

Financial Statement

Property: Lakeview COA

09/01/21 - 09/30/21 (cash)

ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR 4488		76,785.82
1000 Total Operating Accounts		<u>76,785.82</u>
1111 Reserve Account		
1093 Lakeview COA Reserve Umpqua 1419		67,133.60
1111 Total Reserve Account		<u>67,133.60</u>
Total Bank		<u>143,919.42</u>
Other Current Asset		
1200 Undeposited Funds		2,760.24
Total Other Current Asset		<u>2,760.24</u>
TOTAL ASSETS		<u>146,679.66</u>

LIABILITIES & EQUITY

Equity

Equity		
3001 Retained Earnings		-7,427.76
3010 Disbursements From Reserve		61,141.67
3040 Reserve Account Equity		<u>94,932.70</u>
Total Equity		148,646.61
Net Income (1/1/2021 thru 8/31/2021)		1,492.02

Income

4000 HOA Dues		3,780.42
4050 Reserve Income		2,762.36
4200 Income		
4260 Interest Income		
4263 Reserve Interest		1.12
4260 Total Interest Income		<u>1.12</u>
4029 SA21 Special Assessment		<u>298.72</u>
4200 Total Income		<u>299.84</u>
Total Income		<u>6,842.62</u>

Expense

5000 Association Expenses		
5010 Management Fees		471.00
5000 Total Association Expenses		<u>471.00</u>
5100 Repairs & Maintenance		
5340 Pest Control		244.13
5100 Total Repairs & Maintenance		<u>244.13</u>
5200 Utilities		
5210 Electric		15.23
5240 Sewer		533.00
5260 Garbage		300.53

5200 Total Utilities	848.76
5300 General Expenses	
5305 Legal	1,896.00
5315 State Filing Fee	10.00
5300 Total General Expenses	1,906.00
5400 Landscaping	
5410 Landscaping Contract	325.20
5400 Total Landscaping	325.20
5600 Insurance	
5610 Insurance	486.50
5600 Total Insurance	486.50
6700 Reserve Contribution	6,020.00
Total Expense	10,301.59
Net Income (9/1/2021 thru 9/30/2021)	-3,458.97
Total Equity	146,679.66
TOTAL LIABILITIES & EQUITY	146,679.66

General Ledger

Property: Lakeview COA
Detail 09/01/21 - 09/30/21 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance		
4000 HOA Dues (Income)						27,872.80		
09/01/21	CRALOC	1914	Credit allocation		162.44	28,035.24		
09/01/21	CRALOC	1921	Credit allocation		16.83	28,052.07		
09/01/21	CRALOC	1921	Credit allocation		149.56	28,201.63		
09/01/21	PPALOC	2728302670	Prepay alloc to 'RI'	149.56		28,052.07		
09/01/21	REALOC	364	Payment reallocation from 'HOA	16.83		28,035.24		
09/01/21	REALOC	364	Payment reallocation from 'HOA	149.56		27,885.68		
09/01/21	REALOC	364	Payment reallocation from 'HOA	162.44		27,723.24		
09/01/21	PPALOC	Web Pay CHK	Prepay alloc to 'RI'	153.20		27,570.04		
09/02/21	CSTPAY	0000050018			172.72	27,742.76		
09/02/21	CSTPAY	0038724161			162.44	27,905.20		
09/02/21	CHPAID	729208477	Alloc to 'HOADUE' Ch date: 9/1.		162.44	28,067.64		
09/02/21	CHPAID	729550798	Alloc to 'HOADUE' Ch date: 9/1.		166.39	28,234.03		
09/03/21	CSTPAY	583			36.44	28,270.47		
09/03/21	CHPAID	583	Alloc to 'HOADUE' Ch date: 9/1.		162.44	28,432.91		
09/08/21	CSTPAY	002787618			0.10	28,433.01		
09/08/21	CHPAID	002787618	Alloc to 'HOADUE' Ch date: 9/1.		138.14	28,571.15		
09/08/21	CHPAID	002787618	Alloc to 'HOADUE' Ch date: 9/1.		170.84	28,741.99		
09/13/21	CHPAID	0041413198	Alloc to 'HOADUE' Ch date: 9/1.		162.44	28,904.43		
09/16/21	CHPAID	0000050032	Alloc to 'HOADUE' Ch date: 9/1.		172.32	29,076.75		
09/16/21	CHPAID	0000050033	Alloc to 'HOADUE' Ch date: 9/1.		181.81	29,258.56		
09/16/21	CHPAID	0000302469	Alloc to 'HOADUE' Ch date: 9/1.		162.64	29,421.20		
09/27/21	UNALOC	2741146171	Unallocated prepay		312.00	29,733.20		
09/29/21	CSTPAY	223			332.78	30,065.98		
09/29/21	UNALOC	733267781	Unallocated prepay		319.59	30,385.57		
09/30/21	CSTPAY	366			495.22	30,880.79		
09/30/21	CSTPAY	733205048			140.84	31,021.63		
09/30/21	UNALOC	733205048	Unallocated prepay		312.00	31,333.63		
09/30/21	UNALOC	Web Pay CHK	Unallocated prepay		319.59	31,653.22		
4000 HOA Dues				Beg Bal: 27,872.80	Activity: 3,780.42	631.59	4,412.01	31,653.22
4050 Reserve Income (Income)						25,184.12		
09/01/21	CRALOC	1914	Credit allocation		149.56	25,333.68		
09/01/21	CRALOC	1921	Credit allocation		153.20	25,486.88		
09/01/21	PYALOC	2728302670	Payment alloc to 'RI'		149.56	25,636.44		
09/01/21	REALOC	364	Payment reallocation from 'RI' to	149.56		25,486.88		
09/01/21	REALOC	364	Payment reallocation from 'RI' to	153.20		25,333.68		
09/01/21	PYALOC	Web Pay CHK	Payment alloc to 'RI'		153.20	25,486.88		
09/02/21	CSTPAY	0000050018			159.03	25,645.91		
09/02/21	CSTPAY	0038724161			149.56	25,795.47		
09/02/21	CHPAID	729208477	Alloc to 'RI' Ch date: 9/1/2021		149.56	25,945.03		
09/02/21	CHPAID	729550798	Alloc to 'RI' Ch date: 9/1/2021		153.20	26,098.23		
09/03/21	CHPAID	583	Alloc to 'RI' Ch date: 9/1/2021		149.56	26,247.79		
09/08/21	CHPAID	002787618	Alloc to 'RI' Ch date: 9/1/2021		127.19	26,374.98		
09/08/21	CHPAID	002787618	Alloc to 'RI' Ch date: 9/1/2021		157.39	26,532.37		
09/13/21	CHPAID	0041413198	Alloc to 'RI' Ch date: 9/1/2021		149.56	26,681.93		
09/16/21	CHPAID	0000050032	Alloc to 'RI' Ch date: 9/1/2021		158.66	26,840.59		
09/16/21	CHPAID	0000050033	Alloc to 'RI' Ch date: 9/1/2021		167.40	27,007.99		
09/16/21	CHPAID	0000302469	Alloc to 'RI' Ch date: 9/1/2021		149.75	27,157.74		
09/29/21	CSTPAY	223			332.78	27,490.52		
09/30/21	CSTPAY	366	David R		455.96	27,946.48		
4050 Reserve Income				Beg Bal: 25,184.12	Activity: 2,762.36	302.76	3,065.12	27,946.48

Date	Type	Reference	Description	Debit	Credit	Balance
4200	Income	(Income)				15,933.47
			No activity in the period			15,933.47
	4200	Income	Beg Bal: 15,933.47	Activity: 0.00	0.00	15,933.47
4250	Violation Fees Income	(Income)				200.00
			No activity in the period			200.00
	4250	Violation Fees Income	Beg Bal: 200.00	Activity: 0.00	0.00	200.00
4263	Reserve Interest	(Income)				17.68
09/30/21	JOURNL	J6921	Interest		1.12	18.80
	4263	Reserve Interest	Beg Bal: 17.68	Activity: 1.12	0.00	18.80
4600	Special Assessment Income	(Income)				563.50
			No activity in the period			563.50
	4600	Special Assessment Income	Beg Bal: 563.50	Activity: 0.00	0.00	563.50
5010	Management Fees	(Expense)				3,743.00
09/01/21	CHKITM	980	RPM Services Inc.: Monthly website mgmt fee	25.00		3,768.00
09/01/21	CHKITM	980	RPM Services Inc.: Monthly Management Fee -	446.00		4,214.00
	5010	Management Fees	Beg Bal: 3,743.00	Activity: 471.00	0.00	4,214.00
5020	Postage / Copies	(Expense)				102.40
			No activity in the period			102.40
	5020	Postage / Copies	Beg Bal: 102.40	Activity: 0.00	0.00	102.40
5065	Website	(Expense)				25.00
			No activity in the period			25.00
	5065	Website	Beg Bal: 25.00	Activity: 0.00	0.00	25.00
4310	Maintenance & Repairs	(Expense)				111.00
			No activity in the period			111.00
	4310	Maintenance & Repairs	Beg Bal: 111.00	Activity: 0.00	0.00	111.00
5110	Roof Maint/Repair	(Expense)				5,306.18
			No activity in the period			5,306.18
	5110	Roof Maint/Repair	Beg Bal: 5,306.18	Activity: 0.00	0.00	5,306.18
5150	Plumbing Repairs	(Expense)				1,165.75
			No activity in the period			1,165.75
	5150	Plumbing Repairs	Beg Bal: 1,165.75	Activity: 0.00	0.00	1,165.75
5160	Electrical Repairs	(Expense)				265.58
			No activity in the period			265.58
	5160	Electrical Repairs	Beg Bal: 265.58	Activity: 0.00	0.00	265.58
5340	Pest Control	(Expense)				0.00
09/01/21	CHKITM	981	Eradicon Pest Management LLC: Unit 15	244.13		244.13
	5340	Pest Control	Beg Bal: 0.00	Activity: 244.13	0.00	244.13
5210	Electric	(Expense)				143.21
09/14/21	CHKITM	982	Clark Public Utilities: 7236-175-1	15.23		158.44
	5210	Electric	Beg Bal: 143.21	Activity: 15.23	0.00	158.44
5230	Drainage	(Expense)				150.00
			No activity in the period			150.00
	5230	Drainage	Beg Bal: 150.00	Activity: 0.00	0.00	150.00
5240	Sewer	(Expense)				4,251.00
09/22/21	CHKITM	986	Clark Regional Wastewater District: Monthly Sewer Acct#016121	533.00		4,784.00
	5240	Sewer	Beg Bal: 4,251.00	Activity: 533.00	0.00	4,784.00
5260	Garbage	(Expense)				2,404.16
09/22/21	CHKITM	984	Waste Connections: Monthly Garbage 2010-976517	300.53		2,704.69
	5260	Garbage	Beg Bal: 2,404.16	Activity: 300.53	0.00	2,704.69
5305	Legal	(Expense)				804.50

Date	Type	Reference	Description	Debit	Credit	Balance
09/22/21	CHKITM	985	Harker Lepore LLC: Wall and carport contracts	165.50		970.00
09/22/21	CHKITM	985	Harker Lepore LLC: King Lien priority status	290.00		1,260.00
09/22/21	CHKITM	985	Harker Lepore LLC: King	350.00		1,610.00
09/22/21	CHKITM	985	Harker Lepore LLC: Unit 17 Short term rents research	479.50		2,089.50
09/22/21	CHKITM	985	Harker Lepore LLC: Deck replacement contract	611.00		2,700.50
5305 Legal			Beg Bal: 804.50 Activity: 1,896.00	1,896.00	0.00	2,700.50
5315 State Filing Fee (Expense)						0.00
09/01/21	CHKITM	980	RPM Services Inc.: State filing fee	10.00		10.00
5315 State Filing Fee			Beg Bal: 0.00 Activity: 10.00	10.00	0.00	10.00
5320 Audit (Expense)						2,075.00
			No activity in the period			2,075.00
5320 Audit			Beg Bal: 2,075.00 Activity: 0.00	0.00	0.00	2,075.00
5325 Reserve Study (Expense)						1,380.00
			No activity in the period			1,380.00
5325 Reserve Study			Beg Bal: 1,380.00 Activity: 0.00	0.00	0.00	1,380.00
5410 Landscaping Contract (Expense)						2,200.52
09/14/21	CHKITM	983	B & T Resources, LLC: 185-1	325.20		2,525.72
5410 Landscaping Contract			Beg Bal: 2,200.52 Activity: 325.20	325.20	0.00	2,525.72
5610 Insurance (Expense)						3,192.98
09/01/21	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	486.50		3,679.48
5610 Insurance			Beg Bal: 3,192.98 Activity: 486.50	486.50	0.00	3,679.48
6004 Retaining Wall Project (Expense)						16,639.00
			No activity in the period			16,639.00
6004 Retaining Wall Project			Beg Bal: 16,639.00 Activity: 0.00	0.00	0.00	16,639.00
6700 Reserve Contribution (Expense)						26,080.00
09/01/21	JOURNL	J6833	Monthly Reserve	3,010.00		29,090.00
09/30/21	JOURNL	J6908	Monthly Reserve	3,010.00		32,100.00
6700 Reserve Contribution			Beg Bal: 26,080.00 Activity: 6,020.00	6,020.00	0.00	32,100.00
				Totals:	11,235.94	7,478.25

Profit & Loss 12 Month Recap

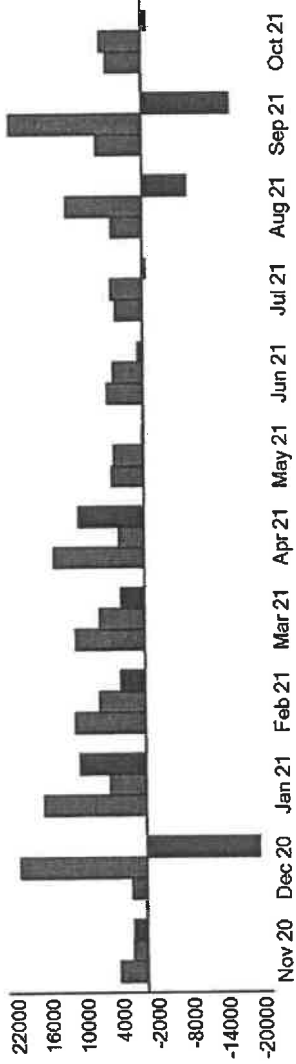
Property: Lakeview COA

Monthly recap 10/08/20 - 10/08/21 (cash basis)

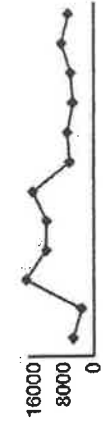
	NOV 20	DEC 20	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	TOTAL
INCOME													
4000 HOA Dues	2,427.73	1,336.87	8,017.50	4,019.58	3,236.99	4,288.35	2,714.27	3,457.50	1,739.98	2,502.79	4,431.35	3,212.39	41,385.30
4050 Reserve Income	2,235.28	1,118.89	6,838.44	3,127.20	3,065.98	4,351.34	1,980.93	2,936.44	2,850.18	2,487.58	2,885.54	2,762.36	36,640.16
4200 Income	0.00	0.00	1,000.00	0.00	74.44	237.56	0.00	-17.54	-82.46	0.00	0.00	0.00	1,212.00
4028 SA20 Special Assst	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
4210 Late Fees	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
4232 Delinquent Collecti	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.06	170.94	0.00	0.00	200.00
4250 Violation Fees Incc	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4260 Interest Income	1.39	1.39	1.49	1.57	1.47	1.71	2.53	2.68	2.67	2.84	2.21	1.12	23.07
4263 Reserve Interest	1.39	1.39	1.49	1.57	1.47	1.71	2.53	2.68	2.67	2.84	2.21	1.12	23.07
4260 Total Interest Intr													
4029 SA21 Special Assst	0.00	0.00	0.00	0.00	1,568.81	0.00	0.00	0.00	-100.00	188.00	462.56	47.16	2,166.53
4200 Other Income	0.00	0.00	198.00	4,268.25	3,874.94	6,700.44	415.84	188.00	288.00	0.00	0.00	0.00	15,933.47
4200 Total Income	1.39	1.39	1,624.49	4,269.82	5,519.66	6,939.71	418.37	173.14	137.27	361.78	464.77	48.28	19,960.07
4600 Special Assessment	0.00	0.00	0.00	563.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	563.50
4627 SA19	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
4630 Roof Reserve Incomt	0.00	0.00	0.00	0.00	0.00	0.00	455.96	-455.96	0.00	0.00	0.00	0.00	0.00
TOTAL INCOME	4,664.40	2,457.15	17,480.43	11,980.10	11,822.63	15,579.40	5,569.53	6,111.12	4,727.43	5,352.15	7,781.66	6,023.03	99,549.03
EXPENSE													
5000 Association Expense:													
5010 Management Fees	446.00	446.00	808.50	471.00	471.00	471.00	471.00	471.00	471.00	471.00	471.00	471.00	5,939.50
5020 Postage / Copies	0.00	0.00	0.00	52.00	0.00	0.00	24.00	0.00	0.00	26.40	0.00	0.00	102.40
5065 Website	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
5000 Total Association E	446.00	446.00	833.50	523.00	471.00	471.00	495.00	471.00	471.00	497.40	471.00	471.00	6,066.90
5100 Repairs & Maintenan													
4310 Maintenance & Re	0.00	0.00	-100.00	0.00	111.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.00
5105 Chimney Insp/Cleat	0.00	0.00	433.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	433.60
5110 Roof Maint/Repair	319.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,306.18	0.00	0.00	5,625.96
5135 Road Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	320.08	0.00	320.08
5109 Other Road Mai	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	320.08	0.00	320.08
5135 Total Road Mai													
5140 Pressure Cleaning	0.00	0.00	379.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	379.40
5150 Plumbing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,165.75	0.00	1,165.75
5160 Electrical Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	265.58	0.00	0.00	0.00	265.58
5340 Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	244.13	0.00	244.13
5100 Total Repairs & M	319.78	0.00	713.00	0.00	111.00	0.00	0.00	0.00	265.58	5,306.18	1,729.96	0.00	8,445.50

	NOV 20	DEC 20	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	TOTAL
5200 Utilities													
5210 Electric	24.11	18.29	69.35	25.73	24.11	23.71	8.00	19.51	14.50	13.30	14.35	15.23	270.19
5230 Drainage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	150.00
5240 Sewer	520.00	520.00	520.00	520.00	533.00	533.00	533.00	533.00	533.00	533.00	533.00	533.00	6,344.00
5260 Garbage	300.45	300.45	300.45	300.45	300.53	300.53	300.53	300.53	300.53	300.53	300.53	300.53	3,606.04
5200 Total Utilities	844.56	838.74	889.80	846.18	857.64	857.24	841.53	853.04	848.03	846.83	997.88	848.76	10,370.23
5300 General Expenses													
5305 Legal	0.00	13,606.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	804.50	0.00	1,896.00	16,307.01
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	10.00
5320 Audit	0.00	0.00	0.00	0.00	2,075.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,075.00
5325 Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,380.00	0.00	0.00	1,380.00
5300 Total General Expt	0.00	13,606.51	0.00	0.00	2,075.00	0.00	0.00	0.00	0.00	2,184.50	10.00	1,896.00	19,772.01
5400 Landscaping													
5410 Landscaping Conti	287.26	287.26	287.26	287.26	287.26	0.00	325.20	325.20	325.20	650.40	0.00	325.20	3,387.50
5400 Total Landscaping	287.26	287.26	287.26	287.26	287.26	0.00	325.20	325.20	325.20	650.40	0.00	325.20	3,387.50
5600 Insurance													
5610 Insurance	451.08	451.08	451.08	451.08	902.16	0.00	451.08	451.08	451.08	486.50	486.50	486.50	5,519.22
5600 Total Insurance	451.08	451.08	451.08	451.08	902.16	0.00	451.08	451.08	451.08	486.50	486.50	486.50	5,519.22
6004 Retaining Wall Projec	0.00	0.00	0.00	650.00	0.00	0.00	0.00	0.00	0.00	0.00	15,989.00	0.00	16,639.00
6700 Reserve Contribution	0.00	6,020.00	3,010.00	5,010.00	3,010.00	3,010.00	3,010.00	3,010.00	3,010.00	3,010.00	3,010.00	3,010.00	38,120.00
TOTAL EXPENSE	2,348.68	21,649.59	6,184.64	7,767.52	7,714.06	4,338.24	5,122.81	5,110.32	5,370.89	12,981.81	22,694.34	7,037.46	108,320.36
NET INCOME	2,315.72	-19,192.44	11,295.79	4,212.58	4,108.57	11,241.16	446.72	1,000.80	-643.46	-7,629.66	-14,912.68	-1,014.43	-8,771.33

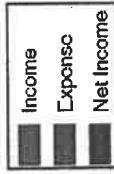
	NOV 20	DEC 20	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	TOTAL
NET INCOME SUMMARY													
Income	4,664.40	2,457.15	17,480.43	11,980.10	11,822.63	15,579.40	5,569.53	6,111.12	4,727.43	5,352.15	7,781.66	6,023.03	99,549.03
Expense	-2,348.68	-21,649.59	-6,184.64	-7,767.52	-7,714.06	-4,338.24	-5,122.81	-5,110.32	-5,370.89	-12,981.81	-22,694.34	-7,037.46	-108,320.36
NET INCOME	2,315.72	-19,192.44	11,295.79	4,212.58	4,108.57	11,241.16	446.72	1,000.80	-643.46	-7,629.66	-14,912.68	-1,014.43	-8,771.33



Income



Expense



Budget Comparison

Property: Lakeview COA

Comparison Periods: 01/01/20 - 12/31/20 and 01/01/21 - 12/31/21 (cash basis)

	Actual 01/01/20 - 12/31/20	Budget 01/20 - 12/20	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
INCOME								
4000 HOA Dues	37,926.19	39,230.00	-1,303.81	-3.3 %	31,645.30	39,230.00	-7,584.70	-19.3 %
4050 Reserve Income	34,128.55	36,120.00	-1,991.45	-5.5 %	29,010.15	36,120.00	-7,109.85	-19.7 %
4200 Income	17,288.00	20,000.00	-2,712.00	-13.6 %	212.00	20,000.00	-19,788.00	-98.9 %
4028 SA20 Special Assessment	700.56	0.00	700.56		0.00	0.00	0.00	
4210 Late Fees	25.00	0.00	25.00		0.00	0.00	0.00	
4232 Delinquent Collections Income	0.00	0.00	0.00		200.00	0.00	200.00	
4250 Violation Fees Income	0.00	0.00	0.00		0.00	0.00	0.00	
4260 Interest Income	13.55	0.00	13.55		18.80	0.00	18.80	
4263 Reserve Interest	13.55	0.00	13.55		18.80	0.00	18.80	
4260 Total Interest Income	250.00	0.00	250.00		0.00	0.00	0.00	
4900 Misc Income	0.00	0.00	0.00		2,166.53	0.00	2,166.53	
4029 SA21 Special Assessment	0.00	0.00	0.00		15,933.47	0.00	15,933.47	
4200 Other Income	0.00	0.00	0.00		18,530.80	20,000.00	-1,469.20	-7.3 %
4200 Total Income	18,277.11	20,000.00	-1,722.89	-8.6 %	79,749.75	95,350.00	-15,600.25	-16.4 %
4600 Special Assessment Income	0.00	0.00	0.00		563.50	0.00	563.50	
4626 SA18 Special Assessment	1,830.37	0.00	1,830.37		0.00	0.00	0.00	
4627 SA19	3,000.00	0.00	3,000.00		0.00	0.00	0.00	
TOTAL INCOME	95,162.22	95,350.00	-187.78	-0.2 %	79,749.75	95,350.00	-15,600.25	-16.4 %
EXPENSE								
5000 Association Expenses	5,714.50	5,352.00	362.50	6.8 %	4,685.00	5,352.00	-667.00	-12.5 %
5010 Management Fees	64.00	50.00	14.00	28.0 %	102.40	50.00	52.40	104.8 %
5020 Postage / Copies	0.00	20.00	-20.00	-100.0 %	25.00	20.00	5.00	25.0 %
5065 Website	5,778.50	5,422.00	356.50	6.6 %	4,812.40	5,422.00	-609.60	-11.2 %
5000 Total Association Expenses	11,557.00	10,844.00	713.00	6.6 %	9,524.80	10,844.00	-1,319.20	-12.2 %
5100 Repairs & Maintenance								
4310 Maintenance & Repairs	-204.12	0.00	-204.12		111.00	0.00	111.00	
5105 Chimney Insp/Cleaning	433.60	0.00	433.60		0.00	0.00	0.00	
5110 Roof Maint/Repair	319.78	0.00	319.78		5,306.18	0.00	5,306.18	
5135 Road Maintenance	0.00	0.00	0.00		320.08	0.00	320.08	
5109 Other Road Maint-Concrete Maint	0.00	0.00	0.00		320.08	0.00	320.08	
5135 Total Road Maintenance	0.00	0.00	0.00		640.16	0.00	640.16	
5140 Pressure Cleaning	379.40	0.00	379.40		0.00	0.00	0.00	
5150 Plumbing Repairs	0.00	0.00	0.00		1,165.75	0.00	1,165.75	
5160 Electrical Repairs	216.80	0.00	216.80		265.58	0.00	265.58	
5170 Dryer Vent Cleaning	596.20	0.00	596.20		0.00	0.00	0.00	

	Actual 01/01/20 - 12/31/20	Budget 01/20 - 12/20	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
5340 Pest Control	0.00	0.00	0.00		244.13	0.00	244.13	
5100 Other Repairs & Maintenance	433.60	12,594.00	-12,160.40	-96.6 %	0.00	12,594.00	-12,594.00	-100.0 %
5100 Total Repairs & Maintenance	2,175.26	12,594.00	-10,418.74	-82.7 %	7,412.72	12,594.00	-5,181.28	-41.1 %
5200 Utilities								
5210 Electric	1,019.45	200.00	819.45	409.7 %	158.44	200.00	-41.56	-20.8 %
5230 Drainage	0.00	0.00	0.00		150.00	0.00	150.00	
5240 Sewer	6,227.00	6,240.00	-13.00	-0.2 %	4,784.00	6,240.00	-1,456.00	-23.3 %
5260 Garbage	3,615.38	3,720.00	-104.62	-2.8 %	2,704.69	3,720.00	-1,015.31	-27.3 %
5200 Total Utilities	10,861.83	10,160.00	701.83	6.9 %	7,797.13	10,160.00	-2,362.87	-23.3 %
5300 General Expenses								
5301 Accounting	125.00	200.00	-75.00	-37.5 %	0.00	200.00	-200.00	-100.0 %
5305 Legal	15,136.66	1,744.00	13,392.66	767.9 %	2,700.50	1,744.00	956.50	54.8 %
5315 State Filing Fee	10.00	10.00	0.00	0.0 %	10.00	10.00	0.00	0.0 %
5320 Audit	0.00	0.00	0.00		2,075.00	0.00	2,075.00	
5325 Reserve Study	0.00	0.00	0.00		1,380.00	0.00	1,380.00	
5300 Total General Expenses	15,271.66	1,954.00	13,317.66	681.6 %	6,165.50	1,954.00	4,211.50	215.5 %
5400 Landscaping								
5410 Landscaping Contract	3,734.38	4,200.00	-465.62	-11.1 %	2,525.72	4,200.00	-1,674.28	-39.9 %
5400 Total Landscaping	3,734.38	4,200.00	-465.62	-11.1 %	2,525.72	4,200.00	-1,674.28	-39.9 %
5600 Insurance								
5610 Insurance	5,249.98	4,900.00	349.98	7.1 %	4,165.98	4,900.00	-734.02	-15.0 %
5600 Total Insurance	5,249.98	4,900.00	349.98	7.1 %	4,165.98	4,900.00	-734.02	-15.0 %
6004 Retaining Wall Project	0.00	0.00	0.00		16,639.00	0.00	16,639.00	
6690 Additional Reserve Contribution	0.00	20,000.00	-20,000.00	-100.0 %	0.00	20,000.00	-20,000.00	-100.0 %
6700 Reserve Contribution	45,534.00	36,120.00	9,414.00	26.1 %	32,100.00	36,120.00	-4,020.00	-11.1 %
TOTAL EXPENSE	88,605.61	95,350.00	-6,744.39	-7.1 %	81,618.45	95,350.00	-13,731.55	-14.4 %
NET INCOME	6,556.61	0.00	6,556.61		-1,868.70	0.00	-1,868.70	
NET INCOME SUMMARY								
Income	95,162.22	95,350.00	-187.78	-0.2 %	79,749.75	95,350.00	-15,600.25	-16.4 %
Expense	-88,605.61	-95,350.00	6,744.39	7.1 %	-81,618.45	-95,350.00	13,731.55	14.4 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	6,556.61	0.00	6,556.61		-1,868.70	0.00	-1,868.70	

Delinquency (Summary)

Property: Lakeview COA
 All homeowners as of 09/30/21
 * indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
			CONDO/HOA	31,581.07
			CONDO/HOA	17,401.42
			CONDO/HOA	2,564.79
			CONDO/HOA	7,946.25
			CONDO/HOA	153.20
			CONDO/HOA	100.00
			CONDO/HOA	1,026.36
Total Delinquent for Property:				60,773.09

Report Summary

Detail	Value
Homeowners:	7
Percent Delinquent:	25.93 %
Delinquent Amount:	60,773.09

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 09/30/21

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
	Lakev					312.00
	Lakev					1,064.29
	Lakev					452.84
	Lakev					319.59
	Lakev					1,902.36
	Lakev					319.59
	Lakev					1,276.89
	Lakev					1,200.00
	Lakev					0.10
	Lakev					36.44
Totals:						6,884.10

Checks By Account

Property: Lakeview COA

Date Range: 09/01/21 - 09/30/21

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	9/1/21	980	Monthly Managem	9/1/21	September	Lakev	446.00
RPM Services Inc	9/1/21	980	Monthly website r	9/16/21	September	Lakev	25.00
							471.00
5100 Repairs & Maintenance : 5340 Pest Control							
Eradicon Pest Ma	9/1/21	981	Unit 15	9/1/21	20885	Lakev	244.13
							244.13
5200 Utilities : 5210 Electric							
Clark Public Utiliti	9/14/21	982	7236-175-1	10/1/21	7236-175-1	Lakev	15.23
							15.23
5200 Utilities : 5240 Sewer							
Clark Regional W	9/22/21	986	Monthly Sewer Ac	10/1/21	016125-000	Lakev	533.00
							533.00
5200 Utilities : 5260 Garbage							
Waste Connector	9/22/21	984	Monthly Garbage :	9/1/21	2010-976517	Lakev	300.53
							300.53
5300 General Expenses : 5305 Legal							
Harker Lepore LLC	9/22/21	985	King Lien priority	9/22/21	5189	Lakev	290.00
Harker Lepore LLC	9/22/21	985	Wall and carport c	9/22/21	5189	Lakev	165.50
Harker Lepore LLC	9/22/21	985	King	9/22/21	5276	Lakev	350.00
Harker Lepore LLC	9/22/21	985	Unit 17 Short term	9/22/21	5276	Lakev	479.50
Harker Lepore LLC	9/22/21	985	Deck replacement	9/22/21	4961	Lakev	611.00
							1,896.00
5300 General Expenses : 5315 State Filing Fee							
RPM Services Inc	9/1/21	980	State filing fee	9/1/21	State filing fee	Lakev	10.00
							10.00
5400 Landscaping : 5410 Landscaping Contract							
B & T Resources	9/14/21	983	185-1	9/8/21	185-1	Lakev	325.20
							325.20
5600 Insurance : 5610 Insurance							
American Family I	9/1/21	ACH	Customer #019-8	10/22/21	019-860-226-37	Lakev	486.50
							486.50

Total Amount: 4,281.59

Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 09/30/21

Deposits

Date	Ref #	Details	Amount
09/01/21	D15828	Bank Deposit	319.59
09/03/21	D15861	Bank Deposit	1,463.34
09/09/21	D15898	Bank Deposit	1,005.66
09/09/21	J6896	Journal: Correction	15,989.00
09/17/21	D15951	Bank Deposit	1,304.58
09/28/21	D16007	Bank Deposit	312.00
			20,394.17

Payments

Date	Ref #	Details	Amount
08/26/21	977	David Hart	1,315.75
08/26/21	978	All Around Maintenance, Inc.	16,309.08
08/26/21	979	Clark Regional Wastewater District	533.00
09/01/21	980	RPM Services Inc,	481.00
09/01/21	981	Eradicon Pest Management LLC	244.13
09/01/21	ACH	American Family Insurance	486.50
09/01/21	J6833	Journal: Monthly Reserve	3,010.00
09/14/21	982	Clark Public Utilities	15.23
09/14/21	983	B & T Resources, LLC	325.20
09/22/21	984	Waste Connections	300.53
09/22/21	986	Clark Regional Wastewater District	533.00
			23,553.42

Summary

Original Values		Current Values	
Beginning Balance:	84,851.07		
+ Selected Deposits (6)	20,394.17	Deposits	20,394.17
- Selected Payments (11)	23,553.42	Payments	23,553.42
Ending Balance:	81,691.82	Balance	-3,159.25
Goal:	81,691.82		
Difference:	0.00		



UMPQUA BANK

September 30, 2021 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, 2021
This statement: September 30, 2021

Account service fees for account research, check cashing, cashier's and counter checks, foreign currency exchange, returned deposit items, statement copies, verification of deposit, and wire trace or amendment will change on 09/01/2021. For more information, visit: umpquabank.com/Globalassets/media/documents/Umpqua_bank_other_account_services.pdf

BUSINESS FREE CHECKING

Account number		Beginning balance	\$84,851.07 ✓
Low balance	\$65,814.42	Deposits/Additions	\$20,394.17
Average balance	\$78,807.65	Withdrawals/Subtractions	\$23,553.42
Interest earned	\$0.00	Ending balance	\$81,691.82 ✓

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-03	Deposit	1,463.34
09-09	Deposit	1,005.66
09-17	Deposit	1,304.58
09-28	Deposit	312.00
Total Additions		\$4,085.58 ✓

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-09	Cash Mgmt Trsfr Cr Ref 25215241 Funds Transfer Frm Dep	15,989.00
Total Other Deposits/ Additions		\$15,989.00 ✓

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
09-02	ACH Debit American Family Webpayment 00000002514469 20210902	486.50
Total ACH and Electronic Payments/Subtractions		\$486.50

ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-01	ACH Credit Paylease.Com Settlement 000012267664593 20210901	319.59
Total ACH and Electronic Deposits/Additions		\$319.59

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
09-02	Cash Mgmt Trsfr Dr Ref 2451212 Funds Transfer To Dep. Reserve Contribution From September	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	84,851.07	09-08	65,814.42	09-17	82,538.55
09-01	84,637.66	09-09	82,564.95	09-20	82,213.35
09-02	81,141.16	09-10	81,249.20	09-27	81,680.35
09-03	66,295.42	09-16	81,233.97	09-28	81,691.82
				09-30	81,691.82

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>
977	\$1,315.75	09-10	982	\$15.23	09-16
978	\$16,309.08	09-03	983	\$325.20	09-20
979	\$533.00	09-01	984	\$300.53	09-28
980	\$481.00	09-08	*986	\$533.00	09-27
981	\$244.13	09-09			

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

Total Checks paid: 9 for **-\$20,056.92**

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Call us at 1-866-486-7782 or write us at Umpqua Bank, P.O. Box 19243, Spokane, WA 99219, as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appears.

- (1) Tell us your name and account number (if any).
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days.

We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account.

For errors involving new accounts, point-of-sale, or foreign-initiated transactions, we may take up to 90 days to investigate your complaint or question. For new accounts, we may take up to 20 business days to credit your account for the amount you think is in error.

We will tell you the results within three business days after completing our investigation. If we decide that there was no error, we will send you a written explanation.

You may ask for copies of the documents that we used in our investigation.

Bank Reconciliation Report

Lakeview COA Reserve Umpqua 1419

Reconciled on: 09/30/21

Deposits

Date	Ref #	Details	Amount
09/01/21	J6833	Journal: Monthly Reserve	3,010.00
09/30/21	J6921	Journal: Interest	1.12
			<u>3,011.12</u>

Payments

Date	Ref #	Details	Amount
09/09/21	J6896	Journal: Correction	15,989.00
			<u>15,989.00</u>

Outstanding Deposits

Date	Ref #	Details	Amount
09/30/21	J6908	Journal: Monthly Reserve	3,010.00
			<u>3,010.00</u>

Summary

Beginning Balance:	77,101.48
+ Selected Deposits (2)	3,011.12
- Selected Payments (1)	15,989.00
Ending Balance:	64,123.60
Goal:	64,123.60
Difference:	0.00

Reconciled Balance	64,123.60
+ Uncleared Deposits	3,010.00
- Outstanding Checks	0.00
Register Balance	67,133.60



UMPQUA BANK

September 30, 2021 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, 2021
This statement: September 30, 2021

Business Account Service fees for Account Opening and Usage, Business Online Banking-Multi-User Tiers and Tax Payment Services, will change on November 01, 2021. For more information, visit umpquabank.com: umpquabank.com/business-fees

MAIN STREET MONEY MARKET

Account number		Beginning balance	\$77,101.48 ✓
Low balance	\$64,122.48	Additions/Deposits	\$3,011.12
Average balance	\$68,285.88	Withdrawals/Subtractions	\$15,989.00
Interest paid year to date	\$18.80	Ending balance	\$64,123.60 ✓
Interest earned	\$1.12		

Other Deposits/ Additions

Date	Description	Additions
09-02	Cash Mgmt Trsfr Cr Ref 24512121 Funds Transfer Frm Dep from September Reserve Contribution	3,010.00 ✓
09-30	Interest Credit	1.12 ✓
Total Other Deposits/ Additions		\$3,011.12

Other Subtractions/Withdrawals

Date	Description	Subtractions
09-09	Cash Mgmt Trsfr Dr Ref 25215241 Funds Transfer To Dep	15,989.00 ✓
Total Other Subtractions/Withdrawals		\$15,989.00

Daily Balances

Date	Balance	Date	Balance	Date	Balance
08-31	77,101.48	09-09	64,122.48	09-30	64,123.60
09-02	80,111.48				

Interest Information

Annual percentage yield earned	.02%
Interest-bearing days	30
Average balance for APY	\$68,285.88
Interest earned	\$1.12
Interest paid year to date	\$18.80
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**

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- (1) Tell us your name and account number (if any).
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days.

We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account.

For errors involving new accounts, point-of-sale, or foreign-initiated transactions, we may take up to 90 days to investigate your complaint or question. For new accounts, we may take up to 20 business days to credit your account for the amount you think is in error.

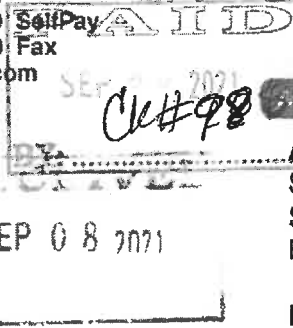
We will tell you the results within three business days after completing our investigation. If we decide that there was no error, we will send you a written explanation.

You may ask for copies of the documents that we used in our investigation.



P.O. Box 3855
 Seattle, WA 98124-3855
 (360) 750-5876
 (360) 993-8800
 (360) 750-7570 Fax
 www.crwwd.com

Billing Statement



LAKEVIEW CONDOS LLC
 c/o RPM SERVICES
 5620 NE GHER RD STE H
 VANCOUVER, WA 98662

ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 8/1/2021 To 8/31/2021
BILLING DATE: 8/31/2021
DUE DATE: 9/30/2021

SPECIAL MESSAGE

As Washington State is lifting COVID-19 restrictions, the District will soon resume past due practices, including finance charges. Let's work together to manage your account and help you avoid unnecessary charges. Please contact the District at (360) 993-4001 to discuss your account or make payment arrangements.

CURRENT CHARGES

SEWER SERVICE 533.00

TOTAL CURRENT CHARGES 533.00

BILL SUMMARY

PREVIOUS BALANCE 533.00
 PAYMENTS -533.00
 ADJUSTMENTS 0.00
 MISCELLANEOUS 0.00
 FINANCE CHARGE 0.00
 LIEN INTEREST 0.00
 CURRENT CHARGES 533.00

TOTAL AMOUNT DUE 533.00

Connections



September / October 2021

The District Doors Reopen for Service

The District strives to provide the highest level of service to our customers and community. That's why we're pleased to announce that our doors are once again open to the public. We look forward to the opportunity to serve our customers in person. For those who prefer, our phone and online services are still available.

Service is at the heart of what we do at the District. In this new seven-part series, we'll explore our values surrounding S.E.R.V.I.C.E. and see how it is reflected in the District's work. Along the way we'll also introduce ways you can partner with us to help.

The Value of S.E.R.V.I.C.E.

The District's values help us identify what's important to us, both internally and externally. It is reflected in what you see on a day-to-day basis and our long-term strategic planning for the future. Our values also help guide us as we carry out our Mission and Vision.

First and foremost, the District's values reflect our commitment and dedication to "service." We fulfill this commitment through our staff—a team of innovative, talented, high-performing individuals who work together to serve our customers and community.

Learn more: crwwd.com/about/who-we-are



STEWARDSHIP of the environmental and financial resources entrusted to the District.



EMPLOYEES who are talented and motivated professionals that work together in a spirit of cooperation.



RESPONSIBILITY, integrity and fairness in every decision, every interaction and in every challenge we undertake.



VALUED partner involved and active within our communities.



INNOVATION and learning, creating an environment of personal and professional growth.



COMMUNICATION that is active, open, honest and timely.



EFFICIENT and effective solutions that are reliable, consistent and meet the needs of our communities.



Hours of Operation
Monday - Friday
8 a.m. - 5 p.m.
Closed Weekends
and Holidays

Emergency?
Call 24/7:
360-750-5876

Commissioners
Norm Harker
Denny Kiggins
Neil Kimsey

General Manager
John M. Peterson, P.E.



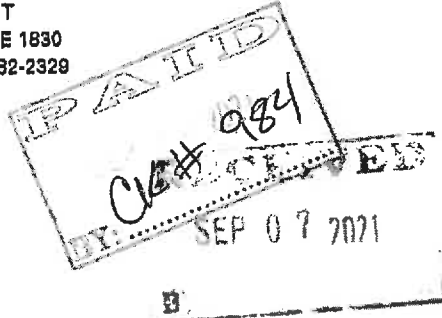
Visit us online at www.CRWWD.com





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. 17754151
 STATEMENT DATE 09/01/21
 DUE DATE 09/25/21
 BILLING PERIOD 08/01/21 - 08/31/21

FOR ASSISTANCE
 Office (360) 892-5370
 Toll Free (866) 892-9269
 One Time Payments (855) 669-2719

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 300.53
08/23/21	Payment Thank You! 976	\$ -300.53
	Total Payments And Credits	\$ -300.53
	Service Location	
	Acct #976517	
	Lakeview Condos Llc 2102 Nw Kelley Dr	
08/31/21	4Yd Cont 1X Weekly 08/01/21-08/31/21 1 Each @ \$225.33	\$ 225.33
08/31/21	Multi-Family Recycle 08/01/21-08/31/21 12 Each @ \$3.56	\$ 42.72
08/31/21	Perm Cont Rent 4Yd 08/01/21-08/31/21 1 Each @ \$17.06	\$ 17.06
08/31/21	Recycle Process Surcharge 08/01/21-08/31/21 12 Each @ \$0.49	\$ 5.88
	Refuse Tax 3.6%	\$ 8.11
	State Sales Tax 8.4%	\$ 1.43
	Current Charges And Fees	\$ 300.53
	Total Due	\$ 300.53

Garbage collection rates will increase effective September 1, 2021 as approved by the WUTC. If you have questions regarding this increase, please contact Waste Connections at 360-892-5370 or customerhelp@wasteconnections.com.

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

023440 1/2

811





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

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

2010-876517
17754151
09/01/21
09/26/21
08/01/21 - 08/31/21

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

VIEW/PAY YOUR BILL FROM THE COMFORT OF YOUR HOME!

* Make payments * Set up recurring payments *

* Access your account 24/7 * Go paperless * View Statements *

* It's FREE! There is no charge to view or pay your bill on our website*

Go to <https://www.wcicustomer.com> and follow the online bill pay prompts to enroll today or call 1-855-569-2719 to make a payment through our interactive voice service with no extra fee.

Beware of online bill pay websites that may appear to be affiliated with Waste Connections but are not. Doxo.com is one such website that allows customers to pay their bills and often charges a fee for the service. As they are not affiliated with Waste Connections, we cannot control fees they may charge or when they will send us your payment. This could result in a late fee or service interruption. In order to ensure that you are paying your waste services bill directly, please visit our online bill pay at <https://www.wcicustomer.com>. As always, our website is free to use.

023440 2/2



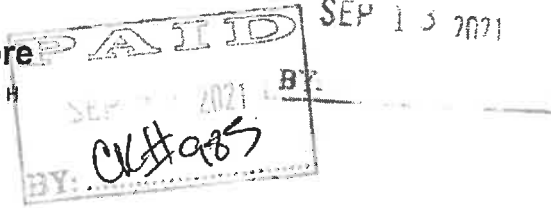
2/2
W3
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Invoice # 5189
Date: 08/01/2021
Due On: 08/31/2021

Harker Lepore

915 NW 19th Ave., Suite H
Portland, OR 97209
www.harkerlepore.com



*Board
approved
9.17.21
Dan O,
David*

LAKEVIEW CONDO OWNERS ASSOCIATION
5620 NE GHER RD #H
Vancouver, WA 98662

General Representation

Type	Date	Attorney	Description	Quantity	Rate	Total For This Matter
Service	07/01/2021	DC	Analyze legal arguments in Defendant, Homesight re lien priority status; legal research on RCW 64.34 and Declaration re lien priority status.	1.20	\$290.00	\$348.00
Service	07/09/2021	EV	Prepare wall and carport contracts	0.50	\$215.00	\$107.50
Total For This Matter						\$455.50

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

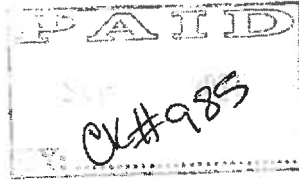
Or pay online using a credit card at: www.harkerlepore.com/payment



Invoice # 5276
 Date: 09/01/2021
 Due On: 10/01/2021

Harker Lepore

915 NW 19th Ave., Suite H
 Portland, OR 97209
 www.harkerlepore.com



RECEIVED

SEP 13 2021

*Board Approved
 9.17.21*

LAKEVIEW CONDO OWNERS ASSOCIATION
 5620 NE GHER RD #H
 Vancouver, WA 98662

General Representation

Type	Date	Attorney	Description	Quantity	Rate	Total For This Matter
Service	08/06/2021	KVH	Research options re: B. King situation; background research on relatives; phone calls to same; video conf with BOD re: same.	0.90	\$350.00	\$315.00
Service	08/25/2021	EV	Conf w KVH re RPM's email re Unit 17 AirBnB; return email; conf w BPK re same	0.20	\$215.00	\$43.00
Service	08/26/2021	BPK	Begin drafting demand letter regarding short-term rental.	1.30	\$280.00	\$364.00
Service	08/26/2021	EV	Message w BPK re enforcement docs, email RPM re same; locate and save penalty resolution from site	0.20	\$215.00	\$43.00
Service	08/26/2021	AHM	Confer with BPK re: demand letter to unit 17; proof and edit same; locate name and address for unit 17	0.30	\$215.00	\$64.50
Total For This Matter						\$829.50

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

Or pay online using a credit card at: www.harkerlepore.com/payment



Invoice # 4961
Date: 06/01/2021
Due On: 06/30/2021

PAID
Ser # 4961
CK# 985

SEP 13 2021

Board approved
9.17.21

Harker Lepore

915 NW 19th Ave., Suite H
Portland, OR 97209
www.harkerlepore.com

LAKEVIEW CONDO OWNERS ASSOCIATION
5620 NE GHER RD #H
Vancouver, WA 98662

General Representation

Type	Date	Attorney	Description	Quantity	Rate	Total For This Matter
Service	05/25/2021	KVH	Receive and review email and contract documents; respond to Panthera F. re: same.	0.30	\$350.00	\$105.00
Service	05/25/2021	EV	Receive and respond to email from RPM re KVH to review deck replacement contract; file documents, calendar return date	0.20	\$215.00	\$43.00
Service	05/26/2021	EV	Receive and file additional documents for deck contract review	0.10	\$215.00	\$21.50
Service	05/27/2021	KVH	Prepare AIA contract and exhibits; email drafts to management for Board review and approval.	2.10	\$350.00	\$735.00
Total For This Matter						\$904.50
Payment (09/09/2021)						-\$293.50
Balance Owing						\$611.00

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

Or pay online using a credit card at: www.harkerlepore.com/payment



PAID
 107
 OK# 972
 RECEIVED
 SEP 13 2021
 17014
 BX: - 16974
 40

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

Your Electricity Use

Residential electric service meter 501493
 In 30 days you used 40 kwh
 Present reading - 09/03/21
 Previous reading - 08/04/21
Total electric usage
 Your charge for 40 kwh is:
 Basic service \$12.00
 40 kwh @ 8.16 cents each 3.26
 REP Credit @ 0.085 cents/kwh* -0.03
 Total electric service \$15.23
Your average daily cost was \$0.51

Total Cost This Billing

Total electric service \$15.23
Total charges this billing \$15.23

* Residential Exchange Program Credit via BPA
 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 \$14.35
 Payments - thank you
 August 20, 2021 14.35CR
 Balance forward 0.00
 Current charges 15.23
Current balance \$15.23

Compare Your Use

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
09/03/21	30	40	1
08/04/21	29	29	1
07/06/21	33	16	0
06/03/21	29	31	1
05/05/21	30	93	3
04/05/21	33	161	5
03/03/21	28	145	5
02/03/21	28	150	5
01/06/21	34	170	5
12/03/20	29	153	5
11/04/20	30	78	3
10/05/20	32	150	5
09/03/20	29	151	5
09/05/19	31	133	4



Transfer Confirmation

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

Confirmation: 896324749
Approval Status: 1 of 1 received
Transmitted: 09/09/2021 04:24:36 PM (ET)
Transmitted By: RPMHOA

Details

From Account: Lakeview RES - Checking - *1419 - Available \$80,111.48
(Balance as of: 09/09/2021 04:23:02 PM (ET) Not a
guarantee of available funds.)

To Account: Lakeview OPR - Checking - *4488 - Available \$66,820.08
(Balance as of: 09/09/2021 04:23:02 PM (ET) Not a
guarantee of available funds.)

Amount: \$15,989.00

Description: Correction made transfer twice

Send On: 09/09/2021 (today)



Transfer Confirmation

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

Confirmation: 2861164153
Approval Status: 1 of 1 received
Transmitted: 09/02/2021 01:12:39 PM (ET)
Transmitted By: RPMHOA

Details

From Account: Lakeview OPR - Checking - *4488 - Available \$84,151.16
(Balance as of: 09/02/2021 01:06:05 PM (ET) Not a
guarantee of available funds.)

To Account: Lakeview RES - Checking - *1419 - Available \$77,101.48
(Balance as of: 09/02/2021 01:06:05 PM (ET) Not a
guarantee of available funds.)

Amount: \$3,010.00

Description: September Reserve Contribution

Send On: 09/02/2021 (today)



Lakeview Condo Owners Association

2021 Reserve Contribution

Monthly \$3,010.00

SEPTEMBER 2021



ERADICON
PEST MANAGEMENT

PO Box 820800 Vancouver, WA 98682
(360) 747-7150 | service@eradicon.com | www.eradicon.com

RECIPIENT:

Lakeview Condominiums C/O RPM Services

2102 Kelly Drive
Vancouver, Washington 98665
Phone: (360) 693-6260

SERVICE ADDRESS:

2102 Kelly Drive
Vancouver, Washington 98665

Invoice #20885

Issued: 08/30/2021

Due: 09/29/2021

Total: \$244.13

RECEIVED

SEP 0

BT: CK # 981

Rats - Exterior Service - Unit 15

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
08/27/2021				
Rat Bait Station Service - Rental	Unit 15 - 90 day service	1	\$225.00	\$225.00

Approved
Denny 8.31.21
Dano 8.30.21
David 8.30.21

Initial visit for 90 day bait station service. Set up 3 bait stations around the exterior of unit 15. We will return in a few weeks and continue to monitor activity and service the stations over the next 90 days.

Chemical Report available upon request

Subtotal	\$225.00
Vancouver (2.0%)	\$4.50
Washington State (6.5%)	\$14.63
Total	\$244.13

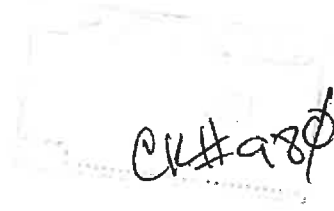
CK#980

**Lakeview Condo Owners Association
2021 Management Fee**

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

Monthly \$446.00

SEPTEMBER 2021



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 2021

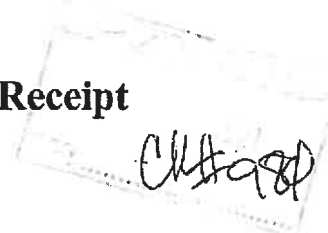


Secretary of State

Tom Wagner

Washington Secretary of State
Corporations and Charities Division
801 Capitol Way South
PO Box 40234
Olympia, WA 98504-0234
(360) 725-0377
corps@sos.wa.gov

Customer Receipt



Payment Transaction:

Work Order #: 2021080200459963

Received Date: 08/02/2021

Total Paid: \$50.00

Payment Details:

Cardholder Name / Payer Name	Payment Type	Identifying Number	Payment Date	Amount
KENNETH OPP	AMERICAN EXPRESS	3007	08/02/2021	\$50.00

7/20/21

Transaction Details:

Name	UBI # / Registration #	Service Type	Amount	Processing Fee
LAKEVIEW CONDO OWNERS ASSOCIATION	602 635 673	ANNUAL REPORT	\$10.00	\$0.00
				\$0.00
PP		ANNUAL REPORT	\$10.00	\$0.00
				\$0.00
				\$0.00
			\$1	\$0.00