

For Owner :
Lakeview Condo Assoc.
Vancouver, WA 98665

Balance Sheet
02/28/2013

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	\$25,944.40
11711 ITF Lakeview Operating	\$10,678.01
11712 ITF Lakeview Reserve	\$4,222.78

Total Assets

\$40,845.19

Liabilities

2010 Accounts Payable	\$1,109.42
2220 Prepaid Assessments Operating	\$1,226.98
2221 Prepaid Assessments Reserves	\$372.43

Total Liabilities

\$2,708.83

Equity

3060 Retained Earnings	\$37,458.38
3999.0000 Net Income	\$677.98

Total Equity

\$38,136.36

Total Liabilities and Owner Equity

\$40,845.19

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

	02/01/2013 02/28/2013	% of Total Revenue	01/01/2013 02/28/2013	% of Total Revenue
Revenue				
Association Assessment	\$2,223.84	93.87%	\$4,447.68	96.83%
Interest Assessment	\$129.09	5.45%	\$129.09	2.81%
Interest Income	\$0.61	0.03%	\$1.04	0.02%
Late Fee Assessment	\$15.57	0.66%	\$15.57	0.34%
Total Revenue	\$2,369.11	100.00%	\$4,593.38	100.00%
Expenses				
Assoc. Operating Expenses	\$122.20	5.16%	\$205.29	4.47%
Bad Debt Expense	\$938.08	39.60%	\$938.08	20.42%
Electric	\$32.77	1.38%	\$46.77	1.02%
Insurance	\$580.82	24.52%	\$1,161.64	25.29%
Landscape Contract	\$271.00	11.44%	\$542.00	11.80%
Management - Contract	\$600.00	25.33%	\$909.00	19.79%
Management Extra Expenses	(\$1.00)	(0.04%)	\$0.00	0.00%
Sewer	\$455.00	19.21%	\$897.00	19.53%
Trash/Hauling	\$275.30	11.62%	\$549.52	11.96%
Total Expenses	\$3,274.17	138.20%	\$5,249.30	114.28%
Net Operating Income	(\$905.06)	(38.20%)	(\$655.92)	(14.28%)
Reserve Revenue				
Association Reserve Assessment	\$666.69	28.14%	\$1,333.38	29.03%
Reserve Interest Revenue	\$0.27	0.01%	\$0.52	0.01%
Total Reserve Revenue	\$666.96	28.15%	\$1,333.90	29.04%
Net Operating Income/ Reserve Revenue	(\$238.10)	(10.05%)	\$677.98	14.76%

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 02/28/2013

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				\$10,678.01					
CLARK REGIONAL WASTEWATER DISTRICT									
	02/28/2013		02/28/13	\$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									
	01/31/2013		01/31/13	\$1.00	\$1.00	\$0.00	\$0.00	\$0.00	\$0.00
	02/28/2013		02/28/13	(\$1.00)	(\$1.00)	\$0.00	\$0.00	\$0.00	\$0.00
	02/27/2013		02/27/13	\$12.50	\$12.50	\$0.00	\$0.00	\$0.00	\$0.00
LVC OFC 2/13	02/27/2013		02/27/13	\$81.64	\$81.64	\$0.00	\$0.00	\$0.00	\$0.00
LVC POST 2/13	02/27/2013		02/27/13	\$28.06	\$28.06	\$0.00	\$0.00	\$0.00	\$0.00
Total For INVEST WEST MANAGEMENT, LLC				\$122.20	\$122.20	\$0.00	\$0.00	\$0.00	\$0.00
J's CUSTOM PROJECTS LLC									
	02/28/2013		02/28/13	\$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
WASTE CONNECTIONS, INC									
	02/28/2013	03/27/13	02/28/13	\$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				\$1,109.42	\$1,109.42	\$0.00	\$0.00	\$0.00	\$0.00
Ending Cash Balance :11711 ITF Lakeview Operating				\$9,568.59					

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
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	02/01/2013 to 02/28/2013		01/01/2013 to 02/28/2013			
	Actual	Final Budget	Actual	Final Budget	Variance	Annual Budget
Revenue						
4200 Association Assessment	\$2,223.84	\$2,900.00	\$4,447.68	\$5,800.00	(\$1,352.32)	\$34,800.00
4062 Interest Assessment	\$129.09	\$0.00	\$129.09	\$0.00	\$129.09	\$0.00
4110 Interest Income	\$0.61	\$0.00	\$1.04	\$0.00	\$1.04	\$0.00
4060 Late Fee Assessment	\$15.57	\$0.00	\$15.57	\$0.00	\$15.57	\$0.00
Total Revenue	\$2,369.11	\$2,900.00	\$4,593.38	\$5,800.00	(\$1,206.62)	\$34,800.00
Expenses						
5775 Assoc. Operating Expenses	\$122.20	\$41.67	\$205.29	\$83.30	(\$121.99)	\$500.00
5078 Bad Debt Expense	\$938.08	\$0.00	\$938.08	\$0.00	(\$938.08)	\$0.00
5730 Building Maintenance	\$0.00	\$583.33	\$0.00	\$1,166.70	\$1,166.70	\$7,000.00
5012 Electric	\$32.77	\$20.83	\$46.77	\$41.70	(\$5.07)	\$250.00
5035 Insurance	\$580.82	\$600.00	\$1,161.64	\$1,200.00	\$38.36	\$7,200.00
5079 Landscape Contract	\$271.00	\$250.00	\$542.00	\$500.00	(\$42.00)	\$3,000.00
5760 Legal	\$0.00	\$41.67	\$0.00	\$83.30	\$83.30	\$500.00
5003 Management - Contract	\$600.00	\$600.00	\$909.00	\$1,200.00	\$291.00	\$7,200.00
5221 Management Extra Expenses	(\$1.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5046 Sewer	\$455.00	\$458.33	\$897.00	\$916.70	\$19.70	\$5,500.00
5071 Taxes/Fees/License	\$0.00	\$12.50	\$0.00	\$25.00	\$25.00	\$150.00
5065 Trash/Hauling	\$275.30	\$291.67	\$549.52	\$583.30	\$33.78	\$3,500.00
Total Expenses	\$3,274.17	\$2,900.00	\$5,249.30	\$5,800.00	\$550.70	\$34,800.00
Net Operating Income	(\$905.06)	\$0.00	(\$655.92)	\$0.00	(\$655.92)	
Reserve Revenue						
4900 Association Reserve Assessment	\$666.69	\$882.00	\$1,333.38	\$1,764.00	(\$430.62)	\$10,584.00
4131 Reserve Interest Revenue	\$0.27	\$0.00	\$0.52	\$0.00	\$0.52	\$0.00
Total Reserve Revenue	\$666.96	\$882.00	\$1,333.90	\$1,764.00	(\$430.10)	\$10,584.00
Net Operating Income/ Reserve Revenue	(\$238.10)	\$882.00	\$677.98	\$1,764.00	(\$1,086.02)	

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 : 2013

Run Date: 03/07/13 1:03 PM

Owners-->Financial / trish

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

Disbursement Register Detail
 For the Period 02/01/2013 to 02/28/2013

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
11711 ITF Lakeview Operating						
02/01/2013	278	INVEST WEST MANAGEMENT, LLC	5003	Management - Contract	LV 2.1.13 CONTRACT	600.00
02/12/2013	279	INVEST WEST MANAGEMENT, LLC	5775	Assoc. Operating Expenses	LVC POST 1/13	23.45
			5775	Assoc. Operating Expenses	LVC OFC 1/13	83.09
02/12/2013	280	WASTE CONNECTIONS, INC	5065	Trash/Hauling	10292959	274.22
			5065	Trash/Hauling	10292959	1.08
02/12/2013	281	CLARK PUBLIC UTILITIES	5012	Electric	1.4.13 0424	14.00
			5012	Electric	2.5.13 0424	32.77
02/12/2013	282	CLARK REGIONAL WASTEWATER DISTRI	5046	Sewer	1.31.13 6125	442.00
			5046	Sewer	1.31.13 6125	13.00
02/12/2013	283	J's CUSTOM LANDSCAPING	5079	Landscape Contract	19648	455.00
02/25/2013	284	FARMERS INSURANCE	5035	Insurance	3.5.13 HG57292	271.00
						580.82
Total						2,311.98

7 Disbursements

2,311.98

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

For Owner :
 Lakeview Condo Assoc.
 Vancouver, WA 98665

Resident Accounts Receivable Detail
All Balances
For the Period 02/01/2013 to 02/28/2013

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

For :
 LAKEVIEW CONDO ASSOC
 1 LAKEVIEW
 VANCOUVER, WA 98665

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	0019889554	02/05/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	0019889554	02/05/13	\$0.00
			Special Assessments	\$894.44	\$0.00	\$179.17	0019889554	02/05/13	\$715.27
			Subtotal	\$894.44	\$143.63	\$322.80			\$715.27
2	CHASCHIN, HEO	Occupant	Association Reserve Assess	\$0.00	\$33.13	\$33.13	1198	02/20/13	\$0.00
			Late Fee Assessment	\$59.43	(\$59.43)	\$0.00			\$0.00
			Special Assessments	\$938.08	\$0.00	\$938.08		02/21/13	\$0.00
			Subtotal	\$997.51	(\$26.30)	\$971.21			\$0.00
3	HART, DAVID	Occupant	Association Assessment	\$71.77	\$110.50	\$182.27	5017	02/05/13	\$0.00
			Association Reserve Assess	\$33.13	\$33.13	\$66.26	5017	02/05/13	\$0.00
			Subtotal	\$104.90	\$143.63	\$248.53			\$0.00
4	ROMO, SARA M	Occupant	Association Assessment	\$3,545.50	\$110.50	\$0.00			\$3,656.00
			Association Reserve Assess	\$430.69	\$33.13	\$0.00			\$463.82
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$403.09	\$41.20	\$0.00			\$444.29
			Late Fee Assessment	\$275.00	\$25.00	\$0.00			\$300.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			Subtotal	\$6,864.28	\$209.83	\$0.00			\$7,074.11
5	DICKAU, DANIEL	Occupant	Association Assessment	\$0.00	\$110.50	\$221.02	17835	02/12/13	(\$110.52)
			Association Reserve Assess	\$0.00	\$33.13	\$66.26	17835	02/12/13	(\$33.13)
			Special Assessments	\$453.13	\$0.00	\$453.13	17705	02/06/13	\$0.00
			Subtotal	\$453.13	\$143.63	\$740.41			(\$143.65)
6	BYRON, JAIMEE R	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	ACH	02/15/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	ACH	02/15/13	\$0.00
			Special Assessments	\$1,254.15	\$0.00	\$179.17	ACH	02/15/13	\$1,074.98
			Subtotal	\$1,254.15	\$143.63	\$322.80			\$1,074.98
7	BLIZZARD, DEBRO	Occupant	Association Assessment	\$0.00	\$226.38	\$226.38	2126	02/26/13	\$0.00
			Association Reserve Assess	\$0.00	\$67.86	\$67.86	2126	02/26/13	\$0.00
			Late Fee Assessment	\$0.00	\$25.00	\$25.00	2127	02/26/13	\$0.00
			Special Assessments	\$569.52	\$0.00	\$179.17		02/28/13	\$390.35
			Subtotal	\$569.52	\$319.24	\$498.41			\$390.35
8	MCCLUNG, KAT	Occupant	Association Assessment	(\$1,229.65)	\$113.19	\$0.00			(\$1,116.46)
			Association Reserve Assess	(\$373.23)	\$33.93	\$0.00			(\$339.30)
			Subtotal	(\$1,602.88)	\$147.12	\$0.00			(\$1,455.76)
9	HAMMETT, MIC	Occupant	Association Assessment	\$1,930.89	\$113.19	\$0.00			\$2,044.08
			Association Reserve Assess	\$441.09	\$33.93	\$0.00			\$475.02
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$83.84	\$46.69	\$0.00			\$130.53
			Late Fee Assessment	\$75.00	\$25.00	\$0.00			\$100.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			Subtotal	\$3,640.81	\$218.81	\$0.00			\$3,859.62

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

For Owner :
 Lakeview Condo Assoc.
 Vancouver, WA 98665

Resident Accounts Receivable Detail
All Balances
For the Period 02/01/2013 to 02/28/2013

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

For :
 LAKEVIEW CONDO ASSOC
 1 LAKEVIEW
 VANCOUVER, WA 98665

Unit #	Resident Name	Status	Account Name	Prior Balance	Current Charges	Receipt Amount	Last Check #	Last Receipt Date	Ending Balance
			Subtotal	\$4,740.82	\$218.81	\$0.00			\$4,959.63
10	HART, DAVID	Occupant	Association Assessment	\$113.19	\$113.19	\$226.38	5017	02/05/13	\$0.00
			Association Reserve Assess	\$33.93	\$33.93	\$67.86	5017	02/05/13	\$0.00
			Subtotal	\$147.12	\$147.12	\$294.24			\$0.00
11	STOCKMAN, JOS	Occupant	Association Assessment	\$0.00	\$113.19	\$113.19	1001	02/12/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.93	\$26.81	1001	02/12/13	\$7.12
			Special Assessments	\$923.00	\$0.00	\$0.00			\$923.00
			Subtotal	\$923.00	\$147.12	\$140.00			\$930.12
12	HART, DAVID	Occupant	Association Assessment	\$113.19	\$113.19	\$226.38	5017	02/05/13	\$0.00
			Association Reserve Assess	\$33.93	\$33.93	\$67.86	5017	02/05/13	\$0.00
			Subtotal	\$147.12	\$147.12	\$294.24			\$0.00
14	FEDERAL HOME IO	Occupant	Association Assessment	\$588.44	\$110.63	\$555.27		02/28/13	\$143.80
			Association Reserve Assess	\$431.21	\$66.34	\$497.55	130487019	02/27/13	\$0.00
			Special Assessments	\$2,150.00	\$0.00	\$2,150.00	130487019	02/27/13	\$0.00
			Subtotal	\$3,169.65	\$176.97	\$3,202.82			\$143.80
15	KING, BOBBI	Occupant	Association Assessment	\$3,540.54	\$111.57	\$0.00			\$3,652.11
			Association Reserve Assess	\$434.85	\$33.45	\$0.00			\$468.30
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$376.32	\$41.20	\$0.00			\$417.52
			Late Fee Assessment	\$250.00	\$25.00	\$0.00			\$275.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			Subtotal	\$6,811.71	\$211.22	\$0.00			\$7,022.93
16	RHODES INVEST	Occupant	Association Assessment	\$0.00	\$93.97	\$93.97	1173336347	02/12/13	\$0.00
			Association Reserve Assess	\$0.00	\$28.17	\$28.17	1173336347	02/12/13	\$0.00
			Special Assessments	\$895.81	\$0.00	\$179.17	1173336347	02/12/13	\$716.64
			Subtotal	\$895.81	\$122.14	\$301.31			\$716.64
17	COOK, MATTHE	Occupant	Association Assessment	\$0.00	\$90.87	\$90.87	ACH	02/15/13	\$0.00
			Association Reserve Assess	\$0.00	\$27.24	\$27.24	ACH	02/15/13	\$0.00
			Subtotal	\$0.00	\$118.11	\$118.11			\$0.00
18	KUZMA, JENNAF	Occupant	Association Assessment	\$0.00	\$117.49	\$117.49	ACH	02/15/13	\$0.00
			Association Reserve Assess	\$0.00	\$35.22	\$35.22	ACH	02/15/13	\$0.00
			Special Assessments	\$895.82	\$0.00	\$179.17	ACH	02/15/13	\$716.65
			Subtotal	\$895.82	\$152.71	\$331.88			\$716.65
19	RHODES INVEST	Occupant	Association Assessment	\$0.00	\$116.28	\$116.28	1173336347	02/12/13	\$0.00
			Association Reserve Assess	\$0.00	\$34.86	\$34.86	1173336347	02/12/13	\$0.00
			Special Assessments	\$895.81	\$0.00	\$179.17	1173336347	02/12/13	\$716.64
			Subtotal	\$895.81	\$151.14	\$330.31			\$716.64
20	ED & DENNY LLC	Occupant	Association Assessment	\$0.00	\$117.22	\$117.22	458	02/12/13	\$0.00
			Association Reserve Assess	\$0.00	\$35.14	\$35.14	458	02/12/13	\$0.00
			Special Assessments	\$920.81	\$0.00	\$179.17	458	02/12/13	\$741.64

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

For Owner :
 Lakeview Condo Assoc.
 Vancouver, WA 98665

Resident Accounts Receivable Detail
All Balances
For the Period 02/01/2013 to 02/28/2013

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

For :
 LAKEVIEW CONDO ASSOC
 1 LAKEVIEW
 VANCOUVER, WA 98665

Unit #	Resident Name	Status	Account Name	Prior Balance	Current Charges	Receipt Amount	Last Check #	Last Receipt Date	Ending Balance
			Subtotal	\$920.81	\$152.36	\$331.53			\$741.64
21	ED & DENNY LLC	Occupant	Association Assessment	\$0.00	\$123.67	\$123.67	458	02/12/13	\$0.00
			Association Reserve Assess	\$0.00	\$37.08	\$37.08	458	02/12/13	\$0.00
			Special Assessments	\$920.81	\$0.00	\$179.17	458	02/12/13	\$741.64
			Subtotal	\$920.81	\$160.75	\$339.92			\$741.64
			Total	\$30,003.53	\$3,129.98	\$8,788.52			\$24,344.99

Total Delinquencies by Account

Association Assessment	\$8,269.01
Association Reserve Assessment	\$1,041.83
Collection Fee - Assessment	\$180.00
Interest Assessment	\$992.34
Late Fee Assessment	\$675.00
Special Assessments	\$13,186.81
	\$24,344.99

For :
 LAKEVIEW CONDO ASSOC
 1 LAKEVIEW
 VANCOUVER, WA 98665

Resident Accounts Receivable
All Balances
As of 02/28/2013

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	\$715.27	\$0.00	\$0.00	\$715.27	\$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	Occupant	\$7,074.11	\$209.83	\$143.63	\$6,720.65	\$0.00
5	DICKAU, DANIEL I	Occupant	(\$143.65)	(\$143.65)	\$0.00	\$0.00	\$0.00
6	BYRON, JAIMEE R	Occupant	\$1,074.98	\$0.00	\$0.00	\$1,074.98	\$0.00
7	BLIZZARD, DEBR	Occupant	\$390.35	\$0.00	\$0.00	\$390.35	\$0.00
8	MCCLUNG, KATH	Occupant	(\$1,455.76)	(\$1,455.76)	\$0.00	\$0.00	\$0.00
9	HAMMETT, MIC	Occupant	\$4,959.63	\$218.81	\$147.12	\$4,593.70	\$0.00
10	HART, DAVID	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11	STOCKMAN, JOSE	Occupant	\$930.12	\$7.12	\$0.00	\$923.00	\$0.00
12	HART, DAVID	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	FEDERAL HOME L	Occupant	\$143.80	\$77.46	\$66.34	\$0.00	\$0.00
15	KING, BOBBI	Occupant	\$7,022.93	\$211.22	\$145.02	\$6,666.69	\$0.00
16	RHODES INVESTE	Occupant	\$716.64	\$0.00	\$0.00	\$716.64	\$0.00
17	COOK, MATTHEW	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18	KUZMA, JENNAFE	Occupant	\$716.65	\$0.00	\$0.00	\$716.65	\$0.00
19	RHODES INVESTE	Occupant	\$716.64	\$0.00	\$0.00	\$716.64	\$0.00
20	ED & DENNY LLC	Occupant	\$741.64	\$0.00	\$0.00	\$741.64	\$0.00
21	ED & DENNY LLC	Occupant	\$741.64	\$0.00	\$0.00	\$741.64	\$0.00
Prepaid Balances			(\$1,599.41)	(\$1,599.41)	\$0.00	\$0.00	
Receivable Balances			\$25,944.40	\$724.44	\$502.11	\$24,717.85	
Total			\$24,344.99	(\$874.97)	\$502.11	\$24,717.85	\$0.00

Report Parameters : / 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 2/28/2013	Prepared By : INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
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Ending system balance as of last reconciliation date (01/31/2013)	\$6,481.24
Add: Deposits Cleared This Period	\$7,755.65
Subtract: Withdrawals Cleared This Period	\$2,311.98
Adjust: Journal Entries Cleared This Period	\$666.08
Net Cleared	\$4,777.59
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	\$11,258.83
Bank statement balance as of 2/28/2013:	\$11,258.83
Unreconciled difference:	\$0.00

Cleared Transactions

Date	#	Name	Memo	Amount	Total
Cleared Deposits					
02/06/13				\$1,756.59	
02/12/13				\$1,446.70	
02/15/13				\$772.79	
02/19/13				\$140.00	
02/21/13				\$143.63	
02/27/13				\$3,495.94	
Total Cleared Deposits					\$7,755.65
Cleared Disbursements					
01/29/13	277	FARMERS INSURANCE	035119871	\$580.82	
02/01/13	278	INVEST WEST MANAGEMEN	CONTRACT	\$600.00	
02/12/13	279	INVEST WEST MANAGEMEN	POSTAGE, CHECKS /	\$83.09	
02/12/13	280	WASTE CONNECTIONS, INC	976517, 2010-976517	\$275.30	
02/12/13	281	CLARK PUBLIC UTILITIES	550-0424-005-1	\$46.77	
02/12/13	282	CLARK REGIONAL WASTEWA	016125-000	\$455.00	
02/12/13	283	J's CUSTOM LANDSCAPING	MONTHLY	\$271.00	
Total Cleared Disbursements					\$2,311.98
Cleared Journal Entries					
02/01/13		Lakeview Condo Assoc.	RESERVES	(\$666.69)	
02/28/13		RIVERVIEW COMMUNITY BA	INTEREST	\$0.61	
Total Cleared Journal Entries					(\$666.08)
Net Cleared Items					\$4,777.59

Uncleared Transactions

Date	#	Name	Memo	Amount	Total
Uncleared Disbursements					
02/25/13	284	FARMERS INSURANCE	035119871	\$580.82	
Total Uncleared Disbursements					\$580.82

Bank : RIVERVIEW COMMUNITY BANK 1901 NE 162 AVE VANCOUVER, WA 98684	Bank Account Reconciliation 11711 (ITF Lakeview Operating) 1111526915 2/28/2013	Prepared By : INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
---	---	---

Net Uncleared Items	(\$580.82)
 Add: Bank statement balance as of 2/28/2013	 \$11,258.83
 Total:	 \$10,678.01
 G/L Account Balance for 1111526915, ITF Lakeview Operating as of 02/28/2013	 \$10,678.01
Difference:	\$0.00

Bank : RIVERVIEW COMMUNITY BANK 1901 NE 162 162 VANCOUVER, WA 98684	Bank Account Reconciliation 11712 (ITF Lakeview Reserve) 1199104760 2/28/2013	Prepared By : INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
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Ending system balance as of last reconciliation date (01/31/2013)	\$3,555.82
Add: Deposits Cleared This Period	\$0.00
Subtract: Withdrawals Cleared This Period	\$0.00
Adjust: Journal Entries Cleared This Period	(\$666.96)
Net Cleared	\$666.96
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	\$4,222.78
Bank statement balance as of 2/28/2013:	\$4,222.78
Unreconciled difference:	\$0.00

Cleared Transactions

<u>Date</u>	<u>#</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Total</u>
Cleared Journal Entries					
02/01/13		Lakeview Condo Assoc.	RESERVES	\$666.69	
02/28/13		RIVERVIEW COMMUNITY BA INTEREST		\$0.27	
Total Cleared Journal Entries					\$666.96
Net Cleared Items					\$666.96
Add: Bank statement balance as of 2/28/2013					\$4,222.78
Total:					\$4,222.78
G/L Account Balance for 1199104760, ITF Lakeview Reserve as of 02/28/2013					\$4,222.78
Difference:					\$0.00



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

01111526915

Page 1 of 2

STATEMENT PERIOD

FROM 02/01/13
 THRU 02/28/13

*****EXCLUDE-Email
 9004 0.6000 EX 0.000 29 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	\$	6,481.24
Interest Rate	0.1000%	Deposits/Credits		7,755.65
YTD Interest	\$ 1.04	Interest Paid		0.61
YTD Withholding	\$ 0.00	Checks/Debits		2,978.67-
Annual Percentage Yield Earned (APY-E)	000.10%	Service Charges		0.00-
		Ending Balance	\$	11,258.83
		# Deposits/Credits		6
		# Checks/Debits		8

Other Transaction Activity

Date	Description	Deposits	Withdrawals
02/06	CUSTOMER DEPOSIT	1,756.59	
02/11	INVEST WEST ACH Collec	772.79	
02/12	CUSTOMER DEPOSIT	1,446.70	
02/19	CUSTOMER DEPOSIT	140.00	
02/21	CUSTOMER DEPOSIT	143.63	
02/27	CUSTOMER DEPOSIT	3,495.94	
02/28	WEB TFR TO 001199104760		666.69-
02/28	INTEREST PAYMENT SYSTEM GENERATED *	0.61	
TOTAL ITEMS 8		\$7,756.26	\$666.69-

Check Register

Check#	Date	Amount	Check#	Date	Amount	Check#	Date	Amount
277	02/05	580.82	280	02/15	275.30	283	02/15	271.00
278	02/01	600.00	281	02/14	46.77			
279	02/13	83.09	282	02/15	455.00			

* INDICATES NON-CONSECUTIVE CHECK NUMBER(S)

TOTAL ITEMS 7 \$2,311.98-



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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

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

*****AUTO**5-DIGIT 98665
3033 0.4360 AV 0.360 12 1 115
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	\$	3,555.82
Interest Rate	0.1000%	Deposits/Credits		666.69
YTD Interest	\$ 0.52	Interest Paid		0.27
YTD Withholding	\$ 0.00	Checks/Debits		0.00-
		Service Charges		0.00-
		Ending Balance	\$	4,222.78
		# Deposits/Credits		1
Annual Percentage Yield Earned (APY-E)	000.10%	# Checks/Debits		0

Other Transaction Activity

Date	Description	Deposits	Withdrawals
02/28	WEB TFR FR 001111526915 124604001870	666.69	
02/28	INTEREST PAYMENT SYSTEM GENERATED *	0.27	
	TOTAL ITEMS 2	\$666.96	\$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: JANUARY 31, 2013 INVOICE #: LVC OFC 1/13

PROPERTY: LAKEVIEW CONDOS
FOR THE MONTH OF: JANUARY

DESCRIPTION	QTY	PRICE	TOTAL
Check Stock & Micr Ink	8	\$ 0.25	\$2.00
Envelopes - reg.	60	\$ 0.20	\$12.00
Envelopes - large		\$ 0.50	\$0.00
Labels - small	16	\$ 0.05	\$0.80
Labels - large (IWM)		\$ 0.20	\$0.00
Copies	321	\$ 0.12	\$38.52
Copies (color ink)		\$ 0.40	\$0.00
Color paper	20	\$ 0.15	\$3.00
Color paper - extra		\$ 0.03	\$0.00
Boxes started	1	\$ 2.00	\$2.00
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			\$59.64

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: JANUARY 31, 2013 INVOICE #: LVC POST 1/13

PROPERTY: LAKEVIEW CONDOS
FOR THE MONTH OF: JANUARY

DESCRIPTION	TOTAL
POSTAGE	\$23.45
TOTAL	\$23.45

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