



**State of Washington
PUBLIC DISCLOSURE COMMISSION**

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November 5, 2025

Delivered electronically to Victor Lombardi at votevictormoseslake@gmail.com

Subject: PDC Case 175488 regarding Victor Lombardi

Dear Victor Lombardi:

The Public Disclosure Commission (PDC) has completed its review of the complaint filed by Andrew Koeppen on July 9, 2025. The complaint alleged violation of RCW 42.17A.710 for failure to accurately report real property/estate on the Personal Financial Affairs Disclosure (F-1) report.

Applicable Laws & Rules

[RCW 42.17A.710](#)(1)(h-k) – The statement of financial affairs shall include a list, including legal or other sufficient descriptions as prescribed by the commission, of all real property in the state of Washington, with an assessed value of exceeding ten thousand dollars.

[WAC 390-24-200](#) – for real property description and reporting, the filer must list the street address of each parcel, the assessor's parcel number, the abbreviated legal description appearing on property tax statements, or the complete legal description. Each property must be followed by the name of the county in which the property is located.

Background & Findings

- Pursuant to RCW 42.17A.710(1)(h-k) and WAC 390-24-200, you were statutorily required to disclose all real property/estate owned in the state of Washington with a value exceeding ten thousand dollars on your F-1 reports, to include the list of the street address of each parcel or the assessor's parcel number.
- Staff noted that you failed to report real property/estate owned on three consecutive F-1 reports you filed with the PDC on April 6, 2025 (covering January 1, 2024 – December 31, 2024); April 10, 2024 (covering January 1, 2023 – December 31, 2023) and May 26, 2023 (covering May 15, 2022 – December 31, 2022), as alleged in the complaint.
- On or about August 2025, you amended the F-1 reports at issue in this matter after you were notified of the discrepancy related to the unreported real property/estate owned in the state of Washington and added the required parcel numbers.

- The staff found no prior violations of the same area of law within the last five years.

Summary and Resolution

Based on our findings, the staff has determined that, in this instance, the failure file accurate F-1 reports does not amount to a violation that warrants further investigation.

Pursuant to WAC 390-37-060(1)(d), however, you are receiving a formal written warning concerning the failure to accurately disclosure the required information on the F-1 reports at issue in this matter. It is the staff's expectation that you will file timely and accurately F-1 reports in the future. The Commission will consider the formal written warning in deciding on further Commission action if there are future violations of PDC laws or rules.

Based on this information, the PDC has dismissed this matter in accordance with [RCW 42.17A.755\(1\)](#).

If you have questions, you may contact Erick Agina, toll-free at 1-877-601-2828 or by e-mail at pdcc@pdc.wa.gov.

Sincerely,

Electronically signed by Erick Agina
Erick O. Agina
Compliance Officer

Endorsed by,

Electronically signed by Peter Frey Lavallee
Peter Frey Lavallee
Executive Director

cc: Andrew Koeppen