

# Financial Statement

Property: Lakeview COA

05/01/22 - 05/31/22 (cash)

## ASSETS

### Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	32,688.14
1000 Total Operating Accounts	32,688.14

1111 Reserve Account	
1093 Lakeview COA Reserve Umpqua 1419	79,590.98
1111 Total Reserve Account	79,590.98

Total Bank 112,279.12

### Other Current Asset

1200 Undeposited Funds	1,954.52
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Total Other Current Asset 1,954.52

**TOTAL ASSETS** **114,233.64**

## LIABILITIES & EQUITY

### Equity

#### Equity

3001 Retained Earnings	-64,800.67
3010 Disbursements From Reserve	141,965.13
3040 Reserve Account Equity	54,107.86

Total Equity 131,272.32

Net Income (1/1/2022 thru 4/30/2022) 15,726.44

#### Income

4000 HOA Dues	2,003.54
4050 Reserve Income	2,433.22

#### 4200 Income

4260 Interest Income	
4263 Reserve Interest	1.38
4260 Total Interest Income	1.38

    4900 Misc Income -462.83

    4030 SA22 Special Assessment 1,100.00

    4200 Total Income 638.55

Total Income 5,075.31

#### Expense

5000 Association Expenses	
5010 Management Fees	525.00
5000 Total Association Expenses	525.00

#### 5100 Repairs & Maintenance

    5150 Plumbing Repairs 2,265.15

    5170 Dryer Vent Cleaning 788.80

    5100 Other Repairs & Maintenance 1,511.28

    5100 Total Repairs & Maintenance 4,565.23

#### 5200 Utilities

*-re-funded to  
Seller -  
escrow  
over-paid  
Dues*

5210 Electric	17.22
5240 Sewer	546.00
5260 Garbage	304.12
5200 Total Utilities	<u>867.34</u>
5600 Insurance	
5610 Insurance	486.50
5600 Total Insurance	<u>486.50</u>
6700 Reserve Contribution	18,946.44
6750 Replacement Reserve Fund	665.00
8000 Special Projects-Reserves	
8033 Roofs - Reserve	11,784.92
8000 Total Special Projects-Reserves	<u>11,784.92</u>
Total Expense	<u>37,840.43</u>
Net Income (5/1/2022 thru 5/31/2022)	-32,765.12
<b>Total Equity</b>	<u>114,233.64</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>114,233.64</u></u>

# General Ledger

Property: Lakeview COA  
Detail 05/01/22 - 05/31/22 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5100 Repairs & Maintenance (Expense)						9,866.03
05/05/22	CHKITM	1054	... reimbursement for renters hotel stay while repa	722.30		10,588.33
05/12/22	CHKITM	1060	Knight and Day Home Services LLC: reinforce doors to storage	327.85		10,916.18
05/18/22	CHKITM	1062	Advanced Maintenance LLC.: knob & deadbot and keys - stora	461.13		11,377.31
<b>5100 Repairs &amp; Maintenance</b>				<b>Beg Bal: 9,866.03</b>	<b>Activity: 1,511.28</b>	<b>1,511.28</b>
					<b>0.00</b>	<b>11,377.31</b>
5110 Roof Maint/Repair (Expense)						1,133.33
No activity in the period						1,133.33
<b>5110 Roof Maint/Repair</b>				<b>Beg Bal: 1,133.33</b>	<b>Activity: 0.00</b>	<b>0.00</b>
					<b>0.00</b>	<b>1,133.33</b>
5120 Gutter Repairs/Maint. (Expense)						2,256.61
No activity in the period						2,256.61
<b>5120 Gutter Repairs/Maint.</b>				<b>Beg Bal: 2,256.61</b>	<b>Activity: 0.00</b>	<b>0.00</b>
					<b>0.00</b>	<b>2,256.61</b>
5150 Plumbing Repairs (Expense)						0.00
05/06/22	CHKITM	1055	RPM Services Inc.: voided - printer ate see 1056	1,414.51		1,414.51
05/06/22	CHKITM	1055	RPM Services Inc.: voided - printer ate see 1056		1,414.51	0.00
05/06/22	CHKITM	1056	RPM Services Inc.: Reimburse for D&F Plumbing Invoice 45268	1,414.51		1,414.51
05/25/22	CHKITM	1065	Timson Construction LLC: camera nd scope drain sanitary lines	850.64		2,265.15
<b>5150 Plumbing Repairs</b>				<b>Beg Bal: 0.00</b>	<b>Activity: 2,265.15</b>	<b>3,679.66</b>
					<b>1,414.51</b>	<b>2,265.15</b>
5160 Electrical Repairs (Expense)						1,085.00
No activity in the period						1,085.00
<b>5160 Electrical Repairs</b>				<b>Beg Bal: 1,085.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>
					<b>0.00</b>	<b>1,085.00</b>
5170 Dryer Vent Cleaning (Expense)						0.00
05/12/22	CHKITM	1059	Better Air Northwest: clean dryer vents - qty 20, replace 14 drye	788.80		788.80
<b>5170 Dryer Vent Cleaning</b>				<b>Beg Bal: 0.00</b>	<b>Activity: 788.80</b>	<b>788.80</b>
					<b>0.00</b>	<b>788.80</b>
5210 Electric (Expense)						53.21
05/12/22	CHKITM	1057	Clark Public Utilities: 7236-175-1	17.22		70.43
<b>5210 Electric</b>				<b>Beg Bal: 53.21</b>	<b>Activity: 17.22</b>	<b>17.22</b>
					<b>0.00</b>	<b>70.43</b>
5240 Sewer (Expense)						2,171.00
05/05/22	CHKITM	1053	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	546.00		2,717.00
<b>5240 Sewer</b>				<b>Beg Bal: 2,171.00</b>	<b>Activity: 546.00</b>	<b>546.00</b>
					<b>0.00</b>	<b>2,717.00</b>
5260 Garbage (Expense)						1,272.37
05/05/22	CHKITM	1052	Waste Connections: Monthly Garbage 2010-976517	304.12		1,576.49
<b>5260 Garbage</b>				<b>Beg Bal: 1,272.37</b>	<b>Activity: 304.12</b>	<b>304.12</b>
					<b>0.00</b>	<b>1,576.49</b>
5301 Accounting (Expense)						130.00
No activity in the period						130.00
<b>5301 Accounting</b>				<b>Beg Bal: 130.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>
					<b>0.00</b>	<b>130.00</b>
5305 Legal (Expense)						2,062.00
No activity in the period						2,062.00
<b>5305 Legal</b>				<b>Beg Bal: 2,062.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>
					<b>0.00</b>	<b>2,062.00</b>
5410 Landscaping Maintenance (Expense)						975.60
No activity in the period						975.60
<b>5410 Landscaping Maintenance</b>				<b>Beg Bal: 975.60</b>	<b>Activity: 0.00</b>	<b>0.00</b>
					<b>0.00</b>	<b>975.60</b>
5430 Tree Removal (Expense)						575.61
No activity in the period						575.61
<b>5430 Tree Removal</b>				<b>Beg Bal: 575.61</b>	<b>Activity: 0.00</b>	<b>0.00</b>
					<b>0.00</b>	<b>575.61</b>
5610 Insurance (Expense)						1,459.50
05/01/22	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	486.50		1,946.00

Date	Type	Reference	Description	Debit	Credit	Balance	
<b>5610 Insurance</b>			<b>Beg Bal: 1,459.50</b>	<b>Activity: 486.50</b>	<b>486.50</b>	<b>0.00</b>	<b>1,946.00</b>
6700 Reserve Contribution (Expense)							15,032.18
05/01/22	JOURNL	J7496	Monthly Reserve	3,010.00		18,042.18	
05/11/22	JOURNL	J7550	S21 & SA22 paid thru 4/30/22	15,936.44		33,978.62	
<b>6700 Reserve Contribution</b>			<b>Beg Bal: 15,032.18</b>	<b>Activity: 18,946.44</b>	<b>18,946.44</b>	<b>0.00</b>	<b>33,978.62</b>
6750 Replacement Reserve Fund (Expense)							0.00
05/18/22	CHKITM	1061	Gary Hill Sewer Inspections: sewer inspection Bldg 1	665.00		665.00	
<b>6750 Replacement Reserve Fund</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 665.00</b>	<b>665.00</b>	<b>0.00</b>	<b>665.00</b>
8033 Roofs - Reserve (Expense)							0.00
05/18/22	CHKITM	1063	Leak Seal Roofing, Inc.: 30% down payment Bldg 3 - from reser	3,168.10		3,168.10	
05/18/22	CHKITM	1064	Leak Seal Roofing, Inc.: 30% down payment Bldg 2 pulled from	8,616.82		11,784.92	
<b>8033 Roofs - Reserve</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 11,784.92</b>	<b>11,784.92</b>	<b>0.00</b>	<b>11,784.92</b>
				<b>Totals:</b>	<b>38,729.94</b>	<b>1,414.51</b>	

# Profit & Loss 12 Month Recap

Property: Lakeview COA

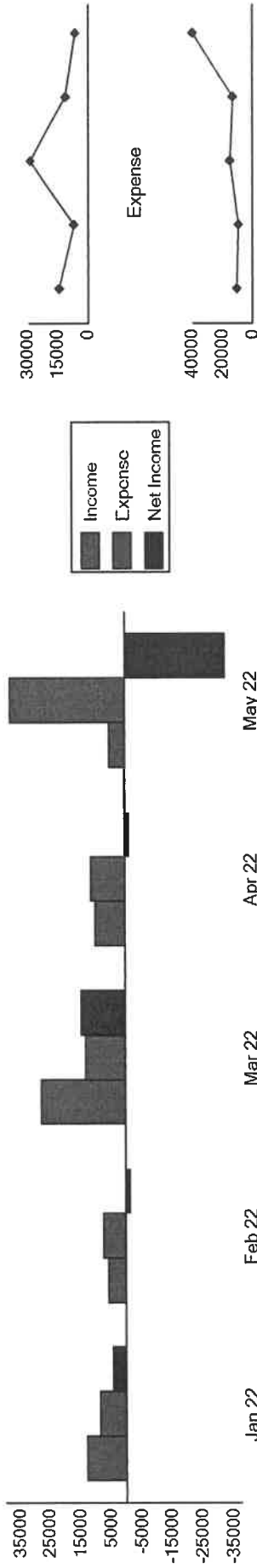
Monthly recap 01/01/22 - 05/31/22 (cash basis)

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	TOTAL
<b>INCOME</b>						
4000 HOA Dues	5,013.45	2,521.63	7,813.45	5,211.40	2,003.54	22,563.47
4050 Reserve Income	4,187.32	2,220.81	5,282.80	2,741.81	2,433.22	16,865.96
4200 Income						
4028 SA20 Special Assessment	0.00	0.00	1,000.00	0.00	0.00	1,000.00
4210 Late Fees	0.00	0.00	1,005.00	0.00	0.00	1,005.00
4230 Legal Fees Income	0.00	0.00	733.07	0.00	0.00	733.07
4232 Delinquent Collections Income	0.00	0.00	25.00	0.00	0.00	25.00
4250 Violation Fees Income	100.00	0.00	1,500.00	0.00	0.00	1,600.00
4260 Interest Income						
4263 Reserve Interest	0.92	0.88	1.14	1.18	1.38	5.50
4260 Total Interest Income	0.92	0.88	1.14	1.18	1.38	5.50
4900 Misc Income	0.00	0.00	462.83	0.00	-462.83	0.00
4029 SA21 Special Assessment	-700.00	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	15,736.44
4200 Total Income	3,646.25	955.55	12,263.48	1,901.18	638.55	19,405.01
4300 Other Property Income	0.00	0.00	147.08	0.00	0.00	147.08
4310 Maintenance & Repairs	0.00	0.00	147.08	0.00	0.00	147.08
4300 Total Other Property Income	0.00	0.00	147.08	0.00	0.00	147.08
4626 SA18 Special Assessment	0.00	0.00	1,000.00	0.00	0.00	1,000.00
4627 SA19	0.00	0.00	1,000.00	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>60,981.52</b>
<b>EXPENSE</b>						
5000 Association Expenses						
5010 Management Fees	471.00	579.00	525.00	525.00	525.00	2,625.00
5020 Postage / Copies	0.00	7.33	0.00	0.00	0.00	7.33
5000 Total Association Expenses	471.00	586.33	525.00	525.00	525.00	2,632.33
5100 Repairs & Maintenance						
5110 Roof Maint/Repair	0.00	1,133.33	0.00	0.00	0.00	1,133.33
5120 Gutter Repairs/Maint.	2,256.61	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	2,265.15
5160 Electrical Repairs	0.00	1,085.00	0.00	0.00	0.00	1,085.00
5170 Dryer Vent Cleaning	0.00	0.00	0.00	0.00	788.80	788.80
5100 Other Repairs & Maintenance	645.48	103.08	4,596.70	4,520.77	1,511.28	11,377.31
5100 Total Repairs & Maintenance	2,902.09	2,321.41	4,596.70	4,520.77	4,565.23	18,906.20
5200 Utilities						

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	TOTAL
5210 Electric	12.24	12.49	14.28	14.20	17.22	70.43
5240 Sewer	533.00	546.00	546.00	546.00	546.00	2,717.00
5260 Garbage	301.95	304.12	362.18	304.12	304.12	1,576.49
5200 Total Utilities	847.19	862.61	922.46	864.32	867.34	4,363.92
5300 General Expenses						
5301 Accounting	0.00	0.00	0.00	130.00	0.00	130.00
5305 Legal	376.00	107.50	177.50	1,401.00	0.00	2,062.00
5300 Total General Expenses	376.00	107.50	177.50	1,531.00	0.00	2,192.00
5400 Landscaping						
5410 Landscaping Maintenance	325.20	0.00	325.20	325.20	0.00	975.60
5430 Tree Removal	575.61	0.00	0.00	0.00	0.00	575.61
5400 Total Landscaping	900.81	0.00	325.20	325.20	0.00	1,551.21
5600 Insurance						
5610 Insurance	0.00	486.50	486.50	486.50	486.50	1,946.00
5600 Total Insurance	0.00	486.50	486.50	486.50	486.50	1,946.00
6700 Reserve Contribution	3,010.00	3,010.00	6,002.18	3,010.00	18,946.44	33,978.62
6750 Replacement Reserve Fund	0.00	0.00	0.00	0.00	665.00	665.00
8000 Special Projects-Reserves						
8033 Roofs - Reserve	0.00	0.00	0.00	0.00	11,784.92	11,784.92
8000 Total Special Projects-Reserves	0.00	0.00	0.00	0.00	11,784.92	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>78,020.20</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>-17,038.68</b>

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	TOTAL
Income	12,847.02	5,697.99	27,506.81	9,854.39	5,075.31	60,981.52
Expense	-8,507.09	-7,374.35	-13,035.54	-11,262.79	-37,840.43	-78,020.20
<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>-17,038.68</b>

**NET INCOME SUMMARY**



# Budget Comparison

Property: Lakeview COA

Comparison Periods: 05/01/22 - 05/31/22 and 01/01/22 - 12/31/22 (cash basis)

	Actual 05/01/22 - 05/31/22	Budget 05/22 - 05/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	2,003.54	3,269.17	-1,265.63	-38.7 %	22,846.25	39,230.00	-16,383.75	-41.8 %
4050 Reserve Income	2,433.22	3,010.00	-576.78	-19.2 %	18,846.14	36,120.00	-17,273.86	-47.8 %
4200 Income	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
4028 SA20 Special Assessment	0.00	0.00	0.00		1,005.00	0.00	1,005.00	
4210 Late Fees	0.00	0.00	0.00		733.07	0.00	733.07	
4230 Legal Fees Income	0.00	0.00	0.00		25.00	0.00	25.00	
4232 Delinquent Collections Income	0.00	0.00	0.00		1,600.00	0.00	1,600.00	
4250 Violation Fees Income	0.00	0.00	0.00					
4260 Interest Income	1.38	0.00	1.38		5.50	0.00	5.50	
4263 Reserve Interest	1.38	0.00	1.38		5.50	0.00	5.50	
4260 Total Interest Income	-462.83	0.00	-462.83		0.00	0.00	0.00	
4900 Misc Income	0.00	0.00	0.00		-700.00	0.00	-700.00	
4029 SA21 Special Assessment	1,100.00	1,666.67	-566.67	-34.0 %	15,736.44	20,000.00	-4,263.56	-21.3 %
4030 SA22 Special Assessment	638.55	1,666.67	-1,028.12	-61.7 %	19,405.01	20,000.00	-594.99	-3.0 %
4200 Total Income	0.00	0.00	0.00		147.08	0.00	147.08	
4300 Other Property Income	0.00	0.00	0.00		147.08	0.00	147.08	
4310 Maintenance & Repairs	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
4300 Total Other Property Income	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
4626 SA18 Special Assessment	5,075.31	7,945.84	-2,870.53	-36.1 %	63,244.48	95,350.00	-32,105.52	-33.7 %
4627 SA19	525.00	500.00	25.00	5.0 %	3,150.00	6,000.00	-2,850.00	-47.5 %
<b>TOTAL INCOME</b>	0.00	8.33	-8.33	-100.0 %	7.33	100.00	-92.67	-92.7 %
<b>EXPENSE</b>	0.00	25.00	-25.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
5000 Association Expenses	525.00	533.33	-8.33	-1.6 %	3,157.33	6,400.00	-3,242.67	-50.7 %
5010 Management Fees	0.00	0.00	0.00		1,133.33	0.00	1,133.33	
5020 Postage / Copies	0.00	0.00	0.00		2,256.61	0.00	2,256.61	
5065 Website	2,265.15	0.00	2,265.15		2,265.15	0.00	2,265.15	
5000 Total Association Expenses	0.00	0.00	0.00		1,085.00	0.00	1,085.00	
5100 Repairs & Maintenance	788.80	0.00	788.80		788.80	0.00	788.80	
5110 Roof Maint/Repair	1,511.28	952.83	558.45	58.6 %	23,938.65	11,434.00	12,504.65	109.4 %
5120 Gutter Repairs/Maint.	4,565.23	952.83	3,612.40	379.1 %	31,467.54	11,434.00	20,033.54	175.2 %
5150 Plumbing Repairs	0.00	0.00	0.00					
5160 Electrical Repairs	0.00	0.00	0.00					
5170 Dryer Vent Cleaning	0.00	0.00	0.00					
5100 Other Repairs & Maintenance	0.00	0.00	0.00					
5100 Total Repairs & Maintenance	0.00	0.00	0.00					



	Actual 05/01/22 - 05/31/22	Budget 05/22 - 05/22	\$ 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 %	70.43	200.00	-129.57	-64.8 %
5240 Sewer	546.00	533.00	13.00	2.4 %	3,263.00	6,396.00	-3,133.00	-49.0 %
5260 Garbage	304.12	310.00	-5.88	-1.9 %	1,576.49	3,720.00	-2,143.51	-57.6 %
5200 Total Utilities	867.34	859.67	7.67	0.9 %	4,909.92	10,316.00	-5,406.08	-52.4 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		130.00	0.00	130.00	
5305 Legal	0.00	145.33	-145.33	-100.0 %	2,062.00	1,744.00	318.00	18.2 %
5310 Taxes	0.00	16.67	-16.67	-100.0 %	0.00	200.00	-200.00	-100.0 %
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	0.00	10.00	-10.00	-100.0 %
5300 Total General Expenses	0.00	162.83	-162.83	-100.0 %	2,192.00	1,954.00	238.00	12.2 %
5400 Landscaping								
5410 Landscaping Maintenance	0.00	0.00	0.00		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	0.00	291.67	-291.67	-100.0 %	1,551.21	3,500.00	-1,948.79	-55.7 %
5600 Insurance								
5610 Insurance	486.50	0.00	486.50		2,432.50	0.00	2,432.50	
5600 Other Insurance	0.00	468.83	-468.83	-100.0 %	0.00	5,626.00	-5,626.00	-100.0 %
5600 Total Insurance	486.50	468.83	17.67	3.8 %	2,432.50	5,626.00	-3,193.50	-56.8 %
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	18,946.44	3,010.00	15,936.44	529.4 %	36,988.62	36,120.00	868.62	2.4 %
6750 Replacement Reserve Fund	665.00	0.00	665.00		665.00	0.00	665.00	
8000 Special Projects-Reserves								
8033 Roofs - Reserve	11,784.92	0.00	11,784.92		11,784.92	0.00	11,784.92	
8000 Total Special Projects-Reserves	11,784.92	0.00	11,784.92		11,784.92	0.00	11,784.92	
<b>TOTAL EXPENSE</b>	<b>37,840.43</b>	<b>7,945.83</b>	<b>29,894.60</b>	<b>376.2 %</b>	<b>95,149.04</b>	<b>95,350.00</b>	<b>-200.96</b>	<b>-0.2 %</b>
<b>NET INCOME</b>	<b>-32,765.12</b>	<b>0.01</b>	<b>-32,765.13</b>	<b>327,651,300.0 %</b>	<b>-31,904.56</b>	<b>0.00</b>	<b>-31,904.56</b>	
<b>NET INCOME SUMMARY</b>								
Income	5,075.31	7,945.84	-2,870.53	-36.1 %	63,244.48	95,350.00	-32,105.52	-33.7 %
Expense	-37,840.43	-7,945.83	-29,894.60	376.2 %	-95,149.04	-95,350.00	200.96	0.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>-32,765.12</b>	<b>0.01</b>	<b>-32,765.13</b>	<b>327,651,300.0 %</b>	<b>-31,904.56</b>	<b>0.00</b>	<b>-31,904.56</b>	

Actual 05/01/22 - 05/31/22      Budget 05/22 - 05/22      Actual YTD 01/01/22 - 12/31/22      Budget YTD 01/22 - 12/22      \$ Change      % Change      \$ Change      % Change

---

# Delinquency (Summary)

Property: Lakeview COA

Current homeowners as of 05/31/22

Homeowner Name	Acc	Unit	Unit Type	Amount
<b>Lakeview COA</b>				
			CONDO/HOA	513.18
			CONDO/HOA	1,000.00
			CONDO/HOA	25,444.80
			CONDO/HOA	1,000.00
			CONDO/HOA	363.56

**Total Delinquent for Property: 28,321.54**

## Report Summary

Detail	Value
Homeowners:	5
Percent Delinquent:	25.00 %
Delinquent Amount:	28,321.54

# Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 05/31/22

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
						312.00
						319.59
						312.00
						312.00
						319.59
						319.59
						319.59
						2,237.13
						1,631.75
						0.10
						<u>0.10</u>
						<b>Is: 6,083.34</b>

# Checks By Account

Property: Lakeview COA

Date Range: 05/01/22 - 05/31/22

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
<b>4200 Income : 4900 Misc Income</b>							
Denis Orlovski	5/12/22	1058	overpaid in dues tl	5/12/22	Refund HOA dues	Lakev	462.83
							462.83
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc	5/1/22	1050	May	5/1/22	May	Lakev	500.00
RPM Services Inc	5/1/22	1050	Monthly website r	5/1/22	May	Lakev	25.00
							525.00
<b>5100 Repairs &amp; Maintenance</b>							
Danovia Marith	5/5/22	1054	reimbursement for	5/5/22	Reimb	Lakev	722.30
Knight and Day Hr	5/12/22	1060	reinforce doors to	5/12/22	105	Lakev	327.85
Advanced Mainter	5/18/22	1062	knob & deadbot ar	5/18/22	7568	Lakev	461.13
							1,511.28
<b>5100 Repairs &amp; Maintenance : 5150 Plumbing Repairs</b>							
RPM Services Inc	5/6/22	1055	voided - printer atc			Lakev	1,414.51
RPM Services Inc	5/6/22	1055	voided - printer atc			Lakev	-1,414.51
RPM Services Inc	5/6/22	1056	Reimburse for D&	5/6/22	D&F 45268217	Lakev	1,414.51
Timson Construct	5/25/22	1065	camera nd scope	5/25/22	1025	Lakev	850.64
							2,265.15
<b>5100 Repairs &amp; Maintenance : 5170 Dryer Vent Cleaning</b>							
Better Air Northwe	5/12/22	1059	clean dryer vents	5/12/22	198844	Lakev	788.80
							788.80
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utiliti	5/12/22	1057	7236-175-1	5/1/22	7236-175-1	Lakev	17.22
							17.22
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional Wi	5/5/22	1053	Monthly Sewer Ac	5/5/22	016125-000	Lakev	546.00
							546.00
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connector	5/5/22	1052	Monthly Garbage	5/1/22	2010-976517	Lakev	304.12
							304.12
<b>5600 Insurance : 5610 Insurance</b>							
American Family I	5/1/22	ACH	Customer #019-8	5/1/22	019-860-226-37	Lakev	486.50
							486.50
<b>6750 Replacement Reserve Fund</b>							
Gary Hill Sewer In	5/18/22	1061	sewer inspection E	5/18/22	5.17.22	Lakev	665.00
							665.00
<b>8000 Special Projects-Reserves : 8033 Roofs - Reserve</b>							
Leak Seal Roofing	5/18/22	1063	30% down paymei	5/18/22	6289	Lakev	3,168.10
Leak Seal Roofing	5/18/22	1064	30% down paymei	5/18/22	6285	Lakev	8,616.82
							11,784.92

**Total Amount: 19,356.82**

# Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 06/03/22

## Deposits

Date	Ref #	Details	Amount
04/29/22	D17866	Bank Deposit: DEposit - epay	319.59
05/02/22	D17885	Bank Deposit: Deposit - epay	330.98
05/05/22	D17901	Bank Deposit: Deposit - ach	1,275.34
05/12/22	D17993	Bank Deposit: Deposit	1,979.26
05/18/22	J7555	Journal: Leak Seal # 6289	3,168.10
05/18/22	J7555	Journal: Leak Seal # 6285	8,616.82
05/24/22	D18066	Bank Deposit: Deposit	1,312.00
			<b>17,002.09</b>

## Payments

Date	Ref #	Details	Amount
04/26/22	1049	Danovia Marith	395.90
05/01/22	ACH	American Family Insurance	486.50
05/01/22	1050	RPM Services Inc,	525.00
05/01/22	J7496	Journal: Monthly Reserve	3,010.00
05/05/22	1052	Waste Connections	304.12
05/05/22	1053	Clark Regional Wastewater District	546.00
05/05/22	1054	Danovia Marith	722.30
05/06/22	1056	RPM Services Inc,	1,414.51
05/11/22	J7550	Journal: S21 & SA22 paid thru 4/30/22	15,936.44
05/12/22	1057	Clark Public Utilities	17.22
05/12/22	1059	Better Air Northwest	788.80
05/12/22	1060	Knight and Day Home Services LLC	327.85
05/18/22	1061	Gary Hill Sewer Inspections	665.00
05/18/22	1062	Advanced Maintenance LLC.	461.13
05/18/22	1063	Leak Seal Roofing, Inc.	3,168.10
05/18/22	1064	Leak Seal Roofing, Inc.	8,616.82
			<b>37,385.69</b>

## Outstanding 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
			<b>2,565.09</b>

## Outstanding Payments

Date	Ref #	Details	Amount
05/12/22	1058	Denis Orlovschi	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
			<b>13,520.82</b>

## Summary

<b>Beginning Balance:</b>	54,385.21
<b>+ Selected Deposits (7)</b>	17,002.09
<b>- Selected Payments (16)</b>	37,385.69
<b>Ending Balance:</b>	34,001.61
<b>Goal:</b>	34,001.61
<b>Difference:</b>	0.00

<b>Reconciled Balance</b>	34,001.61
<b>+ Uncleared Deposits</b>	2,565.09
<b>- Outstanding Checks</b>	13,520.82
<b>Register Balance</b>	23,045.88



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: April 30, 2022  
This statement: May 31, 2022

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

### BUSINESS FREE CHECKING

Account number	-----	Beginning balance	\$54,385.21
Low balance	\$34,001.61	Deposits/Additions	\$17,002.09
Average balance	\$42,838.08	Withdrawals/Subtractions	\$37,385.69
Interest earned	\$0.00	Ending balance	\$34,001.61

### Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
05-05	Deposit	1,275.34
05-12	Deposit	1,979.26
05-24	Deposit	1,312.00
<b>Total Additions</b>		<b>\$4,566.60</b>

### Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
05-18	Cash Mgmt Trsfr Cr Ref 1381653I Funds Transfer Frm De, 6289	From Leak Seal 3,168.10
05-18	Cash Mgmt Trsfr Cr Ref 1381654I Funds Transfer Frm De 6285	From Leak Seal 8,616.82
<b>Total Other Deposits/ Additions</b>		<b>\$11,784.92</b>



**ACH and Electronic Payments/Subtractions**

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
05-02	ACH Debit American Family Webpayment 00000002619461s 20220502	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>
05-02	ACH Credit Paylease.Com Settlement 000014467548809 20220502	319.59
05-03	ACH Credit Paylease.Com Settlement 000014498441349 20220503	330.98
<b>Total ACH and Electronic Deposits/Additions</b>		<b>\$650.57</b>

**Other Withdrawals/Subtractions**

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
05-02	Cash Mgmt Trsfr Dr Ref 1221227I Funds Transfer To Dep From May Reserve	3,010.00
05-11	Cash Mgmt Trsfr Dr Ref 1311100I Funds Transfer To Dep From Sa21 And Sa 22 Tra Nsfer To Reserve	15,936.44
<b>Total Other Withdrawals/Subtractions</b>		<b>\$18,946.44</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
04-30	54,385.21	05-11	34,938.67	05-20	47,089.48
05-02	50,683.30	05-12	36,371.93	05-23	46,300.68
05-03	51,014.28	05-13	35,649.63	05-24	34,858.64
05-05	52,289.62	05-18	47,417.33	05-31	34,001.61
05-09	50,875.11				

**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>
1049	\$395.90	05-31	*1059	\$788.80	05-23
1050	\$525.00	05-02	1060	\$327.85	05-20
*1052	\$304.12	05-24	1061	\$665.00	05-24
1053	\$546.00	05-12	1062	\$461.13	05-31
1054	\$722.30	05-13	1063	\$3,168.10	05-24
*1056	\$1,414.51	05-09	1064	\$8,616.82	05-24
1057	\$17.22	05-18			

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

Total Checks paid: 13 for **-\$17,952.75**

# Bank Reconciliation Report

Lakeview COA Reserve Umpqua 1419

Reconciled on: 06/03/22

## Deposits

Date	Ref #	Details	Amount
05/01/22	J7496	Journal: Monthly Reserve	3,010.00
05/11/22	J7550	Journal: S21 & SA22 paid thru 4/30/22	15,936.44
05/28/22	J7591	Journal: Interest	1.38
			<b>18,947.82</b>

## Payments

Date	Ref #	Details	Amount
05/18/22	J7555	Journal: Leak Seal # 6289	3,168.10
05/18/22	J7555	Journal: Leak Seal # 6285	8,616.82
			<b>11,784.92</b>

## Outstanding Deposits

Date	Ref #	Details	Amount
06/01/22	J7568	Journal: Monthly Reserve	3,010.00
			<b>3,010.00</b>

## Summary

<b>Beginning Balance:</b>	72,428.08	<b>Reconciled Balance</b>	79,590.98
<b>+ Selected Deposits (3)</b>	18,947.82	<b>+ Uncleared Deposits</b>	3,010.00
<b>- Selected Payments (2)</b>	11,784.92	<b>- Outstanding Checks</b>	0.00
<b>Ending Balance:</b>	79,590.98	<b>Register Balance</b>	82,600.98
<b>Goal:</b>	79,590.98		
<b>Difference:</b>	0.00		



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: April 30, 2022  
This statement: May 31, 2022

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

### MAIN STREET MONEY MARKET

Account number	12212271	Beginning balance	\$72,428.08
Low balance	\$75,438.08	Additions/Deposits	\$18,947.82
Average balance	\$80,814.41	Withdrawals/Subtractions	\$11,784.92
Interest paid year to date	\$5.50	Ending balance	\$79,590.98
Interest earned	\$1.38		

### Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
05-02	Cash Mgmt Trsfr Cr Ref 12212271 Funds Transfer Frm Dep 9805844488 From May Reserve	3,010.00
05-11	Cash Mgmt Trsfr Cr Ref 13111001 Funds Transfer Frm Dep 9805844488 From Sa21 And Sa 22 Tra Nsfer To Reserve	15,936.44
05-31	Interest Credit	1.38
<b>Total Other Deposits/ Additions</b>		<b>\$18,947.82</b>

### Other Subtractions/Withdrawals

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
05-18	Cash Mgmt Trsfr DrRef 13816531 Funds Transfer To Dep 9805844488 From Leak Seal 6289	3,168.10
05-18	Cash Mgmt Trsfr DrRef 13816541 Funds Transfer To Der 9805844488 From Leak Seal 6285	8,616.82
<b>Total Other Subtractions/Withdrawals</b>		<b>\$11,784.92</b>

**Daily Balances**

Date	Balance	Date	Balance	Date	Balance
04-30	72,428.08	05-11	91,374.52	05-31	79,590.98
05-02	75,438.08	05-18	79,589.60		

**Interest Information**

Annual percentage yield earned	.02%
Interest-bearing days	31
Average balance for APY	\$80,814.41
Interest earned	\$1.38
Interest paid year to date	\$5.50
Statement period	05/01 to 05/31

**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: 2352467147  
Approval Status: 1 of 1 received  
Transmitted: 05/11/2022 12:00:54 PM (ET)  
Transmitted By: RPMHOA

### Details

From Account: Lakeview OPR - Checking - Available \$50,875.11  
(Balance as of: 05/11/2022 12:00:15 PM (ET) Not a guarantee of available funds.)  
To Account: Lakeview RES - Checking - Available \$75,438.08  
(Balance as of: 05/11/2022 12:00:15 PM (ET) Not a guarantee of available funds.)  
Amount: \$15,936.44  
Description: SA21 and SA 22 transfer to reserve  
Send On: 05/11/2022 (today)

**PAID**  
MAY 11 2022

# **Lakeview Condo Owners Association**

## **2022 Reserve Contribution**

**Monthly \$3,010.00**

**MAY 2022**

**PAID**

**MAY 2 2022**



### Transfer Confirmation

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

Confirmation: 3442222699  
Approval Status: 1 of 1 received  
Transmitted: 05/02/2022 01:27:38 PM (ET)  
Transmitted By: RPMHOA

#### Details

From Account: Lakeview OPR - Checking - Available \$53,693.30  
(Balance as of: 05/02/2022 01:24:21 PM (ET) Not a guarantee of available funds.)  
To Account: Lakeview RES - Checking - Available \$72,428.08  
(Balance as of: 05/02/2022 01:24:21 PM (ET) Not a guarantee of available funds.)  
Amount: \$3,010.00  
Description: May Reserve  
Send On: 05/02/2022 (today)

**PAID**  
MAY 2 2022

## HOA Accounting




**From:** American Family Insurance <AmFamOnlineBilling@amfam.com>  
**Sent:** Tuesday, April 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:

<b>Billing Account:</b>	019-860-226-37 (Lakeview Insurance)
<b>Payment Amount:</b>	\$486.50
<b>Payment Date:</b>	5/1/2022
<b>Payment Method:</b>	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 5/1/2022 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**

**MAY 2022**

**PAID**  
MAY 1 2022

1050

**Lakeview Condo Owners Association  
2022 Management Fee**

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

**Monthly \$500.00**

**MAY 2022**

**PAID**  
MAY 1 2022

*1050*



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

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

ACCOUNT NO. 2010-976517  
 INVOICE NO. 18500068010  
 STATEMENT DATE 05/01/22  
 DUE DATE 05/25/22  
 BILLING PERIOD 04/01/22 - 04/30/22

FOR ASSISTANCE  
 Office (360) 892-5370  
 Toll Free (866) 892-9269  
 One Time Payments (855) 569-2719

INVOICE STATEMENT

Date	Description	Amount
	<b>Previous Balance</b>	\$ 304.12
04/19/22	Payment Thank You!	
	<b>Total Payments And Credits</b>	\$ -304.12
		\$ -304.12
	<b>Service Location</b>	
	<b>Acct #976517</b>	
04/30/22	4Yd Cont 1X Weekly 04/01/22-04/30/22	\$ 229.27
04/30/22	Multi-Family Recycle 04/01/22-04/30/22	\$ 43.56
04/30/22	Perm Cont Rent 4Yd 04/01/22-04/30/22	\$ 17.16
04/30/22	Recycle Process Surcharge 04/01/22-04/30/22	\$ 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

1048  
 Lakeview Condos Llc  
 2102 Nw Kelley Dr  
 1 Each @ \$229.27  
 12 Each @ \$3.63  
 1 Each @ \$17.16  
 12 Each @ \$0.37

**PAID**

MAY 5 2022

1052

025501 1/1  
 304.12

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.



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

# Billing Statement

Address Service Requested  
**STATEMENT ENCLOSED**

3265\*12\*\*G50\*\*0.74\*\*1/4\*\*\*\*\*AUTO5-DIGIT 98662  
 LAKEVIEW CONDOS LLC  
 C/O RPM SERVICES  
 5620 NE GHER RD STE H  
 VANCOUVER WA 98662-6164



## ACCOUNT INFORMATION

**ACCOUNT:** 016125-000  
**SERVICE ADDRESS:** 2102 NW KELLY DR  
**SERVICE PERIOD:** 4/1/2022 To 4/30/2022  
**BILLING DATE:** 4/29/2022  
**DUE DATE:** 5/31/2022

## SPECIAL MESSAGE

Help Us Help You! To provide your current phone number and email address, check the box and complete the back of the remittance stub, contact Customer Service at (360) 993-4001, or email [finance@crwwd.com](mailto:finance@crwwd.com)

## 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**

MAY 5 2022

1053



**RECEIVED**  
**MAY 09 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 29 days you used 64 kwh  
 Present reading - 05/04/22 17248  
 Previous reading - 04/05/22 - 17184  
**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 \$0.59**

**Total Cost This Billing**

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

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 \$14.20  
 Payments - thank you April 18, 2022 14.20CR  
 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
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
05/05/21	30	93	3
05/05/20	32	192	6

**PAID**

**MAY 12 2022**

1057

# Check Worksheet

<b>Vendor:</b> RPM Services Inc,	<b>Check #:</b> 1056
<b>Address:</b> 5620 NE Gher Rd. Suite H Vancouver, WA 98662	<b>Date:</b> 05/06/2022
<b>Bank:</b> 1092 Lakeview COA OPR 4488	<b>Status:</b> Printed
<b>Memo:</b> Reimburse for D&F Plumbing Invoice 45268217	<b>Cleared:</b> No
	<b>Amount:</b> 1,414.51

## Bills Applied To

Bill Date	Due Date	Invoice #	Memo	Bill Amount	Amount Paid
05/06/2022	05/06/2022	D&F 45268217	Reimburse for D&F Plumbing Invoice 45268217	1,414.51	1,414.51

## Ledger Breakdown

Property	Unit	1099	Expense Account	Memo	Amount
Lakev		<input type="checkbox"/>	5150 Plumbing Repairs	Reimburse for D&F Plumbing Invoice 45268217 #21	1,414.51
					1,414.51

PAID  
MAY 6 2022



BEN - D & F PLUMBING 5-5  
 3:25pm  
 MADE PAYMENT W/BEN  
 FOR \$1,414.51

D & F Plumbing  
 12007 NE 95th Avenue  
 Vancouver, WA 98682  
 (360) 693-5516  
 (503) 282-0993

**BILL TO**  
 KIM LATTIN  
 2102 Kelly Road #21  
 Vancouver, WA 98665 USA

<b>ESTIMATE</b> 45268217	<b>ESTIMATE DATE</b> May 05, 2022
-----------------------------	--------------------------------------

**JOB ADDRESS**  
 2102 Kelly Road #21  
 Vancouver, WA 98665 USA

*Catcedee*

**Job:** 130332  
**Technician:** BUENAVENTURA ARCE (GG)

TASK	DESCRIPTION	QTY	PRICE	TOTAL
CBL-150	Remove your toilet to access your main drain and ATTEMPT to clear it with an electric snake. Evaluate your drain piping using a video inspection camera. Reset your toilet to ensure that it is leak free and operating properly. include new supply, bowl wax, and caulking. based on angle stop working correctly. does not include any toilet repairs. DOES NOT INCLUDE LEAD BEND ISSUES. IF IT HAS A LEAD BEND, TO GUARANTEE WHATSOEVER, MUST ALERT THE CUSTOMER OF THE HAZARDS AND DANGERS. NO GUARANTEE OR WARRANTY WHATSOEVER FOR LEAD BENDS	1.00	\$1,304.90	\$1,304.90
Dispatch & Inspection Work Cost	This is the cost for Dispatch & Inspection Work. This is a visual inspection only. Technician will provide estimates for any needed service based on their inspection and the scope of work.	1.00	\$119.00	\$119.00
Dispatch & Inspection Cost Waived	Coupon to waive the cost of the Dispatch & Inspection work.	1.00	\$-119.00	\$-119.00

*Approved D.H. Please Reimburse RPM Services. Paid via RPM credit card*

<b>SUB-TOTAL</b>	\$1,304.90
<b>TAX</b>	\$109.61
<b>TOTAL</b>	\$1,414.51

Thank you for choosing D&F Plumbing! Payment is due upon receipt. We look forward to serving you in the future!

**CUSTOMER AUTHORIZATION**

This invoice is agreed and acknowledged, including the {terms}. Payment is due upon receipt for all work, goods, and services provided. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be

**PAID**  
 MAY 6 2022 *1056*



INVOICE	#198844
SERVICE DATE	May 10, 2022
INVOICE DATE	May 11, 2022
DUE	upon receipt
<b>AMOUNT DUE</b>	<b>\$788.80</b>

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

☎ (360) 693-6260  
✉ liz@rpm-service.net

SERVICE ADDRESS

Lakeview Condos  
2102 NW Kelly Drive  
Vancouver, WA 98665

CONTACT US

1418 SE 14th Place, Suite A100  
Battle Ground, WA 98604

☎ (360) 852-6212  
✉ contact@betterairnorthwest.com

INVOICE

Services	qty	unit price	amount
Dryer Vent-WA Clean all dryer vents using compressed air viper rods and agitation tools with reverse air nozzles. We will contain all debris and leave the surrounding areas clean.	20.0	\$25.00	\$500.00
Duct Repair/Replacement-OR Remove and replace 14 dryer vent and exhaust covers on the two upper buildings.	14.0	\$18.00	\$252.00
Dryer Vent-WA Did not clean the home on the SE, was told by someone who came out of home not to clean it	1.0	-\$25.00	-\$25.00

**PAID**

MAY 12 2022

1059

Subtotal		\$727.00
Tax (Vancouver-new 8.5%)		\$61.80
<b>Total</b>		<b>\$788.80</b>

*Approved to pay ✓  
5-11*





SENT TO BOARD - 5-10

# Knight and Day Home Services

INVOICE	#105
SERVICE DATE	May 09, 2022
DUE	upon receipt
AMOUNT DUE	<b>\$327.85</b>

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

### SERVICE ADDRESS

Lakeview Condo HOA  
 2102 Kelly Drive  
 Vancouver, WA 98665

✉ Josh@rpmservice.net

### CONTACT US

3107B NE 138TH AVE  
 VANCOUVER, WA 98682

☎ (360) 921-1849

✉ DEREK.KNIGHT@OUTLOOK.COM

## INVOICE

Services	amount
By The Hour - Handyman for 3 hours Work done for Quot 0323C We will reinforce both doors to the storage rooms that belongs to the HOA. We will install a combo type locking system on both doors.	\$210.00
Materials	amount
Material	\$100.00
Subtotal	\$310.00
Tax (Clark County 8.5%)	\$17.85
<b>Total</b>	<b>\$327.85</b>

**PAID**  
 MAY 12 2022  
 LGO

Approved to pay - ✓  
 5.10.22

**\$327.85**

LAKVIEW

GARY HILL SEWER INSPECTIONS  
Cell: (503)956-3099

RECEIVED  
MAY 17 2022  
BY: .....

Date: May 17, 2022  
Property Address: 2102 NW Kelly Drive Vancouver, WA 98665  
Contact: Josh Perkins  
Phone Number: (360) 693-6260 ext 203  
Email: josh@rpmservice.net

Entered pipe: 34 1.5 and 2" ABS and steel roof vents.

Pipe type: steel, cast iron, ABS and concrete.

Pipe diameter: 1.5", 2" and 4"

PAID  
MAY 18 2022  
BY: .....

Condition of sewer: Building 1 has roots coming into concrete pipe by garage.  
Building 2 all kitchen drain lines are clogged with grease. Hard to get my camera through pipes. Building 3 also has build up in main sewer line.

Recommendation(s): Building 1 spot repair under asphalt to fix roots. Building 2 kitchen lines need to be hydro jetted to clean build up out of them and re scoped to check condition. Building 3 also needs to be hydro jetted to clean line and re scoped. It was hard to see condition of line in building 3 because of buildup in line.

Notes: Building 3 sewer line goes to septic tank in front of units.

Total: \$665 Will mail check

APPROVED TODAY 5-18 ✓

GARY HILL - PAYMENT FOR LAKVIEW  
5-17  
MAIL CHECK TO  
1093 NE REGAN HILL LOOP  
ESTACADA, OR 97023  
\$665.00  
MAIL CHECK WHEN INVOICE IS RECEIVED!



Vlad Semeryanov / owner  
 Phone: (360) 601-1155  
 Email: advancedservice@yahoo.com  
 www.advancedmaintenanceco.com

PO Box 823163  
 Vancouver, WA 98682

# Invoice



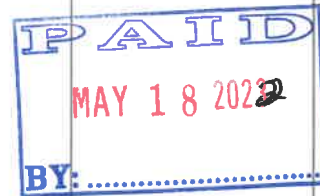
Date	Invoice #
3/21/2022	7568

Bill To
RPMS-Lakeview Condos 5620 NE Gher rd. Suite H Vancouver, WA 98662

Terms

Quantity	Description	Rate	Amount
	Lakeview condos 2102 NW Kelley Dr Vancouver, WA	225.00	225.00T
	Supplied knob and deadbolt and total of 8 keys and installed on storage shed of building 3 between units 20 and 21		
	2nd trip Supplied and installed new wether stripping on 3 sides of door jamb. Made larger opening in door jamb cutout for deadbolt	200.00	200.00T

5-18  
 APPROVED TO PAY ✓



Lic. # ADVANMC895D3  
 Thank you for your business. We appreciate it very much.

<b>Subtotal</b>	\$425.00
<b>Sales Tax (8.5%)</b>	\$36.13
<b>Total</b>	\$461.13
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$461.13



### Transfer Confirmation

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

Confirmation: 715970529  
Approval Status: 1 of 1 received  
Transmitted: 05/18/2022 05:53:15 PM (ET)  
Transmitted By: RPMHOA

#### Details

From Account: Lakeview RES - Checking - Available \$91,374.52  
(Balance as of: 05/18/2022 05:52:21 PM (ET) Not a guarantee of available funds.)  
To Account: Lakeview OPR - Checking - Available \$35,649.63  
(Balance as of: 05/18/2022 05:52:22 PM (ET) Not a guarantee of available funds.)  
Amount: \$3,168.10  
Description: Leak Seal 6289  
Send On: 05/18/2022 (today)



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



# Invoice

Date	Invoice #
5/12/2022	6289

**Bill To**

RPM Services  
 josh@rpmservice.net

**Ship To**

2102 NW Kelly Dr  
 Lower Bldg #3  
 Vancouver, WA 98665

**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	5/12/2022	Lakeview Condos

Description	Rate	Amount
Labor & Material: To Install New 60 Mil TPO Roof System 30% Down Payment	9,742.00	2,922.60T

*approved Joshua 5.18.22*

**PAID**  
 MAY 18 2022  
 BY: ..... 1663

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>	\$2,922.60
<b>Sales Tax (8.4%)</b>	\$245.50
<b>Total</b>	\$3,168.10
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$3,168.10

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.

*from Reserves*



### Transfer Confirmation

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

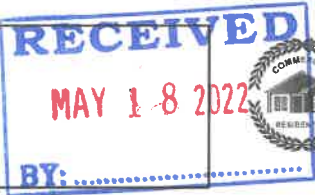
Confirmation: 867663470  
Approval Status: 1 of 1 received  
Transmitted: 05/18/2022 05:54:08 PM (ET)  
Transmitted By: RPMHOA

#### Details

From Account: Lakeview RES - Checking - Available \$88,206.42  
(Balance as of: 05/18/2022 05:53:33 PM (ET) Not a guarantee of available funds.)  
To Account: Lakeview OPR - Checking - Available \$38,817.73  
(Balance as of: 05/18/2022 05:53:33 PM (ET) Not a guarantee of available funds.)  
Amount: \$8,616.82  
Description: Leak Seal 6285  
Send On: 05/18/2022 (today)



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



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

# Invoice

Date	Invoice #
5/12/2022	6285

**Bill To**

RPM Services  
 josh@rpmservice.net

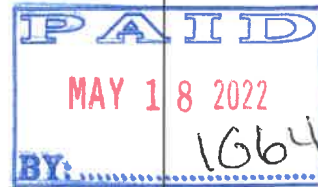
**Ship To**

2102 NW Kelly Dr  
 Upper Bldg #2  
 Vancouver, WA 98665

**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	5/12/2022	Lakeview Condos

Description	Rate	Amount
Labor & Material: To Install New 60 Mil TPO Roof System 30% Down Payment	26,497.00	7,949.10T



*approved Joshua 5.18.22*

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>	\$7,949.10
<b>Sales Tax (8.4%)</b>	\$667.72
<b>Total</b>	\$8,616.82
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$8,616.82

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.

*From Reserves*

**Timson Construction, LLC**

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

*LAKEVIEW CONDOS  
UNITS #20+21*

**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 1025  
DATE 05/19/2022  
TERMS Net 15  
DUE DATE 06/03/2022

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services	Camera and Scope sanitary drain lines at Lakeview Condos Snake clogged sanitary lines Strap sanitary lines behind water heater	1	784.00	784.00T
SUBTOTAL				784.00
TAX				66.64
TOTAL				850.64
BALANCE DUE				<b>\$850.64</b>

*5-19  
APPROVED TO PAY ✓*

**PAID**  
MAY 25 2022  
BY:.....*1065*.....

*w-g need 2 ph.#*