

Financial Statement

Property: Lakeview COA

09/01/22 - 09/30/22 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	11,404.24
1000 Total Operating Accounts	<u>11,404.24</u>

1111 Reserve Account	
1093 Lakeview COA Reserve Umpqua 1419	94,502.86
1111 Total Reserve Account	<u>94,502.86</u>

Total Bank 105,907.10

Other Current Asset

1200 Undeposited Funds	40.00
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Total Other Current Asset 40.00

TOTAL ASSETS 105,947.10

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	-64,800.67
3010 Disbursements From Reserve	139,099.18
3040 Reserve Account Equity	<u>69,013.81</u>

Total Equity 143,312.32

Net Income (1/1/2022 thru 8/31/2022) -37,565.27

Income

4000 HOA Dues	2,079.98
4050 Reserve Income	3,044.58
4200 Income	
4210 Late Fees	75.00
4232 Delinquent Collections Income	25.00
4250 Violation Fees Income	100.00
4260 Interest Income	
4263 Reserve Interest	<u>1.55</u>
4260 Total Interest Income	1.55

4030 SA22 Special Assessment 63.56

4200 Total Income 265.11

Total Income 5,389.67

Expense

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

5100 Repairs & Maintenance 140.00

5200 Utilities

5210 Electric 14.20

5240 Sewer 546.00

5260 Garbage 330.92

5200 Total Utilities	891.12
5600 Insurance	
5610 Insurance	623.50
5600 Total Insurance	623.50
6700 Reserve Contribution	3,010.00
Total Expense	5,189.62
Net Income (9/1/2022 thru 9/30/2022)	200.05
Total Equity	105,947.10
TOTAL LIABILITIES & EQUITY	105,947.10

General Ledger

Property: Lakeview COA
Detail 09/01/22 - 09/30/22 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance		
4000 HOA Dues (Income)						30,985.50		
09/01/22	CSTPAY				172.72	31,158.22		
09/01/22	PPALOC			149.56		31,008.66		
09/01/22	PPALOC			153.20		30,855.46		
09/01/22	PPALOC			153.20		30,702.26		
09/01/22	PPALOC			149.56		30,552.70		
09/01/22	PPALOC			149.56		30,403.14		
09/01/22	PPALOC			153.20		30,249.94		
09/01/22	CHPAID				172.32	30,422.26		
09/02/22	CHPAID				162.44	30,584.70		
09/03/22	CHPAID				166.39	30,751.09		
09/06/22	CHPAID				181.81	30,932.90		
09/06/22	CHPAID				133.59	31,066.49		
09/06/22	CHPAID				133.59	31,200.08		
09/06/22	CHPAID				133.59	31,333.67		
09/06/22	CHPAID				133.59	31,467.26		
09/06/22	CHPAID				133.59	31,600.85		
09/09/22	CSTPA				36.44	31,637.29		
09/09/22	CHPAID				162.44	31,799.73		
09/12/22	CHPA				162.64	31,962.37		
09/12/22	CHPA				162.44	32,124.81		
09/12/22	CSTP				0.10	32,124.91		
09/12/22	CHPA				138.04	32,262.95		
09/12/22	CHPA				170.94	32,433.89		
09/26/22	UNAL				312.00	32,745.89		
09/28/22	UNALOC				319.59	33,065.48		
4000 HOA Dues				Beg Bal: 30,985.50	Activity: 2,079.90	908.28	2,988.26	33,065.48
4050 Reserve Income (Income)						24,595.59		
09/01/22	CSTPAY				159.03	24,754.62		
09/01/22	PYALOC		Payment alloc to 'RI'		149.56	24,904.18		
09/01/22	PYALOC		Payment alloc to 'RI'		153.20	25,057.38		
09/01/22	PYALOC		Payment alloc to 'RI'		153.20	25,210.58		
09/01/22	PYALOC		Payment alloc to 'RI'		149.56	25,360.14		
09/01/22	PYALOC		Payment alloc to 'RI'		149.56	25,509.70		
09/01/22	PYALOC		Payment alloc to 'RI'		153.20	25,662.90		
09/01/22	CHPAID		Alloc to 'RI' Ch date: 9/1/2022		158.66	25,821.56		
09/02/22	CHPAID		Alloc to 'RI' Ch date: 9/1/2022		149.56	25,971.12		
09/03/22	CHPAID		Alloc to 'RI' Ch date: 9/1/2022		153.20	26,124.32		
09/06/22	CHPAID		Alloc to 'RI' Ch date: 9/1/2022		167.40	26,291.72		
09/06/22	CHPAID		Alloc to 'RI' Ch date: 4/1/2022		123.00	26,414.72		
09/06/22	CHPAID		Alloc to 'RI' Ch date: 5/1/2022		123.00	26,537.72		
09/06/22	CHPAID		Alloc to 'RI' Ch date: 6/1/2022		123.00	26,660.72		
09/06/22	CHPAID		Alloc to 'RI' Ch date: 7/1/2022		123.00	26,783.72		
09/06/22	CHPAID		Alloc to 'RI' Ch date: 8/1/2022		123.00	26,906.72		
09/09/22	CHPAID		Alloc to 'RI' Ch date: 9/1/2022		149.56	27,056.28		
09/12/22	CHPAID		Alloc to 'RI' Ch date: 9/1/2022		149.75	27,206.03		
09/12/22	CHPAID		Alloc to 'RI' Ch date: 9/1/2022		149.56	27,355.59		
09/12/22	CHPAID		Alloc to 'RI' Ch date: 9/1/2022		127.19	27,482.78		
09/12/22	CHPAID		Alloc to 'RI' Ch date: 9/1/2022		157.39	27,640.17		
4050 Reserve Income				Beg Bal: 24,595.59	Activity: 3,044.58	0.00	3,044.58	27,640.17

4210 Late Fees (Income) 1,035.00

Date	Type	Description	Debit	Credit	Balance
09/06/22	CHPAIC	Alloc to 'LC' Ch date: 8/12/2022		25.00	1,060.00
09/06/22	CHPAIC	Alloc to 'LC' Ch date: 7/15/2022		50.00	1,110.00
4210 Late Fees		Beg Bal: 1,035.00 Activity: 75.00	0.00	75.00	1,110.00
4230 Legal Fees Income (Income)		No activity in the period			733.07
4230 Legal Fees Income		Beg Bal: 733.07 Activity: 0.00	0.00	0.00	733.07
4232 Delinquent Collections Income (Income)					25.00
09/06/22	CHPAID 2916080388	Alloc to 'DC' Ch date: 8/12/2022		25.00	50.00
4232 Delinquent Collections Income		Beg Bal: 25.00 Activity: 25.00	0.00	25.00	50.00
4250 Violation Fees Income (Income)					1,600.00
09/06/22	CHPAID 2916080388	Alloc to 'VF' Ch date: 6/30/2022		100.00	1,700.00
4250 Violation Fees Income		Beg Bal: 1,600.00 Activity: 100.00	0.00	100.00	1,700.00
4263 Reserve Interest (Income)					9.88
09/30/22	JOURNL J7904	Interest		1.55	11.43
4263 Reserve Interest		Beg Bal: 9.88 Activity: 1.55	0.00	1.55	11.43
4310 Maintenance & Repairs (Income)					147.08
		No activity in the period			147.08
4310 Maintenance & Repairs		Beg Bal: 147.08 Activity: 0.00	0.00	0.00	147.08
5010 Management Fees (Expense)					4,200.00
09/01/22	CHKITM 1096	RPM Services Inc.; Monthly website	25.00		4,225.00
09/01/22	CHKITM 1096	RPM Services Inc.; September	500.00		4,725.00
5010 Management Fees		Beg Bal: 4,200.00 Activity: 525.00	525.00	0.00	4,725.00
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	0.00	7.33
5100 Repairs & Maintenance (Expense)					27,265.35
09/09/22	CHKITM 1099	First Call Septic Services Inc. : Septic inspection	140.00		27,405.35
5100 Repairs & Maintenance		Beg Bal: 27,265.35 Activity: 140.00	140.00	0.00	27,405.35
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	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	0.00	2,256.61
5150 Plumbing Repairs (Expense)					6,670.46
		No activity in the period			6,670.46
5150 Plumbing Repairs		Beg Bal: 6,670.46 Activity: 0.00	0.00	0.00	6,670.46
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	0.00	1,085.00
5170 Dryer Vent Cleaning (Expense)					788.80
		No activity in the period			788.80
5170 Dryer Vent Cleaning		Beg Bal: 788.80 Activity: 0.00	0.00	0.00	788.80
5210 Electric (Expense)					115.00
09/22/22	CHKITM 1100	Clark Public Utilities: 7236-175-1	14.20		129.20
5210 Electric		Beg Bal: 115.00 Activity: 14.20	14.20	0.00	129.20
5240 Sewer (Expense)					4,355.00
09/09/22	CHKITM 1097	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	546.00		4,901.00
5240 Sewer		Beg Bal: 4,355.00 Activity: 546.00	546.00	0.00	4,901.00
5260 Garbage (Expense)					2,554.35

Date	Type	Reference	Description	Debit	Credit	Balance
09/09/22	CHKITM	1098	Waste Connections: Monthly Garbage 2010-976517	330.92		2,885.27
5260 Garbage			Beg Bal: 2,554.35 Activity: 330.92	330.92	0.00	2,885.27
5301 Accounting (Expense)						130.00
No activity in the period						130.00
5301 Accounting			Beg Bal: 130.00 Activity: 0.00	0.00	0.00	130.00
5305 Legal (Expense)						4,406.50
No activity in the period						4,406.50
5305 Legal			Beg Bal: 4,406.50 Activity: 0.00	0.00	0.00	4,406.50
5315 State Filing Fee (Expense)						20.00
No activity in the period						20.00
5315 State Filing Fee			Beg Bal: 20.00 Activity: 0.00	0.00	0.00	20.00
5410 Landscaping Maintenance (Expense)						1,409.20
No activity in the period						1,409.20
5410 Landscaping Maintenance			Beg Bal: 1,409.20 Activity: 0.00	0.00	0.00	1,409.20
5420 Landscaping Improvements (Expense)						325.20
No activity in the period						325.20
5420 Landscaping Improvements			Beg Bal: 325.20 Activity: 0.00	0.00	0.00	325.20
5430 Tree Removal (Expense)						575.61
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)						3,542.50
09/01/22	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	623.50		4,166.00
5610 Insurance			Beg Bal: 3,542.50 Activity: 623.50	623.50	0.00	4,166.00
6700 Reserve Contribution (Expense)						43,008.62
09/01/22	JOURNL	J7808	Monthly Reserve	3,010.00		46,018.62
6700 Reserve Contribution			Beg Bal: 43,008.62 Activity: 3,010.00	3,010.00	0.00	46,018.62
6750 Replacement Reserve Fund (Expense)						665.00
No activity in the period						665.00
6750 Replacement Reserve Fund			Beg Bal: 665.00 Activity: 0.00	0.00	0.00	665.00
6720 Roof Maint. Paid From Reserve (Non Operating Expense)						734.05
No activity in the period						734.05
6720 Roof Maint. Paid From Reserve			Beg Bal: 734.05 Activity: 0.00	0.00	0.00	734.05
Totals:				6,097.90	6,234.39	

Profit & Loss 12 Month Recap

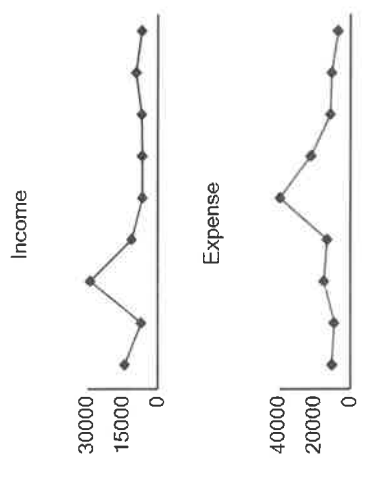
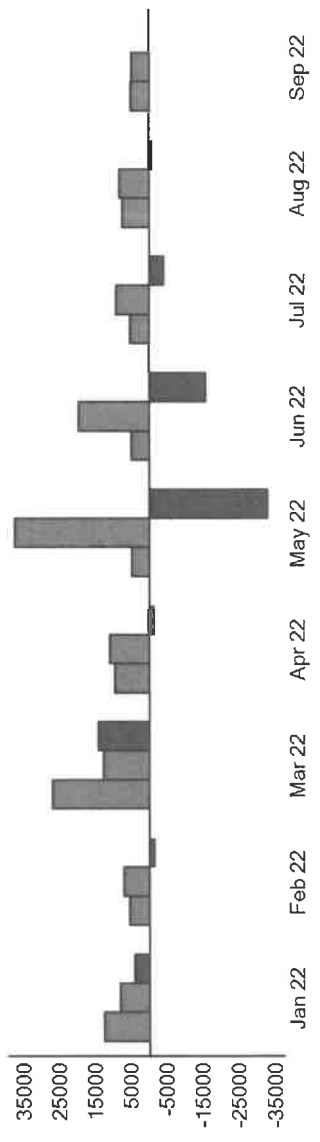
Property: Lakeview COA

Monthly recap 01/01/22 - 09/30/22 (cash basis)

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	TOTAL
INCOME										
4000 HOA Dues	5,013.45	2,521.63	7,813.45	5,211.40	2,003.54	1,398.97	2,951.27	4,071.79	2,079.98	33,065.48
4050 Reserve Income	4,187.32	2,220.81	5,282.80	2,741.81	2,433.22	2,713.63	2,429.08	2,586.92	3,044.58	27,640.17
4200 Income										
4028 SA20 Special Assessmen	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
4210 Late Fees	0.00	0.00	1,005.00	0.00	0.00	10.00	0.00	20.00	75.00	1,110.00
4230 Legal Fees Income	0.00	0.00	733.07	0.00	0.00	0.00	0.00	0.00	0.00	733.07
4232 Delinquent Collections Inc	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	25.00	50.00
4250 Violation Fees Income	100.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	100.00	1,700.00
4260 Interest Income										
4263 Reserve Interest	0.92	0.88	1.14	1.18	1.38	1.35	1.48	1.55	1.55	11.43
4260 Total Interest Income	0.92	0.88	1.14	1.18	1.38	1.35	1.48	1.55	1.55	11.43
4900 Misc Income	0.00	0.00	462.83	0.00	-462.83	0.00	0.00	0.00	0.00	0.00
4029 SA21 Special Assessmen	-700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-700.00
4030 SA22 Special Assessmen	4,245.33	954.67	7,536.44	1,900.00	1,100.00	1,100.00	100.00	1,100.00	63.56	18,100.00
4200 Total Income	3,646.25	955.55	12,263.48	1,901.18	638.55	1,111.35	101.48	1,121.55	265.11	22,004.50
4300 Other Property Income										
4310 Maintenance & Repairs	0.00	0.00	147.08	0.00	0.00	0.00	0.00	0.00	0.00	147.08
4300 Total Other Property Inco	0.00	0.00	147.08	0.00	0.00	0.00	0.00	0.00	0.00	147.08
4626 SA18 Special Assessment	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
4627 SA19	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
TOTAL INCOME	12,847.02	5,697.99	27,506.81	9,854.39	5,075.31	5,223.95	5,481.83	7,780.26	5,389.67	84,857.23
EXPENSE										
5000 Association Expenses										
5010 Management Fees	471.00	579.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	4,725.00
5020 Postage / Copies	0.00	7.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.33
5000 Total Association Expense	471.00	586.33	525.00	525.00	525.00	525.00	525.00	525.00	525.00	4,732.33
5100 Repairs & Maintenance										
5110 Roof Maint/Repair	0.00	1,133.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,133.33
5120 Gutter Repairs/Maint.	2,256.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,256.61
5150 Plumbing Repairs	0.00	0.00	0.00	0.00	2,265.15	2,237.73	957.18	1,210.40	0.00	6,670.46
5160 Electrical Repairs	0.00	1,085.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,085.00
5170 Dryer Vent Cleaning	0.00	0.00	0.00	0.00	788.80	0.00	0.00	0.00	0.00	788.80
5100 Other Repairs & Maintena	645.48	103.08	4,596.70	4,520.77	1,511.28	12,642.36	1,655.61	1,590.07	140.00	27,405.35
5100 Total Repairs & Maintena	2,902.09	2,321.41	4,596.70	4,520.77	4,565.23	14,880.09	2,612.79	2,800.47	140.00	39,339.55
5200 Utilities										

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	TOTAL
5210 Electric	12.24	12.49	14.28	14.20	17.22	17.22	13.96	13.39	14.20	129.20
5240 Sewer	533.00	546.00	546.00	546.00	546.00	546.00	546.00	546.00	546.00	4,901.00
5260 Garbage	301.95	304.12	362.18	304.12	304.12	304.12	342.82	330.92	330.92	2,885.27
5200 Total Utilities	847.19	862.61	922.46	864.32	867.34	867.34	902.78	890.31	891.12	7,915.47
5300 General Expenses										
5301 Accounting	0.00	0.00	0.00	130.00	0.00	0.00	0.00	0.00	0.00	130.00
5305 Legal	376.00	107.50	177.50	1,401.00	0.00	58.00	1,938.50	348.00	0.00	4,406.50
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	0.00	20.00
5300 Total General Expenses	376.00	107.50	177.50	1,531.00	0.00	78.00	1,938.50	348.00	0.00	4,556.50
5400 Landscaping										
5410 Landscaping Maintenance	325.20	0.00	325.20	325.20	0.00	0.00	0.00	433.60	0.00	1,409.20
5420 Landscaping Improvemen	0.00	0.00	0.00	0.00	0.00	325.20	0.00	0.00	0.00	325.20
5430 Tree Removal	575.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	575.61
5400 Total Landscaping	900.81	0.00	325.20	325.20	0.00	325.20	0.00	433.60	0.00	2,310.01
5600 Insurance										
5610 Insurance	0.00	486.50	486.50	486.50	486.50	486.50	486.50	623.50	623.50	4,166.00
5600 Total Insurance	0.00	486.50	486.50	486.50	486.50	486.50	486.50	623.50	623.50	4,166.00
6700 Reserve Contribution	3,010.00	3,010.00	6,002.18	3,010.00	18,946.44	3,010.00	3,010.00	3,010.00	3,010.00	46,018.62
6750 Replacement Reserve Fund	0.00	0.00	0.00	0.00	665.00	0.00	0.00	0.00	0.00	665.00
8000 Special Projects-Reserves										
8033 Roofs - Reserve	0.00	0.00	0.00	0.00	11,784.92	0.00	0.00	0.00	0.00	11,784.92
8000 Total Special Projects-Rex	0.00	0.00	0.00	0.00	11,784.92	0.00	0.00	0.00	0.00	11,784.92
TOTAL EXPENSE	8,507.09	7,374.35	13,035.54	11,262.79	37,840.43	20,172.13	9,475.57	8,630.88	5,189.62	121,488.40
NOI	4,339.93	-1,676.36	14,471.27	-1,408.40	-32,765.12	-14,948.18	-3,993.74	-850.62	200.05	-36,631.17
N/O EXPENSE										
6720 Roof Maint. Paid From Rese	0.00	0.00	0.00	0.00	0.00	734.05	0.00	0.00	0.00	734.05
TOTAL N/O EXPENSE	0.00	0.00	0.00	0.00	0.00	734.05	0.00	0.00	0.00	734.05
NET INCOME	4,339.93	-1,676.36	14,471.27	-1,408.40	-32,765.12	-15,682.23	-3,993.74	-850.62	200.05	-37,365.22

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	TOTAL
NET INCOME SUMMARY										
Income	12,847.02	5,697.99	27,506.81	9,854.39	5,075.31	5,223.95	5,481.83	7,780.26	5,389.67	84,857.23
Expense	-8,507.09	-7,374.35	-13,035.54	-11,262.79	-37,840.43	-20,172.13	-9,475.57	-8,630.88	-5,189.62	-121,488.40
Net Operating Income	4,339.93	-1,676.36	14,471.27	-1,408.40	-32,765.12	-14,948.18	-3,993.74	-850.62	200.05	-36,631.17
Non Operating Expense	0.00	0.00	0.00	0.00	0.00	-734.05	0.00	0.00	0.00	-734.05
NET INCOME	4,339.93	-1,676.36	14,471.27	-1,408.40	-32,765.12	-15,682.23	-3,993.74	-850.62	200.05	-37,365.22



Budget Comparison

Property: Lakeview COA

Comparison Periods: 09/01/22 - 09/30/22 and 01/01/22 - 12/31/22 (cash basis)

	Actual 09/01/22 - 09/30/22	Budget 09/22 - 09/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
INCOME								
4000 HOA Dues	2,079.98	3,269.16	-1,189.18	-36.4 %	34,708.84	39,230.00	-4,521.16	-11.5 %
4050 Reserve Income	3,044.58	3,010.00	34.58	1.1 %	29,642.70	36,120.00	-6,477.30	-17.9 %
4200 Income								
4028 SA20 Special Assessment	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
4210 Late Fees	75.00	0.00	75.00		1,110.00	0.00	1,110.00	
4230 Legal Fees Income	0.00	0.00	0.00		733.07	0.00	733.07	
4232 Delinquent Collections Income	25.00	0.00	25.00		50.00	0.00	50.00	
4250 Violation Fees Income	100.00	0.00	100.00		1,700.00	0.00	1,700.00	
4260 Interest Income								
4263 Reserve Interest	1.55	0.00	1.55		11.43	0.00	11.43	
4260 Total Interest Income	1.55	0.00	1.55		11.43	0.00	11.43	
4029 SA21 Special Assessment	0.00	0.00	0.00		-700.00	0.00	-700.00	
4030 SA22 Special Assessment	63.56	1,666.66	-1,603.10	-96.2 %	18,100.00	20,000.00	-1,900.00	-9.5 %
4200 Total Income	265.11	1,666.66	-1,401.55	-84.1 %	22,004.50	20,000.00	2,004.50	10.0 %
4300 Other Property Income								
4310 Maintenance & Repairs	0.00	0.00	0.00		147.08	0.00	147.08	
4300 Total Other Property Income	0.00	0.00	0.00		147.08	0.00	147.08	
4626 SA18 Special Assessment	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
4627 SA19	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
TOTAL INCOME	5,389.67	7,945.82	-2,556.15	-32.2 %	88,503.12	95,350.00	-6,846.88	-7.2 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	525.00	500.00	25.00	5.0 %	5,250.00	6,000.00	-750.00	-12.5 %
5020 Postage / Copies	0.00	8.33	-8.33	-100.0 %	7.33	100.00	-92.67	-92.7 %
5065 Website	0.00	25.00	-25.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
5000 Total Association Expenses	525.00	533.33	-8.33	-1.6 %	5,257.33	6,400.00	-1,142.67	-17.9 %
5100 Repairs & Maintenance								
5110 Roof Maint/Repair	0.00	0.00	0.00		1,133.33	0.00	1,133.33	
5120 Gutter Repairs/Maint.	0.00	0.00	0.00		2,256.61	0.00	2,256.61	
5150 Plumbing Repairs	0.00	0.00	0.00		6,670.46	0.00	6,670.46	
5160 Electrical Repairs	0.00	0.00	0.00		1,085.00	0.00	1,085.00	
5170 Dryer Vent Cleaning	0.00	0.00	0.00		788.80	0.00	788.80	
5100 Other Repairs & Maintenance	140.00	952.83	-812.83	-85.3 %	27,405.35	11,434.00	15,971.35	139.7 %
5100 Total Repairs & Maintenance	140.00	952.83	-812.83	-85.3 %	39,339.55	11,434.00	27,905.55	244.1 %

	Actual 09/01/22 - 09/30/22	Budget 09/22 - 09/22	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
5200 Utilities							
5210 Electric	14.20	16.66	-2.46	129.20	200.00	-70.80	-35.4 %
5230 Drainage	0.00	0.00	0.00	429.68	0.00	429.68	
5240 Sewer	546.00	533.00	13.00	4,901.00	6,396.00	-1,495.00	-23.4 %
5260 Garbage	330.92	310.00	20.92	2,885.27	3,720.00	-834.73	-22.4 %
5200 Total Utilities	891.12	859.66	31.46	8,345.15	10,316.00	-1,970.85	-19.1 %
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	4,406.50	1,744.00	2,662.50	152.7 %
5310 Taxes	0.00	16.66	-16.66	0.00	200.00	-200.00	-100.0 %
5315 State Filing Fee	0.00	0.83	-0.83	20.00	10.00	10.00	100.0 %
5300 Total General Expenses	0.00	162.82	-162.82	4,556.50	1,954.00	2,602.50	133.2 %
5400 Landscaping							
5410 Landscaping Maintenance	0.00	0.00	0.00	1,409.20	0.00	1,409.20	
5420 Landscaping Improvements	0.00	0.00	0.00	325.20	0.00	325.20	
5430 Tree Removal	0.00	0.00	0.00	575.61	0.00	575.61	
5400 Other Landscaping	0.00	291.66	-291.66	0.00	3,500.00	-3,500.00	-100.0 %
5400 Total Landscaping	0.00	291.66	-291.66	2,310.01	3,500.00	-1,189.99	-34.0 %
5600 Insurance							
5610 Insurance	623.50	0.00	623.50	4,789.50	0.00	4,789.50	
5600 Other Insurance	0.00	468.83	-468.83	0.00	5,626.00	-5,626.00	-100.0 %
5600 Total Insurance	623.50	468.83	154.67	4,789.50	5,626.00	-836.50	-14.9 %
6690 Additional Reserve Contribution	0.00	1,666.66	-1,666.66	0.00	20,000.00	-20,000.00	-100.0 %
6700 Reserve Contribution	3,010.00	3,010.00	0.00	49,028.62	36,120.00	12,908.62	35.7 %
6750 Replacement Reserve Fund	0.00	0.00	0.00	665.00	0.00	665.00	
8000 Special Projects-Reserves							
8033 Roofs - Reserve	0.00	0.00	0.00	11,784.92	0.00	11,784.92	
8000 Total Special Projects-Reserves	0.00	0.00	0.00	11,784.92	0.00	11,784.92	
TOTAL EXPENSE	5,189.62	7,945.79	-2,756.17	126,076.58	95,350.00	30,726.58	32.2 %
NOI	200.05	0.03	200.02	-37,573.46	0.00	-37,573.46	
NON OPERATING EXPENSE							
6720 Roof Maint. Paid From Reserve	0.00	0.00	0.00	734.05	0.00	734.05	
TOTAL NON OPERATING EXPENSE	0.00	0.00	0.00	734.05	0.00	734.05	
NET INCOME	200.05	0.03	200.02	-38,307.51	0.00	-38,307.51	

NET INCOME SUMMARY

	Actual 09/01/22 - 09/30/22	Budget 09/22 - 09/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
Income	5,389.67	7,945.82	-2,556.15	-32.2 %	88,503.12	95,350.00	-6,846.88	-7.2 %
Expense	-5,189.62	-7,945.79	2,756.17	34.7 %	-126,076.58	-95,350.00	-30,726.58	32.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	0.00	0.00	0.00		-734.05	0.00	-734.05	
NET INCOME	200.05	0.03	200.02	666,733.3 %	-38,307.51	0.00	-38,307.51	

Delinquency (Summary)

Property: Lakeview COA

Current homeowners as of 09/30/22

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
[REDACTED]	[REDACTED]	[REDACTED]	CONDO/HOA	256.59
[REDACTED]	[REDACTED]	[REDACTED]	CONDO/HOA	26,864.96
Total Delinquent for Property:		27,121.55		

Report Summary

Detail	Value
Homeowners:	2
Percent Delinquent:	10.00 %
Delinquent Amount:	27,121.55

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 09/30/22

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
						312.00
						319.59
						319.59
						958.77
						1,300.00
						0.10
						36.44
					Totals:	3,246.49

Checks By Account

Property: Lakeview COA
Date Range: 09/01/22 - 09/30/22

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	9/1/22	1096	September	9/1/22	September	Lakev	500.00
RPM Services Inc	9/1/22	1096	Monthly website	9/1/22	September	Lakev	25.00
							525.00
5100 Repairs & Maintenance							
First Call Septic S	9/9/22	1099	Septic inspection	9/9/22	19466580	Lakev	140.00
							140.00
5200 Utilities : 5210 Electric							
Clark Public Utilitie	9/22/22	1100	7236-175-1	9/1/22	7236-175-1	Lakev	14.20
							14.20
5200 Utilities : 5240 Sewer							
Clark Regional W:	9/9/22	1097	Monthly Sewer Ac	9/1/22	016125-000	Lakev	546.00
							546.00
5200 Utilities : 5260 Garbage							
Waste Connector	9/9/22	1098	Monthly Garbage ;	9/1/22	2010-976517	Lakev	330.92
							330.92
5600 Insurance : 5610 Insurance							
American Family I	9/1/22	ACH	Customer #019-8	9/1/22	019-860-226-37	Lakev	623.50
							623.50
Total Amount:							2,179.62

Bank Reconciliation Report

Lakeview COA OPR

Reconciled on: 10/04/22

Deposits

Date	Ref #	Details	Amount
09/01/22	D18978	Bank Deposit: Deposit - epay	330.98
09/06/22	D19018	Bank Deposit: Deposit - epay	319.59
09/09/22	D19029	Bank Deposit: Deposit	2,475.91
09/14/22	D19084	Bank Deposit: Deposit	1,630.05
09/29/22	D19197	Bank Deposit: Deposit	631.59
			5,388.12

Payments

Date	Ref #	Details	Amount
06/30/22	1080	Danovia Marith	81.02
09/01/22	ACH	American Family Insurance	623.50
09/01/22	1096	RPM Services Inc,	525.00
09/01/22	J7808	Journal: Monthly Reserve	3,010.00
09/09/22	1097	Clark Regional Wastewater District	546.00
09/09/22	1098	Waste Connections	330.92
09/09/22	1099	First Call Septic Services Inc.	140.00
09/22/22	1100	Clark Public Utilities	14.20
			5,270.64

Outstanding Deposits

Date	Ref #	Details	Amount
10/03/22	D19254	Bank Deposit: deposit - epay	650.57
			650.57

Outstanding Payments

Date	Ref #	Details	Amount
10/01/22	1101	RPM Services Inc,	525.00
10/01/22	ACH	American Family Insurance	623.50
10/01/22	1102	Danovia Marith	429.68
10/01/22	J7886	Journal: Monthly Reserve	3,010.00
			4,588.18

Summary

Beginning Balance:	11,286.76
+ Selected Deposits (5)	5,388.12
- Selected Payments (8)	5,270.64
Ending Balance:	11,404.24
Goal:	11,404.24
Difference:	0.00

Reconciled Balance	11,404.24
+ Uncleared Deposits	650.57
- Outstanding Checks	4,588.18
Register Balance	7,466.63



UMPQUA BANK

September 30, 2022 Page: 1 of 2

Customer Service:
1-866-486-7782

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

Last statement: August 31, 2022
This statement: September 30, 2022

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

BUSINESS FREE CHECKING

Account number	[REDACTED]	Beginning balance	\$11,286.76
Low balance	\$7,459.24	Deposits/Additions	\$5,388.12
Average balance	\$10,376.28	Withdrawals/Subtractions	\$5,270.64
Interest earned	\$0.00	Ending balance	\$11,404.24

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-08	Deposit	2,475.91
09-14	Deposit	1,630.05
09-29	Deposit	631.59
Total Additions		\$4,737.55

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
09-02	ACH Debit American Family Webpayment 000000026631p3x 20220902	623.50
Total ACH and Electronic Payments/Subtractions		\$623.50

ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-02	ACH Credit Paylease.Com Settlement 000015611122573 20220902	330.98
09-07	ACH Credit Paylease.Com Settlement 000015663171625 20220907	319.59
Total ACH and Electronic Deposits/Additions		\$650.57

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
09-02	Cash Mgmt Trsrfr Dr Ref 2451046l Funds Transfer To Dep [REDACTED] From September Reserve	3,010.00
Total Other Withdrawals/Subtractions		\$3,010.00

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
08-31	11,286.76	09-14	11,884.79	09-27	10,853.67
09-02	7,459.24	09-19	11,338.79	09-28	10,772.65
09-07	7,778.83	09-21	11,198.79	09-29	11,404.24
09-08	10,254.74	09-26	10,867.87	09-30	11,404.24

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>
1080	\$81.02	09-28	1098	\$330.92	09-26
*1096	\$525.00	09-02	1099	\$140.00	09-21
1097	\$546.00	09-19	1100	\$14.20	09-27

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

Total Checks paid: 6 for **-\$1,637.14**

Bank Reconciliation Report

Lakeview COA Reserve Umpqua

Reconciled on: 10/04/22

Deposits

Date	Ref #	Details	Amount
09/01/22	J7808	Journal: Monthly Reserve	3,010.00
09/30/22	J7904	Journal: Interest	1.55
			3,011.55

Outstanding Deposits

Date	Ref #	Details	Amount
10/01/22	J7886	Journal: Monthly Reserve	3,010.00
			3,010.00

Summary

Beginning Balance:	91,491.31
+ Selected Deposits (2)	3,011.55
- Selected Payments (0)	0.00
Ending Balance:	94,502.86
Goal:	94,502.86
Difference:	0.00

	Amount	Amount
Reconciled Balance	94,502.86	
+ Uncleared Deposits	3,010.00	3,010.00
- Outstanding Checks	0.00	0.00
Register Balance	97,512.86	3,011.55

	Amount	Amount
Reconciled Balance	94,502.86	
+ Uncleared Deposits	3,010.00	3,010.00
- Outstanding Checks	0.00	0.00
Register Balance	97,512.86	3,011.55



UMPQUA BANK

September 30, 2022 Page: 1 of 2

Customer Service:
1-866-486-7782

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

Last statement: August 31, 2022
This statement: September 30, 2022

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

MAIN STREET MONEY MARKET

Account number	[REDACTED]	Beginning balance	\$91,491.31
Low balance	\$91,491.31	Additions/Deposits	\$3,011.55
Average balance	\$94,400.98	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$11.43	Ending balance	\$94,502.86
Interest earned	\$1.55		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-02	Cash Mgmt Trsfr Cr Ref 24510461 Funds Transfer Frm [REDACTED] from September Reserve	3,010.00
09-30	Interest Credit	1.55
Total Other Deposits/ Additions		\$3,011.55

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
08-31	91,491.31	09-02	94,501.31	09-30	94,502.86

Interest Information

Annual percentage yield earned	.02%
Interest-bearing days	30
Average balance for APY	\$94,400.98
Interest earned	\$1.55
Interest paid year to date	\$11.43
Statement period	09/01 to 09/30

Overdraft Fee Summary

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

Checks

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

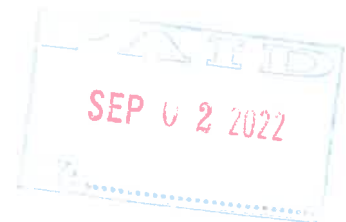
Total Checks paid: 0 for **-\$0.00**

Lakeview Condo Owners Association

2022 Reserve Contribution

Monthly \$3,010.00

SEPTEMBER 2022





Transfer Confirmation

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

Confirmation: 1477506039
 Approval Status: 1 of 1 received
 Transmitted: 09/02/2022 11:46:28 AM (ET)
 Transmitted By: RPMHOA

Details

From Account: Lakeview OPR - Checking - [REDACTED] - Available \$10,994.24
 (Balance as of: 09/02/2022 11:43:43 AM (ET) Not a guarantee of available funds.)

To Account: Lakeview RES - Checking - [REDACTED] - Available \$91,491.31
 (Balance as of: 09/02/2022 11:43:44 AM (ET) Not a guarantee of available funds.)

Amount: \$3,010.00
 Description: September Reserve
 Send On: 09/02/2022 (today)



HOA Accounting

From: American Family Insurance <AmFamOnlineBilling@amfam.com>
Sent: Friday, August 5, 2022 4:01 AM
To: rpms@rpmservice.net
Subject: Here's Your Automatic Payment Reminder



Hi Cindy,

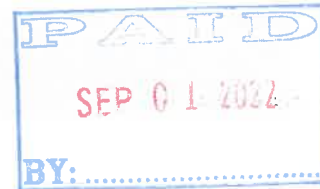
Just a reminder, you have an upcoming automatic payment:

Billing Account: 019-860-226-37 (Lakeview Insurance)

Payment Amount: \$623.50

Payment Date: 9/1/2022

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 9/1/2022 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

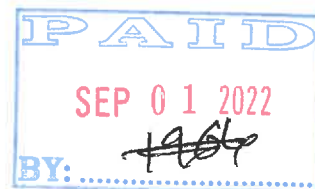
Lakeview Condo Owners Association

Website Management Fee

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

Monthly \$25.00

SEPTEMBER 2022



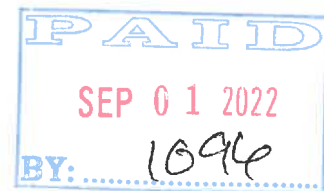
1096

**Lakeview Condo Owners Association
2022 Management Fee**

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

Monthly \$500.00

SEPTEMBER 2022

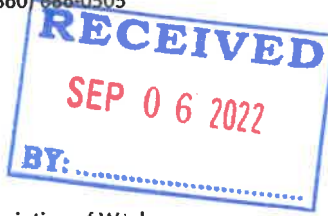




First Call Septic Services, Inc.
2210 West Main Street Suite 107-316, Battle
Ground, Washington 98604 United States
(360) 686-0505

Invoice 19466580
Invoice Date 9/6/2022
Completed Date
Customer PO

Billing Address
RPM Services
5620 Northeast Gher Road #H
Vancouver, WA 98662 USA



Job Address
Lake View Condo's
2102 NW Kelly Drive
Vancouver, WA 98685 USA

Description of Work

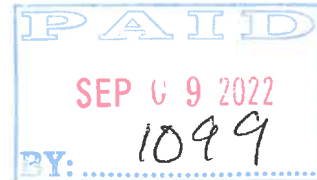
Task #	Description	Quantity	Your Price	Your Total
Clark County Inspection	Clark County Inspection	1.00	\$150.00	\$150.00
Repeat Customer Discount	**Repeat Customer Discount**	1.00	\$-10.00	\$-10.00

Sub-Total \$140.00
Tax \$0.00
Total Due \$140.00
Balance Due \$140.00

Thank you for choosing First Call Septic Services, Inc.

LAKEVIEW CONDOS

APPROVED ✓ a.l. 22





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

Billing Statement

Address Service Requested
STATEMENT ENCLOSED

3282*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: 8/1/2022 To 8/31/2022
BILLING DATE: 8/31/2022
DUE DATE: 9/30/2022

SPECIAL MESSAGE

- Protect the Columbia River by safely disposing of prescription medications and personal care products. Flushing these items down the toilet sends pollutants into the river, creating a growing environmental problem for humans, fish, and wildlife. For more information: www.crwwd.com/rx-disposal.html

CURRENT CHARGES

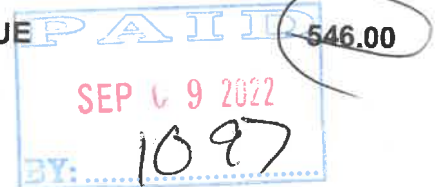
SEWER SERVICE 546.00

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





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

ACCOUNT NO. 2010-976517
 INVOICE NO. 18830756S010
 STATEMENT DATE 09/01/22
 DUE DATE 09/25/22
 BILLING PERIOD 08/01/22 - 08/31/22

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

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

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 330.92
08/19/22	Payment Thank You!	\$ -330.92
	Total Payments And Credits	\$ -330.92
	Service Location	
	Acct #976517	
08/31/22	4Yd Cont 1X Weekly 08/01/22-08/31/22	\$ 253.26
08/31/22	Multi-Family Recycle 08/01/22-08/31/22	\$ 43.56
08/31/22	Perm Cont Rent 4Yd 08/01/22-08/31/22	\$ 18.95
08/31/22	Recycle Process Surcharge 08/01/22-08/31/22	\$ 4.44
	Refuse Tax 3.6%	\$ 9.12
	State Sales Tax 8.4%	\$ 1.59
	Current Charges And Fees	\$ 330.92
	Total Due	\$ 330.92

Lakeview Condos Llc
 2102 Nw Kelley Dr
 1 Each @ \$253.26

12 Each @ \$3.63

1 Each @ \$18.95

12 Each @ \$0.37

PAID
 SEP 9 2022
 BY: 1098

330.92

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

025741 1/2



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

Your Electricity Use

Residential electric service meter 501493
In 34 days you used 27 kwh
Present reading - 09/06/22 17380
Previous reading - 08/03/22 - 17353
Total electric usage 27
Your charge for 27 kwh is:
Basic service \$12.00
27 kwh @ 8.16 cents each 2.20
Total electric service \$14.20

Your average daily cost was \$0.42

Total Cost This Billing

Total electric service \$14.20
Total charges this billing \$14.20

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

Account Summary

Previous balance \$13.39
Payments - thank you
August 15, 2022 13.39CR
Balance forward 0.00
Current charges 14.20
Current balance \$14.20

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
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
09/03/20	29	151	5

PAID
SEP 22 2022
BY: 1100