

Financial Statement

Property: Lakeview COA

03/01/23 - 03/31/23 (cash)

ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR 4488		18,886.45
1000 Total Operating Accounts		<u>18,886.45</u>
1111 Reserve Account		
1093 Lakeview COA Reserve Umpqua 1419		59,241.88
1111 Total Reserve Account		<u>59,241.88</u>
Total Bank		<u>78,128.33</u>
Other Current Asset		
1200 Undeposited Funds		40.00
Total Other Current Asset		<u>40.00</u>
TOTAL ASSETS		<u>78,168.33</u>

LIABILITIES & EQUITY

Equity

Equity		
3001 Retained Earnings		-160,832.73
3010 Disbursements From Reserve		192,430.65
3040 Reserve Account Equity		<u>33,742.38</u>
Total Equity		65,340.30
Net Income (1/1/2023 thru 2/28/2023)		9,785.07

Income

4000 HOA Dues		3,853.79
4050 Reserve Income		3,472.20
4200 Income		
4210 Late Fees		100.00
4232 Delinquent Collections Income		25.00
4260 Interest Income		
4263 Reserve Interest		2.51
4260 Total Interest Income		<u>2.51</u>
4200 Other Income		<u>5,153.22</u>
4200 Total Income		<u>5,280.73</u>

Total Income 12,606.72

Expense

5000 Association Expenses		
5010 Management Fees		525.00
5000 Total Association Expenses		<u>525.00</u>
5100 Repairs & Maintenance		
5110 Roof Maint/Repair		2,386.60
5100 Total Repairs & Maintenance		<u>2,386.60</u>
5200 Utilities		
5210 Electric		14.69

5240 Sewer	565.50
5260 Garbage	<u>376.45</u>
5200 Total Utilities	956.64
5300 General Expenses	
5301 Accounting	140.00
5325 Reserve Study	<u>1,380.00</u>
5300 Total General Expenses	1,520.00
5400 Landscaping	
5410 Landscaping Maintenance	<u>542.00</u>
5400 Total Landscaping	542.00
5600 Insurance	
5610 Insurance	<u>623.50</u>
5600 Total Insurance	623.50
6700 Reserve Contribution	<u>3,010.02</u>
Total Expense	9,563.76
Net Income (3/1/2023 thru 3/31/2023)	3,042.96
Total Equity	<u>78,168.33</u>
TOTAL LIABILITIES & EQUITY	<u><u>78,168.33</u></u>

General Ledger

Property: Lakeview COA
Detail 03/01/23 - 03/31/23 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5010 Management Fees (Expense)						1,050.00
03/01/23	CHKITM	1144	RPM Services Inc.: Monthly website	25.00		1,075.00
03/01/23	CHKITM	1144	RPM Services Inc.: March	500.00		1,575.00
5010 Management Fees				Beg Bal: 1,050.00	Activity: 525.00	525.00
						0.00
						1,575.00
5020 Postage / Copies (Expense)						49.00
No activity in the period						49.00
5020 Postage / Copies				Beg Bal: 49.00	Activity: 0.00	0.00
						49.00
5040 Office Supplies (Expense)						13.64
No activity in the period						13.64
5040 Office Supplies				Beg Bal: 13.64	Activity: 0.00	0.00
						13.64
5100 Repairs & Maintenance (Expense)						1,617.00
No activity in the period						1,617.00
5100 Repairs & Maintenance				Beg Bal: 1,617.00	Activity: 0.00	0.00
						1,617.00
5110 Roof Maint/Repair (Expense)						0.00
03/27/23	CHKITM	1150	Leak Seal Roofing, Inc.: upper bldg repair TPO roof	2,386.60		2,386.60
5110 Roof Maint/Repair				Beg Bal: 0.00	Activity: 2,386.60	2,386.60
						0.00
5210 Electric (Expense)						30.12
03/13/23	CHKITM	1148	Clark Public Utilities: 7236-175-1	14.69		44.81
5210 Electric				Beg Bal: 30.12	Activity: 14.69	14.69
						0.00
						44.81
5240 Sewer (Expense)						1,111.50
03/06/23	CHKITM	1146	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	565.50		1,677.00
5240 Sewer				Beg Bal: 1,111.50	Activity: 565.50	565.50
						0.00
						1,677.00
5260 Garbage (Expense)						836.81
03/06/23	CHKITM	1147	Waste Connections: Monthly Garbage 2010-976517	376.45		1,213.26
5260 Garbage				Beg Bal: 836.81	Activity: 376.45	376.45
						0.00
						1,213.26
5301 Accounting (Expense)						0.00
03/01/23	CHKITM	1143	Wayne Rivers, CPA: 2022 tax return	140.00		140.00
5301 Accounting				Beg Bal: 0.00	Activity: 140.00	140.00
						0.00
						140.00
5325 Reserve Study (Expense)						0.00
03/16/23	CHKITM	1149	Association Reserves LLC.: reserve study	1,380.00		1,380.00
5325 Reserve Study				Beg Bal: 0.00	Activity: 1,380.00	1,380.00
						0.00
						1,380.00
5410 Landscaping Maintenance (Expense)						1,384.00
03/06/23	CHKITM	1145	Macu's Inc.: February	542.00		1,926.00
5410 Landscaping Maintenance				Beg Bal: 1,384.00	Activity: 542.00	542.00
						0.00
						1,926.00
5610 Insurance (Expense)						1,247.00
03/01/23	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	623.50		1,870.50
5610 Insurance				Beg Bal: 1,247.00	Activity: 623.50	623.50
						0.00
						1,870.50
6700 Reserve Contribution (Expense)						6,020.02
03/01/23	JOURNL	J8313	Monthly Reserve	3,010.02		9,030.04
6700 Reserve Contribution				Beg Bal: 6,020.02	Activity: 3,010.02	3,010.02
						0.00
						9,030.04
				Totals:	9,563.76	0.00

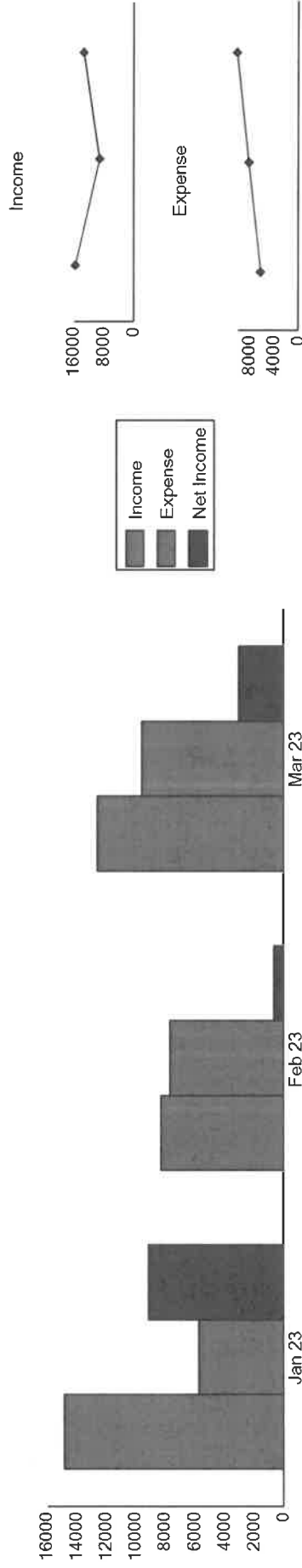
Profit & Loss 12 Month Recap

Property: Lakeview COA

Monthly recap 01/01/23 - 03/31/23 (cash basis)

	JAN 23	FEB 23	MAR 23	TOTAL
INCOME				
4000 HOA Dues	4,284.18	2,898.91	3,853.79	11,036.88
4050 Reserve Income	4,069.75	2,426.14	3,472.20	9,968.09
4200 Income				
4210 Late Fees	0.00	0.00	100.00	100.00
4232 Delinquent Collections Income	0.00	0.00	25.00	25.00
4260 Interest Income				
4263 Reserve Interest	2.20	2.17	2.51	6.88
4260 Total Interest Income	2.20	2.17	2.51	6.88
4200 Other Income	5,374.67	2,958.78	5,153.22	13,486.67
4200 Total Income	5,376.87	2,960.95	5,280.73	13,618.55
4300 Other Property Income				
4310 Maintenance & Repairs	1,127.36	0.00	0.00	1,127.36
4300 Total Other Property Income	1,127.36	0.00	0.00	1,127.36
TOTAL INCOME	14,858.16	8,286.00	12,606.72	35,750.88
EXPENSE				
5000 Association Expenses				
5010 Management Fees	525.00	525.00	525.00	1,575.00
5020 Postage / Copies	0.00	49.00	0.00	49.00
5040 Office Supplies	0.00	13.64	0.00	13.64
5000 Total Association Expenses	525.00	587.64	525.00	1,637.64
5100 Repairs & Maintenance				
5110 Roof Maint/Repair	0.00	0.00	2,386.60	2,386.60
5100 Other Repairs & Maintenance	0.00	1,617.00	0.00	1,617.00
5100 Total Repairs & Maintenance	0.00	1,617.00	2,386.60	4,003.60
5200 Utilities				
5210 Electric	15.18	14.94	14.69	44.81
5240 Sewer	546.00	565.50	565.50	1,677.00
5260 Garbage	460.36	376.45	376.45	1,213.26
5200 Total Utilities	1,021.54	956.89	956.64	2,935.07
5300 General Expenses				
5301 Accounting	0.00	0.00	140.00	140.00
5325 Reserve Study	0.00	0.00	1,380.00	1,380.00
5300 Total General Expenses	0.00	0.00	1,520.00	1,520.00
5400 Landscaping				

	JAN 23	FEB 23	MAR 23	TOTAL
5410 Landscaping Maintenance	542.00	842.00	542.00	1,926.00
5400 Total Landscaping	542.00	842.00	542.00	1,926.00
5600 Insurance				
5610 Insurance	623.50	623.50	623.50	1,870.50
5600 Total Insurance	623.50	623.50	623.50	1,870.50
6700 Reserve Contribution	3,010.00	3,010.02	3,010.02	9,030.04
TOTAL EXPENSE	5,722.04	7,637.05	9,563.76	22,922.85
NET INCOME	9,136.12	648.95	3,042.96	12,828.03
NET INCOME SUMMARY				
Income	14,858.16	8,286.00	12,606.72	35,750.88
Expense	-5,722.04	-7,637.05	-9,563.76	-22,922.85
NET INCOME	9,136.12	648.95	3,042.96	12,828.03



Budget Comparison

Property: Lakeview COA

Comparison Periods: 03/01/23 - 03/31/23 and 01/01/23 - 12/31/23 (cash basis)

	Actual 03/01/23 - 03/31/23	Budget 03/23 - 03/23	\$ Change	% Change	Actual YTD 01/01/23 - 12/31/23	Budget YTD 01/23 - 12/23	\$ Change	% Change
INCOME								
4000 HOA Dues	3,853.79	3,683.50	170.29	4.6 %	12,157.67	44,202.00	-32,044.33	-72.5 %
4050 Reserve Income	3,472.20	3,010.02	462.18	15.4 %	10,903.68	36,120.20	-25,216.52	-69.8 %
4200 Income	100.00	0.00	100.00		100.00	0.00	100.00	
4210 Late Fees	25.00	0.00	25.00		25.00	0.00	25.00	
4232 Delinquent Collections Income								
4260 Interest Income	2.51	0.00	2.51		6.88	0.00	6.88	
4263 Reserve Interest	2.51	0.00	2.51		6.88	0.00	6.88	
4260 Total Interest Income								
4202 SA23	0.00	1,666.67	-1,666.67	-100.0 %	0.00	20,000.00	-20,000.00	-100.0 %
4200 Other Income	5,153.22	0.00	5,153.22		13,486.67	0.00	13,486.67	
4200 Total Income	5,280.73	1,666.67	3,614.06	216.8 %	13,618.55	20,000.00	-6,381.45	-31.9 %
4300 Other Property Income								
4310 Maintenance & Repairs	0.00	0.00	0.00		1,127.36	0.00	1,127.36	
4300 Total Other Property Income	0.00	0.00	0.00		1,127.36	0.00	1,127.36	
TOTAL INCOME	12,606.72	8,360.19	4,246.53	50.8 %	37,807.26	100,322.20	-62,514.94	-62.3 %
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 %	49.00	100.00	-51.00	-51.0 %
5040 Office Supplies	0.00	0.00	0.00		13.64	0.00	13.64	
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 %	2,162.64	6,400.00	-4,237.36	-66.2 %
5100 Repairs & Maintenance								
5110 Roof Maint/Repair	2,386.60	0.00	2,386.60		2,386.60	0.00	2,386.60	
5170 Dryer Vent Cleaning	0.00	75.00	-75.00	-100.0 %	0.00	900.00	-900.00	-100.0 %
5100 Other Repairs & Maintenance	0.00	750.00	-750.00	-100.0 %	1,617.00	9,000.00	-7,383.00	-82.0 %
5100 Total Repairs & Maintenance	2,386.60	825.00	1,561.60	189.3 %	4,003.60	9,900.00	-5,896.40	-59.6 %
5200 Utilities								
5210 Electric	14.69	16.67	-1.98	-11.9 %	44.81	200.00	-155.19	-77.6 %
5240 Sewer	565.50	533.00	32.50	6.1 %	1,677.00	6,396.00	-4,719.00	-73.8 %
5260 Garbage	376.45	310.00	66.45	21.4 %	1,213.26	3,720.00	-2,506.74	-67.4 %
5200 Total Utilities	956.64	859.67	96.97	11.3 %	2,935.07	10,316.00	-7,380.93	-71.5 %
5300 General Expenses								
5301 Accounting	140.00	16.67	123.33	739.8 %	140.00	200.00	-60.00	-30.0 %

	Actual 03/01/23 - 03/31/23	Budget 03/23 - 03/23	\$ Change	% Change	Actual YTD 01/01/23 - 12/31/23	Budget YTD 01/23 - 12/23	\$ Change	% Change
5305 Legal	0.00	166.67	-166.67	-100.0 %	0.00	2,000.00	-2,000.00	-100.0 %
5315 State Filing Fee	0.00	1.67	-1.67	-100.0 %	0.00	20.00	-20.00	-100.0 %
5325 Reserve Study	1,380.00	115.00	1,265.00	1,100.0 %	1,380.00	1,380.00	0.00	0.0 %
5300 Total General Expenses	1,520.00	300.01	1,219.99	406.6 %	1,520.00	3,600.00	-2,080.00	-57.8 %
5400 Landscaping								
5410 Landscaping Maintenance	542.00	542.00	0.00	0.0 %	1,926.00	6,504.00	-4,578.00	-70.4 %
5400 Total Landscaping	542.00	542.00	0.00	0.0 %	1,926.00	6,504.00	-4,578.00	-70.4 %
5600 Insurance								
5610 Insurance	623.50	0.00	623.50		2,494.00	0.00	2,494.00	
5600 Other Insurance	0.00	623.50	-623.50	-100.0 %	0.00	7,482.00	-7,482.00	-100.0 %
5600 Total Insurance	623.50	623.50	0.00	0.0 %	2,494.00	7,482.00	-4,988.00	-66.7 %
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	3,010.02	3,010.02	0.00	0.0 %	12,040.04	36,120.20	-24,080.16	-66.7 %
TOTAL EXPENSE	9,563.76	8,360.21	1,203.55	14.4 %	27,081.35	100,322.20	-73,240.85	-73.0 %
NET INCOME	3,042.96	-0.02	3,042.98	15,214,900.0 %	10,725.91	0.00	10,725.91	
NET INCOME SUMMARY								
Income	12,606.72	8,360.19	4,246.53	50.8 %	37,807.26	100,322.20	-62,514.94	-62.3 %
Expense	-9,563.76	-8,360.21	-1,203.55	14.4 %	-27,081.35	-100,322.20	73,240.85	73.0 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	3,042.96	-0.02	3,042.98	15,214,900.0 %	10,725.91	0.00	10,725.91	

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 03/31/23

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
						371.23
						340.68
						319.59
						1,122.04
						100.00
						1,234.33
						485.98
						595.66
						0.41
					Totals:	4,569.92

Checks By Account

Property: Lakeview COA

Date Range: 03/01/23 - 03/31/23

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	3/1/23	1144	March	3/1/23	March	Lakev	500.00
RPM Services Inc	3/1/23	1144	Monthly website	3/1/23	March	Lakev	25.00
							525.00
5100 Repairs & Maintenance : 5110 Roof Maint/Repair							
Leak Seal Roofing	3/27/23	1150	upper bldg rep	3/27/23	6498	Lakev	2,386.60
							2,386.60
5200 Utilities : 5210 Electric							
Clark Public Utilitie	3/13/23	1148	7236-175-1	3/1/23	7236-175-1	Lakev	14.69
							14.69
5200 Utilities : 5240 Sewer							
Clark Regional W	3/6/23	1146	Monthly Sewer Ac	3/1/23	016125-000	Lakev	565.50
							565.50
5200 Utilities : 5260 Garbage							
Waste Connector	3/6/23	1147	Monthly Garbage	3/1/23	2010-976517	Lakev	376.45
							376.45
5300 General Expenses : 5301 Accounting							
Wayne Rivers, CF	3/1/23	1143	2022 tax return	2/25/23	752	Lakev	140.00
							140.00
5300 General Expenses : 5325 Reserve Study							
Association Reser	3/16/23	1149	reserve study	3/16/23	36897-2	Lakev	1,380.00
							1,380.00
5400 Landscaping : 5410 Landscaping Maintenance							
Macu's Inc.	3/6/23	1145	February	3/1/23	0006907	Lakev	542.00
							542.00
5600 Insurance : 5610 Insurance							
American Family I	3/1/23	ACH	Customer #019-8	3/1/23	019-860-226-37	Lakev	623.50
							623.50
Total Amount:							6,553.74

Delinquency (Summary)

Property: Lakeview COA

Current homeowners as of 03/31/23

Homeowner Name	Acc	Unit	Unit Type	Amount
Lak			CONDO/HOA	1,153.04
			CONDO/HOA	30,491.35
			CONDO/HOA	1,002.59
			CONDO/HOA	1,000.00
			CONDO/HOA	1,000.00
			CONDO/HOA	643.33
Total Delinquent for Property:				35,290.31

Report Summary

Detail	Value
Homeowners:	6
Percent Delinquent:	30.00%
Delinquent Amount:	35,290.31

Bank Reconciliation Report

Lakeview COA OPR

Reconciled on: 04/04/23

Deposits

Date	Ref #	Details	Amount
03/01/23	D20729	Bank Deposit: Deposit - epay	240.68
03/03/23	D20768	Bank Deposit: Deposit - epay	240.68
03/07/23	D20944	Bank Deposit: Deposit	3,090.45
03/13/23	D20854	Bank Deposit: Deposit	4,238.52
03/13/23	D20882	Bank Deposit: Deposit	1,493.66
03/23/23	D20921	Bank Deposit: Deposit	2,839.81
03/30/23	D20972	Bank Deposit: Deposit	900.00
			13,043.80

Payments

Date	Ref #	Details	Amount
02/15/23	1142	RPM Services Inc,	49.00
03/01/23	1143	Wayne Rivers, CPA	140.00
03/01/23	ACH	American Family Insurance	623.50
03/01/23	1144	RPM Services Inc,	525.00
03/01/23	J8313	Journal: Monthly Reserve	3,010.02
03/06/23	1145	Macu's Inc.	542.00
03/06/23	1146	Clark Regional Wastewater District	565.50
03/06/23	1147	Waste Connections	376.45
03/13/23	1148	Clark Public Utilities	14.69
03/16/23	1149	Association Reserves LLC.	1,380.00
03/27/23	1150	Leak Seal Roofing, Inc.	2,386.60
			9,612.76

Outstanding Deposits

Date	Ref #	Details	Amount
03/31/23	D21016	Bank Deposit: Deposit - epa	330.00
			330.00

Outstanding Payments

Date	Ref #	Details	Amount
12/20/22	1130	Adam Smith	30.16
04/01/23	ACH	American Family Insurance	623.50
04/01/23	1151	RPM Services Inc,	525.00
04/01/23	J8384	Journal: Monthly Reserve	3,010.00
			4,188.66

Summary

Beginning Balance:	15,155.57	Reconciled Balance	18,586.61
+ Selected Deposits (7)	13,043.80	+ Uncleared Deposits	330.00
- Selected Payments (11)	9,612.76	- Outstanding Checks	4,188.66
Ending Balance:	18,586.61	Register Balance	14,727.95
Goal:	18,586.61		
Difference:	0.00		



UMPQUA BANK

March 31, 2023 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, 2023
This statement: March 31, 2023

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	[REDACTED]	Beginning balance	\$15,155.57
Low balance	\$11,762.73	Deposits/Additions	\$13,043.80
Average balance	\$17,356.83	Withdrawals/Subtractions	\$9,612.76
Interest earned	\$0.00	Ending balance	\$18,586.61

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-07	Deposit	3,060.45
03-13	Deposit	4,238.52
03-13	Deposit	1,493.66
03-22	Deposit	2,839.81
03-29	Deposit	900.00
Total Additions		\$12,532.44

x 3090.45

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-07	Credit Memo	30.00
Total Other Deposits/ Additions		\$30.00

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
03-02	ACH Debit American Family Webpayment 0000000272479j2 20230302	623.50
Total ACH and Electronic Payments/Subtractions		\$623.50

ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-02	ACH Credit Paylease.Com Settlement 000017242767102 20230302	240.68
03-06	ACH Credit Paylease.Com Credit 302253318 20230306	240.68
Total ACH and Electronic Deposits/Additions		\$481.36

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
03-01	Cash Mgmt Trsfr Dr Ref 06012371 Funds Transfer To Dep [REDACTED] From March Reserve Cont Rib	3,010.02
Total Other Withdrawals/Subtractions		\$3,010.02

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
02-28	15,155.57	03-08	14,379.86	03-22	21,995.21
03-01	12,145.55	03-13	20,112.04	03-24	20,615.21
03-02	11,762.73	03-14	19,546.54	03-27	20,073.21
03-06	11,863.41	03-16	19,531.85	03-29	20,973.21
03-07	14,953.86	03-21	19,155.40	03-30	18,586.61
				03-31	18,586.61

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>
1142	\$49.00	03-08	1147	\$376.45	03-21
1143	\$140.00	03-06	1148	\$14.69	03-16
1144	\$525.00	03-08	1149	\$1,380.00	03-24
1145	\$542.00	03-27	1150	\$2,386.60	03-30
1146	\$565.50	03-14			

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

Total Checks paid: 9 for **-\$5,979.24**

Bank Reconciliation Report

Lakeview COA Reserve Umpqua

Reconciled on: 04/04/23

Deposits

Date	Ref #	Details	Amount
03/01/23	J8313	Journal: Monthly Reserve	3,010.02
03/28/23	J8408	Journal: Interest	2.51
			3,012.53

Outstanding Deposits

Date	Ref #	Details	Amount
04/01/23	J8384	Journal: Monthly Reserve	3,010.00
			3,010.00

Summary

Beginning Balance:	56,229.35
+ Selected Deposits (2)	3,012.53
- Selected Payments (0)	0.00
Ending Balance:	59,241.88
Goal:	59,241.88
Difference:	0.00

Reconciled Balance	59,241.88
+ Uncleared Deposits	3,010.00
- Outstanding Checks	0.00
Register Balance	62,251.88



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, 2023
This statement: March 31, 2023

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	[REDACTED]	Beginning balance	\$56,229.35
Low balance	\$59,239.37	Additions/Deposits	\$3,012.53
Average balance	\$59,239.37	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$6.88	Ending balance	\$59,241.88
Interest earned	\$2.51		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-01	Cash Mgmt Trsfr Cr Ref 06012371 Funds Transfer Frm Dep [REDACTED] from March Reserve Cont Rib	3,010.02
03-31	Interest Credit	2.51
Total Other Deposits/ Additions		\$3,012.53

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
02-28	56,229.35	03-01	59,239.37	03-31	59,241.88

Interest Information

Annual percentage yield earned	.05%
Interest-bearing days	31
Average balance for APY	\$59,239.37
Interest earned	\$2.51
Interest paid year to date	\$6.88
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**

03/07/2023

Real Property Management Service
Lakeview Condo Owners Association
H O A Trust Account
5620 NE Gher Rd Suite H
Vancouver WA 98662-6164

Re: 9805844488 Store/LOC #

Hello from Umpqua,

The deposit you made on 03/07/2023 required an adjustment to your account.

The amount \$30.00 was added for the following reason:

Credit Memo

Night deposit correction - LA 3060.45 RA 3090.45

*Krebs - check was for 43.68
have to read
corrected
orig posted as
13.68*

Please make the corresponding adjustment to your record. If you have any questions, please contact your Umpqua Bank Store below.

Vancouver - Orchards
(360) 699-4371

Thanks for banking with us.

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



LEAK SEAL ROOFING, INC.
 www.leaksealroofing.com

RECEIVED
 MAR 21 2023

Invoice

Date	Invoice #
2/9/2023	6498

PAST DUE

Bill To
 RPM Services
 5620 NE Gher Rd
 Suite H
 Vancouver WA 98662

Ship To
 2102 NW Kelly Dr
 Upper Bldg #1
 Vancouver, WA 98665

REMIT TO:
Leak Seal Roofing, Inc.
2518 NE 252nd Ave.
Camas, WA 98607
WE DO NOT ACCEPT WIRE TRANSFERS

Terms	Due Date	Project
Due on receipt	2/9/2023	Lakeview Condos Bl...

Description	Rate	Amount
Labor & Material: To Make Repair To TPO Roof On Bldg #1	2,257.22	1,580.05T
Extras: Adding TPO Membrane To Extend Over Roof Edge	619.58	619.58T

PAID
 MAR 27 2023
 BY: [Signature]

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

Subtotal	\$2,199.63
Sales Tax (8.5%)	\$186.97
Total	\$2,386.60
Payments/Credits	\$0.00
Balance Due	\$2,386.60

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.

[Handwritten mark]

CARRASO ✓
ANKLE ✓
DANO ?

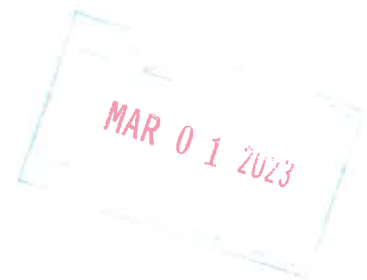
APPROVED ✓ 3.27.23
CAREVIEW CONDOS

Lakeview Condo Owners Association

2023 Reserve Contribution

Monthly \$3,010.02

MARCH 2023





Transfer Confirmation

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

Confirmation: 1770763498
Approval Status: 1 of 1 received
Transmitted: 03/01/2023 01:37:38 PM (ET)
Transmitted By: RPMHOA

Details

From Account: Lakeview OPR - Checking - [REDACTED] - Available \$15,155.57
(Balance as of: 03/01/2023 01:34:44 PM (ET) Not a guarantee of available funds.)
To Account: Lakeview RES - Checking - [REDACTED] - Available \$56,229.35
(Balance as of: 03/01/2023 01:34:44 PM (ET) Not a guarantee of available funds.)
Amount: \$3,010.02
Description: March reserve contrib
Send On: 03/01/2023 (today)

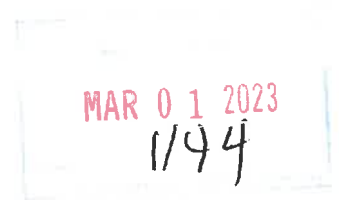
MAR 01 2023

**Lakeview Condo Owners Association
2023 Management Fee**

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

Monthly \$500.00

MARCH 2023



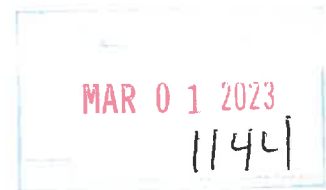
LAKEVIEW COA

Website Management Fee

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

Monthly \$25.00

MARCH 2023



Wayne Rivers, CPA
616 East Main Street, Box 1735
Battle Ground, WA 98604
3606873089

Client 752
February 4, 2023

Lake View Condominiums
c/o RPM Services Inc
5620 NE Gher Rd Ste H
Vancouver, WA 98662
(360) 693-6260

FEDERAL FORMS

Form 1120-H

2022 U.S. Income Tax Return for HOA's

FEE SUMMARY

Preparation Fee

\$ 140.00

Amount Due

\$ 140.00

MAR 01 2023

1143

Here's Your Automatic Payment Reminder

American Family Insurance <AmFamOnlineBilling@amfam.com>

Mon 2/6/2023 3:59 AM

To: RPM Services General Box <rpms@rpmservice.net>



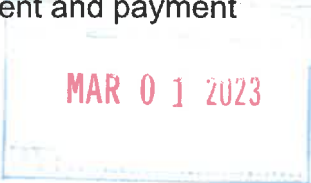
Hi Cindy,

Just a reminder, you have an upcoming automatic payment:

- Billing Account:** 019-860-226-37 (Lakeview Insurance)
- Payment Amount:** \$623.50
- Payment Date:** 3/1/2023
- 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 3/1/2023 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 change; or (3) change to my draw date. A return bank fee of \$25.00 may be charged if the payment is returned.

To stop automatic payments or stop paying electronically, log in to My Account at amfam.com, contact American Family Insurance at 1-800-MYAMFAM

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

Macario
(360)869-5166

license#:604346914. Ccb#:222325



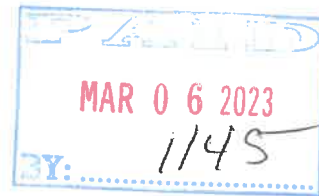
INVOICE

Josh
Lakeview condominium

Invoice # 0006907
Invoice Date 02/28/2023
Due Date 02/28/2023

Item	Description	Unit Price	Quantity	Amount
	February Yard maintenance	500.00	1.00	500.00
		Subtotal		500.00
		+ Tax (8.40%)		42.00
		Total		542.00
		Amount Paid		0.00
		Balance Due		\$542.00

APPROVED ✓
LAKEVIEW





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

Billing Statement

**Address Service Requested
 STATEMENT ENCLOSED**

3296*12**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: 2/1/2023 To 2/28/2023
BILLING DATE: 2/28/2023
DUE DATE: 3/31/2023

SPECIAL MESSAGE

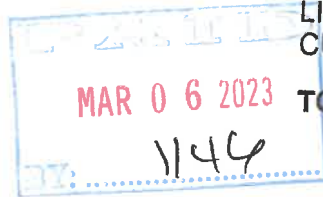
Direct Debit Available. Take the worry out of remembering to pay your bill by signing up for automatic payments through your checking or savings account. Fill out a Direct Debit Authorization Form on-line at www.crwwd.com/forms or call Customer Service at (360) 993-4001.

CURRENT CHARGES

SEWER SERVICE	565.50
TOTAL CURRENT CHARGES	565.50

BILL SUMMARY

PREVIOUS BALANCE	565.50
PAYMENTS	-565.50
ADJUSTMENTS	0.00
ADMIN FEE	0.00
FINANCE CHARGE	0.00
LIEN INTEREST	0.00
CURRENT CHARGES	565.50
TOTAL AMOUNT DUE	565.50





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

2010-976517
 193292089010
 03/01/23
 03/25/23
 02/01/23 - 02/28/23

FOR ASSISTANCE
 Office
 Toll Free
 One Time Payments

(360) 892-5370
 (866) 892-9289
 800-457-1379

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 376.45
02/10/23	Payment Thank You!	
	Total Payments And Credits	\$ -376.45
		\$ -376.45
	Service Location	
	Acct #976517	
02/28/23	4Yd Cont 1X Weekly 02/01/23-02/28/23	\$ 259.93
02/28/23	Multi-Family Recycle 02/01/23-02/28/23	\$ 80.40
02/28/23	Perm Cont Rent 4Yd 02/01/23-02/28/23	\$ 18.95
02/28/23	Recycle Process Surcharge 02/01/23-02/28/23	\$ 6.20
	Refuse Tax 3.6%	\$ 9.36
	State Sales Tax 8.5%	\$ 1.61
	Current Charges And Fees	\$ 376.45
	Total Due	\$ 376.45

1138
 Lakeview Condos Llc
 2102 Nw Kelley Dr
 1 Each @ \$259.93
 20 Each @ \$4.02
 1 Each @ \$18.95
 20 Each @ \$0.31

MAR 06 2023
 1147

376.45

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

024702 1/1

4/18

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 33 kwh
Present reading - 03/03/23 17582
Previous reading - 02/03/23 - 17549
Total electric usage 33
Your charge for 33 kwh is:
Basic service \$12.00
33 kwh @ 8.16 cents each 2.69
Total electric service \$14.69
Your average daily cost was \$0.52

Total Cost This Billing

Total electric service \$14.69
Total charges this billing \$14.69

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

Account Summary

Previous balance \$14.94
Payments - thank you
February 17, 2023 14.94CR
Balance forward 0.00
Current charges 14.69
Current balance \$14.69

Compare Your Use

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
03/03/23	28	33	1
02/03/23	29	36	1
01/05/23	31	39	1
12/05/22	32	41	1
11/03/22	29	30	1
10/05/22	29	23	1
09/06/22	34	27	1
08/03/22	28	17	1
07/06/22	33	24	1
06/03/22	30	64	2
05/04/22	29	64	2
04/05/22	33	27	1
03/03/22	28	28	1
03/03/21	28	145	5

PAID
MAR 13 2023
BY: 1148

Serving the Pacific Northwest

10900 NE 4th St, Suite 2300
Bellevue, WA 98004

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



**ASSOCIATION
RESERVES™**

Planning For The Inevitable™



Regional Offices

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

March 10, 2023

Report #: 36897 - 2

Lakeview Condominium

c/o Liz Divers
RPM Services
5620 NE Gher Rd., Suite H
Vancouver WA 98662

Subject: Reserve Study Balance Due Invoice # 36897 - 2FP

Dear: Ms. Divers,

Thank you for partnering with Association Reserves to improve your future!

Your Reserve Study was completed on 12/19/2022 and has been delivered.

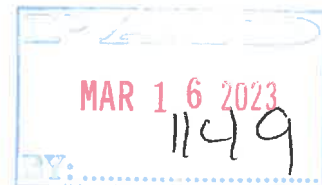
Total Fee:	\$1,380.00
Deposit Received:	\$0.00

Balance Due:	\$1,380.00

Thank you!

Christian Colunga

Christian Colunga
President



The final payment is due upon receipt of this invoice

Please make check payable to Association Reserves and mail to the address indicated above.

Write the invoice # on your check or detach the form below and return with your payment.

Invoice #: 36897 - 2FP

Property Name: Lakeview Condominium

Amount Due: \$1,380.00

LFZ