

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

**Balance Sheet**  
10/31/2012

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



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

**Assets**

1020 Accounts Receivable	\$37,872.40
11711 ITF Lakeview Operating	\$867.15
11712 ITF Lakeview Reserve	\$2,888.40

**Total Assets**

**\$41,627.95**

**Liabilities**

2010 Accounts Payable	\$2,000.66
2220 Prepaid Assessments Operating	\$113.19
2221 Prepaid Assessments Reserves	\$320.30

**Total Liabilities**

**\$2,434.15**

**Equity**

3060 Retained Earnings	\$7,280.03
3999.0000 Net Income	\$31,913.77

**Total Equity**

**\$39,193.80**

**Total Liabilities and Owner Equity**

**\$41,627.95**

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-

	10/01/2012 10/31/2012	% of Total Revenue	01/01/2012 10/31/2012	% of Total Revenue
<b>Revenue</b>				
4200 Association Assessment	\$2,223.84	89.75%	\$22,238.40	77.60%
4091 Association Violation (Fine) - Assessment	\$0.00	0.00%	\$300.00	1.05%
4014 Collection Fee - Assessment	\$0.00	0.00%	\$301.80	1.05%
4234 Garage Revenue	\$0.00	0.00%	\$4,000.00	13.96%
4062 Interest Assessment	\$128.53	5.19%	\$1,000.50	3.49%
4110 Interest Income	\$0.39	0.02%	\$4.59	0.02%
4060 Late Fee Assessment	\$125.00	5.04%	\$1,250.00	4.36%
4901 Move-in Fees Assessment	\$0.00	0.00%	\$100.00	0.35%
4237 Special Assessment - Other	\$0.00	0.00%	(\$537.50)	(1.88%)
<b>Total Revenue</b>	<b>\$2,477.76</b>	<b>100.00%</b>	<b>\$28,657.79</b>	<b>100.00%</b>
<b>Expenses</b>				
5775 Assoc. Operating Expenses	\$161.62	6.52%	\$1,022.37	3.57%
5730 Building Maintenance	\$0.00	0.00%	\$7,312.74	25.52%
5004 Collection - Expense	\$61.80	2.49%	\$301.80	1.05%
5012 Electric	\$14.28	0.58%	\$123.96	0.43%
5035 Insurance	\$580.82	23.44%	\$5,878.93	20.51%
5079 Landscape Contract	\$271.00	10.94%	\$2,708.50	9.45%
5760 Legal	\$0.00	0.00%	\$4,660.28	16.26%
5003 Management - Contract	\$309.00	12.47%	\$3,045.00	10.63%
5221 Management Extra Expenses	\$495.00	19.98%	\$4,863.80	16.97%
5046 Sewer	\$442.00	17.84%	\$4,420.00	15.42%
5071 Taxes/Fees/License	\$0.00	0.00%	\$10.00	0.03%
5065 Trash/Hauling	\$274.22	11.07%	\$2,742.08	9.57%
<b>Total Expenses</b>	<b>\$2,609.74</b>	<b>105.33%</b>	<b>\$37,089.46</b>	<b>129.42%</b>
<b>Net Operating Income</b>	<b>(\$131.98)</b>	<b>(5.33%)</b>	<b>(\$8,431.67)</b>	<b>(29.42%)</b>
<b>Reserve Revenue</b>				
4900 Association Reserve Assessment	\$666.69	26.91%	\$6,666.90	23.26%
4131 Reserve Interest Revenue	\$0.31	0.01%	\$0.94	0.00%
4210 Special Assessments	\$0.00	0.00%	\$43,000.00	150.05%
<b>Total Reserve Revenue</b>	<b>\$667.00</b>	<b>26.92%</b>	<b>\$49,667.84</b>	<b>173.31%</b>
<b>Net Operating Income/ Reserve Revenue</b>	<b>\$535.02</b>	<b>21.59%</b>	<b>\$41,236.17</b>	<b>143.89%</b>
<b>Reserve Expenses</b>				
8800 Property Maint. - Reserves Expense	\$9,322.40	376.24%	\$9,322.40	32.53%

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-

	10/01/2012 10/31/2012	% of Total Revenue	01/01/2012 10/31/2012	% of Total Revenue
<b>Total Reserve Expenses</b>	\$9,322.40	376.24%	\$9,322.40	32.53%
<b>Total Net Income</b>	(\$8,787.38)	(354.65%)	\$31,913.77	111.36%

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 10/31/2012**

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

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

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				\$867.15					
CLARK REGIONAL WASTEWATER DISTRICT									
	10/28/2012		10/28/12	\$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									
11.05.12 7292	10/15/2012	10/25/12	10/15/12	\$580.82	\$0.00	\$580.82	\$0.00	\$0.00	\$0.00
Total For FARMERS INSURANCE				\$580.82	\$0.00	\$580.82	\$0.00	\$0.00	\$0.00
INVEST WEST MANAGEMENT, LLC									
10.31.12 LV 50% L	10/27/2012		10/27/12	\$137.50	\$137.50	\$0.00	\$0.00	\$0.00	\$0.00
LVC 10/12 OFC	10/27/2012		10/27/12	\$14.67	\$14.67	\$0.00	\$0.00	\$0.00	\$0.00
LVC POST 10/12	10/27/2012		10/27/12	\$9.45	\$9.45	\$0.00	\$0.00	\$0.00	\$0.00
Total For INVEST WEST MANAGEMENT, LLC				\$161.62	\$161.62	\$0.00	\$0.00	\$0.00	\$0.00
J's CUSTOM LANDSCAPING									
18578	09/30/2012		09/29/12	\$271.00	\$271.00	\$0.00	\$0.00	\$0.00	\$0.00
Total For J's CUSTOM LANDSCAPING				\$271.00	\$271.00	\$0.00	\$0.00	\$0.00	\$0.00
J's CUSTOM PROJECTS LLC									
	10/29/2012		10/29/12	\$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									
	10/28/2012	11/27/12	10/28/12	\$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>\$2,000.66</b>	<b>\$1,419.84</b>	<b>\$580.82</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Ending Cash Balance :11711 ITF Lakeview Operating				(1,133.51)					

For:

LAKEVIEW CONDO ASSOC  
1 LAKEVIEW  
VANCOUVER, WA 98665-

**Budget Comparison**

Prepared By :

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

	10/01/2012 to 10/31/2012		01/01/2012 to 10/31/2012		Annual Budget
	Actual	Final Budget	Actual	Final Budget	
<b>Revenue</b>					
4200 Association Assessment	\$2,223.84	\$2,223.83	\$2,238.40	\$2,238.34	\$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	\$128.53	\$0.00	\$1,000.50	\$0.00	\$0.00
4110 Interest Income	\$0.39	\$0.00	\$4.59	\$0.00	\$0.00
4060 Late Fee Assessment	\$125.00	\$0.00	\$1,250.00	\$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>\$2,477.76</b>	<b>\$2,223.83</b>	<b>\$28,657.79</b>	<b>\$22,238.34</b>	<b>\$26,686.00</b>
<b>Expenses</b>					
5775 Assoc. Operating Expenses	\$161.62	\$41.67	\$1,022.37	\$416.66	\$500.00
5730 Building Maintenance	\$0.00	\$166.67	\$7,312.74	\$1,666.66	\$2,000.00
5004 Collection - Expense	\$61.80	\$0.00	\$301.80	\$0.00	\$0.00
5012 Electric	\$14.28	\$20.83	\$123.96	\$208.34	\$250.00
5035 Insurance	\$580.82	\$515.83	\$5,878.93	\$5,158.34	\$6,190.00
5079 Landscape Contract	\$271.00	\$270.50	\$2,708.50	\$2,705.00	\$3,246.00
5760 Legal	\$0.00	\$83.33	\$4,660.28	\$833.34	\$1,000.00
5003 Management - Contract	\$309.00	\$300.00	\$3,045.00	\$3,000.00	\$3,600.00
5221 Management Extra Expenses	\$495.00	\$104.17	\$4,863.80	\$1,041.66	\$1,250.00
5046 Sewer	\$442.00	\$416.67	\$4,420.00	\$4,166.66	\$5,000.00
5071 Taxes/Fees/License	\$0.00	\$12.50	\$10.00	\$125.00	\$150.00
5065 Trash/Hauling	\$274.22	\$291.67	\$2,742.08	\$2,916.66	\$3,500.00
<b>Total Expenses</b>	<b>\$2,609.74</b>	<b>\$2,223.84</b>	<b>\$37,089.46</b>	<b>\$22,238.32</b>	<b>\$26,686.00</b>
<b>Net Operating Income</b>	<b>(\$131.98)</b>	<b>(\$0.01)</b>	<b>(\$8,431.67)</b>	<b>\$0.02</b>	<b>(\$8,431.69)</b>
<b>Reserve Revenue</b>					
4900 Association Reserve Assessment	\$666.69	\$666.67	\$6,666.90	\$6,666.66	\$8,000.00
4131 Reserve Interest Revenue	\$0.31	\$0.00	\$0.94	\$0.00	\$0.00
4210 Special Assessments	\$0.00	\$0.00	\$43,000.00	\$0.00	\$0.00
<b>Total Reserve Revenue</b>	<b>\$667.00</b>	<b>\$666.67</b>	<b>\$49,667.84</b>	<b>\$6,666.66</b>	<b>\$8,000.00</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

Run Date: 11/09/12 9:52 AM

Owners-->Financial / trish

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

**Budget Comparison**

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

	10/01/2012 to 10/31/2012		01/01/2012 to 10/31/2012		Annual Budget
	Actual	Final Budget	Actual	Final Budget	
Net Operating Income/ Reserve Revenue	\$535.02	\$666.66	\$41,236.17	\$6,666.68	\$34,569.49
Reserve Expenses					
8800 Property Maint. - Reserves Expense	\$9,322.40	\$0.00	\$9,322.40	\$0.00	(\$9,322.40)
Total Reserve Expenses	\$9,322.40	\$0.00	\$9,322.40	\$0.00	(\$9,322.40)
Total Net Income	(\$8,787.38)	\$666.66	\$31,913.77	\$6,666.68	\$25,247.09

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: 11/09/12 9:52 AM

Owners-->Financial / trish

For :  
LAKEVIEW CONDO ASSOC  
1 LAKEVIEW  
VANCOUVER, WA 98665

**Resident Accounts Receivable**  
All Balances  
As of 10/31/2012

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

Unit #	Resident Name	Status	Total Amount	0 - 30 Days	30 - 60 Days	60 + Days	Deposit Balance
1	BENEDICT, JARED	Occupant	\$1,431.95	\$0.00	\$0.00	\$1,431.95	\$0.00
2	CHASCHIN, HEON	Occupant	\$3,603.43	\$180.12	\$178.68	\$3,244.63	\$0.00
3	NW HASSLE FREE	Occupant	(\$178.87)	(\$178.87)	\$0.00	\$0.00	\$0.00
4	ROMO, SARA M	Occupant	\$6,308.17	\$204.08	\$202.65	\$5,901.44	\$0.00
5	DICKAU, DANIEL I	Occupant	\$1,646.69	\$0.00	\$0.00	\$1,646.69	\$0.00
6	BYRON, JAIMEE R	Occupant	\$1,791.66	\$0.00	\$0.00	\$1,791.66	\$0.00
7	BLIZZARD , DEBR	Occupant	\$1,433.32	\$0.00	\$0.00	\$1,433.32	\$0.00
8	MCCLUNG, KATH	Occupant	(\$254.62)	(\$254.62)	\$0.00	\$0.00	\$0.00
9	HAMMETT, MIC	Occupant	\$4,184.93	\$191.43	\$147.12	\$3,846.38	\$0.00
11	STOCKMAN, JOSE	Occupant	\$1,254.15	\$0.00	\$0.00	\$1,254.15	\$0.00
14	EHLERS, JILL D	Occupant	\$2,799.99	\$195.68	\$128.95	\$2,475.36	\$0.00
15	KING, BOBBI	Occupant	\$6,251.50	\$205.42	\$203.97	\$5,842.11	\$0.00
16	RHODES INVESTE	Occupant	\$1,433.32	\$0.00	\$0.00	\$1,433.32	\$0.00
17	COOK, MATTHEW	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18	KUZMA, JENNAFE	Occupant	\$1,433.33	\$0.00	\$0.00	\$1,433.33	\$0.00
19	RHODES INVESTE	Occupant	\$1,433.32	\$0.00	\$0.00	\$1,433.32	\$0.00
20	ED & DENNY LLC	Occupant	\$1,433.32	\$0.00	\$0.00	\$1,433.32	\$0.00
21	ED & DENNY LLC	Occupant	\$1,433.32	\$0.00	\$0.00	\$1,433.32	\$0.00
<b>Prepaid Balances</b>			<b>(\$433.49)</b>	<b>(\$433.49)</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Receivable Balances</b>			<b>\$37,872.40</b>	<b>\$976.73</b>	<b>\$861.37</b>	<b>\$36,034.30</b>	
<b>Total</b>			<b>\$37,438.91</b>	<b>\$543.24</b>	<b>\$861.37</b>	<b>\$36,034.30</b>	<b>\$0.00</b>

Report Parameters : / Include Occupant All / Include Active Resident

For :  
 LAKEVIEW CONDO ASSOC  
 1 LAKEVIEW  
 VANCOUVER, WA 98665

**Resident Accounts Receivable Detail**  
**All Balances**  
**For the Period 10/01/2012 to 10/31/2012**

Prepared By :  
 INVEST WEST MANAGEMENT LLA  
 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	0000995048	10/03/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	0000995048	10/03/12	\$0.00
			Special Assessments	\$1,611.12	\$0.00	\$179.17	0074950905	10/05/12	\$1,431.95
			<b>Subtotal</b>	<b>\$1,611.12</b>	<b>\$143.63</b>	<b>\$322.80</b>			<b>\$1,431.95</b>
2	CHASCHIN, HEO	Occupant	Association Assessment	\$773.50	\$110.50	\$0.00			\$884.00
			Association Reserve Assess	\$231.91	\$33.13	\$0.00			\$265.04
			Collection Fee - Assessmen	\$61.80	\$0.00	\$0.00			\$61.80
			Interest Assessment	\$31.10	\$11.49	\$0.00			\$42.59
			Late Fee Assessment	\$175.00	\$25.00	\$0.00			\$200.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
<b>Subtotal</b>	<b>\$3,423.31</b>	<b>\$180.12</b>	<b>\$0.00</b>			<b>\$3,603.43</b>			
3	NW HASSLE FRE	Occupant	Association Assessment	(\$107.50)	\$110.50	\$3.00		10/25/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13		10/25/12	\$0.00
			Special Assessment - Other	(\$215.00)	\$36.13	\$0.00			(\$178.87)
<b>Subtotal</b>	<b>(\$322.50)</b>	<b>\$179.76</b>	<b>\$36.13</b>			<b>(\$178.87)</b>			
4	ROMO, SARA M	Occupant	Association Assessment	\$3,103.50	\$110.50	\$0.00			\$3,214.00
			Association Reserve Assess	\$298.17	\$33.13	\$0.00			\$331.30
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$292.42	\$35.45	\$0.00			\$327.87
			Late Fee Assessment	\$200.00	\$25.00	\$0.00			\$225.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
<b>Subtotal</b>	<b>\$6,104.09</b>	<b>\$204.08</b>	<b>\$0.00</b>			<b>\$6,308.17</b>			
5	DICKAU, DANIEL	Occupant	Association Assessment	\$13.37	\$110.50	\$123.87	17000	10/05/12	\$0.00
			Association Reserve Assess	\$33.13	\$33.13	\$66.26	17000	10/05/12	\$0.00
			Interest Assessment	\$21.97	\$0.00	\$21.97	17000	10/05/12	\$0.00
			Late Fee Assessment	\$25.00	\$0.00	\$25.00	17000	10/05/12	\$0.00
			Special Assessments	\$2,150.00	\$0.00	\$503.31	17044	10/11/12	\$1,646.69
<b>Subtotal</b>	<b>\$2,243.47</b>	<b>\$143.63</b>	<b>\$740.41</b>			<b>\$1,646.69</b>			
6	BYRON, JAIMEE R	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	ACH	10/10/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	ACH	10/10/12	\$0.00
			Special Assessments	\$1,970.83	\$0.00	\$179.17	ACH	10/10/12	\$1,791.66
<b>Subtotal</b>	<b>\$1,970.83</b>	<b>\$143.63</b>	<b>\$322.80</b>			<b>\$1,791.66</b>			
7	BLIZZARD, DEBR	Occupant	Association Assessment	\$113.19	\$113.19	\$226.38	2115	10/01/12	\$0.00
			Association Reserve Assess	\$33.93	\$33.93	\$67.86	2115	10/01/12	\$0.00
			Special Assessments	\$1,465.37	\$0.00	\$32.05	2115	10/01/12	\$1,433.32
<b>Subtotal</b>	<b>\$1,612.49</b>	<b>\$147.12</b>	<b>\$326.29</b>			<b>\$1,433.32</b>			
8	MCCLUNG, KAT	Occupant	Association Assessment	(\$226.38)	\$113.19	\$0.00			(\$113.19)
			Association Reserve Assess	(\$67.86)	\$33.93	\$0.00			(\$33.93)
			Special Assessment - Other	(\$107.50)	\$0.00	\$0.00			(\$107.50)
<b>Subtotal</b>	<b>(\$401.74)</b>	<b>\$147.12</b>	<b>\$0.00</b>			<b>(\$254.62)</b>			
9	HAMMETT, MIC	Occupant	Association Assessment	\$3,032.71	\$113.19	\$1,554.58	7207	10/18/12	\$1,591.32
			Association Reserve Assess	\$305.37	\$33.93	\$0.00			\$339.30
			Association Violation (Fin	\$100.00	\$0.00	\$100.00	7207	10/18/12	\$0.00
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$295.42	\$19.31	\$295.42	7207	10/18/12	\$19.31
			Late Fee Assessment	\$200.00	\$25.00	\$200.00	7207	10/18/12	\$25.00
Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00			

Report Parameters : Sort Accounts By Account Number/ Include Occupant Occupants & Pre-Occupants Only / Include Active Resident



For :  
LAKEVIEW CONDO ASSOC  
1 LAKEVIEW  
VANCOUVER, WA 98665

**Resident Accounts Receivable Detail**  
**All Balances**  
**For the Period 10/01/2012 to 10/31/2012**

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
			<b>Subtotal</b>	<b>\$6,143.50</b>	<b>\$191.43</b>	<b>\$2,150.00</b>			<b>\$4,184.93</b>
11	STOCKMAN, JOS	Occupant	Association Assessment	\$0.00	\$113.19	\$113.19	0000995416	10/03/12	\$0.00
			Association Reserve Assess	\$0.00	\$33.93	\$33.93	0000995416	10/03/12	\$0.00
			Special Assessments	\$1,612.49	\$0.00	\$358.34	0000995426	10/30/12	\$1,254.15
			<b>Subtotal</b>	<b>\$1,612.49</b>	<b>\$147.12</b>	<b>\$505.46</b>			<b>\$1,254.15</b>
14	EHLERS, JILL D	Occupant	Association Assessment	\$275.74	\$110.63	\$179.96	3054	10/12/12	\$206.41
			Association Reserve Assess	\$298.53	\$33.17	\$0.00			\$331.70
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$10.04	\$26.88	\$10.04	3051	10/01/12	\$26.88
			Late Fee Assessment	\$50.00	\$25.00	\$50.00	3051	10/01/12	\$25.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			<b>Subtotal</b>	<b>\$2,844.31</b>	<b>\$195.68</b>	<b>\$240.00</b>			<b>\$2,799.99</b>
15	KING, BOBBI	Occupant	Association Assessment	\$3,094.26	\$111.57	\$0.00			\$3,205.83
			Association Reserve Assess	\$301.05	\$33.45	\$0.00			\$334.50
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$265.77	\$35.40	\$0.00			\$301.17
			Late Fee Assessment	\$175.00	\$25.00	\$0.00			\$200.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			<b>Subtotal</b>	<b>\$6,046.08</b>	<b>\$205.42</b>	<b>\$0.00</b>			<b>\$6,251.50</b>
16	RHODES INVEST	Occupant	Association Assessment	\$0.00	\$93.97	\$93.97	1160565755	10/15/12	\$0.00
			Association Reserve Assess	\$0.00	\$28.17	\$28.17	1160565755	10/15/12	\$0.00
			Special Assessments	\$1,612.49	\$0.00	\$179.17	1160565755	10/15/12	\$1,433.32
			<b>Subtotal</b>	<b>\$1,612.49</b>	<b>\$122.14</b>	<b>\$301.31</b>			<b>\$1,433.32</b>
17	COOK, MATTHE	Occupant	Association Assessment	\$0.00	\$90.87	\$90.87	ACH	10/10/12	\$0.00
			Association Reserve Assess	\$0.00	\$27.24	\$27.24	ACH	10/10/12	\$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	10/10/12	\$0.00
			Association Reserve Assess	\$0.00	\$35.22	\$35.22	ACH	10/10/12	\$0.00
			Special Assessments	\$1,612.50	\$0.00	\$179.17	ACH	10/10/12	\$1,433.33
			<b>Subtotal</b>	<b>\$1,612.50</b>	<b>\$152.71</b>	<b>\$331.88</b>			<b>\$1,433.33</b>
19	RHODES INVEST	Occupant	Association Assessment	\$0.00	\$116.28	\$116.28	1160565755	10/15/12	\$0.00
			Association Reserve Assess	\$0.00	\$34.86	\$34.86	1160565755	10/15/12	\$0.00
			Special Assessments	\$1,612.49	\$0.00	\$179.17	1160565755	10/15/12	\$1,433.32
			<b>Subtotal</b>	<b>\$1,612.49</b>	<b>\$151.14</b>	<b>\$330.31</b>			<b>\$1,433.32</b>
20	ED & DENNY LLC	Occupant	Association Assessment	\$0.00	\$117.22	\$117.22		10/11/12	\$0.00
			Association Reserve Assess	\$0.00	\$35.14	\$35.14		10/11/12	\$0.00
			Special Assessments	\$1,612.49	\$0.00	\$179.17		10/11/12	\$1,433.32
			<b>Subtotal</b>	<b>\$1,612.49</b>	<b>\$152.36</b>	<b>\$331.53</b>			<b>\$1,433.32</b>
21	ED & DENNY LLC	Occupant	Association Assessment	\$0.00	\$123.67	\$123.67	445	10/11/12	\$0.00
			Association Reserve Assess	\$0.00	\$37.08	\$37.08	445	10/11/12	\$0.00
			Special Assessments	\$1,612.49	\$0.00	\$179.17	445	10/11/12	\$1,433.32
			<b>Subtotal</b>	<b>\$1,612.49</b>	<b>\$160.75</b>	<b>\$339.92</b>			<b>\$1,433.32</b>

Report Parameters : Sort Accounts By Account Number/ Include Occupant Occupants & Pre-Occupants Only / Include Active Resident

For :  
 LAKEVIEW CONDO ASSOC  
 1 LAKEVIEW  
 VANCOUVER, WA 98665

**Resident Accounts Receivable Detail**  
 All Balances  
 For the Period 10/01/2012 to 10/31/2012

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
<b>Total</b>				\$40,949.91	\$2,885.95	\$6,396.95			\$37,438.91

**Total Delinquencies by Account**

Association Assessment	\$8,988.37
Association Reserve Assessment	\$1,567.91
Association Violation (Fine) - Assess	\$0.00
Collection Fee - Assessment	\$301.80
Interest Assessment	\$717.82
Late Fee Assessment	\$675.00
Special Assessment - Other	(\$286.37)
Special Assessments	\$25,474.38
	\$37,438.91

<b>Bank :</b> RIVERVIEW COMMUNITY BANK 1901 NE 162 AVE VANCOUVER, WA 98684	<b>Bank Account Reconciliation</b> 11711 (ITF Lakeview Operating) 1111526915 10/31/2012	<b>Prepared By :</b> INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
---	--	---

Ending system balance as of last reconciliation date (09/30/2012)	\$2,826.65
Add: Deposits Cleared This Period	\$6,655.06
Subtract: Withdrawals Cleared This Period	\$11,461.46
Adjust: Journal Entries Cleared This Period	(\$3,364.98)
Net Cleared	<u>-\$1,441.42</u>
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	<u>\$1,385.23</u>
Bank statement balance as of 10/31/2012:	<u>\$1,385.23</u>
Unreconciled difference:	\$0.00

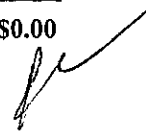
**Cleared Transactions**

Date	# Name	Memo	Amount	Total
<b>Cleared Deposits</b>				
10/01/12			\$446.29	
10/04/12			\$322.80	
10/09/12			\$775.95	
10/10/12			\$772.79	
10/11/12			\$815.08	
10/15/12			\$120.00	
10/18/12			\$925.86	
10/18/12			\$2,150.00	
10/24/12			\$147.12	
10/31/12			\$179.17	
<b>Total Cleared Deposits</b>				\$6,655.06
<b>Cleared Disbursements</b>				
10/01/12	239	INVEST WEST MANAGEMEN. CONTRACT	\$309.00	
10/09/12	240	INVEST WEST MANAGEMEN. CHECKS / MAILINGS	\$56.84	
10/09/12	241	WASTE CONNECTIONS, INC 976517	\$274.22	
10/09/12	242	VIAL FOTHERINGHAM LLP	\$1,004.00	
10/09/12	243	INVEST WEST MANAGEMEN. TIME TRACKER PRI	\$495.00	
10/16/12	244	SPACEMASTER CONSTRUCT RE-ROOF OVER EXI	\$9,322.40	
<b>Total Cleared Disbursements</b>				\$11,461.46
<b>Cleared Journal Entries</b>				
10/16/12		Lakeview Condo Assoc. TRANSFER TO OPER	\$6,000.00	
10/28/12		Lakeview Condo Assoc. RESERVES	(\$666.69)	
10/30/12		Lakeview Condo Assoc. TRANSFER SPECIAL	(\$1,968.72)	
10/31/12		RIVERVIEW COMMUNITY BA INTEREST	\$0.39	
<b>Total Cleared Journal Entries</b>				\$3,364.98
<b>Net Cleared Items</b>				<u>(\$1,441.42)</u>

<b>Bank :</b> RIVERVIEW COMMUNITY BANK 1901 NE 162 AVE VANCOUVER, WA 98684	<b>Bank Account Reconciliation</b> 11711 (ITF Lakeview Operating) 1111526915 10/31/2012	<b>Prepared By :</b> INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
---	--	---

**Uncleared Transactions**

<b>Date</b>	<b># Name</b>	<b>Memo</b>	<b>Amount</b>	<b>Total</b>
Uncleared 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 WASTEWATER 016125-000	\$442.00	
Total Uncleared Disbursements				\$518.08
Net Uncleared Items				(\$518.08)
Add: Bank statement balance as of 10/31/2012				\$1,385.23
Total:				\$867.15
G/L Account Balance for 1111526915, ITF Lakeview Operating as of 10/31/2012				\$867.15
<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 10/31/2012	<b>Prepared By :</b> INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
---	--	---

Ending system balance as of last reconciliation date (09/30/2012)	\$6,252.68
Add: Deposits Cleared This Period	\$0.00
Subtract: Withdrawals Cleared This Period	\$0.00
Adjust: Journal Entries Cleared This Period	\$3,364.28
Net Cleared	-\$3,364.28
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	\$2,888.40
Bank statement balance as of 10/31/2012:	\$2,888.40
Unreconciled difference:	\$0.00

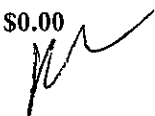


**Cleared Transactions**

Date	# Name	Memo	Amount	Total
Cleared Journal Entries				
10/16/12	Lakeview Condo Assoc.	TRANSFER TO OPER	(\$6,000.00)	
10/28/12	Lakeview Condo Assoc.	RESERVES	\$666.69	
10/30/12	Lakeview Condo Assoc.	TRANSFER SPECIAL	\$1,968.72	
10/31/12	RIVERVIEW COMMUNITY BA	INTEREST	\$0.31	
Total Cleared Journal Entries				(\$3,364.28)
Net Cleared Items				(\$3,364.28)

Add: Bank statement balance as of 10/31/2012	\$2,888.40
Total:	\$2,888.40

G/L Account Balance for 1199104760, ITF Lakeview Reserve as of 10/31/2012	\$2,888.40
Difference:	\$0.00



\*\*\*\*\*EXCLUDE-Email  
9613 0.6000 EX 0.000 30 1 701  
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	\$	2,826.65
Interest Rate	0.1000%	Deposits/Credits		12,655.06
		Interest Paid		0.39
YTD Interest	\$ 4.59	Checks/Debits		14,096.87-
YTD Withholding	\$ 0.00	Service Charges		0.00-
		Ending Balance	\$	1,385.23
		# Deposits/Credits		11
Annual Percentage Yield Earned (APY-E)	000.10%	# Checks/Debits		8

**Other Transaction Activity**

Date	Description	Deposits	Withdrawals
10/01	CUSTOMER DEPOSIT	446.29	
10/04	CUSTOMER DEPOSIT	322.80	
10/09	CUSTOMER DEPOSIT	775.95	
10/10	INVEST WEST ACH Collec	772.79	
	INVEST WEST		
10/11	CUSTOMER DEPOSIT	815.08	
10/15	CUSTOMER DEPOSIT	120.00	
10/16	WEB TFR FR 001199104760 110551000870	6,000.00	
10/18	CUSTOMER DEPOSIT	2,150.00	
10/18	CUSTOMER DEPOSIT	925.86	
10/24	CUSTOMER DEPOSIT	147.12	
10/30	WEB TFR TO 001199104760		666.69-
10/30	WEB TFR TO 001199104760 SPECIAL ASSESSMENT OCT 20		1,968.72-
10/31	CUSTOMER DEPOSIT	179.17	
10/31	INTEREST PAYMENT SYSTEM GENERATED *	0.39	
TOTAL ITEMS 14		\$12,655.45	\$2,635.41-

**Check Register**

Check#	Date	Amount	Check#	Date	Amount	Check#	Date	Amount
239	10/01	309.00	241	10/16	274.22	243	10/11	495.00
240	10/11	56.84	242	10/16	1,004.00	244	10/19	9,322.40





01111526915  
 Page 2 of 2  
 STATEMENT PERIOD  
 FROM 10/01/12  
 THRU 10/31/12

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 6

\$11,461.46-

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



www.riverviewbank.com

Riverview Advantage Phone 1-888-834-6561



01199104760  
 Page 1 of 1  
 STATEMENT PERIOD  
 FROM 10/01/12  
 THRU 10/31/12

\*\*\*\*\*AUTO\*\*5-DIGIT 98665  
 3266 0.4360 AV 0.350 12 1 114  
 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	\$	6,252.68
Interest Rate	0.1000%	Deposits/Credits		2,635.41
		Interest Paid		0.31
YTD Interest	\$ 0.94	Checks/Debits		6,000.00-
YTD Withholding	\$ 0.00	Service Charges		0.00-
		Ending Balance	\$	2,888.40
		# Deposits/Credits		2
Annual Percentage Yield Earned (APY-E)	000.11%	# Checks/Debits		1

**Other Transaction Activity**

Date	Description	Deposits	Withdrawals
10/16	WEB TFR TO 001111526915		6,000.00-
10/30	WEB TFR FR 001111526915 105957000778	666.69	
10/30	WEB TFR FR 001111526915 SPECIAL ASSESSMENT OCT 20	1,968.72	
10/31	INTEREST PAYMENT SYSTEM GENERATED *	0.31	
	TOTAL ITEMS 4	\$2,635.72	\$6,000.00-

**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:** 09.30.12 **INVOICE #:** 093012-LVDH

**PROPERTY:** Lakeview Condominiums

DESCRIPTION	Minutes	QTY	PRICE	TOTAL
<b>17 hours allotted per month</b>				
Time Tracker 09.03-07	215	3.58 hrs		
Time Tracker 09.10-14	170	2.83 hrs		
Time Tracker 09.17-21	155	2.58 hrs		
Time Tracker 09.24-28	255	4.25 hrs		
		hrs		
<b>TOTAL</b>		<b>13.25 hrs</b>		
Overage		<b>8.25 hrs</b>		
Overage breakdown:		8.25 hrs @ \$60 hr		\$495.00
		hrs @ \$80 hr		\$0.00
		hrs @ \$125 hr		\$0.00
Sub-total				\$495.00
<b>CREDIT GIVEN BY INVEST WEST</b>				
<b>TOTAL</b>				<b>\$495.00</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

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

**INVOICE**

**DATE:** SEPTEMBER 30, 2012      **INVOICE #:** LVC POST 9/12

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

<b>DESCRIPTION</b>	<b>TOTAL</b>
POSTAGE	\$21.15
<b>TOTAL</b>	<b>\$21.15</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: SEPTEMBER 30, 2012 INVOICE #: LVC 9/12

PROPERTY: LAKEVIEW CONDOS  
FOR THE MONTH OF: SEPTEMBER

DESCRIPTION	QTY	PRICE	TOTAL
Check Stock & Micr Ink	16	\$ 0.25	\$4.00
Envelopes - reg.	37	\$ 0.20	\$7.40
Envelopes - large		\$ 0.50	\$0.00
Labels - small		\$ 0.05	\$0.00
Labels - large (IWM)		\$ 0.20	\$0.00
Copies	82	\$ 0.12	\$9.84
Copies (color ink)		\$ 0.40	\$0.00
Color paper		\$ 0.15	\$0.00
Color paper - extra	21	\$ 0.03	\$0.63
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>			

**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-

**Disbursement Register Detail**  
 For the Period 10/01/2012 to 10/31/2012

**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 IFF Lakeview Operating</b>						
10/01/2012	239	INVEST WEST MANAGEMENT, LLC	5003	Management - Contract	10.1.12 LV CONTRACT	309.00
10/09/2012	240	INVEST WEST MANAGEMENT, LLC	5775	Assoc. Operating Expenses	LV 9/12 OFC	23.19
			5775	Assoc. Operating Expenses	LV POST 9/12	21.15
			5775	Assoc. Operating Expenses	9.30.12 LV 50% LATE FEE	56.84
10/09/2012	241	WASTE CONNECTIONS, INC	5065	Trash/Hauling	10030062	274.22
10/09/2012	242	VIAL FOTHERINGHAM LLP	5760	Legal	140422	58.00
			5760	Legal	134795	116.00
			5760	Legal	130177	830.00
10/09/2012	243	INVEST WEST MANAGEMENT, LLC	5221	Management Extra Expenses	093012-LVDH	1,004.00
10/16/2012	244	SPACEMASTER CONSTRUCTION, LLC	8800	Property Maint. - Reserves Exp	10.10.12	495.00
10/31/2012	245	INVEST WEST MANAGEMENT, LLC	5004	Collection - Expense	LV062712	9,322.40
10/31/2012	246	CLARK PUBLIC UTILITIES	5012	Electric	09.07.12-10.03.12 0424	61.80
10/31/2012	247	CLARK REGIONAL WASTEWATER DISTRI	5046	Sewer	09.01.12-09.30.12 6125	14.28
<b>Total</b>						<b>11,979.54</b>
<b>9 Disbursements</b>						<b>11,979.54</b>

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

**For Owner :**

Lakeview Condo Assoc.  
 Vancouver, WA 98665

**Move In & Move Out List**

For the Period 10/01/2012 to 10/31/2012

**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
10	10/03/12	NW HASSLE FREE REAL	\$0.00	\$0.00	\$0.00		10/04/12	DAVID HART	
10			\$0.00						
12	10/03/12	NW HASSLE FREE REAL	\$0.00	\$0.00	\$0.00		10/04/12	DAVID HART	
12			\$0.00						

Move-ins : 2

Move-outs : 2

Net move-in/outs : 0

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

Run Date: 11/09/12 9:52 AM

Owners-->Operations / trish