

For Owner :
Lakeview Condo Assoc.
Vancouver, WA 98665

Balance Sheet
11/30/2012

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

JDH

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

Assets

1020 Accounts Receivable	\$33,919.89
11711 ITF Lakeview Operating	\$3,840.88
11712 ITF Lakeview Reserve	\$2,888.64

Total Assets

\$40,649.41

Liabilities

2222 Prepaid Assessments - Other	\$35.24
2010 Accounts Payable	\$911.22
2220 Prepaid Assessments Operating	\$107.50

Total Liabilities

\$1,053.96

Equity

3060 Retained Earnings	\$7,280.03
3999.0000 Net Income	\$32,315.42

Total Equity

\$39,595.45

Total Liabilities and Owner Equity

\$40,649.41

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-

	11/01/2012 11/30/2012	% of Total Revenue	01/01/2012 11/30/2012	% of Total Revenue
Revenue				
4200 Association Assessment	\$2,223.84	87.11%	\$24,462.24	78.38%
4091 Association Violation (Fine) - Assessment	\$0.00	0.00%	\$300.00	0.96%
4014 Collection Fee - Assessment	\$0.00	0.00%	\$301.80	0.97%
4234 Garage Revenue	\$0.00	0.00%	\$4,000.00	12.82%
4062 Interest Assessment	\$128.95	5.05%	\$1,129.45	3.62%
4110 Interest Income	\$0.16	0.01%	\$4.75	0.02%
4060 Late Fee Assessment	\$200.00	7.83%	\$1,450.00	4.65%
4901 Move-in Fees Assessment	\$0.00	0.00%	\$100.00	0.32%
4237 Special Assessment - Other	\$0.00	0.00%	(\$537.50)	(1.72%)
Total Revenue	\$2,552.95	100.00%	\$31,210.74	100.00%
Expenses				
5775 Assoc. Operating Expenses	\$195.00	7.64%	\$1,217.37	3.90%
5730 Building Maintenance	\$142.01	5.56%	\$7,454.75	23.89%
5004 Collection - Expense	\$0.00	0.00%	\$301.80	0.97%
5012 Electric	\$15.03	0.59%	\$138.99	0.45%
5035 Insurance	\$590.82	23.14%	\$6,469.75	20.73%
5079 Landscape Contract	\$0.00	0.00%	\$2,708.50	8.68%
5760 Legal	\$0.00	0.00%	\$4,660.28	14.93%
5003 Management - Contract	\$309.00	12.10%	\$3,354.00	10.75%
5221 Management Extra Expenses	\$649.80	25.45%	\$5,513.60	17.67%
5046 Sewer	\$442.00	17.31%	\$4,862.00	15.58%
5071 Taxes/Fees/License	\$184.84	7.24%	\$194.84	0.62%
5065 Trash/Hauling	\$289.73	11.35%	\$3,031.81	9.71%
Total Expenses	\$2,818.23	110.39%	\$39,907.69	127.87%
Net Operating Income	(\$265.28)	(10.39%)	(\$8,696.95)	(27.87%)
Reserve Revenue				
4900 Association Reserve Assessment	\$666.69	26.11%	\$7,333.59	23.50%
4131 Reserve Interest Revenue	\$0.24	0.01%	\$1.18	0.00%
4210 Special Assessments	\$0.00	0.00%	\$43,000.00	137.77%
Total Reserve Revenue	\$666.93	26.12%	\$50,334.77	161.27%
Net Operating Income/ Reserve Revenue	\$401.65	15.73%	\$41,637.82	133.41%
Reserve Expenses				
8800 Property Maint. - Reserves Expense	\$0.00	0.00%	\$9,322.40	29.87%

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-

	11/01/2012 11/30/2012	% of Total Revenue	01/01/2012 11/30/2012	% of Total Revenue
Total Reserve Expenses	\$0.00	- %	\$9,322.40	29.87%
Total Net Income	\$401.65	15.73%	\$32,315.42	103.54%

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

Accounts Payable
By Invoice
As of 11/30/2012

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

For :
 LAKEVIEW CONDO ASSOC
 1 LAKEVIEW
 VANCOUVER, WA 98665

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				\$3,840.88					
CLARK REGIONAL WASTEWATER DISTRICT									
	11/28/2012		11/28/12	\$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
INVEST WEST MANAGEMENT, LLC									
	11/27/2012		11/27/12	\$15.00	\$15.00	\$0.00	\$0.00	\$0.00	\$0.00
	11/27/2012		11/27/12	\$30.00	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00
	11/27/2012		11/27/12	\$150.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00
Total For INVEST WEST MANAGEMENT, LLC				\$195.00	\$195.00	\$0.00	\$0.00	\$0.00	\$0.00
WASTE CONNECTIONS, INC									
	11/28/2012	12/27/12	11/28/12	\$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
Total				\$911.22	\$911.22	\$0.00	\$0.00	\$0.00	\$0.00
Ending Cash Balance :11711 ITF Lakeview Operating				\$2,929.66					

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-

	11/01/2012 to 11/30/2012		01/01/2012 to 11/30/2012		Final Budget	S Variance	Annual Budget
	Actual	Final Budget	Actual	Final Budget			
Revenue							
4200 Association Assessment	\$2,223.84	\$2,223.83	\$24,462.24	\$24,462.17	\$0.07	\$26,686.00	
4091 Association Violation (Fine) - Assessment	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00	\$0.00	
4014 Collection Fee - Assessment	\$0.00	\$0.00	\$301.80	\$0.00	\$301.80	\$0.00	
4234 Garage Revenue	\$0.00	\$0.00	\$4,000.00	\$0.00	\$4,000.00	\$0.00	
4062 Interest Assessment	\$128.95	\$0.00	\$1,129.45	\$0.00	\$1,129.45	\$0.00	
4110 Interest Income	\$0.16	\$0.00	\$4.75	\$0.00	\$4.75	\$0.00	
4060 Late Fee Assessment	\$200.00	\$0.00	\$1,450.00	\$0.00	\$1,450.00	\$0.00	
4901 Move-in Fees Assessment	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	
4237 Special Assessment - Other	\$0.00	\$0.00	(\$537.50)	\$0.00	(\$537.50)	\$0.00	
Total Revenue	\$2,552.95	\$2,223.83	\$31,210.74	\$24,462.17	\$6,748.57	\$26,686.00	
Expenses							
5775 Assoc. Operating Expenses	\$195.00	\$41.67	\$1,217.37	\$458.33	(\$759.04)	\$500.00	
5730 Building Maintenance	\$142.01	\$166.67	\$7,454.75	\$1,833.33	(\$5,621.42)	\$2,000.00	
5004 Collection - Expense	\$0.00	\$0.00	\$301.80	\$0.00	(\$301.80)	\$0.00	
5012 Electric	\$15.03	\$20.83	\$138.99	\$229.17	\$90.18	\$250.00	
5035 Insurance	\$590.82	\$515.83	\$6,469.75	\$5,674.17	(\$795.58)	\$6,190.00	
5079 Landscape Contract	\$0.00	\$270.50	\$2,708.50	\$2,975.50	\$267.00	\$3,246.00	
5760 Legal	\$0.00	\$83.33	\$4,660.28	\$916.67	(\$3,743.61)	\$1,000.00	
5003 Management - Contract	\$309.00	\$300.00	\$3,354.00	\$3,300.00	(\$54.00)	\$3,600.00	
5221 Management Extra Expenses	\$649.80	\$104.17	\$5,513.60	\$1,145.83	(\$4,367.77)	\$1,250.00	
5046 Sewer	\$442.00	\$416.67	\$4,862.00	\$4,583.33	(\$278.67)	\$5,000.00	
5071 Taxes/Fees/License	\$184.84	\$12.50	\$194.84	\$137.50	(\$57.34)	\$150.00	
5065 Trash/Hauling	\$289.73	\$291.67	\$3,031.81	\$3,208.33	\$176.52	\$3,500.00	
Total Expenses	\$2,818.23	\$2,223.84	\$39,907.69	\$24,462.16	(\$15,445.53)	\$26,686.00	
Net Operating Income	(\$265.28)	(\$0.01)	(\$8,696.95)	\$0.01	(\$8,696.96)		
Reserve Revenue							
4900 Association Reserve Assessment	\$666.69	\$666.67	\$7,333.59	\$7,333.33	\$0.26	\$8,000.00	
4131 Reserve Interest Revenue	\$0.24	\$0.00	\$1.18	\$0.00	\$1.18	\$0.00	
4210 Special Assessments	\$0.00	\$0.00	\$43,000.00	\$0.00	\$43,000.00	\$0.00	
Total Reserve Revenue	\$666.93	\$666.67	\$50,334.77	\$7,333.33	\$43,001.44	\$8,000.00	

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

Owners-->Financial / trish

Run Date: 12/07/12 1:04 PM

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-

	11/01/2012 to 11/30/2012		01/01/2012 to 11/30/2012		Annual Budget
	Actual	Final Budget	Actual	Final Budget	
Net Operating Income/ Reserve Revenue	\$401.65	\$666.66	\$41,637.82	\$7,333.34	\$34,304.48
Reserve Expenses					
8800 Property Maint. - Reserves Expense	\$0.00	\$0.00	\$9,322.40	\$0.00	(\$9,322.40)
Total Reserve Expenses	\$0.00	\$0.00	\$9,322.40	\$0.00	(\$9,322.40)
Total Net Income	\$401.65	\$666.66	\$32,315.42	\$7,333.34	\$24,982.08

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

Run Date: 12/07/12 1:04 PM

Owners-->Financial / trish

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

Disbursement Register Detail
 For the Period 11/01/2012 to 11/30/2012

Prepared By :
 INVEST WEST MANAGEMENT LLC
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 VANCOUVER, WA 98684-

For Owner :
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Date	Check #	Vendor Name	Account #	Account Name	Remark	Amount
11/11 YTF Lakeview Operating						
11/01/2012	248	FARMERS INSURANCE	5035	Insurance	11.05.12 7292	580.82
11/06/2012	249	INVEST WEST MANAGEMENT, LLC	5775	Assoc. Operating Expenses	LVC POST 10/12	9.45
			5775	Assoc. Operating Expenses	LVC 10/12 OFC	14.67
			5003	Management - Contract	LV 11.01.12 CONTRACT	309.00
			5775	Assoc. Operating Expenses	10.31.12 LV 50% LATE FEE	137.50
11/06/2012	250	J's CUSTOM LANDSCAPING	5079	Landscape Contract	18578	470.62
11/13/2012	251	COLUMBIA RESOURCE CENTER	5065	Trash/Hauling	1358892	271.00
11/13/2012	252	INVEST WEST MANAGEMENT, LLC	5221	Management Extra Expenses	103112-LVDH	15.51
			5730	Building Maintenance	47147	649.80
			5768	SALES TAX	47147	37.00
			5730	Building Maintenance	47105	3.11
			5768	SALES TAX	47105	37.00
11/16/2012	253	CLARK PUBLIC UTILITIES	5012	Electric	10.03.12-11.05.12 0424	730.02
11/16/2012	254	SIGNS & MORE	5730	Building Maintenance	061258	15.03
11/28/2012	255	WASTE CONNECTIONS, INC	5065	Trash/Hauling	10089749	61.79
11/28/2012	256	CLARK REGIONAL WASTEWATER DISTRI	5046	Sewer	10.01.12-10.31.12 6125	274.22
11/28/2012	257	FARMERS INSURANCE	5035	Insurance	12.05.12	442.00
11/30/2012	258	J's CUSTOM LANDSCAPING	5079	Landscape Contract	18863	590.82
11/30/2012	259	DEPT OF THE TREASURY	5071	Taxes/Fees/License	11.05.12 7752	271.00
						184.84
Total						3,907.67
12 Disbursements						3,907.67

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

For :
LAKEVIEW CONDO ASSOC
1 LAKEVIEW
VANCOUVER, WA 98665

Resident Accounts Receivable Detail
All Balances
For the Period 11/01/2012 to 11/30/2012

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	0000995050	11/02/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	0000995050	11/02/12	\$0.00
			Special Assessments	\$1,431.95	\$0.00	\$179.17	0086913686	11/07/12	\$1,252.78
			Subtotal	\$1,431.95	\$143.63	\$322.80			\$1,252.78
2	CHASCHIN, HEO	Occupant	Association Assessment	\$884.00	\$221.00	\$1,105.00	7291	11/30/12	\$0.00
			Association Reserve Assess	\$265.04	\$66.26	\$331.30	7291	11/30/12	\$0.00
			Collection Fee - Assessmen	\$61.80	\$0.00	\$61.80		11/30/12	\$0.00
			Interest Assessment	\$42.59	\$34.43	\$77.02	7291	11/30/12	\$0.00
			Late Fee Assessment	\$200.00	\$25.00	\$225.00	7291	11/30/12	\$0.00
			Special Assessments	\$2,150.00	\$0.00	\$1,008.86	7291	11/30/12	\$1,141.14
			Subtotal	\$3,603.43	\$346.69	\$2,808.98			\$1,141.14
3	NW HASSLE FRE	Moved Out	Association Assessment	\$0.00	\$110.50	\$110.50		11/01/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13		11/01/12	\$0.00
			Miscellaneous Income	\$0.00	\$35.24	\$35.24		11/30/12	\$0.00
			Special Assessment - Other	(\$178.87)	\$178.87	\$0.00			\$0.00
			Subtotal	(\$178.87)	\$357.74	\$178.87			\$0.00
	HART, DAVID		Miscellaneous Income	\$0.00	(\$35.24)	\$0.00			(\$35.24)
	Subtotal		\$0.00	(\$35.24)	\$0.00			(\$35.24)	
4	ROMO, SARA M	Occupant	Association Assessment	\$3,214.00	\$110.50	\$0.00			\$3,324.50
			Association Reserve Assess	\$331.30	\$33.13	\$0.00			\$364.43
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$327.87	\$36.89	\$0.00			\$364.76
			Late Fee Assessment	\$225.00	\$25.00	\$0.00			\$250.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			Subtotal	\$6,308.17	\$205.52	\$0.00			\$6,513.69
5	DICKAU, DANIEL	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	17215	11/01/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	17215	11/01/12	\$0.00
			Special Assessments	\$1,646.69	\$0.00	\$596.78	17202	11/01/12	\$1,049.91
			Subtotal	\$1,646.69	\$143.63	\$740.41			\$1,049.91
6	BYRON, JAIMEE R	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	ACH	11/10/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	ACH	11/10/12	\$0.00
			Special Assessments	\$1,791.66	\$0.00	\$179.17	ACH	11/10/12	\$1,612.49
			Subtotal	\$1,791.66	\$143.63	\$322.80			\$1,612.49
7	BLIZZARD, DEBRO	Occupant	Association Assessment	\$0.00	\$113.19	\$113.19	2118	11/01/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.93	\$33.93	2118	11/01/12	\$0.00
			Special Assessments	\$1,433.32	\$0.00	\$505.46	2119	11/28/12	\$927.86
			Subtotal	\$1,433.32	\$147.12	\$652.58			\$927.86
8	MCCLUNG, KAT	Occupant	Association Assessment	(\$113.19)	\$113.19	\$107.50		11/30/12	(\$107.50)
			Association Reserve Assess	(\$33.93)	\$33.93	\$0.00			\$0.00
			Special Assessment - Other	(\$107.50)	\$107.50	\$0.00			\$0.00
			Subtotal	(\$254.62)	\$254.62	\$107.50			(\$107.50)
9	HAMMETT, MIC	Occupant	Association Assessment	\$1,591.32	\$113.19	\$0.00			\$1,704.51
			Association Reserve Assess	\$339.30	\$33.93	\$0.00			\$373.23
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$19.31	\$20.78	\$0.00			\$40.09
			Late Fee Assessment	\$25.00	\$25.00	\$0.00			\$50.00

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 11/01/2012 to 11/30/2012

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	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			Subtotal	\$4,184.93	\$192.90	\$0.00			\$4,377.83
10	HART, DAVID	Occupant	Association Assessment	\$0.00	\$113.19	\$113.19	5003	11/07/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.93	\$33.93	5003	11/07/12	\$0.00
			Subtotal	\$0.00	\$147.12	\$147.12			\$0.00
11	STOCKMAN, JOS	Occupant	Association Assessment	\$0.00	\$113.19	\$105.00	1023	11/21/12	\$8.19
			Association Reserve Assess	\$0.00	\$33.93	\$0.00			\$33.93
			Late Fee Assessment	\$0.00	\$25.00	\$25.00	1023	11/21/12	\$0.00
			Special Assessments	\$1,254.15	\$0.00	\$0.00			\$1,254.15
			Subtotal	\$1,254.15	\$172.12	\$130.00			\$1,296.27
12	HART, DAVID	Occupant	Association Assessment	\$0.00	\$113.19	\$113.19	5004	11/07/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.93	\$33.93	5004	11/07/12	\$0.00
			Subtotal	\$0.00	\$147.12	\$147.12			\$0.00
14	EHLERS, JILL D	Occupant	Association Assessment	\$206.41	\$110.63	\$0.00			\$317.04
			Association Reserve Assess	\$331.70	\$33.17	\$0.00			\$364.87
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$26.88	\$0.00	\$0.00			\$26.88
			Late Fee Assessment	\$25.00	\$25.00	\$0.00			\$50.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			Subtotal	\$2,799.99	\$168.80	\$0.00			\$2,968.79
15	KING, BOBBI	Occupant	Association Assessment	\$3,205.83	\$111.57	\$0.00			\$3,317.40
			Association Reserve Assess	\$334.50	\$33.45	\$0.00			\$367.95
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$301.17	\$36.85	\$0.00			\$338.02
			Late Fee Assessment	\$200.00	\$25.00	\$0.00			\$225.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			Subtotal	\$6,251.50	\$206.87	\$0.00			\$6,458.37
16	RHODES INVEST	Occupant	Association Assessment	\$0.00	\$93.97	\$93.97	1163714790	11/19/12	\$0.00
			Association Reserve Assess	\$0.00	\$28.17	\$28.17	1163714790	11/19/12	\$0.00
			Special Assessments	\$1,433.32	\$0.00	\$179.17	1163714790	11/19/12	\$1,254.15
			Subtotal	\$1,433.32	\$122.14	\$301.31			\$1,254.15
17	COOK, MATTHE	Occupant	Association Assessment	\$0.00	\$90.87	\$90.87	ACH	11/10/12	\$0.00
			Association Reserve Assess	\$0.00	\$27.24	\$27.24	ACH	11/10/12	\$0.00
			Subtotal	\$0.00	\$118.11	\$118.11			\$0.00
18	KUZMA, JENNAF	Occupant	Association Assessment	\$0.00	\$117.49	\$117.49	ACH	11/10/12	\$0.00
			Association Reserve Assess	\$0.00	\$35.22	\$35.22	ACH	11/10/12	\$0.00
			Special Assessments	\$1,433.33	\$0.00	\$179.17	ACH	11/10/12	\$1,254.16
			Subtotal	\$1,433.33	\$152.71	\$331.88			\$1,254.16
19	RHODES INVEST	Occupant	Association Assessment	\$0.00	\$116.28	\$116.28	1163714790	11/19/12	\$0.00
			Association Reserve Assess	\$0.00	\$34.86	\$34.86	1163714790	11/19/12	\$0.00
			Special Assessments	\$1,433.32	\$0.00	\$179.17	1163714790	11/19/12	\$1,254.15
			Subtotal	\$1,433.32	\$151.14	\$330.31			\$1,254.15
20	ED & DENNY LLC	Occupant	Association Assessment	\$0.00	\$234.44	\$234.44	451	11/21/12	\$0.00
			Association Reserve Assess	\$0.00	\$70.28	\$70.28	451	11/21/12	\$0.00
			Late Fee Assessment	\$0.00	\$25.00	\$25.00	451	11/21/12	\$0.00
			Special Assessments	\$1,433.32	\$0.00	\$154.17		11/30/12	\$1,279.15

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 11/01/2012 to 11/30/2012

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
			Subtotal	\$1,433.32	\$329.72	\$483.89			\$1,279.15
21	ED & DENNY LLC	Occupant	Association Assessment	\$0.00	\$247.34	\$247.34	451	11/21/12	\$0.00
			Association Reserve Assess	\$0.00	\$67.58	\$67.58	451	11/21/12	\$0.00
			Late Fee Assessment	\$0.00	\$25.00	\$25.00	451	11/21/12	\$0.00
			Special Assessments	\$1,433.32	\$0.00	\$154.17		11/30/12	\$1,279.15
			Subtotal	\$1,433.32	\$339.92	\$494.09			\$1,279.15
			Total	\$37,438.91	\$3,956.01	\$7,617.77			\$33,777.15

Total Delinquencies by Account

Association Assessment	\$8,564.14
Association Reserve Assessment	\$1,504.41
Collection Fee - Assessment	\$240.00
Interest Assessment	\$769.75
Late Fee Assessment	\$575.00
Miscellaneous Income	(\$35.24)
Special Assessment - Other	\$0.00
Special Assessments	\$22,159.09
	\$33,777.15

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

Bank : RIVERVIEW COMMUNITY BANK 1901 NE 162 AVE VANCOUVER, WA 98684	Bank Account Reconciliation 11711 (ITF Lakeview Operating) 1111526915 11/30/2012	Prepared By : INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
---	--	---

Ending system balance as of last reconciliation date (10/31/2012)	\$1,385.23
Add: Deposits Cleared This Period	\$6,881.24
Subtract: Withdrawals Cleared This Period	\$3,043.08
Adjust: Journal Entries Cleared This Period	(\$0.16)
Net Cleared	<u>\$3,838.32</u>
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	<u>\$5,223.55</u>
Bank statement balance as of 11/30/2012:	<u>\$5,223.55</u>
Unreconciled difference:	\$0.00 <i>AAA</i>

Cleared Transactions

Date	# Name	Memo	Amount	Total
Cleared Deposits				
11/02/12			\$1,066.70	
11/06/12			\$143.63	
11/08/12			\$473.41	
11/10/12			\$772.79	
11/19/12			\$631.62	
11/21/12			\$801.45	
11/30/12			\$2,991.64	
Total Cleared Deposits				\$6,881.24
Cleared Disbursements				
10/31/12	245	INVEST WEST MANAGEMENT COLLECTION FEE	\$61.80	
10/31/12	246	CLARK PUBLIC UTILITIES 550-0424-005-1	\$14.28	
10/31/12	247	CLARK REGIONAL WASTEW 016125-000	\$442.00	
11/01/12	248	FARMERS INSURANCE 035119871	\$580.82	
11/06/12	249	INVEST WEST MANAGEMENT POSTAGE, CHECKS /	\$470.62	
11/06/12	250	J's CUSTOM LANDSCAPING MONTHLY	\$271.00	
11/13/12	251	COLUMBIA RESOURCE CEN	\$15.51	
11/13/12	252	INVEST WEST MANAGEMENT TIME TRACKER	\$730.02	
11/16/12	253	CLARK PUBLIC UTILITIES 550-0424-005-1	\$15.03	
11/28/12	256	CLARK REGIONAL WASTEW 016125-000	\$442.00	
Total Cleared Disbursements				\$3,043.08
Cleared Journal Entries				
11/30/12		RIVERVIEW COMMUNITY BA INTEREST	\$0.16	
Total Cleared Journal Entries				\$0.16
Net Cleared Items				<u>\$3,838.32</u>

Uncleared Transactions

Date	# Name	Memo	Amount	Total
------	--------	------	--------	-------

Bank : RIVERVIEW COMMUNITY BANK 1901 NE 162 AVE VANCOUVER, WA 98684	Bank Account Reconciliation 11711 (ITF Lakeview Operating) 1111526915 11/30/2012	Prepared By : INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
---	--	---

Uncleared 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
Total Uncleared Disbursements			\$1,382.67
Net Uncleared Items			(\$1,382.67)
 Add: Bank statement balance as of 11/30/2012			 \$5,223.55
 Total:			 \$3,840.88
 G/L Account Balance for 1111526915, ITF Lakeview Operating as of 11/30/2012			 \$3,840.88
Difference:			\$0.00 <i>WAX</i>

Bank : RIVERVIEW COMMUNITY BANK 1901 NE 162 162 VANCOUVER, WA 98684	Bank Account Reconciliation 11712 (ITF Lakeview Reserve) 1199104760 11/30/2012	Prepared By : INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
---	--	---

Ending system balance as of last reconciliation date (10/31/2012)	\$2,888.40
Add: Deposits Cleared This Period	\$0.00
Subtract: Withdrawals Cleared This Period	\$0.00
Adjust: Journal Entries Cleared This Period	(\$0.24)
Net Cleared	\$0.24
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	\$2,888.64
Bank statement balance as of 11/30/2012:	\$2,888.64
Unreconciled difference:	\$0.00 <i>JW</i>

Cleared Transactions

Date	# Name	Memo	Amount	Total
Cleared Journal Entries				
11/30/12	RIVERVIEW COMMUNITY BA INTEREST		\$0.24	
Total Cleared Journal Entries				\$0.24
Net Cleared Items				\$0.24

Add: Bank statement balance as of 11/30/2012	\$2,888.64
Total:	\$2,888.64

G/L Account Balance for 1199104760, ITF Lakeview Reserve as of 11/30/2012	\$2,888.64
Difference:	\$0.00 <i>JW</i>



PO Box 872290
 Vancouver, WA 98687-2290
 (360) 834-2231

01111526915

Page 1 of 2

STATEMENT PERIOD

FROM 11/01/12
 THRU 11/30/12

*****EXCLUDE-Email
 9311 0.9870 EX 0.000 44 1 707
 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	\$	1,385.23
Interest Rate	0.1000%	Deposits/Credits		6,881.24
YTD Interest	\$ 4.75	Interest Paid		0.16
YTD Withholding	\$ 0.00	Checks/Debits		3,043.08-
		Service Charges		0.00-
		Ending Balance	\$	5,223.55
Annual Percentage Yield Earned (APY-E)	000.10%	# Deposits/Credits		8
		# Checks/Debits		10

Other Transaction Activity

Date	Description	Deposits	Withdrawals
11/02	CUSTOMER DEPOSIT	1,066.70	
11/06	CUSTOMER DEPOSIT	143.63	
11/08	CUSTOMER DEPOSIT	473.41	
11/13	INVEST WEST ACH Collec	593.62	
11/19	CUSTOMER DEPOSIT	631.62	
11/21	INVEST WEST ACH Collec	179.17	
11/21	INVEST WEST		
11/21	CUSTOMER DEPOSIT	801.45	
11/30	CUSTOMER DEPOSIT	2,991.64	
11/30	INTEREST PAYMENT SYSTEM GENERATED *	0.16	
TOTAL ITEMS 9		\$6,881.40	\$0.00-

Check Register

Check#	Date	Amount	Check#	Date	Amount	Check#	Date	Amount
245	11/01	61.80	249	11/08	470.62	253	11/20	15.03
246	11/05	14.28	250	11/09	271.00	*256	11/30	442.00
247	11/05	442.00	251	11/16	15.51			
248	11/06	580.82	252	11/13	730.02			



www.riverviewbank.com

Riverview Advantage Phone 1-888-834-6561



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

* INDICATES NON-CONSECUTIVE CHECK NUMBER(S)

TOTAL ITEMS 10

\$3,043.08-

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

01199104760
 Page 1 of 1
 STATEMENT PERIOD
 FROM 11/01/12
 THRU 11/30/12

*****AUTO**5-DIGIT 98665
 3161 0.8230 AV 0.350 16 1 119
 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	\$	2,888.40
Interest Rate	0.1000%	Deposits/Credits		0.00
YTD Interest	\$ 1.18	Interest Paid		0.24
YTD Withholding	\$ 0.00	Checks/Debits		0.00-
		Service Charges		0.00-
		Ending Balance	\$	2,888.64
Annual Percentage Yield Earned (APY-E)	000.10%	# Deposits/Credits		0
		# Checks/Debits		0

Other Transaction Activity

Date	Description	Deposits	Withdrawals
11/30	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: 10.31.12 **INVOICE #:** 103112-LVDH

PROPERTY: Lakeview Condominiums

DESCRIPTION	Minutes	QTY	PRICE	TOTAL
17 hours allotted per month				
Time Tracker 10.01-05	195	3.25 hrs		
Time Tracker 10.08-12	165	2.75 hrs		
Time Tracker 10.15-19	155	2.58 hrs		
Time Tracker 10.22-26	260	4.33 hrs		
Time Tracker 10.29-31	175	2.92 hrs		
TOTAL		15.83333333 hrs		
Overage		10.83 hrs		
Overage breakdown:		10.83 hrs @ \$60 hr		\$649.80
		hrs @ \$80 hr		\$0.00
		hrs @ \$125 hr		\$0.00
Sub-total				\$649.80
CREDIT GIVEN BY INVEST WEST				
TOTAL				\$649.80


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

Work Order Invoice

Work Order # : 47105 
Order Date : 10/29/2012

Please Remit Payment to :
INVEST WEST MANAGEMENT LLC
12503 SE MILLPLAIN STE 260

VANCOUVER
WA 98684 USA

Property : LAKEVIEW CONDO ASSO	Short Description : Dade~ get rid of a mattress at Lakeview Dumpster area
Unit # :	Status : CLOSED
Resident Name :	

Description of Service/ Repair	Date	Quantity	Amount	Total
PU, haul and dump mattress from garbage dumpster area.	10/30/2012	1.00	\$37.00	\$37.00
SALES TAX 8.4%	10/30/2012	1.00	\$3.11	\$3.11

Thank you for your payment!

Please pay this amount : \$40.11



Terms of Vendor : Net 0 Days

Work Order Invoice

Work Order # : 47147
Order Date : 10/31/2012

Please Remit Payment to :
INVEST WEST MANAGEMENT LLC
12503 SE MILLPLAIN STE 260
VANCOUVER
WA 98684 USA

Property : LAKEVIEW CONDO ASSO	Short Description : Dade - PU "No Dumping" sign & install on wall @ dumpster
Unit # :	Status : CLOSED
Resident Name :	

Description of Service/ Repair	Date	Quantity	Amount	Total
PU "No Dumping" sign from Signs N More. Install on wooden fence at dumpsters where items have been left in the past.	11/2/2012	1.00	\$37.00	\$37.00
SALES TAX 8.4%	11/2/2012	1.00	\$3.11	\$3.11

Thank you for your payment!

Please pay this amount : **\$40.11**

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

INVOICE

DATE: OCTOBER 31, 2012 INVOICE #: LVC 10/12 OFC

PROPERTY: LAKEVIEW CONDOS
FOR THE MONTH OF: OCTOBER

DESCRIPTION	QTY	PRICE	TOTAL
Check Stock & Micr Ink	9	\$ 0.25	\$2.25
Envelopes - reg.	16	\$ 0.20	\$3.20
Envelopes - large		\$ 0.50	\$0.00
Labels - small		\$ 0.05	\$0.00
Labels - large (IWM)		\$ 0.20	\$0.00
Copies	60	\$ 0.12	\$7.20
Copies (color ink)	1	\$ 0.40	\$0.40
Color paper	2	\$ 0.15	\$0.30
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
TOTAL			\$14.67

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: OCTOBER 31, 2012 **INVOICE #:** LVC POST 10/12

PROPERTY: LAKEVIEW CONDOS
FOR THE MONTH OF: OCTOBER

DESCRIPTION	TOTAL
POSTAGE	\$9.45
TOTAL	\$9.45

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

For :

LAKEVIEW CONDO ASSOC
1 LAKEVIEW
VANCOUVER, WA 98665-

General Ledger

For the Period 10/01/2012 to 10/31/2012
Revenue: Cash; Expense: Cash

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			(S300.00)
10/01/12	2035431	RC	3051	EHLERS, JILL D	PAYMENT		\$50.00	(S350.00)
10/05/12	2040268	RC	17000	DICKAU, DANIEL D	PAYMENT		\$25.00	(S375.00)
10/18/12	2047520	RC	7207	HAMMETT, MICHAEL A	PAYMENT-VIAL		\$200.00	(S575.00)
Total Items	3				Ending Balance		\$275.00	(S575.00)
Total							\$275.00	

Report Parameters : Sort Accounts By Account Number

copy

DATE: 6/27/2012

COLLECTION INVOICE

LV062712

ASSOCIATION: LAKEVIEW

AMOUNT

1 RESIDENT: CHASCHIN, HEONIA	2	\$61.80
2 RESIDENT:		
3 RESIDENT:		
4 RESIDENT:		
5 RESIDENT:		

PAYABLE TO : INVEST WEST MANAGEMENT
PREPAREI TRISH SHORT