

For Owner :
Lakeview Condo Assoc.
Vancouver, WA 98665

Balance Sheet
01/31/2013

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



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

Assets

1020 Accounts Receivable	\$31,606.41
11711 ITF Lakeview Operating	\$5,900.42
11712 ITF Lakeview Reserve	\$3,555.82

Total Assets

\$41,062.65

Liabilities

2010 Accounts Payable	\$1,085.31
2220 Prepaid Assessments Operating	\$1,229.65
2221 Prepaid Assessments Reserves	\$373.23

Total Liabilities

\$2,688.19

Equity

3060 Retained Earnings	\$37,458.38
3999.0000 Net Income	\$916.08

Total Equity

\$38,374.46

Total Liabilities and Owner Equity

\$41,062.65

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-

	01/01/2013 01/31/2013	% of Total Revenue	01/01/2013 12/31/2013	% of Total Revenue
Revenue				
4200 Association Assessment	\$2,223.84	99.98%	\$4,447.68	99.99%
4110 Interest Income	\$0.43	0.02%	\$0.43	0.01%
Total Revenue	\$2,224.27	100.00%	\$4,448.11	100.00%
Expenses				
5775 Assoc. Operating Expenses	\$83.09	3.74%	\$83.09	1.87%
5012 Electric	\$14.00	0.63%	\$14.00	0.31%
5035 Insurance	\$580.82	26.11%	\$580.82	13.06%
5079 Landscape Contract	\$271.00	12.18%	\$271.00	6.09%
5003 Management - Contract	\$309.00	13.89%	\$909.00	20.44%
5221 Management Extra Expenses	\$1.00	0.04%	\$1.00	0.02%
5046 Sewer	\$442.00	19.87%	\$442.00	9.94%
5065 Trash/Hauling	\$274.22	12.33%	\$274.22	6.16%
Total Expenses	\$1,975.13	88.80%	\$2,575.13	57.89%
Net Operating Income	\$249.14	11.20%	\$1,872.98	42.11%
Reserve Revenue				
4900 Association Reserve Assessment	\$666.69	29.97%	\$1,333.38	29.98%
4131 Reserve Interest Revenue	\$0.25	0.01%	\$0.25	0.01%
Total Reserve Revenue	\$666.94	29.98%	\$1,333.63	29.98%
Net Operating Income/ Reserve Revenue	\$916.08	41.19%	\$3,206.61	72.09%

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 01/31/2013

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

For :
 LAKEVIEW CONDO ASSOC
 1 LAKEVIEW
 VANCOUVER, WA 98665

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			\$5,900.42					
CLARK PUBLIC UTILITIES								
	01/01/2013	01/01/13	\$14.00	\$14.00	\$0.00	\$0.00	\$0.00	\$0.00
Total For CLARK PUBLIC UTILITIES			\$14.00	\$14.00	\$0.00	\$0.00	\$0.00	\$0.00
CLARK REGIONAL WASTEWATER DISTRICT								
	01/28/2013	01/28/13	\$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
LVC OFC 1/13	01/31/2013	01/27/13	\$59.64	\$59.64	\$0.00	\$0.00	\$0.00	\$0.00
LVC POST 1/13	01/31/2013	01/27/13	\$23.45	\$23.45	\$0.00	\$0.00	\$0.00	\$0.00
Total For INVEST WEST MANAGEMENT, LLC			\$84.09	\$84.09	\$0.00	\$0.00	\$0.00	\$0.00
J's CUSTOM PROJECTS LLC								
	01/29/2013	01/29/13	\$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								
	01/28/2013 02/27/13	01/28/13	\$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			\$1,085.31	\$1,085.31	\$0.00	\$0.00	\$0.00	\$0.00
Ending Cash Balance :11711 ITF Lakeview Operating			\$4,815.11					

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-

	01/01/2013 to 01/31/2013		01/01/2013 to 12/31/2013				
	Actual	Final Budget	S Variance	Actual	Final Budget	S Variance	Annual Budget
Revenue							
4200 Association Assessment	\$2,223.84	\$0.00	\$2,223.84	\$4,447.68	\$0.00	\$4,447.68	\$26,686.00
4110 Interest Income	\$0.43	\$0.00	\$0.43	\$0.43	\$0.00	\$0.43	\$0.00
Total Revenue	\$2,224.27	\$0.00	\$2,224.27	\$4,448.11	\$0.00	\$4,448.11	\$26,686.00
Expenses							
5775 Assoc. Operating Expenses	\$83.09	\$0.00	(\$83.09)	\$83.09	\$0.00	(\$83.09)	\$500.00
5012 Electric	\$14.00	\$0.00	(\$14.00)	\$14.00	\$0.00	(\$14.00)	\$250.00
5035 Insurance	\$580.82	\$0.00	(\$580.82)	\$580.82	\$0.00	(\$580.82)	\$6,190.00
5079 Landscape Contract	\$271.00	\$0.00	(\$271.00)	\$271.00	\$0.00	(\$271.00)	\$3,246.00
5003 Management - Contract	\$309.00	\$0.00	(\$309.00)	\$909.00	\$0.00	(\$909.00)	\$3,600.00
5221 Management Extra Expenses	\$1.00	\$0.00	(\$1.00)	\$1.00	\$0.00	(\$1.00)	\$1,250.00
5046 Sewer	\$442.00	\$0.00	(\$442.00)	\$442.00	\$0.00	(\$442.00)	\$5,000.00
5065 Trash/Hauling	\$274.22	\$0.00	(\$274.22)	\$274.22	\$0.00	(\$274.22)	\$3,500.00
Total Expenses	\$1,975.13	\$0.00	(\$1,975.13)	\$2,575.13	\$0.00	(\$2,575.13)	\$23,536.00
Net Operating Income	\$249.14	\$0.00	\$249.14	\$1,872.98	\$0.00	\$1,872.98	
Reserve Revenue							
4900 Association Reserve Assessment	\$666.69	\$0.00	\$666.69	\$1,333.38	\$0.00	\$1,333.38	\$8,000.00
4131 Reserve Interest Revenue	\$0.25	\$0.00	\$0.25	\$0.25	\$0.00	\$0.25	\$0.00
Total Reserve Revenue	\$666.94	\$0.00	\$666.94	\$1,333.63	\$0.00	\$1,333.63	\$8,000.00
Net Operating Income/ Reserve Revenue	\$916.08	\$0.00	\$916.08	\$3,206.61	\$0.00	\$3,206.61	

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

For Owner : Lakeview Condo Assoc. Vancouver, WA 98665	Resident Accounts Receivable Detail All Balances For the Period 01/01/2013 to 01/31/2013	Prepared By : INVEST WEST MANAGEMENT LL 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684-
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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	0000995056	01/04/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	0000995056	01/04/13	\$0.00
			Special Assessments	\$1,073.61	\$0.00	\$179.17	0008215118	01/08/13	\$894.44
			Subtotal	\$1,073.61	\$143.63	\$322.80			\$894.44
2	CHASCHIN, HEO	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	1196	01/09/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	1196	01/09/13	\$0.00
			Special Assessments	\$997.51	\$0.00	\$0.00			\$997.51
			Subtotal	\$997.51	\$143.63	\$143.63			\$997.51
3	HART, DAVID	Occupant	Association Assessment	(\$38.73)	\$110.50	\$0.00			\$71.77
			Association Reserve Assess	\$0.00	\$33.13	\$0.00			\$33.13
			Subtotal	(\$38.73)	\$143.63	\$0.00			\$104.90
4	ROMO, SARA M	Occupant	Association Assessment	\$3,435.00	\$110.50	\$0.00			\$3,545.50
			Association Reserve Assess	\$397.56	\$33.13	\$0.00			\$430.69
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$403.09	\$0.00	\$0.00			\$403.09
			Late Fee Assessment	\$275.00	\$0.00	\$0.00			\$275.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			Subtotal	\$6,720.65	\$143.63	\$0.00			\$6,864.28
5	DICKAU, DANIEL	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	17611	01/04/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	17611	01/04/13	\$0.00
			Special Assessments	\$453.13	\$0.00	\$0.00			\$453.13
			Subtotal	\$453.13	\$143.63	\$143.63			\$453.13
6	BYRON, JAIMEE R	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	ACH	01/10/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	ACH	01/10/13	\$0.00
			Special Assessments	\$1,433.32	\$0.00	\$179.17	ACH	01/10/13	\$1,254.15
			Subtotal	\$1,433.32	\$143.63	\$322.80			\$1,254.15
7	BLIZZARD, DEBRO	Occupant	Association Assessment	\$113.19	\$226.38	\$339.57	2124	01/30/13	\$0.00
			Association Reserve Assess	\$33.93	\$67.86	\$101.79	2124	01/30/13	\$0.00
			Special Assessments	\$927.86	\$0.00	\$358.34		01/31/13	\$569.52
			Subtotal	\$1,074.98	\$294.24	\$799.70			\$569.52
8	MCCLUNG, KAT	Occupant	Association Assessment	\$0.00	\$113.19	\$1,342.84	161	01/28/13	(\$1,229.65)
			Association Reserve Assess	\$0.00	\$33.93	\$407.16	161	01/28/13	(\$373.23)
			Subtotal	\$0.00	\$147.12	\$1,750.00			(\$1,602.88)
9	HAMMETT, MIC	Occupant	Association Assessment	\$1,817.70	\$113.19	\$0.00			\$1,930.89
			Association Reserve Assess	\$407.16	\$33.93	\$0.00			\$441.09
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$83.84	\$0.00	\$0.00			\$83.84
			Late Fee Assessment	\$75.00	\$0.00	\$0.00			\$75.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			Subtotal	\$4,593.70	\$147.12	\$0.00			\$4,740.82

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 01/01/2013 to 01/31/2013	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

Unit #	Resident Name	Status	Account Name	Prior Balance	Current Charges	Receipt Amount	Last Check #	Last Receipt Date	Ending Balance
10	HART, DAVID	Occupant	Association Assessment	\$0.00	\$113.19	\$0.00			\$113.19
			Association Reserve Assess	\$0.00	\$33.93	\$0.00			\$33.93
			Subtotal	\$0.00	\$147.12	\$0.00			\$147.12
11	STOCKMAN, JOS	Occupant	Association Assessment	\$0.00	\$226.38	\$226.38	0000995448	01/30/13	\$0.00
			Association Reserve Assess	\$59.24	\$67.86	\$127.10	0000995448	01/30/13	\$0.00
			Special Assessments	\$1,074.98	\$0.00	\$151.98		01/31/13	\$923.00
			Subtotal	\$1,134.22	\$294.24	\$505.46			\$923.00
12	HART, DAVID	Occupant	Association Assessment	\$0.00	\$113.19	\$0.00			\$113.19
			Association Reserve Assess	\$0.00	\$33.93	\$0.00			\$33.93
			Subtotal	\$0.00	\$147.12	\$0.00			\$147.12
14	FEDERAL HOME I	Occupant	Association Assessment	\$110.63	\$477.81	\$0.00			\$588.44
			Association Reserve Assess	\$33.17	\$398.04	\$0.00			\$431.21
			Special Assessments	\$0.00	\$2,150.00	\$0.00			\$2,150.00
			Subtotal	\$143.80	\$3,025.85	\$0.00			\$3,169.65
15	KING, BOBBI	Occupant	Association Assessment	\$3,428.97	\$111.57	\$0.00			\$3,540.54
			Association Reserve Assess	\$401.40	\$33.45	\$0.00			\$434.85
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$376.32	\$0.00	\$0.00			\$376.32
			Late Fee Assessment	\$250.00	\$0.00	\$0.00			\$250.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
Subtotal	\$6,666.69	\$145.02	\$0.00			\$6,811.71			
16	RHODES INVEST	Occupant	Association Assessment	\$0.00	\$93.97	\$93.97	1169815664	01/15/13	\$0.00
			Association Reserve Assess	\$0.00	\$28.17	\$28.17	1169815664	01/15/13	\$0.00
			Special Assessments	\$1,074.98	\$0.00	\$179.17	1169815664	01/15/13	\$895.81
			Subtotal	\$1,074.98	\$122.14	\$301.31			\$895.81
17	COOK, MATTHE	Occupant	Association Assessment	\$0.00	\$90.87	\$90.87	ACH	01/10/13	\$0.00
			Association Reserve Assess	\$0.00	\$27.24	\$27.24	ACH	01/10/13	\$0.00
			Subtotal	\$0.00	\$118.11	\$118.11			\$0.00
18	KUZMA, JENNAF	Occupant	Association Assessment	\$0.00	\$117.49	\$117.49	ACH	01/17/13	\$0.00
			Association Reserve Assess	\$0.00	\$35.22	\$35.22	ACH	01/17/13	\$0.00
			Special Assessments	\$1,074.99	\$0.00	\$179.17	ACH	01/17/13	\$895.82
			Subtotal	\$1,074.99	\$152.71	\$331.88			\$895.82
19	RHODES INVEST	Occupant	Association Assessment	\$0.00	\$116.28	\$116.28	1169815664	01/15/13	\$0.00
			Association Reserve Assess	\$0.00	\$34.86	\$34.86	1169815664	01/15/13	\$0.00
			Special Assessments	\$1,074.98	\$0.00	\$179.17	1169815664	01/15/13	\$895.81
			Subtotal	\$1,074.98	\$151.14	\$330.31			\$895.81
20	ED & DENNY LLC	Occupant	Association Assessment	\$0.00	\$117.22	\$117.22	456	01/15/13	\$0.00
			Association Reserve Assess	\$0.00	\$35.14	\$35.14	456	01/15/13	\$0.00
			Special Assessments	\$1,099.98	\$0.00	\$179.17	456	01/15/13	\$920.81
			Subtotal	\$1,099.98	\$152.36	\$331.53			\$920.81

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 01/01/2013 to 01/31/2013	Prepared By : INVEST WEST MANAGEMENT LL 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684-
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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
21	ED & DENNY LLC	Occupant	Association Assessment	\$0.00	\$123.67	\$123.67	456	01/15/13	\$0.00
			Association Reserve Assess	\$0.00	\$37.08	\$37.08	456	01/15/13	\$0.00
			Special Assessments	\$1,099.98	\$0.00	\$179.17	456	01/15/13	\$920.81
			Subtotal	\$1,099.98	\$160.75	\$339.92			\$920.81
Total				\$29,677.79	\$6,066.82	\$5,741.08			\$30,003.53

Total Delinquencies by Account

Association Assessment	\$8,673.87
Association Reserve Assessment	\$1,465.60
Collection Fee - Assessment	\$180.00
Interest Assessment	\$863.25
Late Fee Assessment	\$600.00
Special Assessments	\$18,220.81
	\$30,003.53

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

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

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						
01/02/2013	270	FARMERS INSURANCE	5035	Insurance	01.05.13 57292	570.82
01/02/2013	271	INVEST WEST MANAGEMENT, LLC	5003	Management - Contract	1.1.13 LV CONTRACT	309.00
01/08/2013	272	INVEST WEST MANAGEMENT, LLC	5775	Assoc. Operating Expenses	LVC 12/12 OFC	54.06
			5775	Assoc. Operating Expenses	LVC POST 12/12	40.50
			5221	Management Extra Expenses	123112-LVDH	1,029.20
01/09/2013	273	INVEST WEST MANAGEMENT, LLC	5775	Assoc. Operating Expenses	12.31.12 LV 50% LATE FEE	37.50
01/14/2013	274	WASTE CONNECTIONS, INC	5065	Trash/Hauling	10221306	274.22
01/14/2013	275	CLARK REGIONAL WASTEWATER DISTRI	5046	Sewer	12.01.12-12.31.12 6125	442.00
01/22/2013	276	J's CUSTOM LANDSCAPING	5079	Landscape Contract	19419	271.00
01/29/2013	277	FARMERS INSURANCE	5035	Insurance	02.05.13	580.82
Total						3,609.12
8 Disbursements						3,609.12

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

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

For the Period 01/01/2013 to 01/31/2013

For :

Unit #	Move Out Date	Existing Occupant	Total Security Deposit	Deposit Forfeited	Deposit Returned	Reason for Move Out	Move In Date	New Occupant	Leasing Agent
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Move-ins : 0

Move-outs : 0

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: 02/07/13 1:55 PM

Owners-->Operations / trish

Page 1 of 1

For :
 LAKEVIEW CONDO ASSOC
 1 LAKEVIEW
 VANCOUVER, WA 98665

Resident Accounts Receivable
 All Balances
 As of 01/31/2013

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	\$894.44	\$0.00	\$0.00	\$894.44	\$0.00
2	CHASCHIN, HEON	Occupant	\$997.51	\$0.00	\$0.00	\$997.51	\$0.00
3	HART, DAVID	Occupant	\$104.90	\$104.90	\$0.00	\$0.00	\$0.00
4	ROMO, SARA M	Occupant	\$6,864.28	\$143.63	\$63.33	\$6,657.32	\$0.00
5	DICKAU, DANIEL I	Occupant	\$453.13	\$0.00	\$0.00	\$453.13	\$0.00
6	BYRON, JAIMEE R	Occupant	\$1,254.15	\$0.00	\$0.00	\$1,254.15	\$0.00
7	BLIZZARD , DEBR	Occupant	\$569.52	\$0.00	\$0.00	\$569.52	\$0.00
8	MCCLUNG, KATH	Occupant	(\$1,602.88)	(\$1,602.88)	\$0.00	\$0.00	\$0.00
9	HAMMETT, MIC	Occupant	\$4,740.82	\$147.12	\$68.75	\$4,524.95	\$0.00
10	HART, DAVID	Occupant	\$147.12	\$147.12	\$0.00	\$0.00	\$0.00
11	STOCKMAN, JOSE	Occupant	\$923.00	\$0.00	\$0.00	\$923.00	\$0.00
12	HART, DAVID	Occupant	\$147.12	\$147.12	\$0.00	\$0.00	\$0.00
14	FEDERAL HOME L	Occupant	\$3,169.65	\$3,025.85	\$0.00	\$143.80	\$0.00
15	KING, BOBBI	Occupant	\$6,811.71	\$145.02	\$63.30	\$6,603.39	\$0.00
16	RHODES INVESTE	Occupant	\$895.81	\$0.00	\$0.00	\$895.81	\$0.00
17	COOK, MATTHEW	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18	KUZMA, JENNAFE	Occupant	\$895.82	\$0.00	\$0.00	\$895.82	\$0.00
19	RHODES INVESTE	Occupant	\$895.81	\$0.00	\$0.00	\$895.81	\$0.00
20	ED & DENNY LLC	Occupant	\$920.81	\$0.00	\$0.00	\$920.81	\$0.00
21	ED & DENNY LLC	Occupant	\$920.81	\$0.00	\$0.00	\$920.81	\$0.00
Prepaid Balances			(\$1,602.88)	(\$1,602.88)	\$0.00	\$0.00	
Receivable Balances			\$31,606.41	\$3,860.76	\$195.38	\$27,550.27	
Total			\$30,003.53	\$2,257.88	\$195.38	\$27,550.27	\$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 1/31/2013	Prepared By : INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
---	---	---

Ending system balance as of last reconciliation date (12/31/2012)	\$5,078.96
Add: Deposits Cleared This Period	\$5,446.84
Subtract: Withdrawals Cleared This Period	\$3,378.30
Adjust: Journal Entries Cleared This Period	\$666.26
Net Cleared	<u>\$1,402.28</u>
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	<u>\$6,481.24</u>
Bank statement balance as of 1/31/2013:	<u>\$6,481.24</u>
Unreconciled difference:	\$0.00

Cleared Transactions

Date	#	Name	Memo	Amount	Total
Cleared Deposits					
01/07/13				\$792.72	
01/15/13				\$1,625.87	
01/17/13				\$772.79	
01/29/13				\$1,750.00	
01/31/13				\$505.46	
Total Cleared Deposits					\$5,446.84
Cleared Disbursements					
12/13/12	269	WESTERN STATES SUBDIVI	2013 OFF-SITE RESER	\$350.00	
01/02/13	270	FARMERS INSURANCE	035119871	\$570.82	
01/02/13	271	INVEST WEST MANAGEMEN	CONTRACT	\$309.00	
01/08/13	272	INVEST WEST MANAGEMEN	CHECKS / MAILINGS	\$1,123.76	
01/09/13	273	INVEST WEST MANAGEMEN	50 % LATE FEE INCO	\$37.50	
01/14/13	274	WASTE CONNECTIONS, INC	976517	\$274.22	
01/14/13	275	CLARK REGIONAL WASTEWA	016125-000	\$442.00	
01/22/13	276	J's CUSTOM LANDSCAPING	MONTHLY	\$271.00	
Total Cleared Disbursements					\$3,378.30
Cleared Journal Entries					
01/01/13		Lakeview Condo Assoc.	RESERVES	(\$666.69)	
01/31/13		RIVERVIEW COMMUNITY BA	INTEREST	\$0.43	
Total Cleared Journal Entries					(\$666.26)
Net Cleared Items					\$1,402.28

Uncleared Transactions

Date	#	Name	Memo	Amount	Total
Uncleared Disbursements					
01/29/13	277	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
1/31/2013

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 1/31/2013 \$6,481.24

Total: \$5,900.42

G/L Account Balance for 1111526915, ITF Lakeview Operating as of 01/31/2013 \$5,900.42

Difference: \$0.00



Bank : RIVERVIEW COMMUNITY BANK 1901 NE 162 162 VANCOUVER, WA 98684	Bank Account Reconciliation 11712 (ITF Lakeview Reserve) 1199104760 1/31/2013	Prepared By : INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
---	---	---

Ending system balance as of last reconciliation date (12/31/2012)	\$2,888.88
Add: Deposits Cleared This Period	\$0.00
Subtract: Withdrawals Cleared This Period	\$0.00
Adjust: Journal Entries Cleared This Period	(\$666.94)
Net Cleared	<u>\$666.94</u>
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	<u>\$3,555.82</u>
Bank statement balance as of 1/31/2013:	<u>\$3,555.82</u>
Unreconciled difference:	\$0.00

Cleared Transactions

Date	#	Name	Memo	Amount	Total
Cleared Journal Entries					
01/01/13		Lakeview Condo Assoc.	RESERVES	\$666.69	
01/31/13		RIVERVIEW COMMUNITY BA INTEREST		\$0.25	
Total Cleared Journal Entries					<u>\$666.94</u>
Net Cleared Items					<u>\$666.94</u>
Add: Bank statement balance as of 1/31/2013					\$3,555.82
Total:					<u>\$3,555.82</u>
G/L Account Balance for 1199104760, ITF Lakeview Reserve as of 01/31/2013					<u>\$3,555.82</u>
Difference:					\$0.00



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

01111526915

Page 1 of 2

STATEMENT PERIOD

FROM 01/01/13
 THRU 01/31/13

*****EXCLUDE-Email
 9045 0.6690 EX 0.000 31 1 711
 INVEST WEST MANAGEMENT LLC AGENT FORE
 LAKEVIEW CONDO OWNERS ASSOCIATION
 12503 SE MILL PLAIN BLVD STE 260
 VANCOUVER WA 98684

Non Profit Checking

Account Number DD	01111526915	Beginning Balance	\$	5,078.96
Interest Rate	0.1000%	Deposits/Credits		5,446.84
YTD Interest	\$ 0.43	Interest Paid		0.43
YTD Withholding	\$ 0.00	Checks/Debits		4,044.99-
Annual Percentage Yield Earned (APY-E)	000.10%	Service Charges		0.00-
		Ending Balance	\$	6,481.24
		# Deposits/Credits		5
		# Checks/Debits		9

Other Transaction Activity

Date	Description	Deposits	Withdrawals
01/07	CUSTOMER DEPOSIT	792.72	
01/10	INVEST WEST ACH Collec	772.79	
	INVEST WEST		
01/15	CUSTOMER DEPOSIT	1,625.87	
01/29	CUSTOMER DEPOSIT	1,750.00	
01/31	WEB TFR TO 001199104760		666.69-
01/31	CUSTOMER DEPOSIT	505.46	
01/31	INTEREST PAYMENT SYSTEM GENERATED *	0.43	
	TOTAL ITEMS 7	\$5,447.27	\$666.69-

Check Register

Check#	Date	Amount	Check#	Date	Amount	Check#	Date	Amount
269	01/04	350.00	272	01/09	1,123.76	275	01/17	442.00
270	01/08	570.82	273	01/09	37.50	276	01/28	271.00
271	01/03	309.00	274	01/17	274.22			

* INDICATES NON-CONSECUTIVE CHECK NUMBER(S)

TOTAL ITEMS 8 \$3,378.30-



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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
3052 0.5050 AV 0.360 12 1 113
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	\$	2,888.88
Interest Rate	0.1000%	Deposits/Credits		666.69
YTD Interest	\$ 0.25	Interest Paid		0.25
YTD Withholding	\$ 0.00	Checks/Debits		0.00-
Annual Percentage Yield Earned (APY-E)	000.10%	Service Charges		0.00-
		Ending Balance	\$	3,555.82
		# Deposits/Credits		1
		# Checks/Debits		0

Other Transaction Activity

Date	Description	Deposits	Withdrawals
01/31	WEB TFR FR 001111526915 124329001591	666.69	
01/31	INTEREST PAYMENT SYSTEM GENERATED *	0.25	
	TOTAL ITEMS 2	\$666.94	\$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

For :

LAKEVIEW CONDO ASSOC
1 LAKEVIEW
VANCOUVER, WA 98665-

General Ledger

For the Period 12/01/2012 to 12/31/2012
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			(\$875.00)
12/20/12	2089957	RC	3062	EHLERS, JILL D	PAYMENT		\$75.00	(\$950.00)
Total Items		1			Ending Balance		\$75.00	(\$950.00)
Total							\$75.00	

Report Parameters : Sort Accounts By Account Number

Run Date: 01/09/13 11:25 AM

Properties-->Financial / trish

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

INVOICE

DATE: 12.31.12 **INVOICE #:** 123112-LVDH

PROPERTY: Lakeview Condominiums

DESCRIPTION	Minutes	QTY	PRICE	TOTAL
17 hours allotted per month				
Time Tracker 12.03-07	530	8.83 hrs		
Time Tracker 12.10-14	400	6.67 hrs		
Time Tracker 12.17-21	160	2.67 hrs		
Time Tracker 12.24-28	170	2.83 hrs		
Time Tracker 12.31	20	0.33 hrs		
TOTAL		21.33333333 hrs		
Overage		16.33 hrs		
Overage breakdown:		13.82 hrs @ \$60 hr		\$829.20
		2.5 hrs @ \$80 hr		\$200.00
		hrs @ \$125 hr		\$0.00
Sub-total				\$1,029.20
CREDIT GIVEN BY INVEST WEST				
TOTAL				\$1,029.20

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: DECEMBER 31, 2012 **INVOICE #:** LVC POST 12/12

PROPERTY: LAKEVIEW CONDOS
FOR THE MONTH OF: DECEMBER

DESCRIPTION	TOTAL
POSTAGE	\$40.50
TOTAL	\$40.50

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: DECEMBER 31, 2012 **INVOICE #:** LVC 12/12 OFC

PROPERTY: LAKEVIEW CONDOS
FOR THE MONTH OF: DECEMBER

DESCRIPTION	QTY	PRICE	TOTAL
Check Stock & Micr Ink	10	\$ 0.25	\$2.50
Envelopes - reg.	82	\$ 0.20	\$16.40
Envelopes - large		\$ 0.50	\$0.00
Labels - small	20	\$ 0.05	\$1.00
Labels - large (IWM)		\$ 0.20	\$0.00
Copies	267	\$ 0.12	\$32.04
Copies (color ink)	2	\$ 0.40	\$0.80
Color paper		\$ 0.15	\$0.00
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			

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