

**For Owner :**  
Lakeview Condo Assoc.  
Vancouver, WA 98665

**Balance Sheet**  
12/31/2012

**Prepared By :**  
INVEST WEST MANAGEMENT LLC  
12503 SE MILLPLAIN STE 260  
VANCOUVER, WA 98684-

**DRAFT**

**For :**  
LAKEVIEW CONDO ASSOC  
1 LAKEVIEW  
VANCOUVER, WA 98665-

**Assets**

1020 Accounts Receivable	\$32,598.57
11711 ITF Lakeview Operating	\$4,728.96
11712 ITF Lakeview Reserve	\$2,888.88

**Total Assets**

**\$40,216.41**

**Liabilities**

2010 Accounts Payable	\$2,719.30
2220 Prepaid Assessments Operating	\$38.73

**Total Liabilities**

**\$2,758.03**

**Equity**

3060 Retained Earnings	\$7,280.03
3999.0000 Net Income	\$30,178.35

**Total Equity**

**\$37,458.38**

**Total Liabilities and Owner Equity**

**\$40,216.41**

Report Parameters :Type of Owners Reports to Run:Use Defaults / Report Income Using :Accrual Method/ Report Expenses  
Using:Accrual Method/ Display Subtotal Through:None/ Suppress Detail:No

**For Owner :**Lakeview Condo Assoc.  
Vancouver, WA 98665**Income Statement****Prepared By :**INVEST WEST MANAGEMENT LLC  
12503 SE MILLPLAIN STE 260  
VANCOUVER, WA 98684-**For :**LAKEVIEW CONDO ASSOC  
1 LAKEVIEW  
VANCOUVER, WA 98665-

	12/01/2012 12/31/2012	% of Total Revenue	01/01/2012 12/31/2012	% of Total Revenue
<b>Revenue</b>				
4200 Association Assessment	\$2,223.84	90.66%	\$26,686.08	79.27%
4091 Association Violation (Fine) - Assessment	\$0.00	0.00%	\$300.00	0.89%
4014 Collection Fee - Assessment	\$0.00	0.00%	\$301.80	0.90%
4234 Garage Revenue	\$0.00	0.00%	\$4,000.00	11.88%
4062 Interest Assessment	\$128.64	5.24%	\$1,258.09	3.74%
4110 Interest Income	\$0.42	0.02%	\$5.17	0.02%
4060 Late Fee Assessment	\$100.00	4.08%	\$1,550.00	4.60%
4901 Move-in Fees Assessment	\$0.00	0.00%	\$100.00	0.30%
4237 Special Assessment - Other	\$0.00	0.00%	(\$537.50)	(1.60%)
<b>Total Revenue</b>	<b>\$2,452.90</b>	<b>100.00%</b>	<b>\$33,663.64</b>	<b>100.00%</b>
<b>Expenses</b>				
5775 Assoc. Operating Expenses	\$594.28	24.23%	\$1,661.65	4.94%
5730 Building Maintenance	\$0.00	0.00%	\$7,454.75	22.14%
5004 Collection - Expense	\$0.00	0.00%	\$301.80	0.90%
5012 Electric	\$16.56	0.68%	\$155.55	0.46%
5035 Insurance	\$570.82	23.27%	\$7,040.57	20.91%
5079 Landscape Contract	\$271.00	11.05%	\$3,250.50	9.66%
5760 Legal	\$1,000.00	40.77%	\$5,660.28	16.81%
5003 Management - Contract	\$309.00	12.60%	\$3,663.00	10.88%
5221 Management Extra Expenses	\$1,609.40	65.61%	\$7,123.00	21.16%
5046 Sewer	\$490.62	20.00%	\$5,352.62	15.90%
5071 Taxes/Fees/License	\$0.00	0.00%	\$194.84	0.58%
5065 Trash/Hauling	\$274.22	11.18%	\$3,306.03	9.82%
<b>Total Expenses</b>	<b>\$5,135.90</b>	<b>209.38%</b>	<b>\$45,164.59</b>	<b>134.16%</b>
<b>Net Operating Income</b>	<b>(\$2,683.00)</b>	<b>(109.38%)</b>	<b>(\$11,500.95)</b>	<b>(34.16%)</b>
<b>Reserve Revenue</b>				
4900 Association Reserve Assessment	\$666.69	27.18%	\$8,000.28	23.77%
4131 Reserve Interest Revenue	\$0.24	0.01%	\$1.42	0.00%
4210 Special Assessments	\$0.00	0.00%	\$43,000.00	127.73%
<b>Total Reserve Revenue</b>	<b>\$666.93</b>	<b>27.19%</b>	<b>\$51,001.70</b>	<b>151.50%</b>
<b>Net Operating Income/ Reserve Revenue</b>	<b>(\$2,016.07)</b>	<b>(82.19%)</b>	<b>\$39,500.75</b>	<b>117.34%</b>
<b>Reserve Expenses</b>				
8800 Property Maint. - Reserves Expense	\$0.00	0.00%	\$9,322.40	27.69%

Report Parameters :Type of Owners Reports to Run:Use Defaults / Report Income Using :Accrual Method/ Report Expenses Using:Accrual Method/ Sort By :Account Name/ Display Subtotal Through:None/ Suppress Detail:NO

**For Owner :**  
Lakeview Condo Assoc.  
Vancouver, WA 98665

**Income Statement**

**Prepared By :**  
INVEST WEST MANAGEMENT LLC  
12503 SE MILLPLAIN STE 260  
VANCOUVER, WA 98684-

**For :**  
LAKEVIEW CONDO ASSOC  
1 LAKEVIEW  
VANCOUVER, WA 98665-

	12/01/2012 12/31/2012	% of Total Revenue	01/01/2012 12/31/2012	% of Total Revenue
<b>Total Reserve Expenses</b>	\$0.00	- %	\$9,322.40	27.69%
<b>Total Net Income</b>	(\$2,016.07)	(82.19%)	\$30,178.35	89.65%

Report Parameters :Type of Owners Reports to Run:Use Defaults / Report Income Using :Accrual Method/ Report Expenses Using:Accrual Method/ Sort By :Account Name/ Display Subtotal Through:None/ Suppress Detail:NO

**For:**

LAKEVIEW CONDO ASSOC  
1 LAKEVIEW  
VANCOUVER, WA 98665-

**Budget Comparison**

Revenue: Accrual; Expense: Accrual

**Prepared By :**

INVEST WEST MANAGEMENT LLC  
12503 SE MILLPLAIN STE 260  
VANCOUVER, WA 98684-

	12/01/2012 to 12/31/2012		01/01/2012 to 12/31/2012		Annual Budget
	Actual	Final Budget	Actual	Final Budget	Annual Budget
		\$		\$	
		Variance		Variance	
<b>Revenue</b>					
4200 Association Assessment	\$2,223.84	\$2,223.83	\$26,686.08	\$26,686.00	\$26,686.00
4091 Association Violation (Fine) - Assessment	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00
4014 Collection Fee - Assessment	\$0.00	\$0.00	\$301.80	\$0.00	\$0.00
4234 Garage Revenue	\$0.00	\$0.00	\$4,000.00	\$0.00	\$0.00
4062 Interest Assessment	\$128.64	\$0.00	\$1,258.09	\$0.00	\$0.00
4110 Interest Income	\$0.42	\$0.00	\$5.17	\$0.00	\$0.00
4060 Late Fee Assessment	\$100.00	\$0.00	\$1,550.00	\$0.00	\$0.00
4901 Move-in Fees Assessment	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00
4237 Special Assessment - Other	\$0.00	\$0.00	(\$537.50)	\$0.00	\$0.00
<b>Total Revenue</b>	<b>\$2,452.90</b>	<b>\$2,223.83</b>	<b>\$33,663.64</b>	<b>\$26,686.00</b>	<b>\$26,686.00</b>
		<b>\$229.07</b>		<b>\$6,977.64</b>	
<b>Expenses</b>					
5775 Assoc. Operating Expenses	\$594.28	\$41.67	\$1,661.65	\$500.00	\$500.00
5730 Building Maintenance	\$0.00	\$166.67	\$7,454.75	\$2,000.00	\$2,000.00
5004 Collection - Expense	\$0.00	\$0.00	\$301.80	\$0.00	\$0.00
5012 Electric	\$16.56	\$20.83	\$155.55	\$250.00	\$250.00
5035 Insurance	\$570.82	\$515.83	\$7,040.57	\$6,190.00	\$6,190.00
5079 Landscape Contract	\$271.00	\$270.50	\$3,250.50	\$3,246.00	\$3,246.00
5760 Legal	\$1,000.00	\$83.33	\$5,660.28	\$1,000.00	\$1,000.00
5003 Management - Contract	\$309.00	\$300.00	\$3,663.00	\$3,600.00	\$3,600.00
5221 Management Extra Expenses	\$1,609.40	\$104.17	\$7,123.00	\$1,250.00	\$1,250.00
5046 Sewer	\$490.62	\$416.67	\$5,352.62	\$5,000.00	\$5,000.00
5071 Taxes/Fees/License	\$0.00	\$12.50	\$194.84	\$150.00	\$150.00
5065 Trash/Hauling	\$274.22	\$291.67	\$3,306.03	\$3,500.00	\$3,500.00
<b>Total Expenses</b>	<b>\$5,135.90</b>	<b>\$2,223.84</b>	<b>\$45,164.59</b>	<b>\$26,686.00</b>	<b>\$26,686.00</b>
<b>Net Operating Income</b>	<b>(\$2,683.00)</b>	<b>(\$0.01)</b>	<b>(\$11,500.95)</b>	<b>\$0.00</b>	<b>(\$11,500.95)</b>
		<b>(\$2,682.99)</b>		<b>(\$18,478.59)</b>	
<b>Reserve Revenue</b>					
4900 Association Reserve Assessment	\$666.69	\$666.67	\$8,000.28	\$8,000.00	\$8,000.00
4131 Reserve Interest Revenue	\$0.24	\$0.00	\$1.42	\$0.00	\$0.00
4210 Special Assessments	\$0.00	\$0.00	\$43,000.00	\$0.00	\$0.00
<b>Total Reserve Revenue</b>	<b>\$666.93</b>	<b>\$666.67</b>	<b>\$51,001.70</b>	<b>\$8,000.00</b>	<b>\$8,000.00</b>
		<b>\$0.26</b>		<b>\$43,001.70</b>	

Report Parameters : Budget Type 1 : Final / Budget Type 2 : Final / Include Account Number / Include Purchase Orders : No Purchase Orders Included / Include : Annual Budget Amount / Budget Year : 2012

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Owners-->Financial / trish

**For:**

LAKEVIEW CONDO ASSOC  
 1 LAKEVIEW  
 VANCOUVER, WA 98665-

**Budget Comparison**

Revenue: Accrual; Expense: Accrual

**Prepared By :**

INVEST WEST MANAGEMENT LLC  
 12503 SE MILLPLAIN STE 260  
 VANCOUVER, WA 98684-

	12/01/2012 to 12/31/2012		01/01/2012 to 12/31/2012		Annual Budget
	Actual	Final Budget	Actual	Final Budget	
Net Operating Income/ Reserve Revenue	(\$2,016.07)	\$666.66	\$39,500.75	\$8,000.00	\$31,500.75
Reserve Expenses					
8800 Property Maint. - Reserves Expense	\$0.00	\$0.00	\$9,322.40	\$0.00	(\$9,322.40)
<b>Total Reserve Expenses</b>	\$0.00	\$0.00	\$9,322.40	\$0.00	(\$9,322.40)
<b>Total Net Income</b>	(\$2,016.07)	\$666.66	\$30,178.35	\$8,000.00	\$0.00
					\$22,178.35

Report Parameters : Budget Type 1 : Final / Budget Type 2 : Final / Include Account Number / Include Purchase Orders ; No Purchase Orders Included / Include : Annual  
 Budget Amount / Budget Year : 2012

Run Date: 01/10/13 2:21 PM

Owners-->Financial / trish

**For Owner :**

Lakeview Condo Assoc.  
Vancouver, WA 98665

**Move In & Move Out List**  
For the Period 12/01/2012 to 12/31/2012

**Prepared By :**  
INVEST WEST MANAGEMENT LLC  
12503 SE MILLPLAIN STE 260  
VANCOUVER, WA 98684-

**For :**  
LAKEVIEW CONDO ASSOC  
1 LAKEVIEW  
VANCOUVER, WA 98665

Unit #	Move Out Date	Existing Occupant	Total Security Deposit	Deposit Forfeited	Deposit Returned	Reason for Move Out	Move In Date	New Occupant	Leasing Agent
14	12/04/12	JILL D EHLERS	\$0.00	\$0.00	\$0.00		12/04/12	FEDERAL HOME LOAN N	
14			\$0.00						

Move-ins : 1

Move-outs : 1

Net move-in/outs : 0

Report Parameters : Include on Report Both Move-ins & Move-outs/ Type of Owners Reports to Run:Use Defaults

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Owners-->Operations / trish

**For :**

LAKEVIEW CONDO ASSOC  
 1 LAKEVIEW  
 VANCOUVER, WA 98665-

**Disbursement Register Detail  
 For the Period 12/01/2012 to 12/31/2012**

**Prepared By :**  
 INVEST WEST MANAGEMENT LLC  
 12503 SE MILLPLAIN STE 260  
 VANCOUVER, WA 98684-

**For Owner :**

Lakeview Condo Assoc.  
 Vancouver, WA 98665

Date	Check #	Vendor Name	Account #	Account Name	Remark	Amount
<b>11711 ITF Lakeview Operating</b>						
12/03/2012	260	INVEST WEST MANAGEMENT, LLC	5003	Management - Contract	12.01.12 LV CONTRACT	309.00
12/11/2012	261	INVEST WEST MANAGEMENT, LLC	5775	Assoc. Operating Expenses	LVC POST 11/12	15.00
			5775	Assoc. Operating Expenses	LVC 11/12 OFC	30.00
			5775	Assoc. Operating Expenses	LVC POST 11/12	14.70
			5775	Assoc. Operating Expenses	LVC 11/12 OFC	(2.48)
12/11/2012	262	INVEST WEST MANAGEMENT, LLC	5775	Assoc. Operating Expenses	11.30.12 LV 50% LATE FEE	57.22
12/12/2012	263	INVEST WEST MANAGEMENT, LLC	5775	Assoc. Operating Expenses	11.30.12 LV 50% LATE FEE	100.00
12/13/2012	264	WASTE CONNECTIONS, INC	5221	Management Extra Expenses	113012-LVDH	580.20
12/13/2012	265	CLARK PUBLIC UTILITIES	5065	Trash/Hauling	11.01.12-11.30.12 6517	274.22
12/13/2012	266	CLARK REGIONAL WASTEWATER DISTRI	5012	Electric	11.05.12-12.05.12 0424	16.56
			5046	Sewer	11.01.12-11.30.12 6125	442.00
12/13/2012	267	VIAL FOTHERINGHAM LLP	5046	Sewer	11.01.12-11.30.12 6125	490.62
12/13/2012	268	J's CUSTOM LANDSCAPING	5760	Legal	142612	1,000.00
12/13/2012	269	WESTERN STATES SUBDIVISION CONSULT	5079	Landscape Contract	19178	271.00
			5775	Assoc. Operating Expenses	07.28.12	350.00
<b>Total</b>						<b>3,448.82</b>
<b>10 Disbursements</b>						<b>3,448.82</b>

Report Parameters : Include Disbursements Net Voids / Sort Order Check#

**For Owner :**  
 Lakeview Condo Assoc.  
 Vancouver, WA 98665

**Accounts Payable**  
**By Invoice**  
**As of 12/31/2012**

**Prepared By :**  
 INVEST WEST MANAGEMENT LLC  
 12503 SE MILLPLAIN STE 260  
 VANCOUVER, WA 98684-

**For :**  
 LAKEVIEW CONDO ASSOC  
 1 LAKEVIEW  
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Vendor Invoice #	Invoice Date Due Date	Transaction Date	Amount Payable	Not Yet Due	1 - 30 Days	31 - 60 Days	61 - 90 Days	91 + Days
Current Cash Balance :11711 ITF Lakeview Operating			\$4,728.96					
CLARK REGIONAL WASTEWATER DISTRICT								
	12/28/2012	12/28/12	\$442.00	\$442.00	\$0.00	\$0.00	\$0.00	\$0.00
Total For CLARK REGIONAL WASTEWATER			\$442.00	\$442.00	\$0.00	\$0.00	\$0.00	\$0.00
FARMERS INSURANCE								
01.05.13 57292	12/15/2012 12/25/12	12/15/12	\$570.82	\$0.00	\$570.82	\$0.00	\$0.00	\$0.00
Total For FARMERS INSURANCE			\$570.82	\$0.00	\$570.82	\$0.00	\$0.00	\$0.00
INVEST WEST MANAGEMENT, LLC								
12.31.12 LV 50% L	12/27/2012	12/27/12	\$37.50	\$37.50	\$0.00	\$0.00	\$0.00	\$0.00
123112-LVDH	12/31/2012	12/31/12	\$1,029.20	\$1,029.20	\$0.00	\$0.00	\$0.00	\$0.00
LVC 12/12 OFC	12/31/2012	12/27/12	\$54.06	\$54.06	\$0.00	\$0.00	\$0.00	\$0.00
LVC POST 12/12	12/31/2012	12/27/12	\$40.50	\$40.50	\$0.00	\$0.00	\$0.00	\$0.00
Total For INVEST WEST MANAGEMENT, LLC			\$1,161.26	\$1,161.26	\$0.00	\$0.00	\$0.00	\$0.00
J's CUSTOM PROJECTS LLC								
	12/29/2012	12/29/12	\$271.00	\$271.00	\$0.00	\$0.00	\$0.00	\$0.00
Total For J's CUSTOM PROJECTS LLC			\$271.00	\$271.00	\$0.00	\$0.00	\$0.00	\$0.00
WASTE CONNECTIONS, INC								
	12/28/2012 01/27/13	12/28/12	\$274.22	\$274.22	\$0.00	\$0.00	\$0.00	\$0.00
Total For WASTE CONNECTIONS, INC			\$274.22	\$274.22	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>			<b>\$2,719.30</b>	<b>\$2,148.48</b>	<b>\$570.82</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Ending Cash Balance :11711 ITF Lakeview Operating			\$2,009.66					

**DRAFT**



For :  
 LAKEVIEW CONDO ASSOC  
 1 LAKEVIEW  
 VANCOUVER, WA 98665

**Resident Accounts Receivable Detail**  
**All Balances**  
**For the Period 12/01/2012 to 12/31/2012**

Prepared By :  
 INVEST WEST MANAGEMENT LL  
 12503 SE MILLPLAIN STE 260  
 VANCOUVER, WA 98684-

Unit #	Resident Name	Status	Account Name	Prior Balance	Current Charges	Receipt Amount	Last Check #	Last Receipt Date	Ending Balance
1	BENEDICT, JARE	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	0000995052	12/04/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	0000995052	12/04/12	\$0.00
			Special Assessments	\$1,252.78	\$0.00	\$179.17	0096710971	12/04/12	\$1,073.61
			<b>Subtotal</b>	<b>\$1,252.78</b>	<b>\$143.63</b>	<b>\$322.80</b>			<b>\$1,073.61</b>
2	CHASCHIN, HEO	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	1193	12/10/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	1193	12/10/12	\$0.00
			Special Assessments	\$1,141.14	\$0.00	\$143.63	1192	12/04/12	\$997.51
			<b>Subtotal</b>	<b>\$1,141.14</b>	<b>\$143.63</b>	<b>\$287.26</b>			<b>\$997.51</b>
3	HART, DAVID	Occupant	Association Assessment	\$0.00	\$110.50	\$149.23	5007	12/04/12	(\$38.73)
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	5007	12/04/12	\$0.00
			Miscellaneous Income	(\$35.24)	\$0.00	(\$35.24)	5007	12/04/12	\$0.00
			<b>Subtotal</b>	<b>(\$35.24)</b>	<b>\$143.63</b>	<b>\$147.12</b>			<b>(\$38.73)</b>
4	ROMO, SARA M	Occupant	Association Assessment	\$3,324.50	\$110.50	\$0.00			\$3,435.00
			Association Reserve Assess	\$364.43	\$33.13	\$0.00			\$397.56
			Collection Fee - Assessment	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$364.76	\$38.33	\$0.00			\$403.09
			Late Fee Assessment	\$250.00	\$25.00	\$0.00			\$275.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			<b>Subtotal</b>	<b>\$6,513.69</b>	<b>\$206.96</b>	<b>\$0.00</b>			<b>\$6,720.65</b>
5	DICKAU, DANIEL	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	17404	12/04/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	17404	12/04/12	\$0.00
			Special Assessments	\$1,049.91	\$0.00	\$596.78	17417	12/04/12	\$453.13
			<b>Subtotal</b>	<b>\$1,049.91</b>	<b>\$143.63</b>	<b>\$740.41</b>			<b>\$453.13</b>
6	BYRON, JAIMEE R	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	ACH	12/19/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	ACH	12/19/12	\$0.00
			Special Assessments	\$1,612.49	\$0.00	\$179.17	ACH	12/19/12	\$1,433.32
			<b>Subtotal</b>	<b>\$1,612.49</b>	<b>\$143.63</b>	<b>\$322.80</b>			<b>\$1,433.32</b>
7	BLIZZARD, DEB	Occupant	Association Assessment	\$0.00	\$113.19	\$0.00			\$113.19
			Association Reserve Assess	\$0.00	\$33.93	\$0.00			\$33.93
			Special Assessments	\$927.86	\$0.00	\$0.00			\$927.86
			<b>Subtotal</b>	<b>\$927.86</b>	<b>\$147.12</b>	<b>\$0.00</b>			<b>\$1,074.98</b>
8	MCCLUNG, KAT	Occupant	Association Assessment	(\$107.50)	\$147.12	\$39.62	147	12/27/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.93	\$33.93		12/31/12	\$0.00
			<b>Subtotal</b>	<b>(\$107.50)</b>	<b>\$181.05</b>	<b>\$73.55</b>			<b>\$0.00</b>
9	HAMMETT, MIC	Occupant	Association Assessment	\$1,704.51	\$113.19	\$0.00			\$1,817.70
			Association Reserve Assess	\$373.23	\$33.93	\$0.00			\$407.16
			Collection Fee - Assessment	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$40.09	\$43.75	\$0.00			\$83.84
			Late Fee Assessment	\$50.00	\$25.00	\$0.00			\$75.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			<b>Subtotal</b>	<b>\$4,377.83</b>	<b>\$215.87</b>	<b>\$0.00</b>			<b>\$4,593.70</b>
10	HART, DAVID	Occupant	Association Assessment	\$0.00	\$113.19	\$113.19	5007	12/04/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.93	\$33.93	5007	12/04/12	\$0.00
			<b>Subtotal</b>	<b>\$0.00</b>	<b>\$147.12</b>	<b>\$147.12</b>			<b>\$0.00</b>
11	STOCKMAN, JOS	Occupant	Association Assessment	\$8.19	\$113.19	\$121.38	1026	12/19/12	\$0.00
			Association Reserve Assess	\$33.93	\$33.93	\$8.62	1026	12/19/12	\$59.24

Report Parameters : Sort Accounts By Account Number/ Include Occupant All / Include Active Resident

For :  
 LAKEVIEW CONDO ASSOC  
 1 LAKEVIEW  
 VANCOUVER, WA 98665

**Resident Accounts Receivable Detail**  
**All Balances**  
**For the Period 12/01/2012 to 12/31/2012**

Prepared By :  
 INVEST WEST MANAGEMENT LL  
 12503 SE MILLPLAIN STE 260  
 VANCOUVER, WA 98684-

Unit #	Resident Name	Status	Account Name	Prior Balance	Current Charges	Receipt Amount	Last Check #	Last Receipt Date	Ending Balance
			Special Assessments	\$1,254.15	\$0.00	\$179.17	0000995433	12/04/12	\$1,074.98
			<b>Subtotal</b>	<b>\$1,296.27</b>	<b>\$147.12</b>	<b>\$309.17</b>			<b>\$1,134.22</b>
12	HART, DAVID	Occupant	Association Assessment	\$0.00	\$113.19	\$113.19	5007	12/04/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.93	\$33.93	5007	12/04/12	\$0.00
			<b>Subtotal</b>	<b>\$0.00</b>	<b>\$147.12</b>	<b>\$147.12</b>			<b>\$0.00</b>
14	EHLERS, JILL D	Moved Out	Association Assessment	\$317.04	\$0.00	\$9.86	3062	12/20/12	\$307.18
			Association Reserve Assess	\$364.87	\$0.00	\$0.00			\$364.87
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$26.88	\$8.26	\$35.14	3062	12/20/12	\$0.00
			Late Fee Assessment	\$50.00	\$25.00	\$75.00	3062	12/20/12	\$0.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			<b>Subtotal</b>	<b>\$2,968.79</b>	<b>\$33.26</b>	<b>\$120.00</b>			<b>\$2,882.05</b>
	FEDERAL HOME 1		Association Assessment	\$0.00	\$110.63	\$0.00			\$110.63
			Association Reserve Assess	\$0.00	\$33.17	\$0.00			\$33.17
			<b>Subtotal</b>	<b>\$0.00</b>	<b>\$143.80</b>	<b>\$0.00</b>			<b>\$143.80</b>
15	KING, BOBBI	Occupant	Association Assessment	\$3,317.40	\$111.57	\$0.00			\$3,428.97
			Association Reserve Assess	\$367.95	\$33.45	\$0.00			\$401.40
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$338.02	\$38.30	\$0.00			\$376.32
			Late Fee Assessment	\$225.00	\$25.00	\$0.00			\$250.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			<b>Subtotal</b>	<b>\$6,458.37</b>	<b>\$208.32</b>	<b>\$0.00</b>			<b>\$6,666.69</b>
16	RHODES INVEST	Occupant	Association Assessment	\$0.00	\$93.97	\$93.97	1166721458	12/19/12	\$0.00
			Association Reserve Assess	\$0.00	\$28.17	\$28.17	1166721458	12/19/12	\$0.00
			Special Assessments	\$1,254.15	\$0.00	\$179.17	1166721458	12/19/12	\$1,074.98
			<b>Subtotal</b>	<b>\$1,254.15</b>	<b>\$122.14</b>	<b>\$301.31</b>			<b>\$1,074.98</b>
17	COOK, MATTHE	Occupant	Association Assessment	\$0.00	\$90.87	\$90.87	ACH	12/19/12	\$0.00
			Association Reserve Assess	\$0.00	\$27.24	\$27.24	ACH	12/19/12	\$0.00
			<b>Subtotal</b>	<b>\$0.00</b>	<b>\$118.11</b>	<b>\$118.11</b>			<b>\$0.00</b>
18	KUZMA, JENNAF	Occupant	Association Assessment	\$0.00	\$117.49	\$117.49	ACH	12/19/12	\$0.00
			Association Reserve Assess	\$0.00	\$35.22	\$35.22	ACH	12/19/12	\$0.00
			Special Assessments	\$1,254.16	\$0.00	\$179.17	ACH	12/19/12	\$1,074.99
			<b>Subtotal</b>	<b>\$1,254.16</b>	<b>\$152.71</b>	<b>\$331.88</b>			<b>\$1,074.99</b>
19	RHODES INVEST	Occupant	Association Assessment	\$0.00	\$116.28	\$116.28	1166721458	12/19/12	\$0.00
			Association Reserve Assess	\$0.00	\$34.86	\$34.86	1166721458	12/19/12	\$0.00
			Special Assessments	\$1,254.15	\$0.00	\$179.17	1166721458	12/19/12	\$1,074.98
			<b>Subtotal</b>	<b>\$1,254.15</b>	<b>\$151.14</b>	<b>\$330.31</b>			<b>\$1,074.98</b>
20	ED & DENNY LLC	Occupant	Association Assessment	\$0.00	\$117.22	\$117.22	454	12/18/12	\$0.00
			Association Reserve Assess	\$0.00	\$35.14	\$35.14	454	12/18/12	\$0.00
			Special Assessments	\$1,279.15	\$0.00	\$179.17	454	12/18/12	\$1,099.98
			<b>Subtotal</b>	<b>\$1,279.15</b>	<b>\$152.36</b>	<b>\$331.53</b>			<b>\$1,099.98</b>
21	ED & DENNY LLC	Occupant	Association Assessment	\$0.00	\$123.67	\$123.67		12/18/12	\$0.00
			Association Reserve Assess	\$0.00	\$37.08	\$37.08		12/18/12	\$0.00
			Special Assessments	\$1,279.15	\$0.00	\$179.17		12/18/12	\$1,099.98
			<b>Subtotal</b>	<b>\$1,279.15</b>	<b>\$160.75</b>	<b>\$339.92</b>			<b>\$1,099.98</b>

Report Parameters : Sort Accounts By Account Number/ Include Occupant All / Include Active Resident

<b>For :</b> LAKEVIEW CONDO ASSOC 1 LAKEVIEW VANCOUVER, WA 98665	<b>Resident Accounts Receivable Detail</b> <b>All Balances</b> <b>For the Period 12/01/2012 to 12/31/2012</b>	<b>Prepared By :</b> INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684-
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Unit #	Resident Name	Status	Account Name	Prior Balance	Current Charges	Receipt Amount	Last Check #	Last Receipt Date	Ending Balance
<b>Total</b>				\$33,777.15	\$3,153.10	\$4,370.41			\$32,559.84

**Total Delinquencies by Account**

Association Assessment	\$9,173.94
Association Reserve Assessment	\$1,697.33
Collection Fee - Assessment	\$240.00
Interest Assessment	\$863.25
Late Fee Assessment	\$600.00
Miscellaneous Income	\$0.00
Special Assessments	\$19,985.32
	\$32,559.84

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Report Parameters : Sort Accounts By Account Number/ Include Occupant All / Include Active Resident

<b>Bank :</b> RIVERVIEW COMMUNITY BANK 1901 NE 162 AVE VANCOUVER, WA 98684	<b>Bank Account Reconciliation</b> 11711 (ITF Lakeview Operating) 1111526915 12/31/2012	<b>Prepared By :</b> INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
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Ending system balance as of last reconciliation date (11/30/2012)	\$5,223.55
Add: Deposits Cleared This Period	\$4,336.48
Subtract: Withdrawals Cleared This Period	\$4,481.49
Adjust: Journal Entries Cleared This Period	(\$0.42)
Net Cleared	<u>-\$144.59</u>
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	<u>\$5,078.96</u>
Bank statement balance as of 12/31/2012:	<u>\$5,078.96</u>
Unreconciled difference:	\$0.00 <i>MM</i>

**Cleared Transactions**

<u>Date</u>	<u>#</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Total</u>
Cleared Deposits					
12/04/12				\$143.63	
12/07/12				\$1,683.74	
12/18/12				\$815.08	
12/19/12				\$631.62	
12/19/12				\$130.00	
12/19/12				\$772.79	
12/31/12				\$159.62	
Total Cleared Deposits					\$4,336.48
Cleared Disbursements					
11/16/12	254	SIGNS & MORE	'NO DUMPING' SIGN	\$61.79	
11/28/12	255	WASTE CONNECTIONS, INC	976517	\$274.22	
11/28/12	257	FARMERS INSURANCE	035119871	\$590.82	
11/30/12	258	J's CUSTOM LANDSCAPING	MONTHLY	\$271.00	
11/30/12	259	DEPT OF THE TREASURY	Tax ID:20-5567752	\$184.84	
12/03/12	260	INVEST WEST MANAGEMEN	CONTRACT	\$309.00	
12/11/12	261	INVEST WEST MANAGEMEN	POSTAGE, CHECKS /	\$57.22	
12/11/12	262	INVEST WEST MANAGEMEN	50 % LATE FEE INCO	\$100.00	
12/12/12	263	INVEST WEST MANAGEMEN	TIME TRACKER PRI	\$580.20	
12/13/12	264	WASTE CONNECTIONS, INC	976517	\$274.22	
12/13/12	265	CLARK PUBLIC UTILITIES	550-0424-005-1	\$16.56	
12/13/12	266	CLARK REGIONAL WASTEWA	016125-000	\$490.62	
12/13/12	267	VIAL FOTHERINGHAM LLP		\$1,000.00	
12/13/12	268	J's CUSTOM LANDSCAPING	MONTHLY	\$271.00	
Total Cleared Disbursements					\$4,481.49
Cleared Journal Entries					
12/31/12		RIVERVIEW COMMUNITY BA	INTEREST	\$0.42	
Total Cleared Journal Entries					\$0.42
Net Cleared Items					<u>(\$144.59)</u>

**Bank :**  
RIVERVIEW COMMUNITY BANK  
1901 NE 162 AVE  
VANCOUVER, WA 98684

**Bank Account Reconciliation**  
11711 (ITF Lakeview Operating)  
1111526915  
12/31/2012

**Prepared By :**  
INVEST WEST MANAGEMENT LLC  
12503 SE MILLPLAIN STE 260  
VANCOUVER, WA 98684

**Uncleared Transactions**

<u>Date</u>	<u># Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Total</u>
Uncleared Disbursements				
12/13/12	269 WESTERN STATES SUBDIVI	2013 OFF-SITE RESER	\$350.00	
Total Uncleared Disbursements				\$350.00
Net Uncleared Items				(\$350.00)
Add: Bank statement balance as of 12/31/2012				\$5,078.96
Total:				\$4,728.96
G/L Account Balance for 1111526915, ITF Lakeview Operating as of 12/31/2012				\$4,728.96
<b>Difference:</b>				<b>\$0.00</b>

<b>Bank :</b> RIVERVIEW COMMUNITY BANK 1901 NE 162 162 VANCOUVER, WA 98684	<b>Bank Account Reconciliation</b> 11712 (ITF Lakeview Reserve) 1199104760 12/31/2012	<b>Prepared By :</b> INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
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Ending system balance as of last reconciliation date (11/30/2012)	\$2,888.64
Add: Deposits Cleared This Period	\$0.00
Subtract: Withdrawals Cleared This Period	\$0.00
Adjust: Journal Entries Cleared This Period	(\$0.24)
Net Cleared	<u>\$0.24</u>
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	<u>\$2,888.88</u>
Bank statement balance as of 12/31/2012:	<u>\$2,888.88</u>
Unreconciled difference:	\$0.00 <i>JAA</i>

**Cleared Transactions**

<u>Date</u>	<u># Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Total</u>
Cleared Journal Entries				
12/31/12		RIVERVIEW COMMUNITY BA INTEREST	\$0.24	
Total Cleared Journal Entries				<u>\$0.24</u>
Net Cleared Items				\$0.24

Add: Bank statement balance as of 12/31/2012	\$2,888.88
Total:	<u>\$2,888.88</u>

G/L Account Balance for 1199104760, ITF Lakeview Reserve as of 12/31/2012	<u>\$2,888.88</u>
Difference:	\$0.00 <i>JAA</i>

\*\*\*\*\*EXCLUDE-Email  
13189 0.7670 EX 0.000 48 1 711  
INVEST WEST MANAGEMENT LLC AGENT FORE  
LAKEVIEW CONDO OWNERS ASSOCIATION  
12503 SE MILL PLAIN BLVD STE 260  
VANCOUVER WA 98684

**Non Profit Checking**

Account Number DD	01111526915	Beginning Balance	\$	5,223.55
Interest Rate	0.1000%	Deposits/Credits		4,336.48
YTD Interest	\$ 5.17	Interest Paid		0.42
YTD Withholding	\$ 0.00	Checks/Debits		4,481.49-
Annual Percentage Yield Earned (APY-E)	000.10%	Service Charges		0.00-
		Ending Balance	\$	5,078.96
		# Deposits/Credits		7
		# Checks/Debits		14

**Other Transaction Activity**

Date	Description	Deposits	Withdrawals
12/04	CUSTOMER DEPOSIT	143.63	
12/07	CUSTOMER DEPOSIT	1,683.74	
12/10	INVEST WEST ACH Collec	772.79	
	INVEST WEST		
12/18	CUSTOMER DEPOSIT	815.08	
12/19	CUSTOMER DEPOSIT	130.00	
12/20	CUSTOMER DEPOSIT	631.62	
12/31	CUSTOMER DEPOSIT	159.62	
12/31	INTEREST PAYMENT SYSTEM GENERATED *	0.42	
TOTAL ITEMS 8		\$4,336.90	\$0.00-

**Check Register**

Check#	Date	Amount	Check#	Date	Amount	Check#	Date	Amount
254	12/03	61.79	260	12/03	309.00	265	12/17	16.56
255	12/03	274.22	261	12/11	57.22	266	12/17	490.62
*257	12/03	590.82	262	12/12	100.00	267	12/17	1,000.00
258	12/06	271.00	263	12/12	580.20	268	12/19	271.00
259	12/10	184.84	264	12/19	274.22			

\* INDICATES NON-CONSECUTIVE CHECK NUMBER(S)

TOTAL ITEMS 14 \$4,481.49-





01111526915  
Page 2 of 2  
STATEMENT PERIOD  
FROM 12/01/12  
THRU 12/31/12

INVEST WEST MANAGEMENT LLC AGENT FORE  
LAKEVIEW CONDO OWNERS ASSOCIATION  
12503 SE MILL PLAIN BLVD STE 260  
VANCOUVER WA 98684

<b>Total Overdraft Fees</b>		
	Total for This Period	Total Year-To-Date
Fees For Returned Items	0.00	0.00
Fees For Paid Items	0.00	0.00

MEMBER  
FDIC

[www.riverviewbank.com](http://www.riverviewbank.com)

Riverview Advantage Phone 1-888-834-6561





01199104760  
 Page 1 of 1  
 STATEMENT PERIOD  
 FROM 12/01/12  
 THRU 12/31/12

\*\*\*\*\*AUTO\*\*5-DIGIT 98665  
 5181 0.6030 AV 0.350 20 1 198  
 INVEST WEST MANAGEMENT LLC AGENT FOR  
 LAKEVIEW CONDO OWNERS ASSOCIATION  
 RESERVE ACCOUNT  
 8002 NE HWY 99 SUITE 560  
 VANCOUVER WA 98665-8876

**Money Market**

Account Number DD	01199104760	Beginning Balance	\$	2,888.64
Interest Rate	0.1000%	Deposits/Credits		0.00
YTD Interest	\$ 1.42	Interest Paid		0.24
YTD Withholding	\$ 0.00	Checks/Debits		0.00-
		Service Charges		0.00-
		Ending Balance	\$	2,888.88
Annual Percentage Yield Earned (APY-E)	000.10%	# Deposits/Credits		0
		# Checks/Debits		0

**Other Transaction Activity**

Date	Description	Deposits	Withdrawals
12/31	INTEREST PAYMENT SYSTEM GENERATED *	0.24	
	TOTAL ITEMS 1	\$0.24	\$0.00-

**Total Overdraft Fees**

	Total for This Period	Total Year-To-Date
Fees For Returned Items	0.00	0.00
Fees For Paid Items	0.00	0.00

**INVEST WEST MANAGEMENT, LLC.  
 12503 SE MILL PLAIN BLVD #260  
 VANCOUVER, WA 98684**

**INVOICE**

**DATE:** 11.30.12

**INVOICE #:** 113012-LVDH

**PROPERTY:** Lakeview Condominiums

DESCRIPTION	Minutes	QTY	PRICE	TOTAL
<b>17 hours allotted per month</b>				
Time Tracker 11.01-02	75	1.25 hrs		
Time Tracker 11.05-09	280	4.67 hrs		
Time Tracker 11.12-16	135	2.25 hrs		
Time Tracker 11.19-23	105	1.75 hrs		
Time Tracker 11.26-30	285	4.75 hrs		
<b>TOTAL</b>		<b>14.66666667 hrs</b>		
<b>Overage</b>		<b>9.67 hrs</b>		
<b>Overage breakdown:</b>		9.67 hrs @ \$60 hr		\$580.20
		hrs @ \$80 hr		\$0.00
		hrs @ \$125 hr		\$0.00
<b>Sub-total</b>				<b>\$580.20</b>
<b>CREDIT GIVEN BY INVEST WEST</b>				
<b>TOTAL</b>				<b>\$580.20</b>

**PLEASE MAKE CHECK PAYABLE TO:**

*\*\*Credits are conditional. IWM, LLC reserves the right to make credit amounts on this invoice due and payable by the association if services are terminated by either party within one year of date on invoice.*

INVEST WEST MANAGEMENT, LLC  
 12503 SE MILL PLAIN BLVD #260  
 VANCOUVER, WA 98684

If you have any questions, please call (360) 254-5700

For :

LAKEVIEW CONDO ASSOC  
1 LAKEVIEW  
VANCOUVER, WA 98665-

**General Ledger**

For the Period 11/01/2012 to 11/30/2012

Prepared By :

INVEST WEST MANAGEMENT LLC  
12503 SE MILLPLAIN STE 260  
VANCOUVER, WA 98684-

Date	ID	Type	Ch#/Inv# Name	Remark	Debits	Credits	Balance
4060		Late Fee Assessment		Initial Balance			(\$1,250.00)
11/20/12	2070866	CH	ROMO, SARA M	LATE FEE		\$25.00	(\$1,275.00)
11/20/12	2070867	CH	STOCKMAN, JOSEPH	LATE FEE		\$25.00	(\$1,300.00)
11/20/12	2070868	CH	KING, BOBBI	LATE FEE		\$25.00	(\$1,325.00)
11/20/12	2070869	CH	ED & DENNY LLC	LATE FEE		\$25.00	(\$1,350.00)
11/20/12	2070870	CH	CHASCHIN, HEONIA	LATE FEE		\$25.00	(\$1,375.00)
11/20/12	2070871	CH	HAMMETT, MICHAEL A	LATE FEE		\$25.00	(\$1,400.00)
11/20/12	2070872	CH	EHLERS, JILL D	LATE FEE		\$25.00	(\$1,425.00)
11/20/12	2070873	CH	ED & DENNY LLC	LATE FEE		\$25.00	(\$1,450.00)
<b>Total Items</b>	<b>8</b>			<b>Ending Balance</b>		<b>\$200.00</b>	<b>(\$1,450.00)</b>
<b>Total</b>						<b>\$200.00</b>	

Report Parameters : Sort Accounts By Account Number

**INVEST WEST MANAGEMENT, LLC.  
12503 SE MILL PLAIN BLVD #260  
VANCOUVER, WA 98684**

## INVOICE

DATE: NOVEMBER 30, 2012 INVOICE #: LVC 11/12 OFC

PROPERTY: LAKEVIEW CONDOS  
FOR THE MONTH OF: NOVEMBER

DESCRIPTION	QTY	PRICE	TOTAL
Check Stock & Micr Ink	12	\$ 0.25	\$3.00
Envelopes - reg.	60	\$ 0.20	\$12.00
Envelopes - large		\$ 0.50	\$0.00
Labels - small	17	\$ 0.05	\$0.85
Labels - large (IWM)		\$ 0.20	\$0.00
Copies	80	\$ 0.12	\$9.60
Copies (color ink)		\$ 0.40	\$0.00
Color paper	5	\$ 0.15	\$0.75
Color paper - extra		\$ 0.03	\$0.00
Boxes started		\$ 2.00	\$0.00
Boxes in storage		\$ 2.00	\$0.00
Manilla Folder		\$ 0.10	\$0.00
Small A/P Binder		\$ 10.00	\$0.00
Large A/P Binder		\$ 12.00	\$0.00
Financial/Acctg Printouts	11	\$ 0.12	\$1.32
<b>TOTAL</b>			<b>\$27.52</b>

**PLEASE MAKE CHECK PAYABLE TO:**

INVEST WEST MANAGEMENT, LLC  
12503 SE MILL PLAIN BLVD #260  
VANCOUVER, WA 98684

If you have any questions, please call (360) 254-5700

**INVEST WEST MANAGEMENT, LLC.  
12503 SE MILL PLAIN BLVD #260  
VANCOUVER, WA 98684**

# INVOICE

**DATE:** NOVEMBER 30, 2012      **INVOICE #:** LVC POST 11/12

**PROPERTY:** LAKEVIEW CONDOS  
**FOR THE MONTH OF:** NOVEMBER

DESCRIPTION	TOTAL
POSTAGE	\$29.70
<b>TOTAL</b>	<b>\$29.70</b>

**PLEASE MAKE CHECK PAYABLE TO:**

INVEST WEST MANAGEMENT, LLC  
12503 SE MILL PLAIN BLVD #260  
VANCOUVER, WA 98684



If you have any questions, please call (360) 254-5700