

For Owner :
Lakeview Condo Assoc.
Vancouver, WA 98665

Balance Sheet
06/30/2013

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	\$18,905.58	
11711 ITF Lakeview Operating	\$14,837.01	
11712 ITF Lakeview Reserve	\$6,891.28	
Total Assets		\$40,633.87
Liabilities		
2010 Accounts Payable	\$641.06	
2220 Prepaid Assessments Operating	\$812.79	
2221 Prepaid Assessments Reserves	\$248.47	
Total Liabilities		\$1,702.32
Equity		
3060 Retained Earnings	\$37,458.38	
3999.0000 Net Income	\$1,473.17	
Total Equity		\$38,931.55
Total Liabilities and Owner Equity		\$40,633.87

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-

	06/01/2013 06/30/2013	% of Total Revenue	01/01/2013 06/30/2013	% of Total Revenue
Revenue				
4200 Association Assessment	\$2,223.84	88.08%	\$13,343.04	89.53%
4091 Association Violation (Fine) - Assessment	\$300.00	11.88%	\$500.00	3.35%
4014 Collection Fee - Assessment	\$0.00	0.00%	\$234.80	1.58%
4062 Interest Assessment	\$0.00	0.00%	\$454.95	3.05%
4110 Interest Income	\$0.93	0.04%	\$5.20	0.03%
4060 Late Fee Assessment	\$0.00	0.00%	\$365.57	2.45%
Total Revenue	\$2,524.77	100.00%	\$14,903.56	100.00%
Expenses				
5765 Accounting / Audit	\$0.00	0.00%	\$275.00	1.85%
5775 Assoc. Operating Expenses	\$93.76	3.71%	\$402.48	2.70%
5078 Bad Debt Expense	\$1,474.27	58.39%	\$2,412.35	16.19%
5730 Building Maintenance	\$0.00	0.00%	\$419.50	2.81%
5004 Collection - Expense	\$0.00	0.00%	\$61.80	0.41%
5012 Electric	\$18.08	0.72%	\$118.30	0.79%
5035 Insurance	\$626.11	24.80%	\$3,634.86	24.39%
5079 Landscape Contract	\$271.00	10.73%	\$1,626.00	10.91%
5760 Legal	\$150.00	5.94%	\$1,191.70	8.00%
5003 Management - Contract	\$618.00	24.48%	\$3,363.00	22.57%
5221 Management Extra Expenses	\$0.00	0.00%	\$1.00	0.01%
5046 Sewer	\$455.00	18.02%	\$2,275.00	15.26%
5065 Trash/Hauling	\$275.30	10.90%	\$1,651.80	11.08%
Total Expenses	\$3,981.52	157.70%	\$17,432.79	116.97%
Net Operating Income	(\$1,456.75)	(57.70%)	(\$2,529.23)	(16.97%)
Reserve Revenue				
4900 Association Reserve Assessment	\$666.69	26.41%	\$4,000.14	26.84%
4131 Reserve Interest Revenue	\$0.51	0.02%	\$2.26	0.02%
Total Reserve Revenue	\$667.20	26.43%	\$4,002.40	26.86%
Net Operating Income/ Reserve Revenue	(\$789.55)	(31.27%)	\$1,473.17	9.88%

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 06/30/2013

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				14,837.01					
INVEST WEST MANAGEMENT, LLC									
	5/01/13		6/10/13	12.50	12.50	0.00	0.00	0.00	0.00
	6/27/13		6/27/13	30.00	30.00	0.00	0.00	0.00	0.00
	6/27/13		6/27/13	15.00	15.00	0.00	0.00	0.00	0.00
	6/28/13		6/28/13	1.00	1.00	0.00	0.00	0.00	0.00
	6/01/13		6/01/13	36.26	36.26	0.00	0.00	0.00	0.00
Total For INVEST WEST MANAGEMENT, LLC				94.76	94.76	0.00	0.00	0.00	0.00
J's CUSTOM PROJECTS LLC									
	6/28/13		6/28/13	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									
10614048	6/28/13	7/27/13	6/28/13	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
Total				\$641.06	\$641.06	\$0.00	\$0.00	\$0.00	\$0.00
Ending Cash Balance :11711 ITF Lakeview Operating				14,195.95					

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-

	06/01/2013 to 06/30/2013			01/01/2013 to 06/30/2013			Annual Budget
	Actual	Final Budget	\$ Variance	Actual	Final Budget	\$ Variance	
Revenue							
4200 Association Assessment	\$2,223.84	\$2,900.00	(\$676.16)	\$13,343.04	\$17,400.00	(\$4,056.96)	\$34,800.00
4091 Association Violation (Fine) - Assessment	\$300.00	\$0.00	\$300.00	\$500.00	\$0.00	\$500.00	\$0.00
4014 Collection Fee - Assessment	\$0.00	\$0.00	\$0.00	\$234.80	\$0.00	\$234.80	\$0.00
4062 Interest Assessment	\$0.00	\$0.00	\$0.00	\$454.95	\$0.00	\$454.95	\$0.00
4110 Interest Income	\$0.93	\$0.00	\$0.93	\$5.20	\$0.00	\$5.20	\$0.00
4060 Late Fee Assessment	\$0.00	\$0.00	\$0.00	\$365.57	\$0.00	\$365.57	\$0.00
Total Revenue	\$2,524.77	\$2,900.00	(\$375.23)	\$14,903.56	\$17,400.00	(\$2,496.44)	\$34,800.00
Expenses							
5765 Accounting / Audit	\$0.00	\$0.00	\$0.00	\$275.00	\$0.00	(\$275.00)	\$0.00
5775 Assoc. Operating Expenses	\$93.76	\$41.67	(\$52.09)	\$602.48	\$249.98	(\$352.50)	\$500.00
5078 Bad Debt Expense	\$1,474.27	\$0.00	(\$1,474.27)	\$2,412.35	\$0.00	(\$2,412.35)	\$0.00
5730 Building Maintenance	\$0.00	\$583.33	\$583.33	\$419.50	\$3,500.02	\$3,080.52	\$7,000.00
5004 Collection - Expense	\$0.00	\$0.00	\$0.00	\$61.80	\$0.00	(\$61.80)	\$0.00
5012 Electric	\$18.08	\$20.83	\$2.75	\$118.30	\$125.02	\$6.72	\$250.00
5035 Insurance	\$626.11	\$600.00	(\$26.11)	\$3,634.86	\$3,600.00	(\$34.86)	\$7,200.00
5079 Landscape Contract	\$271.00	\$250.00	(\$21.00)	\$1,626.00	\$1,500.00	(\$126.00)	\$3,000.00
5760 Legal	\$150.00	\$41.67	(\$108.33)	\$1,191.70	\$249.98	(\$941.72)	\$500.00
5003 Management - Contract	\$618.00	\$600.00	(\$18.00)	\$3,363.00	\$3,600.00	\$237.00	\$7,200.00
5221 Management Extra Expenses	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	(\$1.00)	\$0.00
5046 Sewer	\$455.00	\$458.33	\$3.33	\$2,275.00	\$2,750.02	\$475.02	\$5,500.00
5071 Taxes/Fees/License	\$0.00	\$12.50	\$12.50	\$0.00	\$75.00	\$75.00	\$150.00
5065 Trash/Hauling	\$275.30	\$291.67	\$16.37	\$1,651.80	\$1,749.98	\$98.18	\$3,500.00
Total Expenses	\$3,981.52	\$2,900.00	(\$1,081.52)	\$17,432.79	\$17,400.00	(\$32.79)	\$34,800.00
Net Operating Income	(\$1,456.75)	\$0.00	(\$1,456.75)	(\$2,529.23)	\$0.00	(\$2,529.23)	
Reserve Revenue							
4900 Association Reserve Assessment	\$666.69	\$882.00	(\$215.31)	\$4,000.14	\$5,292.00	(\$1,291.86)	\$10,584.00
4131 Reserve Interest Revenue	\$0.51	\$0.00	\$0.51	\$2.26	\$0.00	\$2.26	\$0.00
Total Reserve Revenue	\$667.20	\$882.00	(\$214.80)	\$4,002.40	\$5,292.00	(\$1,289.60)	\$10,584.00
Net Operating Income/Reserve Revenue	(\$789.55)	\$882.00	(\$1,671.55)	\$1,473.17	\$5,292.00	(\$3,818.83)	

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

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Owners-->Financial / Trish

For :
 LAKEVIEW CONDO ASSOC
 1 LAKEVIEW
 VANCOUVER, WA 98665

Resident Accounts Receivable Detail
All Balances
 For the Period 06/01/2013 to 06/30/2013

Prepared By :
 INVEST WEST MANAGEMENT LLC
 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	\$111.91	0074881098	06/06/13	(\$1.41)
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	0000995068	06/06/13	\$0.00
			Special Assessments	\$177.76	\$0.00	\$177.76	0074881098	06/06/13	\$0.00
			Subtotal	\$177.76	\$143.63	\$322.80			(\$1.41)
2	CHASCHIN, HEON	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50		06/11/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13		06/11/13	\$0.00
			Subtotal	\$0.00	\$143.63	\$143.63			\$0.00
3	HART, DAVID	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	115	06/01/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	115	06/01/13	\$0.00
			Subtotal	\$0.00	\$143.63	\$143.63			\$0.00
4	ROMO, SARA M	Occupant	Association Assessment	\$663.00	\$110.50	\$0.00			\$773.50
			Association Reserve Assess	\$198.78	\$33.13	\$0.00			\$231.91
			Interest Assessment	\$137.96	\$0.00	\$0.00			\$137.96
			Late Fee Assessment	\$125.00	\$0.00	\$0.00			\$125.00
			Subtotal	\$1,124.74	\$143.63	\$0.00			\$1,268.37
5	DICKAU, DANIEL D	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	18564	06/10/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	18564	06/10/13	\$0.00
			Subtotal	\$0.00	\$143.63	\$143.63			\$0.00
6	BYRON, JAIMEE R	Occupant	Association Assessment	\$221.00	\$110.50	\$0.00			\$331.50
			Association Reserve Assess	\$66.26	\$33.13	\$0.00			\$99.39
			Collection Fee - Assessmen	\$61.80	\$0.00	\$0.00			\$61.80
			Interest Assessment	\$4.31	\$0.00	\$0.00			\$4.31
			Late Fee Assessment	\$50.00	\$0.00	\$0.00			\$50.00
			Special Assessments	\$895.81	\$0.00	\$0.00			\$895.81
Subtotal	\$1,299.18	\$143.63	\$0.00			\$1,442.81			
7	BLIZZARD, DEBR	Occupant	Association Assessment	(\$113.19)	\$113.19	\$147.60	2139	06/26/13	(\$147.60)
			Association Reserve Assess	(\$33.93)	\$33.93	\$44.89	2139	06/26/13	(\$44.89)
			Subtotal	(\$147.12)	\$147.12	\$192.49			(\$192.49)
8	MCCLUNG, KAT	Occupant	Association Assessment	(\$776.89)	\$113.19	\$0.00			(\$663.70)
			Association Reserve Assess	(\$237.51)	\$33.93	\$0.00			(\$203.58)
			Subtotal	(\$1,014.40)	\$147.12	\$0.00			(\$867.28)
9	HAMMETT, MIC	Occupant	Association Assessment	\$113.19	(\$260.79)	\$0.00			(\$147.60)
			Association Reserve Assess	\$33.93	\$33.93	\$0.00			\$67.86
			Special Assessments	\$1,352.54	\$0.00	\$1,100.29		06/28/13	\$252.25
			Subtotal	\$1,499.66	(\$226.86)	\$1,100.29			\$172.51
10	HART, DAVID	Occupant	Association Assessment	\$0.00	\$113.19	\$113.19	115	06/01/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.93	\$33.93	115	06/01/13	\$0.00
			Subtotal	\$0.00	\$147.12	\$147.12			\$0.00
11	STOCKMAN, JOS	Occupant	Association Assessment	(\$113.19)	\$113.19	\$0.00			\$0.00
			Association Reserve Assess	(\$33.93)	\$33.93	\$0.00			\$0.00
			Special Assessments	\$371.92	\$0.00	\$150.00	3364	06/12/13	\$221.92
			Subtotal	\$224.80	\$147.12	\$150.00			\$221.92
12	HART, DAVID	Occupant	Association Assessment	\$0.00	\$113.19	\$113.19	115	06/01/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.93	\$33.93	115	06/01/13	\$0.00
			Subtotal	\$0.00	\$147.12	\$147.12			\$0.00

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

Unit #	Resident Name	Status	Account Name	Prior Balance	Current Charges	Receipt Amount	Last Check #	Last Receipt Date	Ending Balance
14	FEDERAL HOME L	Occupant	Association Assessment	\$475.69	\$110.63	\$0.00			\$586.32
			Association Reserve Assess	\$99.51	\$33.17	\$0.00			\$132.68
			Collection Fee - Assessmen	\$173.00	\$0.00	\$0.00			\$173.00
			Interest Assessment	\$10.06	\$0.00	\$0.00			\$10.06
			Late Fee Assessment	\$50.00	\$0.00	\$0.00			\$50.00
			Subtotal	\$808.26	\$143.80	\$0.00			\$952.06
15	KING, BOBBI	Occupant	Association Assessment	\$3,986.82	\$111.57	\$0.00			\$4,098.39
			Association Reserve Assess	\$568.65	\$33.45	\$0.00			\$602.10
			Association Violation (Fin	\$200.00	\$300.00	\$0.00			\$500.00
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$571.32	\$0.00	\$0.00			\$571.32
			Late Fee Assessment	\$375.00	\$0.00	\$72.51 7630	06/11/13	\$302.49	
Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00			
			Subtotal	\$7,911.79	\$445.02	\$72.51			\$8,284.30
16	RHODES INVES	Occupant	Association Assessment	\$0.00	\$93.97	\$93.97 1185553700		06/12/13	\$0.00
			Association Reserve Assess	\$0.00	\$28.17	\$28.17 1185553700		06/12/13	\$0.00
			Special Assessments	\$179.13	\$0.00	\$179.13 1185553700		06/12/13	\$0.00
			Subtotal	\$179.13	\$122.14	\$301.27			\$0.00
17	COOK, MATTHE	Occupant	Association Assessment	\$0.00	\$90.87	\$90.87		06/11/13	\$0.00
			Association Reserve Assess	\$0.00	\$27.24	\$27.24		06/11/13	\$0.00
			Subtotal	\$0.00	\$118.11	\$118.11			\$0.00
18	KUZMA, JENNAF	Occupant	Association Assessment	\$0.00	\$117.49	\$117.49		06/11/13	\$0.00
			Association Reserve Assess	\$0.00	\$35.22	\$35.22		06/11/13	\$0.00
			Special Assessments	\$179.14	\$0.00	\$179.14		06/11/13	\$0.00
			Subtotal	\$179.14	\$152.71	\$331.85			\$0.00
19	RHODES INVES	Occupant	Association Assessment	\$0.00	\$116.28	\$116.36 1185553700		06/12/13	(\$0.08)
			Association Reserve Assess	\$0.00	\$34.86	\$34.86 1185553700		06/12/13	\$0.00
			Special Assessments	\$179.13	\$0.00	\$179.13 1185553700		06/12/13	\$0.00
			Subtotal	\$179.13	\$151.14	\$330.35			(\$0.08)
20	ED & DENNY LLC	Occupant	Association Assessment	\$0.00	\$117.22	\$117.22 473		06/12/13	\$0.00
			Association Reserve Assess	\$0.00	\$35.14	\$35.14 473		06/12/13	\$0.00
			Special Assessments	\$204.13	\$0.00	\$179.17 473		06/12/13	\$24.96
			Subtotal	\$204.13	\$152.36	\$331.53			\$24.96
21	ED & DENNY LLC	Occupant	Association Assessment	\$0.00	\$123.67	\$123.67 473		06/12/13	\$0.00
			Association Reserve Assess	\$0.00	\$37.08	\$37.08 473		06/12/13	\$0.00
			Special Assessments	\$204.13	\$0.00	\$179.17 473		06/12/13	\$24.96
			Subtotal	\$204.13	\$160.75	\$339.92			\$24.96
Total				\$12,830.33	\$2,816.55	\$4,316.25			\$11,330.63

Total Delinquencies by Account

Association Assessment	\$4,829.32
Association Reserve Assessment	\$885.47
Association Violation (Fine) - Assess	\$500.00
Collection Fee - Assessment	\$294.80
Interest Assessment	\$723.65
Late Fee Assessment	\$527.49

For :
 LAKEVIEW CONDO ASSOC
 1 LAKEVIEW
 VANCOUVER, WA 98665

Resident Accounts Receivable Detail
 All Balances
 For the Period 06/01/2013 to 06/30/2013

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

Unit #	Resident Name	Status	Account Name	Prior Balance	Current Charges	Receipt Amount	Last Check #	Last Receipt Date	Ending Balance
			Special Assessments		\$3,569.90				
					\$11,330.63				

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

Run Date: 07/09/13 3:17 PM

Properties-->Operations / trish

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For :
 LAKEVIEW CONDO ASSOC
 1 LAKEVIEW
 VANCOUVER, WA 98665

Resident Accounts Receivable
 All Balances
 As of 06/30/2013

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	(\$1.41)	(\$1.41)	\$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	\$1,268.37	\$143.63	\$177.25	\$947.49	\$0.00
5	DICKAU, DANIEL D	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	BYRON, JAIMEE R	Occupant	\$1,442.81	\$143.63	\$233.30	\$1,065.88	\$0.00
7	BLIZZARD , DEBR	Occupant	(\$192.49)	(\$192.49)	\$0.00	\$0.00	\$0.00
8	MCCLUNG, KATH	Occupant	(\$867.28)	(\$867.28)	\$0.00	\$0.00	\$0.00
9	HAMMETT, MIC	Occupant	\$172.51	\$0.00	\$33.93	\$138.58	\$0.00
10	HART, DAVID	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11	STOCKMAN, JOSE	Occupant	\$221.92	\$0.00	\$0.00	\$221.92	\$0.00
12	HART, DAVID	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	FEDERAL HOME L	Occupant	\$952.06	\$143.80	\$174.55	\$633.71	\$0.00
15	KING, BOBBI	Occupant	\$8,284.30	\$445.02	\$262.07	\$7,577.21	\$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	(\$0.08)	(\$0.08)	\$0.00	\$0.00	\$0.00
20	ED & DENNY LLC	Occupant	\$24.96	\$0.00	\$0.00	\$24.96	\$0.00
21	ED & DENNY LLC	Occupant	\$24.96	\$0.00	\$0.00	\$24.96	\$0.00
Prepaid Balances			(\$1,061.26)	(\$1,061.26)	\$0.00	\$0.00	
Receivable Balances			\$18,905.58	\$876.08	\$881.10	\$17,148.40	
Total			\$17,844.32	(\$185.18)	\$881.10	\$17,148.40	\$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 6/30/2013	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 (05/31/2013)	\$15,349.46
Add: Deposits Cleared This Period	\$3,215.96
Subtract: Withdrawals Cleared This Period	\$1,981.54
Adjust: Journal Entries Cleared This Period	\$665.40
Net Cleared	<u>\$569.02</u>
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	<u>\$15,918.48</u>
Bank statement balance as of 6/30/2013:	<u>\$15,918.48</u>
Unreconciled difference:	\$0.00



Cleared Transactions

Date	#	Name	Memo	Amount	Total
Cleared Deposits					
06/03/13				\$437.87	
06/11/13				\$593.59	
06/11/13				\$538.94	
06/12/13				\$1,303.07	
06/25/13				\$150.00	
06/27/13				\$192.49	
Total Cleared Deposits					\$3,215.96
Cleared Disbursements					
05/29/13	311	FARMERS INSURANCE	035119871	\$626.11	
06/03/13	313	INVEST WEST MANAGEMENT	CONTRACT	\$618.00	
06/13/13	314	INVEST WEST MANAGEMENT	CHECKS / MAILINGS	\$23.05	
06/13/13	315	WASTE CONNECTIONS, INC	976517	\$275.30	
06/13/13	316	CLARK PUBLIC UTILITIES	550-0424-005-1	\$18.08	
06/13/13	317	VIAL FOTHERINGHAM LLP		\$150.00	
06/13/13	318	J's CUSTOM LANDSCAPING	MONTHLY	\$271.00	
Total Cleared Disbursements					\$1,981.54
Cleared Journal Entries					
06/28/13		Lakeview Condo Assoc.	RESERVES	(\$666.69)	
06/30/13		RIVERVIEW COMMUNITY BA	INTEREST	\$0.93	
06/30/13		RIVERVIEW COMMUNITY BA	INTEREST 6/7	\$0.36	
Total Cleared Journal Entries					<u>(\$665.40)</u>
Net Cleared Items					\$569.02

Uncleared Transactions

Date	#	Name	Memo	Amount	Total
Uncleared Disbursements					
03/07/13		INVEST WEST MANAGEMENT	TIME TRACKER PRI	\$0.00	

Bank : RIVERVIEW COMMUNITY BANK 1901 NE 162 AVE VANCOUVER, WA 98684	Bank Account Reconciliation 11711 (ITF Lakeview Operating) 1111526915 6/30/2013	Prepared By : INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
---	---	---

06/25/13	319 CLARK REGIONAL WASTEWA	016125-000	\$455.00	
06/25/13	320 FARMERS INSURANCE	035119871	\$626.11	
Total Uncleared Disbursements				\$1,081.11
Net Uncleared Items				(\$1,081.11)
Add: Bank statement balance as of 6/30/2013				\$15,918.48
Total:				\$14,837.37
G/L Account Balance for 1111526915, ITF Lakeview Operating as of 06/30/2013				\$14,837.37
Difference:				\$0.00

Bank : RIVERVIEW COMMUNITY BANK 1901 NE 162 162 VANCOUVER, WA 98684	Bank Account Reconciliation 11712 (ITF Lakeview Reserve) 1199104760 6/30/2013	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 (05/31/2013)	\$6,224.08
Add: Deposits Cleared This Period	\$0.00
Subtract: Withdrawals Cleared This Period	\$0.00
Adjust: Journal Entries Cleared This Period	(\$667.20)
Net Cleared	\$667.20
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	\$6,891.28
Bank statement balance as of 6/30/2013:	\$6,891.28
Unreconciled difference:	\$0.00



Cleared Transactions

Date	#	Name	Memo	Amount	Total
Cleared Journal Entries					
06/28/13		Lakeview Condo Assoc.	RESERVES	\$666.69	
06/30/13		RIVERVIEW COMMUNITY BA	INTEREST	\$0.36	
06/30/13		RIVERVIEW COMMUNITY BA	INTEREST 6/7	\$0.15	
Total Cleared Journal Entries					\$667.20
Net Cleared Items					\$667.20
Add: Bank statement balance as of 6/30/2013					\$6,891.28
Total:					\$6,891.28
G/L Account Balance for 1199104760, ITF Lakeview Reserve as of 06/30/2013					\$6,891.28
Difference:					\$0.00





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

01111526915
 Page 1 of 1
 STATEMENT PERIOD
 FROM 06/01/13
 THRU 06/09/13

*****EXCLUDE-Email
 30052 0.5200 EX 0.000 86 1 2859
 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	\$	15,349.46
Interest Rate	0.1000%	Deposits/Credits		437.87
		Interest Paid		0.36
YTD Interest	\$ 4.63	Checks/Debits		1,244.11-
YTD Withholding	\$ 0.00	Service Charges		0.00-
		Ending Balance	\$	14,543.58
		# Deposits/Credits		1
Annual Percentage Yield Earned (APY-E)	000.10%	# Checks/Debits		2

Other Transaction Activity

Date	Description	Deposits	Withdrawals
06/03	CUSTOMER DEPOSIT	437.87	
06/07	INTEREST PAYMENT SYSTEM GENERATED *	0.36	
	TOTAL ITEMS 2	\$438.23	\$0.00-

Check Register

Check#	Date	Amount	Check#	Date	Amount	Check#	Date	Amount
311	06/03	626.11	*313	06/03	618.00			
* INDICATES NON-CONSECUTIVE CHECK NUMBER(S)								
TOTAL ITEMS 2								\$1,244.11-

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





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PERIODIC STATEMENT	
Date:	Jun 30, 2013
Period:	Jun 10, 2013 to Jun 30, 2013
	(21 Days)

Enclosures: 0000 Page: 1

*****EXCLUDE-Email
 17886 0.6000 EX 0.000 53 1 2031

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

ACCOUNT #: DD - 1111526915 Non-Profit

Lakeview Condo Owners Association

Beginning Balance	
as of 06/10/13	14,543.58
Deposits & Other Credits	2,779.02
Charges & Fees	0.00
Checks & Other Debits	1,404.12
Average Balance	16,325.08
Ending Balance	
as of 06/30/13	15,918.48

Transaction Information

Date	Check#	Description	Debit Amount	Credit Amount
06/10		CR Rate Change: 0.000 % To 0.100 %		
06/11		Deposit		538.94
06/11		ACH Credit ACH Collec, INVEST WEST		593.59
06/12		Deposit		1,303.07
06/25		Deposit		150.00
06/27		Deposit		192.49
06/30		Interest Credit		0.93
06/27		Tfr to XXXXXX4760 Online Transfer withdr Lakeview Condo Owner	666.69	

Check Information

Date	Check#	Amount	Date	Check#	Amount
06/14	314	23.05	06/19	317	150.00
06/19	315	275.30	06/19	318	271.00
06/17	316	18.08			





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Account: 1111526915
Page: 2

Jun 30, 2013

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
06/11	15,676.11	06/17	16,938.05	06/27	15,917.55
06/12	16,979.18	06/19	16,241.75	06/30	15,918.48
06/14	16,956.13	06/25	16,391.75		





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01199104760
 Page 1 of 1
 STATEMENT PERIOD
 FROM 06/01/13
 THRU 06/09/13

*****EXCLUDE-Email
 30123 0.5200 EX 0.000 86 1 2930
 INVEST WEST MANAGEMENT LLC AGENT FOR
 LAKEVIEW CONDO OWNERS ASSOCIATION
 RESERVE ACCOUNT
 8002 NE HWY 99 SUITE 560
 VANCOUVER WA 98665

Money Market

Account Number DD	01199104760	Beginning Balance	\$	6,224.08
Interest Rate	0.1000%	Deposits/Credits		0.00
		Interest Paid		0.15
YTD Interest	\$ 1.90	Checks/Debits		0.00-
YTD Withholding	\$ 0.00	Service Charges		0.00-
		Ending Balance	\$	6,224.23
		# Deposits/Credits		0
Annual Percentage Yield Earned (APY-E)	000.10%	# Checks/Debits		0

Other Transaction Activity

Date	Description	Deposits	Withdrawals
06/07	INTEREST PAYMENT SYSTEM GENERATED *	0.15	
	TOTAL ITEMS 1	\$0.15	\$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





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PERIODIC STATEMENT	
Date:	Jun 30, 2013
Period:	Jun 10, 2013 to Jun 30, 2013
	(21 Days)

Enclosures: 0000 Page: 1

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 17962 0.6000 EX 0.000 53 1 2107

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		Interest Information	
as of 06/10/13	6,224.23	Interest Paid YTD	2.26
Deposits & Other Credits	667.05	Interest Earned	0.36
Charges & Fees	0.00	Average Balance	6,351.22
Checks & Other Debits	0.00	Number of Days	21
Ending Balance		Annual Percentage	
as of 06/30/13	6,891.28	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
06/10		CR Base Rate Change: 0.000 % To 0.100		
06/27		Tfr from XXXXXX6915 Online Transfer Depo Lakeview Condo Owner		666.69
06/30		Interest Credit		0.36





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Account: 1199104760
Page: 2

Daily Balance Information

Date	Balance	Date	Balance
06/27	6,890.92	06/30	6,891.28

Jun 30, 2013

Date Balance



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

INVOICE

DATE: May 31, 2013 **INVOICE #:** LC POST 5/13

PROPERTY: LAKEVIEW CONDOS
FOR THE MONTH OF: MAY

DESCRIPTION	TOTAL
POSTAGE	\$9.66
TOTAL	\$9.66

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: MAY 31, 2013 INVOICE #: LVC OFC 5/13

PROPERTY: LAKEVIEW CONDOS
FOR THE MONTH OF: MAY

DESCRIPTION	QTY	PRICE	TOTAL
Check Stock & Micr Ink	10	\$ 0.25	\$2.50
Envelopes - reg.	27	\$ 0.20	\$5.40
Envelopes - large		\$ 0.50	\$0.00
Labels - small		\$ 0.05	\$0.00
Labels - large (IWM)		\$ 0.20	\$0.00
Copies	31	\$ 0.12	\$3.72
Copies (color ink)		\$ 0.40	\$0.00
Color paper	3	\$ 0.15	\$0.45
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			\$13.39

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 06/01/2013 to 06/30/2013

Prepared By :
 INVEST WEST MANAGEMENT LLC
 12503 SE MILLEPLAIN ST# 260
 VANCOUVER, WA 98684-

For Owner :
 Lakeview Condo Assoc.
 Vancouver, WA 98665

Date	Check #	Vendor Name	Account #	Account Name	Remark	Amount
11711 TTF Lakeview Operating						
06/03/2013	313	INVEST WEST MANAGEMENT, LLC	5003	Management - Contract	L V 6.113 CONTRACT	618.00
06/13/2013	314	INVEST WEST MANAGEMENT, LLC	5775	Assoc. Operating Expenses	LVC OFC 5/13	13.39
			5775	Assoc. Operating Expenses	L/C POST 5/13	9.66
06/13/2013	315	WASTE CONNECTIONS, INC	5065	Trash/Hauling	10554361	275.30
06/13/2013	316	CLARK PUBLIC UTILITIES	5012	Electric	6.5.13 0424	18.08
06/13/2013	317	VIAL FOTHERINGHAM LLP	5760	Legal	161800	150.00
06/13/2013	318	J's CUSTOM LANDSCAPING	5079	Landscape Contract	20775	271.00
06/25/2013	319	CLARK REGIONAL WASTEWATER DISTRI	5046	Sewer	5.1.13-5.31.13 6125	455.00
06/25/2013	320	FARMERS INSURANCE	5035	Insurance	7.5.13 7292	626.11

Total 8 Disbursements 2,436.54

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

Run Date: 07/09/13 2:27 PM

Properties-->Financial / trish