOCIATION
H O A TRUST ACCOUNT
5620 NE GHER RD SUITE H
VANCOUVER WA 98662-6164

Last statement: February 28, 2022
This statement: March 31, 2022

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

BUSINESS FREE CHECKING

Account number		Beginning balance	\$48,448.57
Low balance	\$44,427.07	Deposits/Additions	\$31,427.79
Average balance	\$51,594.06	Withdrawals/Subtractions	\$23,042.07
Interest earned	\$0.00	Ending balance	\$56,834.29

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-03	Deposit	1,914.52
03-04	Deposit	10,066.59
03-10	Deposit	1,005.66
03-11	Deposit	6,158.70
03-18	Deposit	1,997.63
03-25	Deposit	5,242.98
03-31	Deposit	900.00
Total Additions		\$27,286.08

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>		<u>Additions</u>
03-09	Cash Mgmt Trsfr Cr Ref 06816571 Funds Transfer Frm Dep Back To O Pr Per Board 15	1 Transfer	4,141.71
Total Other Deposits/ Additions			\$4,141.71

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
03-02	ACH Debit American Family Webpayment 0000000259349my 20220302	486.50
Total ACH and Electronic Payments/Subtractions		\$486.50

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>		<u>Subtractions</u>
03-02	Cash Mgmt Trsfr Dr Re Reserve Cont Ribution	Funds Transfer To Dep n March	3,010.00
03-07	Cash Mgmt Trsfr Dr Ref 06611591 Funds Transfer To Dep Reserve 15	m Opr To	10,066.59
03-14	Cash Mgmt Trsfr Dr Ref 07311021 Funds Transfer To D To Res Erve	m 17 Transfer	2,992.18
Total Other Withdrawals/Subtractions			\$16,068.77

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
02-28	48,448.57	03-08	45,913.31	03-15	49,055.86
03-01	47,923.57	03-09	50,055.02	03-18	51,053.49
03-02	44,427.07	03-10	46,627.12	03-23	50,691.31
03-03	46,341.59	03-11	52,785.82	03-25	55,934.29
03-04	56,082.98	03-14	49,247.64	03-31	56,834.29
03-07	46,016.39				

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>
1032	\$325.20	03-04	1037	\$362.18	03-23
1033	\$103.08	03-08	1038	\$4,433.56	03-10
*1035	\$525.00	03-01	1039	\$177.50	03-15
1036	\$546.00	03-14	1040	\$14.28	03-15

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

Total Checks paid: 8 for **-\$6,486.80**

Bank Reconciliation Report

Lakeview COA Reserve Umpqua 1419

Reconciled on: 04/04/22

Deposits

Date	Ref #	Details	Amount
03/01/22	J7321	Journal: Monthly Reserve	3,010.00
03/07/22	J7356	Journal: #15	10,066.59
03/14/22	J7384	Journal: #17	2,992.18
03/28/22	J7427	Journal: Interest	1.14
			16,069.91

Payments

Date	Ref #	Details	Amount
03/09/22	J7382	Journal: per board #15 transfer back to opr	4,141.71
			4,141.71

Outstanding Deposits

Date	Ref #	Details	Amount
04/01/22	J7401	Journal: Monthly Reserve	3,010.00
			3,010.00

Summary

Beginning Balance:	57,488.70	Reconciled Balance	69,416.90
+ Selected Deposits (4)	16,069.91	+ Uncleared Deposits	3,010.00
- Selected Payments (1)	4,141.71	- Outstanding Checks	0.00
Ending Balance:	69,416.90	Register Balance	72,426.90
Goal:	69,416.90		
Difference:	0.00		



UMPQUA BANK

March 31, 2022 Page: 1 of 2

Customer Service:
1-866-486-7782

REAL PROPERTY MANAGEMENT SERVICE INC
LAKEVIEW CONDO OWNERS ASSOCIATION
H O A TRUST ACCOUNT
5620 NE GHER RD SUITE H
VANCOUVER WA 98662-6164

Last statement: February 28, 2022
This statement: March 31, 2022

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

MAIN STREET MONEY MARKET

Account number	00000000000000000000	Beginning balance	\$57,488.70
Low balance	\$57,488.70	Additions/Deposits	\$16,069.91
Average balance	\$67,184.33	Withdrawals/Subtractions	\$4,141.71
Interest paid year to date	\$2.94	Ending balance	\$69,416.90
Interest earned	\$1.14		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>		<u>Additions</u>
03-02	Cash Mgmt Trsfr Cr Ref 0611129I Funds Transfer Frm Dep Reserve Cont Ribution	From March	3,010.00
03-07	Cash Mgmt Trsfr Cr Ref 0661159I Funds Transfer Frm D Reserve 15	im Opr To	10,066.59
03-14	Cash Mgmt Trsfr Cr Ref 0731102I Funds Transfer Frm Dep To Res Erve	m 17 Transfer	2,992.18
03-31	Interest Credit		1.14
Total Other Deposits/ Additions			\$16,069.91

Other Subtractions/Withdrawals

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
03-09	Cash Mgmt Trsfr DrRef 0681657I Funds Transfer To De To O Pr Per Board 15	4,141.71

Total Other Subtractions/Withdrawals **\$4,141.71**

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
02-28	57,488.70	03-07	70,565.29	03-14	69,415.76
03-02	60,498.70	03-09	66,423.58	03-31	69,416.90

Interest Information

Annual percentage yield earned	.02%
Interest-bearing days	31
Average balance for APY	\$67,184.33
Interest earned	\$1.14
Interest paid year to date	\$2.94
Statement period	03/01 to 03/31

Overdraft Fee Summary

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

Checks

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

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



Transfer Confirmation

The request below has been transmitted successfully.

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

Confirmation: 3363721515
 Approval Status: 1 of 1 received
 Transmitted: 03/14/2022 12:02:26 PM (ET)
 Transmitted By: RPMHOA

Details

From Account: Lakeview OPR - Checking - Available \$52,785.82
 (Balance as of: 03/14/2022 12:01:37 PM (ET) Not a
 guarantee of available funds.)

To Account: Lakeview RES - Checking - Available \$66,423.58
 (Balance as of: 03/14/2022 12:01:38 PM (ET) Not a
 guarantee of available funds.)

Amount: \$2,992.18

Description: 17 transfer to reserve

Send On: 03/14/2022 (today)

From OPR To Reserve

HOA Accounting

From: dmarith@gmail.com
Sent: Friday, March 11, 2022 11:43 AM
To: 'HOA Accounting'; 'Carmen Sonnes'; 'David Hart'
Subject: RE: \$ payment from title

Hi Cindy,

Will you use the ratio as calculated for Operating budget vs. Total budget and Reserve budget vs. Total budget that was ratified for the 2022 budget. 41% would go to Operating account and 59% would go to Reserve account. The calculation for the ratio is below.

Operating Account vs. Reserve Account Amounts:

- a. Operating Account = \$39,230.00 HOA Dues / \$95,350.00 Total Annual Budget = **0.41**
- b. Reserve Account = \$56,120.00 Reserve&SA2022 / \$95,350.00 Total Annual Budget = **0.59**

Also, will you please provide what the updated account balance is for the Operating and Reserve account after all these funds have been deposited?

Carmen & David,

Please advise if you disagree or agree with the ratios above.

Regards,
Dano
(425) 827-6726

OPR 2079.30
RES. 2992.18

From: HOA Accounting <rpms@rpmservice.net>
Sent: Friday, March 11, 2022 10:45 AM
To: 'Carmen Sonnes' <carmenrsonnes@yahoo.com>; 'Dano Marith' <dmarith@gmail.com>; 'David Hart' <hartshomeinspection@gmail.com>
Subject: \$ payment from title

We received \$5,071.48 from title for payment on #17

It will be deposited in the operating –
Is there a breakdown of what you want transferred into reserves or just leave in operating.

Thank you

Cindy Hammond

HOA Accounting

Bookkeeper | **RPM Services Inc.**

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

5620 NE Gher Rd Suite H

Financial Statement

Property: Lakeview COA
03/14/22 - 03/14/22 (cash)

Monday
3/14/2022

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	48,633.52
1000 Total Operating Accounts	<u>48,633.52</u>

1111 Reserve Account

1093 Lakeview COA Reserve Umpqua 1419	69,415.76
1111 Total Reserve Account	<u>69,415.76</u>

Total Bank 118,049.28

Other Current Asset

1200 Undeposited Funds	40.00
------------------------	-------

Total Other Current Asset 40.00

TOTAL ASSETS

118,089.28

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	-64,800.67
3010 Disbursements From Reserve	130,180.21
3040 Reserve Account Equity	<u>43,936.34</u>

Total Equity 109,315.88

Net Income (1/1/2022 thru 3/13/2022) 11,765.58

Expense

6700 Reserve Contribution	<u>2,992.18</u>
---------------------------	-----------------

Total Expense 2,992.18

Net Income (3/14/2022 thru 3/14/2022) -2,992.18

Total Equity

118,089.28

TOTAL LIABILITIES & EQUITY

118,089.28



Transfer Confirmation

The request below has been transmitted successfully.

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

Confirmation: 495770696
 Approval Status: 1 of 1 received
 Transmitted: 03/07/2022 12:59:04 PM (ET)
 Transmitted By: RPMHOA

Details

From Account: Lakeview OPR - Checking - ** Available \$56,082.98
 (Balance as of: 03/07/2022 12:57:30 PM (ET) Not a
 guarantee of available funds.)

To Account: Lakeview RES - Checking - ** Available \$60,498.70
 (Balance as of: 03/07/2022 12:57:31 PM (ET) Not a
 guarantee of available funds.)

Amount: \$10,066.59

Description: OPR to Reserve ...

Send On: 03/07/2022 (today)

*from
 operating to
 Reserve*

MAR 04 2022



CHASE ONLINE BILL PAYMENT
PO BOX 15944
WILMINGTON DE 19850-5944
(800) 472-6236

Apply to Acct **Assessment Disbursements**

K V HARKER, INC.
915 NW 19TH AVE STE H
PORTLAND OR 97209-1474

753242247
25-3/440
02-28-2022



amsSight Settlement / Assessments
059529006301104259000100000000

Pay TEN THOUSAND SIXTY-SIX AND 59/100

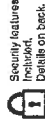
Dollars



\$10,066.59

64259 BPC 001 011 22059 - 753242247 1 OF 1
LAKEVIEW CONDO OWNERS ASSOC
5620 NE GHER RD STE H
VANCOUVER WA 98662-6164

To the Order of



Security Features
Indicates
Details on back

Check Void After 90 Days

Kent Smith

JPMorgan Chase Bank, N.A. Columbus, Ohio

⑆ 753 24 2 24 7 ⑆ ⑆ 04400003 7 ⑆ 658533013 ⑆



Transfer Confirmation

The request below has been transmitted successfully.

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

Confirmation: 61293824
 Approval Status: 1 of 1 received
 Transmitted: 03/09/2022 05:57:45 PM (ET)
 Transmitted By: RPMHOA

Details

From Account: Lakeview RES - Checking - Available \$70,565.29
 (Balance as of: 03/09/2022 05:56:59 PM (ET) Not a
 guarantee of available funds.)

To Account: Lakeview OPR - Checking - Available \$45,913.31
 (Balance as of: 03/09/2022 05:56:58 PM (ET) Not a
 guarantee of available funds.)

Amount: \$4,141.71

Description: transfer back to opr per board

Send On: 03/09/2022 (today)

HOA Accounting

From: dmarith@gmail.com
Sent: Tuesday, March 8, 2022 3:33 PM
To: 'HOA Accounting'
Cc: 'Carmen Rodriguez Sonnes'; 'hartshomeinspection'
Subject: RE:

Hello Cindy,

The Board has approved the following amounts to be deposited into the operating and reserve accounts.

Will you please let us know when this has been completed?

Operating Account vs. Reserve Account Amounts:

- a. Operating Account = \$39,230.00 HOA Dues / \$95,350.00 Total Annual Budget = $0.41 \times \$10,066.59 = \$4,141.71$
- b. Reserve Account = \$56,120.00 Reserve-SA2022 / \$95,350.00 Total Annual Budget = $0.59 \times \$10,066.59 = \$5,924.88$

*Approved
Dave
David
Carmen*

Regards,
Dano
(425) 827-6726

From: hartshomeinspection <hartshomeinspection@gmail.com>
Sent: Tuesday, March 8, 2022 3:27 PM
To: dmarith@gmail.com
Cc: 'Carmen Rodriguez Sonnes' <carmenrsonnes@yahoo.com>; 'HOA Accounting' <rpms@rpmservice.net>
Subject: RE

I approve

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: dmarith@gmail.com
Date: 3/8/22 2:06 PM (GMT-08:00)
To: 'hartshomeinspection' <hartshomeinspection@gmail.com>
Cc: 'Carmen Rodriguez Sonnes' <carmenrsonnes@yahoo.com>, 'HOA Accounting' <rpms@rpmservice.net>
Subject: RE: " " " "

David,

Will you advise on your decision?

Lakeview Condo Owners Association

2022 Reserve Contribution

Monthly \$3,010.00

~~APRIL~~ 2022

March





Transfer Confirmation

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

Confirmation: 2845512349

Approval Status: 1 of 1 received

Transmitted: 03/02/2022 12:29:57 PM (ET)

Transmitted By: RPMHOA

Details

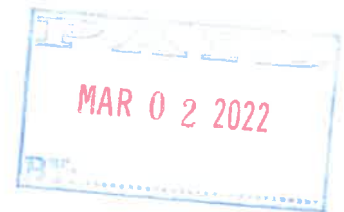
From Account: Lakeview OPR - Checking - Available \$47,437.07
(Balance as of: 03/02/2022 12:26:11 PM (ET) Not a
guarantee of available funds.)

To Account: Lakeview RES - Checking - Available \$57,488.70
(Balance as of: 03/02/2022 12:26:11 PM (ET) Not a
guarantee of available funds.)

Amount: \$3,010.00

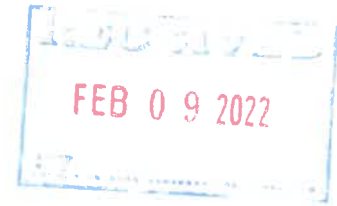
Description: March Reserve Contribution

Send On: 03/02/2022 (today)



HOA Accounting

From: American Family Insurance <AmFamOnlineBilling@amfam.com>
Sent: Monday, February 7, 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:	3/1/2022	
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 3/1/2022 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



FEB 22 2022

Invoice

B & T Resources, LLC

INVOICE NO: 195-1
DATE: 02/01/2022

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 February 2022		300.00

MAR 01 2022
1032

SUBTOTAL	300.00
SALES TAX	25.20
TOTAL	325.20

Invoice prepared by: Geoff Crosby

This is a quotation on the goods named, subject to the conditions noted below:

It is agreed by and between B&T Resources LLC and the authorizing party that the following are made as part of the contract for services provided. A cancellation fee equal to 25% of the proposed work will be charged if work is cancelled within 72 hours of the scheduled tree work date. 10% non-refundable down payment due upon acceptance, unless waived. Upon completion balance will be due to B&T Resources LLC, unless otherwise notated. B&T Resources LLC cannot be held liable for damages or delays because of inclement weather, labor, or any other cause beyond its control; nor shall the customer be relieved of completion for delays. The authorizing party gives the permission that all trees and landscaping in the above work is in the ownership of the party or has permission to perform work in the above proposal. Should there be any mistaken then the authorizing party agrees to indemnify B&T Resources LLC from any damages or costs incurred from the result thereof. Due to safety the authorizing party agrees to not enter the work area during arboricultural operations unless authorize by the crew leader on-site. Stump removal and grinding is not included in the price quoted for tree work; this will be additional expense for the authorizing party. B&T Resources LLC is not responsible for below ground sprinkler/irrigation lines that may be damaged during stump grindings as we have no way to determine where these lines are located. Homeowner/Property will be responsible for any and all repairs at their expense; B&T Resources LLC will be held harmless. Any additional work or equipment required to complete the work, caused by the authorizing party failure to make known or caused by previously unknown material in the trunk, branches, underground or any other condition not apparent in estimate the work specified, shall be paid for by the customer on a time and material basis. Clean-up will be including remove bush, leaves, and branch debris affected by the specified work in the above proposed work. If a crane is needed in order to complete the proposed work, it will be at the expense of the authorizing party. B&T Resources LLC is not held responsible for any damage from the use of the crane. A lien may be claimed for all materials, equipment, labor and services furnished after this date. Even if you have made full payment to the contractor who ordered these materials or services, your property may still be subject to a lien unless the supplier providing this notice is paid. Signature below indicates you received a copy of this contract and agree to its terms.

THANK YOU FOR YOUR BUSINESS!



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

Invoice 11517

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

SHIP TO
RPM Services
2102 NW KELLY DR
VANCOUVER, WA 98665.

DATE
01/25/2022

PLEASE PAY
\$103.08

DUE DATE
02/09/2022

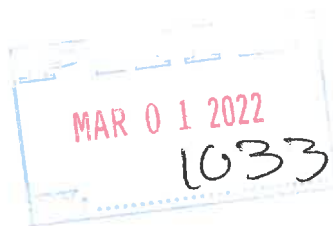
SERVICE ADDRESS
Lakeviews Condos #17

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Trip Charge	Came out to inspect interior walls and no one was home to give access	1	95.00	95.00T

SUBTOTAL 95.00
TAX 8.08
TOTAL 103.08

TOTAL DUE **\$103.08**

THANK YOU.



Approved
Please
Give Charge
3/1 Resident
Back.
- Liz

HOA Accounting

FEB 22 2022

From: dmarith@gmail.com
Sent: Tuesday, February 22, 2022 9:02 PM
To: 'HOA Accounting'
Cc: 'Joshua Perkins'; 'Liz Divers'; 'hartshomeinspection'; 'Carmen Sonnes '
Subject: RE: Lakeview Condos - Approve Reimbursement of \$60.06 to Dano for LED Light Bulbs
Attachments: RE: Lakeview Condos - Approve Reimbursement of \$60.06 to Dano for LED Li... (48.7 KB)

Hello Cindy,

The Board has approved reimbursement of \$60.06 to me for the LED light bulbs I bought for the condo complex. Electronic receipt from Home Depot is in email string below.

ACTION REQUESTED: Will you please send me the reimbursement check of \$60.06?

Regards,
Dano
(425) 827-6726

1112 NE 68th St
#329

From: hartshomeinspection <hartshomeinspection@gmail.com>
Sent: Tuesday, February 22, 2022 7:29 PM
To: dmarith@gmail.com; 'Carmen Sonnes ' <carmenrsonnes@yahoo.com>
Cc: 'Joshua Perkins' <Josh@rpmservice.net>; 'Liz Divers' <Liz@rpmservice.net>
Subject: RE: Lakeview Condos - Approve Reimbursement of \$60.06 to Dano for LED Light Bulbs

Krista
98633

I approve

Sent from my T-Mobile 4G LTE Device

MAR 01 2022
1034

----- Original message -----

From: dmarith@gmail.com
Date: 2/22/22 7:14 PM (GMT-08:00)
To: 'David Hart VP' <hartshomeinspection@gmail.com>, 'Carmen Sonnes ' <carmenrsonnes@yahoo.com>
Cc: 'Joshua Perkins' <Josh@rpmservice.net>, 'Liz Divers' <Liz@rpmservice.net>
Subject: Lakeview Condos - Approve Reimbursement of \$60.06 to Dano for LED Light Bulbs

David & Carmen,

Attached is the receipt from Home Depot for the LED light bulbs I bought to replace burned our light bulbs at light fixtures at carport, HOA garage, and outdoor lights at Building 2.

ACTION REQUESTED: Will you please review and advise on your approval to have HOA reimburse me \$60.06 for the LED light bulbs that I bought?

Regards,

Dano

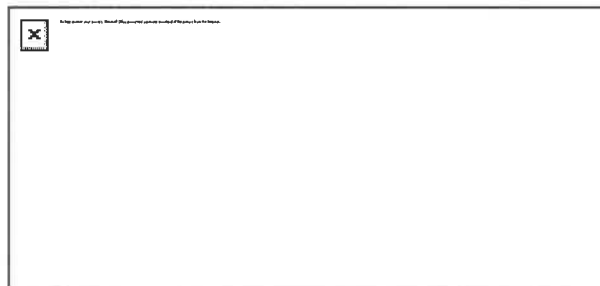
(425) 827-6726

From: The Home Depot <HomeDepot@order.homedepot.com>
Sent: Sunday, February 13, 2022 5:41 PM
To: DMARITH@GMAIL.COM
Subject: Your Electronic Receipt

Please keep this mail for your records. Thank you for shopping with The Home Depot.



Thank you for your recent transaction at The Home Depot. We have provided a digital copy of your receipt below for your convenience. We look forward to seeing you again soon.



LONGVIEW WA (360) 578-1030
STORE MANAGER RYAN WOOD
4725 00061 81424 02/13/22 05:40 PM
SALE SELF CHECKOUT

693690564466 ES100WA19SW4 <A>
 UNB (100W) A19 SMT DL 4PK NDIM
 4@13.87 55.48
 1005-167-221 BAG FEE .08 <B,U> 0.08
 BAG FEE - 8 CENTS
 SUBTOTAL 55.56
 SALES TAX 4.50
 TOTAL \$60.06

XXXXXXXXXX
 USD\$ 60.06

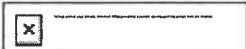
AUTH CODE 04113B/3610560 TA

Chip Read

AID A0000000031010 Visa Credit

<U> - NON-DISCOUNTABLE ITEM

4725 02/13/22 05:40 PM



4725 61 81424 02/13/2022 6074

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90 05/14/2022
B	2	- NO REFUNDS

DID WE NAIL IT?

Take a short survey for a chance TO WIN
 A \$5,000 HOME DEPOT GIFT CARD
 Opine en español

www.homedepot.com/survey

User ID: H89 167862 163198

PASSWORD: 22113 163137

Entries must be completed within 14 days
 of purchase. Entrants must be 18 or
 older to enter. See complete rules on
 website. No purchase necessary.

MAR 01 2022

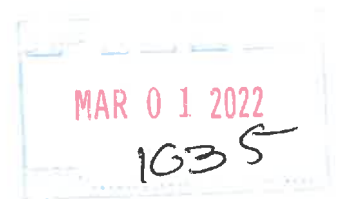


**Lakeview Condo Owners Association
2022 Management Fee**

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

Monthly \$500.00

MARCH 2022



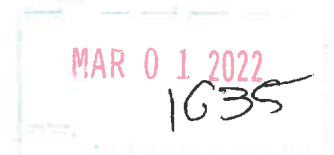
Lakeview Condo Owners Association

Website Management Fee

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

Monthly \$25.00

MARCH 2022





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

Billing Statement

Address Service Requested
 STATEMENT ENCLOSED

RECEIVED
 MAR 04 2022

3289*13**G50**0.74**1/4*****AUTO5-DIGIT 98662
 LAKEVIEW CONDOS LLC
 C/O RPM SERVICES
 5620 NE GHER RD STE H
 VANCOUVER WA 98662-6164



ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 2/1/2022 To 2/28/2022
BILLING DATE: 2/28/2022
DUE DATE: 3/31/2022

SPECIAL MESSAGE

Rate Change - Effective January 1, 2022, the monthly rate will be \$42.00 per Equivalent Residential Unit (ERU).

CURRENT CHARGES

SEWER SERVICE 546.00

TOTAL CURRENT CHARGES 546.00

BILL SUMMARY

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

TOTAL AMOUNT DUE 546.00

PAID

MAR 9 2022 1036



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

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



ACCOUNT NO.
 INVOICE NO.
 STATEMENT DATE
 DUE DATE
 BILLING PERIOD

PAGE 1
 2010-976517
 18336536S010
 02/28/22
 03/25/22
 02/01/22 - 02/28/22

FOR ASSISTANCE
 Office
 Toll Free
 One Time Payments

(360) 892-5370
 (866) 892-9269
 (855) 569-2719

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 304.12
02/21/22	Payment Thank You! 1029	\$ -304.12
	Total Payments And Credits	\$ -304.12
	Service Location	
	Acct #976517	
	Lakeview Condos Llc	
	2102 Nw Kelley Dr	
02/23/22	Extra = Yards 1 Each @ \$18.68	\$ 18.68
02/23/22	Extra = Yards 2 Each @ \$18.68	\$ 37.36
02/28/22	4Yd Cont 1X Weekly 02/01/22-02/28/22 1 Each @ \$229.27	\$ 229.27
02/28/22	Multi-Family Recycle 02/01/22-02/28/22 12 Each @ \$3.63	\$ 43.56
02/28/22	Perm Cont Rent 4Yd 02/01/22-02/28/22 1 Each @ \$17.16	\$ 17.16
02/28/22	Recycle Process Surcharge 02/01/22-02/28/22 12 Each @ \$0.37	\$ 4.44
	Refuse Tax 3.6%	\$ 10.27
	State Sales Tax 8.4%	\$ 1.44
	Current Charges And Fees	\$ 362.18
	Total Due	\$ 362.18

PAID

MAR 9 2022

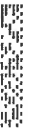
1637

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

CONNE

025246 1/2

10891



Lakeview Condos

COLUMBIA LAWN CARE PLUS LLC



COLUMBIA
Lawn Care Plus LLC

16901 SE Division St. Unit #76
Portland, OR 97236
Phone: 480 662 1328
columbialawncaeor@gmail.com

INVOICE

BILL TO:

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

INVOICE # 220220

DATE: 2/19/2022

DUE DATE: 2/19/2022

Date	Activity	Description	Qty	Rate	Amount
2/19/2022	Landscape and Maintenance	Works developed on your Property located in: Lakeview Condos 2102 NW Kelly Drive Vancouver, WA 98665 As described in our estimate # 220215	1	\$3,640	\$3640.00
		Tax			\$305.76
		TOTAL			\$3945.76

*Approved 3/7/2022
Dave
David
Carmen*

Thank you very much for your preference and for giving us the opportunity to serve you.
PLEASE SEND THE PAYMENT TO: 16901 SE Division St. Unit #76 Portland, OR 97236

PAID

MAR 9 2022

1038

COLUMBIA LAWN CARE PLUS LLC

FEB 28 2022



COLUMBIA
Lawn Care Plus LLC

16901 SE Division St. Unit #76
Portland, OR 97236
Phone: 480 662 1328
columbialawncaeor@gmail.com

INVOICE

BILL TO:

INVOICE # **220222**

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

DATE: 2/25/2022
DUE DATE: 2/25/2022

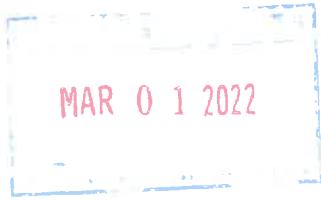
Date	Activity	Description	Qty	Rate	Amount
2/25/2022	Landscape and Maintenance	Works developed on your Property located in: Lakeview Condos 2102 NW Kelly Drive Vancouver, WA 98665 Trashing the garage #5 (building 1) and fix the wood stair in building 2 as your request	1	\$450	\$450.00
		Tax			\$37.80
		TOTAL			\$487.80

Thank you very much for your preference and for giving us the opportunity to serve you.
PLEASE SEND THE PAYMENT TO: 16901 SE Division St. Unit #76 Portland, OR 97236

PAID

MAR 9 2022 1038

OK TO pay - 2/28



Invoice # 5863
Date: 03/01/2022
Due On: 03/31/2022

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	02/10/2022	EV	Review emails re u violations; message to DMC re Zoom	0.20	\$215.00	\$43.00
Service	02/10/2022	EV	Zoom meeting w BOD - L violation-related issues	0.10	\$215.00	\$21.50
Service	02/15/2022	KVH	Review governing documents re: right of entry; conf with DMC and EQVM re: same.	0.20	\$350.00	\$70.00
Service	02/15/2022	EV	Conf w DMC and KVH re right of entry fo. wall concern	0.20	\$215.00	\$43.00

Total For This Matter \$177.50

*Approved LIZ
3.4.22*

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
<i>5863</i>	03/30/2022	\$34,333.56	\$10,066.59	

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5863	03/31/2022	\$177.50	\$0.00	\$177.50

PAID

MAR 9 2022
1039

Outstanding Balance \$24,434.47
Amount in Trust \$0.00

*done 3-4-22
changed back to ""*



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

Your Electricity Use

Residential electric service meter 501493
 In 28 days you used 28 kwh
 Present reading - 03/03/22 17157
 Previous reading - 02/03/22 - 17129
Total electric usage 28
 Your charge for 28 kwh is:
 Basic service \$12.00
 28 kwh @ 8.16 cents each 2.28
 Total electric service \$14.28

Your average daily cost was \$0.51

Total Cost This Billing

Total electric service \$14.28
Total charges this billing \$14.28

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 \$12.49
 Payments - thank you
 February 22, 2022 12.49CR
 Balance forward 0.00
 Current charges 14.28
Current balance \$14.28

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
05/05/21	30	93	3
04/05/21	33	161	5
03/03/21	28	145	5
03/04/20	28	167	6

PAID
 MAR 11 2022 1040