

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

**Balance Sheet**  
12/31/2013

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

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

A 1.13.14

**Assets**

1020 Accounts Receivable	\$20,405.62
11711 ITF Lakeview Operating	\$12,825.34
11712 ITF Lakeview Reserve	\$10,187.67

**Total Assets**

\$43,418.63

**Liabilities**

2010 Accounts Payable	\$703.58
2030 Security Deposits	\$100.00
2220 Prepaid Assessments Operating	\$225.63

**Total Liabilities**

\$1,029.21

**Equity**

3060 Retained Earnings	\$37,458.38
3999.0000 Net Income	\$4,931.04

**Total Equity**

\$42,389.42

**Total Liabilities and Owner Equity**

\$43,418.63

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-

	12/01/2013 12/31/2013	% of Total Revenue	01/01/2013 12/31/2013	% of Total Revenue
<b>Revenue</b>				
Association Assessment	\$2,900.00	92.80%	\$30,743.04	91.41%
Association Violation (Fine) - Assessment	\$0.00	0.00%	\$500.00	1.49%
Collection Fee - Assessment	\$0.00	0.00%	\$234.80	0.70%
Garage Revenue	\$35.00	1.12%	\$70.00	0.21%
Interest Assessment	\$113.79	3.64%	\$1,054.25	3.13%
Interest Income	\$1.26	0.04%	\$13.60	0.04%
Late Fee Assessment	\$75.00	2.40%	\$1,015.57	3.02%
<b>Total Revenue</b>	<b>\$3,125.05</b>	<b>100.00%</b>	<b>\$33,631.26</b>	<b>100.00%</b>
<b>Expenses</b>				
Accounting / Audit	\$0.00	0.00%	\$275.00	0.82%
Assoc. Operating Expenses	\$36.11	1.16%	\$967.98	2.88%
Bad Debt Expense	\$0.00	0.00%	\$2,412.35	7.17%
Building Maintenance	\$3,480.17	111.36%	\$4,038.00	12.01%
Collection - Expense	\$0.00	0.00%	\$61.80	0.18%
Electric	\$18.83	0.60%	\$232.81	0.69%
Insurance	\$626.11	20.04%	\$7,391.52	21.98%
Landscape Contract	\$271.00	8.67%	\$3,252.00	9.67%
Legal	\$60.00	1.92%	\$1,791.70	5.33%
Management - Contract	\$618.00	19.78%	\$7,071.00	21.03%
Management Extra Expenses	\$1.00	0.03%	\$1.00	0.00%
Sewer	\$455.00	14.56%	\$5,005.00	14.88%
Trash/Hauling	\$470.55	15.06%	\$3,498.85	10.40%
<b>Total Expenses</b>	<b>\$6,036.77</b>	<b>193.17%</b>	<b>\$35,999.01</b>	<b>107.04%</b>
<b>Net Operating Income</b>	<b>(\$2,911.72)</b>	<b>(93.17%)</b>	<b>(\$2,367.75)</b>	<b>(7.04%)</b>
<b>Reserve Revenue</b>				
Association Reserve Assessment	\$882.02	28.22%	\$9,292.26	27.63%
Reserve Interest Revenue	\$0.79	0.03%	\$6.53	0.02%
<b>Total Reserve Revenue</b>	<b>\$882.81</b>	<b>28.25%</b>	<b>\$9,298.79</b>	<b>27.65%</b>
<b>Net Operating Income/ Reserve Revenue</b>	<b>(\$2,028.91)</b>	<b>(64.92%)</b>	<b>\$6,931.04</b>	<b>20.61%</b>
<b>Reserve Expenses</b>				
Property Maint. - Reserves Expense	\$0.00	0.00%	\$2,000.00	5.95%
<b>Total Reserve Expenses</b>	<b>\$0.00</b>	<b>- %</b>	<b>\$2,000.00</b>	<b>5.95%</b>
<b>Total Net Income</b>	<b>(\$2,028.91)</b>	<b>(64.92%)</b>	<b>\$4,931.04</b>	<b>14.66%</b>

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 12/31/2013**

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

For :  
 LAKEVIEW CONDO ASSOC  
 1 LAKEVIEW  
 VANCOUVER, WA 98665

**DRAFT**

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				12,825.34					
INVEST WEST MANAGEMENT, LLC									
	12/28/13		12/28/13	1.00	1.00	0.00	0.00	0.00	0.00
	12/01/13		12/01/13	12.50	12.50	0.00	0.00	0.00	0.00
50732	12/06/13	1/02/14	12/31/13	60.17	60.17	0.00	0.00	0.00	0.00
OFC 12.31.13	12/27/13		12/27/13	11.19	11.19	0.00	0.00	0.00	0.00
POST 12.31.	12/27/13		12/27/13	12.42	12.42	0.00	0.00	0.00	0.00
Total For INVEST WEST MANAGEMENT, LLC				97.28	97.28	0.00	0.00	0.00	0.00
J's CUSTOM PROJECTS LLC									
	12/28/13		12/28/13	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
VIAL FOTHERINGHAM LLP									
177182	12/17/13		12/30/13	60.00	60.00	0.00	0.00	0.00	0.00
Total For VIAL FOTHERINGHAM LLP				60.00	60.00	0.00	0.00	0.00	0.00
WASTE CONNECTIONS, INC									
11011532	12/28/13	1/27/14	12/28/13	275.30	275.30	0.00	0.00	0.00	0.00
Total For WASTE CONNECTIONS, INC				275.30	275.30	0.00	0.00	0.00	0.00
<b>Total</b>				<b>\$703.58</b>	<b>\$703.58</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Ending Cash Balance :11711 ITF Lakeview Operating 12,121.76

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-

	12/01/2013 to 12/31/2013		01/01/2013 to 12/31/2013		S Variance	Annual Budget
	Actual	Final Budget	Actual	Final Budget		
<b>Revenue</b>						
4200 Association Assessment	\$2,900.00	\$2,900.00	\$30,743.04	\$34,800.00	(\$4,056.96)	\$34,800.00
4091 Association Violation (Fine) - Assessment	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	\$0.00
4014 Collection Fee - Assessment	\$0.00	\$0.00	\$234.80	\$0.00	\$234.80	\$0.00
4234 Garage Revenue	\$35.00	\$0.00	\$70.00	\$0.00	\$70.00	\$0.00
4062 Interest Assessment	\$113.79	\$0.00	\$1,054.25	\$0.00	\$1,054.25	\$0.00
4110 Interest Income	\$1.26	\$0.00	\$13.60	\$0.00	\$13.60	\$0.00
4060 Late Fee Assessment	\$75.00	\$0.00	\$1,015.57	\$0.00	\$1,015.57	\$0.00
<b>Total Revenue</b>	<b>\$3,125.05</b>	<b>\$2,900.00</b>	<b>\$33,631.26</b>	<b>\$34,800.00</b>	<b>(\$1,168.74)</b>	<b>\$34,800.00</b>
<b>Expenses</b>						
5765 Accounting / Audit	\$0.00	\$0.00	\$275.00	\$0.00	(\$275.00)	\$0.00
5775 Assoc. Operating Expenses	\$36.11	\$41.67	\$967.98	\$500.00	(\$467.98)	\$500.00
5078 Bad Debt Expense	\$0.00	\$0.00	\$2,412.35	\$0.00	(\$2,412.35)	\$0.00
5730 Building Maintenance	\$3,480.17	\$583.33	\$4,038.00	\$7,000.00	\$2,962.00	\$7,000.00
5004 Collection - Expense	\$0.00	\$0.00	\$61.80	\$0.00	(\$61.80)	\$0.00
5012 Electric	\$18.83	\$20.83	\$232.81	\$250.00	\$17.19	\$250.00
5035 Insurance	\$626.11	\$600.00	\$7,391.52	\$7,200.00	(\$191.52)	\$7,200.00
5079 Landscape Contract	\$271.00	\$250.00	\$3,252.00	\$3,000.00	(\$252.00)	\$3,000.00
5760 Legal	\$60.00	\$41.67	\$1,791.70	\$500.00	(\$1,291.70)	\$500.00
5003 Management - Contract	\$618.00	\$600.00	\$7,071.00	\$7,200.00	\$129.00	\$7,200.00
5221 Management Extra Expenses	\$1.00	\$0.00	\$1.00	\$0.00	(\$1.00)	\$0.00
5046 Sewer	\$455.00	\$458.33	\$5,005.00	\$5,500.00	\$495.00	\$5,500.00
5071 Taxes/Fees/License	\$0.00	\$12.50	\$0.00	\$150.00	\$150.00	\$150.00
5065 Trash/Hauling	\$470.55	\$291.67	\$3,498.85	\$3,500.00	\$1.15	\$3,500.00
<b>Total Expenses</b>	<b>\$6,036.77</b>	<b>\$2,900.00</b>	<b>\$35,999.01</b>	<b>\$34,800.00</b>	<b>(\$1,199.01)</b>	<b>\$34,800.00</b>
<b>Net Operating Income</b>	<b>(\$2,911.72)</b>	<b>\$0.00</b>	<b>(\$2,367.75)</b>	<b>\$0.00</b>	<b>(\$2,367.75)</b>	
<b>Reserve Revenue</b>						
4900 Association Reserve Assessment	\$882.02	\$882.00	\$9,292.26	\$10,584.00	(\$1,291.74)	\$10,584.00
4131 Reserve Interest Revenue	\$0.79	\$0.00	\$6.53	\$0.00	\$6.53	\$0.00
<b>Total Reserve Revenue</b>	<b>\$882.81</b>	<b>\$882.00</b>	<b>\$9,298.79</b>	<b>\$10,584.00</b>	<b>(\$1,285.21)</b>	<b>\$10,584.00</b>
<b>Net Operating Income/ Reserve Revenue</b>	<b>(\$2,028.91)</b>	<b>\$882.00</b>	<b>\$6,931.04</b>	<b>\$10,584.00</b>	<b>(\$3,652.96)</b>	

Report Parameters: Budget Type 1: Final/ Budget Type 2: Final/ Include Account No./ Include Purchase Orders: No Purchase Orders Included/ Include: Annual Budget Amount/  
Budget Year: 2013

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-

	12/01/2013 to 12/31/2013		01/01/2013 to 12/31/2013		Annual Budget
	Actual	Final Budget	Actual	Final Budget	
Reserve Expenses					
8800 Property Maint. - Reserves Expense	\$0.00	\$0.00	\$2,000.00	\$0.00	\$0.00
Total Reserve Expenses	\$0.00	\$0.00	\$2,000.00	\$0.00	\$0.00
Total Net Income	(\$2,028.91)	\$882.00	\$4,931.04	\$10,584.00	\$0.00
		(\$2,910.91)		(\$2,000.00)	(\$5,652.96)

Report Parameters: Budget Type 1: Final/ Budget Type 2: Final/ Include Account No./ Include Purchase Orders: No Purchase Orders Included/ Include: Annual Budget Amount/  
 Budget Year: 2013

**Disbursement Register Detail**  
For the Period 12/01/2013 to 12/31/2013

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

**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>11/711 ITP Lakeview Operating</b>						
12/02/2013	360	INVEST WEST MANAGEMENT, LLC	5003	Management - Contract	12.1.13 CONTRACT	618.00
12/03/2013	361	COLUMBIA RESOURCE CENTER	5065	Trash/Hauling	02-00052068	34.81
12/03/2013	362	INVEST WEST MANAGEMENT, LLC	5775	Assoc. Operating Expenses	9.1.13 LATE FEE	50.00
			5775	Assoc. Operating Expenses	10.1.13 LATE FEE	12.50
			5775	Assoc. Operating Expenses	11.1.13 OFC	26.69
			5775	Assoc. Operating Expenses	11.1.13 POST	11.90
			5775	Assoc. Operating Expenses	11.1.13 LATE FEE	87.50
			5730	Building Maintenance	TRAILER111813	18.00
12/06/2013	363	RICKS HOME REPAIR	5730	Building Maintenance	BALANCE DUE	206.59
12/13/2013	364	INVEST WEST MANAGEMENT, LLC	5065	Trash/Hauling	50545	3,420.00
			5768	SALES TAX	50545	148.00
12/13/2013	365	WASTE CONNECTIONS, INC	5065	Trash/Hauling	10951774	160.44
12/13/2013	366	CLARK PUBLIC UTILITIES	5012	Electric	12.4.13 0424	275.30
12/13/2013	367	CLARK REGIONAL WASTEWATER DISTRI	5046	Sewer	12.2713 6125	18.83
12/13/2013	368	VIAL FOTHERINGHAM LLP	5760	Legal	175115	455.00
12/13/2013	369	J's CUSTOM LANDSCAPING	5079	Landscape Contract	22772	300.00
12/17/2013	370	FARMERS INSURANCE	5035	Insurance	1.5.14 7292	271.00
						626.11
<b>Total</b>						<b>6,386.08</b>

**Total**

**11 Disbursements**

**6,386.08**

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

Run Date: 01/09/14 1:37 PM

Properties-->Financial / trish

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For :  
 LAKEVIEW CONDO ASSOC  
 1 LAKEVIEW  
 VANCOUVER, WA 98665

**Resident Accounts Receivable**  
 All Balances  
 As of 12/31/2013

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	(\$83.29)	(\$83.29)	\$0.00	\$0.00	\$0.00
2	CHASCHIN, HEON	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3	HART, DAVID	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4	ROMO, SARA M	Moved Out	\$6,513.69	\$0.00	\$0.00	\$6,513.69	\$0.00
4	ROMO, SARA M	Occupant	\$2,645.73	\$234.26	\$232.38	\$2,179.09	\$0.00
5	DICKAU, DANIEL D	Occupant	(\$2.34)	(\$2.34)	\$0.00	\$0.00	\$0.00
6	FEDERAL NATION	Occupant	\$1,295.04	\$225.50	\$187.93	\$881.61	\$0.00
7	BLIZZARD , DEBR	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	NIGRO, AUTUMN N	Moved Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	MCCLUNG, KATH	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	HAMMETT, MIC	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10	HART, DAVID	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11	STOCKMAN, JOSE	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12	HART, DAVID	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	EHLERS, JILL D	Moved Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	FEDERAL HOME L	Moved Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	MOSHKOVITS, IS	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15	KING, BOBBI	Occupant	\$9,951.16	\$294.64	\$292.74	\$9,363.78	\$0.00
16	RHODES INVESTE	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
17	COOK, MATTHEW	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18	KUZMA, JENNAFE	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
19	RHODES INVESTE	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20	ED & DENNY LLC	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
21	ED & DENNY LLC	Occupant	(\$140.00)	(\$140.00)	\$0.00	\$0.00	\$100.00

Report Parameters : / Include Occupant All / Include Active Resident

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

**Resident Accounts Receivable**  
**All Balances**  
**As of 12/31/2013**

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

<b>Prepaid Balances</b>	<b>(\$225.63)</b>	<b>(\$225.63)</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Receivable Balances</b>	<b>\$20,405.62</b>	<b>\$754.40</b>	<b>\$713.05</b>	<b>\$18,938.17</b>	
<b>Total</b>	<b>\$20,179.99</b>	<b>\$528.77</b>	<b>\$713.05</b>	<b>\$18,938.17</b>	<b>\$100.00</b>

Report Parameters : / Include Occupant All / Include Active Resident

Run Date: 01/09/14 10:50 AM

Properties-->Operations / trish

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<b>Bank :</b> RIVERVIEW COMMUNITY BANK 1901 NE 162 AVE VANCOUVER, WA 98684	<b>Bank Account Reconciliation</b> 11711 (ITF Lakeview Operating) 1111526915 12/31/2013	<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 (11/30/2013)	\$16,662.43
Add: Deposits Cleared This Period	\$3,429.75
Subtract: Withdrawals Cleared This Period	\$6,386.08
Adjust: Journal Entries Cleared This Period	\$880.76
Net Cleared	<u>-\$3,837.09</u>
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	<u>\$12,825.34</u>
Bank statement balance as of 12/31/2013:	<u>\$12,825.34</u>
Unreconciled difference:	\$0.00



**Cleared Transactions**

Date	#	Name	Memo	Amount	Total
<b>Cleared Deposits</b>					
12/04/13				\$569.05	
12/10/13				\$542.28	
12/10/13				\$860.57	
12/12/13				\$690.60	
12/17/13				\$767.25	
<b>Total Cleared Deposits</b>					\$3,429.75
<b>Cleared Disbursements</b>					
12/02/13	360	INVEST WEST MANAGEMENT	CONTRACT	\$618.00	
12/03/13	361	COLUMBIA RESOURCE CEN		\$34.81	
12/03/13	362	INVEST WEST MANAGEMENT	50 % LATE FEE INCO	\$206.59	
12/06/13	363	RICKS HOME REPAIR		\$3,420.00	
12/13/13	364	INVEST WEST MANAGEMENT	Cary - Request to clean	\$160.44	
12/13/13	365	WASTE CONNECTIONS, INC	976517	\$275.30	
12/13/13	366	CLARK PUBLIC UTILITIES	550-0424-005-1	\$18.83	
12/13/13	367	CLARK REGIONAL WASTEWA	016125-000	\$455.00	
12/13/13	368	VIAL FOTHERINGHAM LLP		\$300.00	
12/13/13	369	J's CUSTOM LANDSCAPING	MONTHLY	\$271.00	
12/17/13	370	FARMERS INSURANCE	035119871	\$626.11	
<b>Total Cleared Disbursements</b>					\$6,386.08
<b>Cleared Journal Entries</b>					
12/28/13		Lakeview Condo Assoc.	RESERVES	(\$882.02)	
12/31/13		RIVERVIEW COMMUNITY BA	INTEREST	\$1.26	
<b>Total Cleared Journal Entries</b>					(\$880.76)
<b>Net Cleared Items</b>					<u>(\$3,837.09)</u>

<b>Bank :</b> RIVERVIEW COMMUNITY BANK 1901 NE 162 AVE VANCOUVER, WA 98684	<b>Bank Account Reconciliation</b> 11711 (ITF Lakeview Operating) 1111526915 12/31/2013	<b>Prepared By :</b> INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
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Add: Bank statement balance as of 12/31/2013	\$12,825.34
	<hr/>
Total:	\$12,825.34
	<hr/>
G/L Account Balance for 1111526915, ITF Lakeview Operating as of 12/31/2013	\$12,825.34
Difference:	\$0.00

<b>Bank :</b> RIVERVIEW COMMUNITY BANK 1901 NE 162 162 VANCOUVER, WA 98684	<b>Bank Account Reconciliation</b> 11712 (ITF Lakeview Reserve) 1199104760 12/31/2013	<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 (11/30/2013)	\$9,304.86
Add: Deposits Cleared This Period	\$0.00
Subtract: Withdrawals Cleared This Period	\$0.00
Adjust: Journal Entries Cleared This Period	(\$882.81)
Net Cleared	\$882.81
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	\$10,187.67
Bank statement balance as of 12/31/2013:	\$10,187.67
Unreconciled difference:	\$0.00

**Cleared Transactions**

Date	#	Name	Memo	Amount	Total
Cleared Journal Entries					
12/28/13		Lakeview Condo Assoc.	RESERVES	\$882.02	
12/31/13		RIVERVIEW COMMUNITY BA	INTEREST	\$0.79	
Total Cleared Journal Entries					\$882.81
Net Cleared Items					\$882.81

Add: Bank statement balance as of 12/31/2013	\$10,187.67
Total:	\$10,187.67

G/L Account Balance for 1199104760, ITF Lakeview Reserve as of 12/31/2013	\$10,187.67
Difference:	\$0.00



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

PERIODIC STATEMENT	
Date:	Dec 31, 2013
Period:	Dec 01, 2013 to Dec 31, 2013
(31 Days)	

Enclosures: 0000 Page: 1

\*\*\*\*\*EXCLUDE-Email  
 17862 0.7660 EX 0.000 56 1 1891

LAKEVIEW CONDO OWNERS ASSOCIATION  
 12503 SE MILL PLAIN BLVD STE 260  
 VANCOUVER, WA 98684

**ACCOUNT #: DD - 1111526915 Non-Profit Checking**

Lakeview Condo Owners Association	
Beginning Balance	
as of 12/01/13	16,662.43
Deposits & Other Credits	3,431.01
Charges & Fees	0.00
Checks & Other Debits	7,268.10
Average Balance	14,911.02
Ending Balance	
as of 12/31/13	12,825.34

**Transaction Information**

Date	Check#	Description	Debit Amount	Credit Amount
12/04		Remote Deposit Capture		569.05
12/10		ACH Credit ACH Collec, Invest West Mana		542.28
12/10		Remote Deposit Capture		860.57
12/12		Remote Deposit Capture		690.60
12/17		Remote Deposit Capture		767.25
12/31		Interest Credit		1.26
12/30		Tfr to xxxxxx4760 online Transfer withdr Lakeview Condo Owner	882.02	

**Check Information**

Date	Check#	Amount	Date	Check#	Amount
12/03	360	618.00	12/13	364	160.44
12/24	361	34.81	12/18	365	275.30
12/04	362	206.59	12/17	366	18.83
12/10	363	3,420.00	12/19	367	455.00





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

Account: 1111526915  
 Page: 2

Dec 31, 2013

Check Information (continued)

Date	Check#	Amount	Date	Check#	Amount
12/17	368	300.00	12/26	370	626.11
12/17	369	271.00			

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/03	16,044.43	12/13	14,919.90	12/24	14,332.21
12/04	16,406.89	12/17	15,097.32	12/26	13,706.10
12/10	14,389.74	12/18	14,822.02	12/30	12,824.08
12/12	15,080.34	12/19	14,367.02	12/31	12,825.34





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

PERIODIC STATEMENT	
Date:	Dec 31, 2013
Period:	Dec 01, 2013 to Dec 31, 2013
	(31 Days)

Enclosures: 0000 Page: 1

\*\*\*\*\*EXCLUDE-Email  
 17930 0.7660 EX 0.000 56 1 1959

INVEST WEST MANAGEMENT LLC AGENT FOR  
 LAKEVIEW CONDO OWNERS ASSOCIATION  
 8002 NE HWY 99 STE 560  
 VANCOUVER, WA 98665

**ACCOUNT #: DD - 1199104760 Money Market**

Invest West Management LLC Agent For  
 Lakeview Condo Owners Association  
 Reserve Account

Beginning Balance as of 12/01/13	9,304.86	Interest Information	
Deposits & Other Credits	882.81	Interest Paid YTD	6.53
Charges & Fees	0.00	Interest Earned	0.79
Checks & Other Debits	0.00	Average Balance	9,361.76
Ending Balance as of 12/31/13	10,187.67	Number of Days	31
		Annual Percentage Yield Earned	0.10%

**Charges and Fees Related to Overdrafts and Returned Items**

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	0.00	0.00
Total Returned Items Fees	0.00	0.00

**Transaction Information**

Date	Check#	Description	Debit Amount	Credit Amount
12/30		Tfr from xxxxxx6915 Online Transfer Depo Lakeview Condo Owner		882.02
12/31		Interest Credit		0.79





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Vancouver, WA 98687-2290  
(360) 834-2231

Account: 1199104760  
Page: 2

Dec 31, 2013

Daily Balance Information

Date	Balance	Date	Balance
12/30	10,186.88	12/31	10,187.67

Date	Balance
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# Work Order Invoice

Work Order # : 50545 ✕  
Order Date : 11/18/2013

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

<b>Property</b> : LAKEVIEW CONDO ASSO	<b>Short Description</b> :
<b>Unit #</b> : 17	Cary - Garage Clean out
<b>Resident Name</b> : COOK, MATTHEW	<b>Status</b> : CLOSED

Description of Service/ Repair	Date	Quantity	Amount	Total
Trash/Hauling from Garage #2. Had to take off door to remove large desk. Put door back on. Take all debris to dump. Rental of Trailer charged on seperate material invoice	11/18/2013	4.00	\$37.00	\$148.00
SALES TAX 8.4%	11/18/2013	1.00	\$12.44	\$12.44

<b>Thank you for your payment!</b>	<b>Please pay this amount :</b>	<b>\$160.44</b>
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Terms of Vendor : Net 0 Days



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

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## INVOICE

DATE: November 30, 2013 INVOICE #: POST NOV

PROPERTY: LAKEVIEW CONDOS  
FOR THE MONTH OF: NOVEMBER, 2013

DESCRIPTION	TOTAL
POSTAGE	\$11.90
<b>TOTAL</b>	<b>\$11.90</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 IWM Corporate Accounting (360) 567-4369

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

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## INVOICE

DATE: November 30, 2013 INVOICE #: OFC NOV

PROPERTY: LAKEVIEW CONDOS  
FOR THE MONTH OF: NOVEMBER, 2013

DESCRIPTION	QTY	PRICE	TOTAL
Check Stock & Micr Ink	9	\$ 0.25	\$2.25
Envelopes - reg.	31	\$ 0.20	\$6.20
Envelopes - large		\$ 0.50	\$0.00
Labels - small		\$ 0.05	\$0.00
Labels - large (IWM)		\$ 0.20	\$0.00
Copies	112	\$ 0.12	\$13.44
Copies (color ink)	9	\$ 0.40	\$3.60
Color paper		\$ 0.15	\$0.00
Color paper - extra		\$ 0.03	\$0.00
Boxes started		\$ 2.00	\$0.00
Boxes in storage	0	\$ 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	10	\$ 0.12	\$1.20
<b>TOTAL</b>			<b>\$26.69</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 Corporate Accounting (360) 567-4369  
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 26, 2013

INVOICE #: TRAILER111813

PROPERTY: LAKEVIEW

OWNER: \_\_\_\_\_

DESCRIPTION	PRICE	TOTAL
Trailer rental for Unit #2 garage cleanout		\$18.00
<b>TOTAL</b>		<b>\$18.00</b>

## PLEASE MAKE CHECK PAYABLE TO:

INVEST WEST MANAGEMENT, LLC (OR IWM)  
12503 SE MILL PLAIN BLVD #260  
VANCOUVER WA 98684

If you have any questions, please call Yuliya @ (360) 567-4350

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

**General Ledger**  
 For the Period 09/01/2013 to 09/30/2013  
 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			(\$420.02)
09/05/13	2270257	RC	2287	RHODES INVESTEMENTS LLC	PAYMENT-SOUND, LLC		\$50.00	(\$470.02)
09/05/13	2270258	RC	2287	RHODES INVESTEMENTS LLC			\$50.00	(\$520.02)
<b>Total Items</b>	<b>2</b>				<b>Ending Balance</b>		<b>\$100.00</b>	<b>(\$520.02)</b>
<b>Total</b>							<b>\$100.00</b>	

Report Parameters : Sort Accounts By Account Number

<b>For :</b> LAKEVIEW CONDO ASSOC 1 LAKEVIEW VANCOUVER, WA 98665-	<b>General Ledger</b> <b>For the Period 10/01/2013 to 10/31/2013</b> <b>Revenue: Cash; Expense: Cash</b>	<b>Prepared By :</b> INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684-
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Date	ID	Type	Ch#/Inv#	Name	Remark	Debits	Credits	Balance
4060		Late Fee Assessment			Initial Balance			(\$520.02)
10/09/13	2295085	RC	1395	HAMMETT, MICHAEL A	PAYMENT-JESSICA MANNION		\$25.00	(\$545.02)
<b>Total Items</b>	<b>1</b>				<b>Ending Balance</b>		<b>\$25.00</b>	<b>(\$545.02)</b>
<b>Total</b>							<b>\$25.00</b>	

Report Parameters : Sort Accounts By Account Number

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

**General Ledger**  
 For the Period 11/01/2013 to 11/30/2013  
 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			(\$545.02)
11/05/13	2314434	RC	1398	HAMMETT, MICHAEL A	PAYMENT		\$25.00	(\$570.02)
11/20/13	2324751	RC	7989	FEDERAL NATIONAL	PAYMENT-VIAL FINAL PAYMENT JAIMEE BYRON		\$150.00	(\$720.02)
<b>Total Items</b>	<b>2</b>				<b>Ending Balance</b>		<b>\$175.00</b>	<b>(\$720.02)</b>
<b>Total</b>							<b>\$175.00</b>	

Report Parameters : Sort Accounts By Account Number