

For Owner :
Lakeview Condo Assoc.
Vancouver, WA 98665

Balance Sheet
03/31/2013

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	\$25,300.04
11711 ITF Lakeview Operating	\$10,482.70
11712 ITF Lakeview Reserve	\$4,889.83

Total Assets

\$40,672.57

Liabilities

2010 Accounts Payable	\$1,024.14
2220 Prepaid Assessments Operating	\$1,113.77
2221 Prepaid Assessments Reserves	\$338.50

Total Liabilities

\$2,476.41

Equity

3060 Retained Earnings	\$37,458.38
3999.0000 Net Income	\$737.78

Total Equity

\$38,196.16

Total Liabilities and Owner Equity

\$40,672.57

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-

	03/01/2013 03/31/2013	% of Total Revenue	01/01/2013 03/31/2013	% of Total Revenue
Revenue				
4200 Association Assessment	\$2,223.84	85.33%	\$6,671.52	92.67%
4014 Collection Fee - Assessment	\$173.00	6.64%	\$173.00	2.40%
4062 Interest Assessment	\$133.44	5.12%	\$262.53	3.65%
4110 Interest Income	\$0.92	0.04%	\$1.96	0.03%
4060 Late Fee Assessment	\$75.00	2.88%	\$90.57	1.26%
Total Revenue	\$2,606.20	100.00%	\$7,199.58	100.00%
Expenses				
5765 Accounting / Audit	\$275.00	10.55%	\$275.00	3.82%
5775 Assoc. Operating Expenses	\$55.67	2.14%	\$260.96	3.62%
5078 Bad Debt Expense	\$0.00	0.00%	\$938.08	13.03%
5730 Building Maintenance	\$419.50	16.10%	\$419.50	5.83%
5012 Electric	\$17.31	0.66%	\$64.08	0.89%
5035 Insurance	\$594.89	22.83%	\$1,756.53	24.40%
5079 Landscape Contract	\$271.00	10.40%	\$813.00	11.29%
5760 Legal	\$689.70	26.46%	\$689.70	9.58%
5003 Management - Contract	\$600.00	23.02%	\$1,509.00	20.96%
5221 Management Extra Expenses	\$1.00	0.04%	\$1.00	0.01%
5046 Sewer	\$13.00	0.50%	\$910.00	12.64%
5065 Trash/Hauling	\$275.30	10.56%	\$825.90	11.47%
Total Expenses	\$3,212.37	123.26%	\$8,462.75	117.55%
Net Operating Income	(\$606.17)	(23.26%)	(\$1,263.17)	(17.55%)
Reserve Revenue				
4900 Association Reserve Assessment	\$666.69	25.58%	\$2,000.07	27.78%
4131 Reserve Interest Revenue	\$0.36	0.01%	\$0.88	0.01%
Total Reserve Revenue	\$667.05	25.59%	\$2,000.95	27.79%
Net Operating Income/ Reserve Revenue	\$60.88	2.34%	\$737.78	10.25%

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 03/31/2013

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				\$10,482.70					
INVEST WEST MANAGEMENT, LLC									
	03/28/2013		03/28/13	\$1.00	\$1.00	\$0.00	\$0.00	\$0.00	\$0.00
48155	02/19/2013	03/26/13	03/26/13	\$408.67	\$0.00	\$408.67	\$0.00	\$0.00	\$0.00
LV 2.27.13 50% L	02/27/2013		02/27/13	\$12.50	\$12.50	\$0.00	\$0.00	\$0.00	\$0.00
LVC OFC 3/13	03/27/2013		03/27/13	\$45.55	\$45.55	\$0.00	\$0.00	\$0.00	\$0.00
LVC POST 3/13	03/27/2013		03/27/13	\$10.12	\$10.12	\$0.00	\$0.00	\$0.00	\$0.00
Total For INVEST WEST MANAGEMENT, LLC				\$477.84	\$69.17	\$408.67	\$0.00	\$0.00	\$0.00
J's CUSTOM PROJECTS LLC									
	03/28/2013		03/28/13	\$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									
2010-976517	03/28/2013	04/27/13	03/28/13	\$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				\$1,024.14	\$615.47	\$408.67	\$0.00	\$0.00	\$0.00
Ending Cash Balance :11711 ITF Lakeview Operating				\$9,458.56					

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-

	03/01/2013 to 03/31/2013		01/01/2013 to 03/31/2013		
	Actual	Final Budget	Actual	Final Budget	Annual Budget
					\$
					Variance
Revenue					
4200 Association Assessment	\$2,223.84	\$2,900.00	\$6,671.52	\$8,700.00	(\$2,028.48)
4014 Collection Fee - Assessment	\$173.00	\$0.00	\$173.00	\$0.00	\$173.00
4062 Interest Assessment	\$133.44	\$0.00	\$262.53	\$0.00	\$262.53
4110 Interest Income	\$0.92	\$0.00	\$1.96	\$0.00	\$1.96
4060 Late Fee Assessment	\$75.00	\$0.00	\$90.57	\$0.00	\$90.57
Total Revenue	\$2,606.20	\$2,900.00	\$7,199.58	\$8,700.00	(\$1,500.42)
Expenses					
5765 Accounting / Audit	\$275.00	\$0.00	\$275.00	\$0.00	(\$275.00)
5775 Assoc. Operating Expenses	\$55.67	\$41.67	\$260.96	\$124.97	(\$135.99)
5078 Bad Debt Expense	\$0.00	\$0.00	\$938.08	\$0.00	(\$938.08)
5730 Building Maintenance	\$419.50	\$583.33	\$419.50	\$1,750.03	\$1,330.53
5012 Electric	\$17.31	\$20.83	\$64.08	\$62.53	(\$1.55)
5035 Insurance	\$594.89	\$600.00	\$1,756.53	\$1,800.00	\$43.47
5079 Landscape Contract	\$271.00	\$250.00	\$813.00	\$750.00	(\$63.00)
5760 Legal	\$689.70	\$41.67	\$689.70	\$124.97	(\$564.73)
5003 Management - Contract	\$600.00	\$600.00	\$1,509.00	\$1,800.00	\$291.00
5221 Management Extra Expenses	\$1.00	\$0.00	\$1.00	\$0.00	(\$1.00)
5046 Sewer	\$13.00	\$458.33	\$910.00	\$1,375.03	\$465.03
5071 Taxes/Fees/License	\$0.00	\$12.50	\$0.00	\$37.50	\$37.50
5065 Trash/Hauling	\$275.30	\$291.67	\$825.90	\$874.97	\$49.07
Total Expenses	\$3,212.37	\$2,900.00	\$8,462.75	\$8,700.00	\$237.25
Net Operating Income	(\$606.17)	\$0.00	(\$1,263.17)	\$0.00	(\$1,263.17)
Reserve Revenue					
4900 Association Reserve Assessment	\$666.69	\$882.00	\$2,000.07	\$2,646.00	(\$645.93)
4131 Reserve Interest Revenue	\$0.36	\$0.00	\$0.88	\$0.00	\$0.88
Total Reserve Revenue	\$667.05	\$882.00	\$2,000.95	\$2,646.00	(\$645.05)
Net Operating Income/ Reserve Revenue	\$60.88	\$882.00	\$737.78	\$2,646.00	(\$1,908.22)

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

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

Disbursement Register Detail
 For the Period 03/01/2013 to 03/31/2013

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						
03/07/2013		INVEST WEST MANAGEMENT, LLC	5221	Management Extra Expenses		1.00
			5221	Management Extra Expenses		(1.00)
03/01/2013	285	INVEST WEST MANAGEMENT, LLC	5003	Management - Contract	3.1.13 LV CONTRACT	600.00
03/05/2013	286	VIAL FOTHERINGHAM LLP	5760	Legal	151552	689.70
03/05/2013	287	INVEST WEST MANAGEMENT, LLC	5775	Assoc. Operating Expenses	LVC OFC 2/13	81.64
			5775	Assoc. Operating Expenses	LVC POST 2/13	109.70
03/13/2013	288	CLARK PUBLIC UTILITIES	5012	Electric	02.05.13-03.05.13 0424	17.31
03/13/2013	289	J's CUSTOM LANDSCAPING	5079	Landscape Contract	19863	271.00
03/19/2013	290	WASTE CONNECTIONS, INC	5065	Trash/Hauling	10352119	275.30
03/19/2013	291	CLARK REGIONAL WASTEWATER DISTRI	5046	Sewer	2.1.13-2.28.13 6125	455.00
03/19/2013	292	SCHWINDT & CO.	5765	Accounting / Audit	00133244	275.00
03/26/2013	293	FARMERS INSURANCE	5035	Insurance	4.5.13 HG57292	594.89
03/26/2013	294	FILBINS ACE HARDWARE, Dba	5730	Building Maintenance	LAKEVIEW	10.83
Total			11	Disbursements		3,298.73

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

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	\$20.50	0041243706	03/05/13	\$90.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	0041243706	03/05/13	\$0.00
			Special Assessments	\$715.27	\$0.00	\$269.17	0041243706	03/05/13	\$446.10
			Subtotal	\$715.27	\$143.63	\$322.80			\$536.10
2	CHASCHIN, HEO	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	1201	03/08/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	1201	03/08/13	\$0.00
			Subtotal	\$0.00	\$143.63	\$143.63			\$0.00
3	HART, DAVID	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	102	03/05/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	102	03/05/13	\$0.00
			Subtotal	\$0.00	\$143.63	\$143.63			\$0.00
4	ROMO, SARA M	Occupant	Association Assessment	\$331.50	\$110.50	\$0.00			\$442.00
			Association Reserve Assess	\$99.39	\$33.13	\$0.00			\$132.52
			Interest Assessment	\$79.53	\$42.63	\$0.00			\$122.16
			Late Fee Assessment	\$50.00	\$25.00	\$0.00			\$75.00
			Subtotal	\$560.42	\$211.26	\$0.00			\$771.68
5	DICKAU, DANIEL	Occupant	Association Assessment	(\$110.52)	\$110.50	\$110.48	17885	03/08/13	(\$110.50)
			Association Reserve Assess	(\$33.13)	\$33.13	\$33.13	17885	03/08/13	(\$33.13)
			Subtotal	(\$143.65)	\$143.63	\$143.61			(\$143.63)
6	BYRON, JAIMEE R	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50		03/12/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13		03/12/13	\$0.00
			Special Assessments	\$1,074.98	\$0.00	\$179.17		03/12/13	\$895.81
			Subtotal	\$1,074.98	\$143.63	\$322.80			\$895.81
7	BLIZZARD, DEBRO	Occupant	Association Assessment	\$0.00	\$226.38	\$226.38	2131	03/25/13	\$0.00
			Association Reserve Assess	\$0.00	\$67.86	\$67.86	2131	03/25/13	\$0.00
			Special Assessments	\$390.35	\$0.00	\$179.13		03/31/13	\$211.22
			Subtotal	\$390.35	\$294.24	\$473.37			\$211.22
8	MCCLUNG, KAT	Occupant	Association Assessment	(\$1,116.46)	\$113.19	\$0.00			(\$1,003.27)
			Association Reserve Assess	(\$339.30)	\$33.93	\$0.00			(\$305.37)
			Subtotal	(\$1,455.76)	\$147.12	\$0.00			(\$1,308.64)
9	HAMMETT, MIC	Occupant	Association Assessment	\$2,044.08	\$113.19	\$0.00			\$2,157.27
			Association Reserve Assess	\$475.02	\$33.93	\$0.00			\$508.95
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$130.53	\$48.16	\$0.00			\$178.69
			Late Fee Assessment	\$100.00	\$25.00	\$0.00			\$125.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			Subtotal	\$4,959.63	\$220.28	\$0.00			\$5,179.91
10	HART, DAVID	Occupant	Association Assessment	\$0.00	\$113.19	\$113.19	102	03/05/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.93	\$33.93	102	03/05/13	\$0.00
			Subtotal	\$0.00	\$147.12	\$147.12			\$0.00
11	STOCKMAN, JOS	Occupant	Association Assessment	\$0.00	\$113.19	\$113.19	0000995456	03/04/13	\$0.00

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 03/01/2013 to 03/31/2013

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
			Association Reserve Assess	\$7.12	\$33.93	\$41.05	0000995456	03/04/13	\$0.00
			Special Assessments	\$923.00	\$0.00	\$164.93	1003	03/19/13	\$758.07
			Subtotal	\$930.12	\$147.12	\$319.17			\$758.07
12	HART, DAVID	Occupant	Association Assessment	\$0.00	\$113.19	\$113.19	102	03/05/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.93	\$33.93	102	03/05/13	\$0.00
			Subtotal	\$0.00	\$147.12	\$147.12			\$0.00
14	FEDERAL HOME I	Occupant	Association Assessment	\$143.80	\$110.63	\$0.00			\$254.43
			Association Reserve Assess	\$0.00	\$33.17	\$0.00			\$33.17
			Collection Fee - Assessmen	\$0.00	\$173.00	\$0.00			\$173.00
			Subtotal	\$143.80	\$316.80	\$0.00			\$460.60
15	KING, BOBBI	Occupant	Association Assessment	\$3,652.11	\$111.57	\$0.00			\$3,763.68
			Association Reserve Assess	\$468.30	\$33.45	\$0.00			\$501.75
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$417.52	\$42.65	\$0.00			\$460.17
			Late Fee Assessment	\$275.00	\$25.00	\$0.00			\$300.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			Subtotal	\$7,022.93	\$212.67	\$0.00			\$7,235.60
16	RHODES INVEST	Occupant	Association Assessment	\$0.00	\$93.97	\$93.97	1176030910	03/20/13	\$0.00
			Association Reserve Assess	\$0.00	\$28.17	\$28.17	1176030910	03/20/13	\$0.00
			Special Assessments	\$716.64	\$0.00	\$179.17	1176030910	03/20/13	\$537.47
			Subtotal	\$716.64	\$122.14	\$301.31			\$537.47
17	COOK, MATTHE	Occupant	Association Assessment	\$0.00	\$90.87	\$90.87		03/12/13	\$0.00
			Association Reserve Assess	\$0.00	\$27.24	\$27.24		03/12/13	\$0.00
			Subtotal	\$0.00	\$118.11	\$118.11			\$0.00
18	KUZMA, JENNAF	Occupant	Association Assessment	\$0.00	\$117.49	\$117.49		03/12/13	\$0.00
			Association Reserve Assess	\$0.00	\$35.22	\$35.22		03/12/13	\$0.00
			Special Assessments	\$716.65	\$0.00	\$179.17		03/12/13	\$537.48
			Subtotal	\$716.65	\$152.71	\$331.88			\$537.48
19	RHODES INVEST	Occupant	Association Assessment	\$0.00	\$116.28	\$116.28	1176030910	03/20/13	\$0.00
			Association Reserve Assess	\$0.00	\$34.86	\$34.86	1176030910	03/20/13	\$0.00
			Special Assessments	\$716.64	\$0.00	\$179.17	1176030910	03/20/13	\$537.47
			Subtotal	\$716.64	\$151.14	\$330.31			\$537.47
20	ED & DENNY LLC	Occupant	Association Assessment	\$0.00	\$117.22	\$117.22	461	03/19/13	\$0.00
			Association Reserve Assess	\$0.00	\$35.14	\$35.14	461	03/19/13	\$0.00
			Special Assessments	\$741.64	\$0.00	\$179.17	461	03/19/13	\$562.47
			Subtotal	\$741.64	\$152.36	\$331.53			\$562.47
21	ED & DENNY LLC	Occupant	Association Assessment	\$0.00	\$123.67	\$123.67	461	03/19/13	\$0.00
			Association Reserve Assess	\$0.00	\$37.08	\$37.08	461	03/19/13	\$0.00
			Special Assessments	\$741.64	\$0.00	\$179.17	461	03/19/13	\$562.47
			Subtotal	\$741.64	\$160.75	\$339.92			\$562.47

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 03/01/2013 to 03/31/2013

Prepared By :
 INVEST WEST MANAGEMENT LLA
 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
Total				\$17,831.30	\$3,419.09	\$3,916.31			\$17,334.08

Total Delinquencies by Account

Association Assessment	\$5,593.61
Association Reserve Assessment	\$837.89
Collection Fee - Assessment	\$293.00
Interest Assessment	\$761.02
Late Fee Assessment	\$500.00
Special Assessments	\$9,348.56
	\$17,334.08

For :
LAKEVIEW CONDO ASSOC
1 LAKEVIEW
VANCOUVER, WA 98665

Resident Accounts Receivable
All Balances
As of 03/31/2013

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	\$536.10	\$90.00	\$0.00	\$446.10	\$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	\$771.68	\$211.26	\$209.83	\$350.59	\$0.00
5	DICKAU, DANIEL I	Occupant	(\$143.63)	(\$143.63)	\$0.00	\$0.00	\$0.00
6	BYRON, JAIMEE R	Occupant	\$895.81	\$0.00	\$0.00	\$895.81	\$0.00
7	BLIZZARD , DEBR	Occupant	\$211.22	\$0.00	\$0.00	\$211.22	\$0.00
8	MCCLUNG, KATH	Occupant	(\$1,308.64)	(\$1,308.64)	\$0.00	\$0.00	\$0.00
9	HAMMETT, MIC	Occupant	\$5,179.91	\$220.28	\$218.81	\$4,740.82	\$0.00
10	HART, DAVID	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11	STOCKMAN, JOSE	Occupant	\$758.07	\$0.00	\$0.00	\$758.07	\$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	Occupant	\$460.60	\$316.80	\$77.46	\$66.34	\$0.00
15	KING, BOBBI	Occupant	\$7,235.60	\$212.67	\$211.22	\$6,811.71	\$0.00
16	RHODES INVESTE	Occupant	\$537.47	\$0.00	\$0.00	\$537.47	\$0.00
17	COOK, MATTHEW	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18	KUZMA, JENNAFE	Occupant	\$537.48	\$0.00	\$0.00	\$537.48	\$0.00
19	RHODES INVESTE	Occupant	\$537.47	\$0.00	\$0.00	\$537.47	\$0.00
20	ED & DENNY LLC	Occupant	\$562.47	\$0.00	\$0.00	\$562.47	\$0.00
21	ED & DENNY LLC	Occupant	\$562.47	\$0.00	\$0.00	\$562.47	\$0.00
Prepaid Balances			(\$1,452.27)	(\$1,452.27)	\$0.00	\$0.00	
Receivable Balances			\$25,300.04	\$1,051.01	\$717.32	\$23,531.71	

Report Parameters : / Include Occupant All / Include Active Resident

For :
LAKEVIEW CONDO ASSOC
1 LAKEVIEW
VANCOUVER, WA 98665

Resident Accounts Receivable
All Balances
As of 03/31/2013

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

Total	\$23,847.77	(\$401.26)	\$717.32	\$23,531.71	\$0.00
--------------	--------------------	-------------------	-----------------	--------------------	---------------

Bank : RIVERVIEW COMMUNITY BANK 1901 NE 162 AVE VANCOUVER, WA 98684	Bank Account Reconciliation 11711 (ITF Lakeview Operating) 1111526915 3/31/2013	Prepared By : INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
---	---	---

Ending system balance as of last reconciliation date (02/28/2013)	\$11,258.83
Add: Deposits Cleared This Period	\$3,769.19
Subtract: Withdrawals Cleared This Period	\$3,284.66
Adjust: Journal Entries Cleared This Period	\$665.77
Net Cleared	<u>-\$181.24</u>
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	<u>\$11,077.59</u>
Bank statement balance as of 3/31/2013:	<u>\$11,077.59</u>
Unreconciled difference:	\$0.00

Cleared Transactions

Date	# Name	Memo	Amount	Total
Cleared Deposits				
03/08/13			\$1,083.45	
03/11/13			\$143.63	
03/12/13			\$772.79	
03/19/13			\$811.45	
03/26/13			\$957.87	
Total Cleared Deposits				\$3,769.19
Cleared Disbursements				
02/25/13	284 FARMERS INSURANCE	035119871	\$580.82	
03/01/13	285 INVEST WEST MANAGEMEN	CONTRACT	\$600.00	
03/05/13	286 VIAL FOTHERINGHAM LLP		\$689.70	
03/05/13	287 INVEST WEST MANAGEMEN	CHECKS / MAILINGS	\$109.70	
03/13/13	288 CLARK PUBLIC UTILITIES	550-0424-005-1	\$17.31	
03/13/13	289 J's CUSTOM LANDSCAPING	MONTHLY	\$271.00	
03/19/13	290 WASTE CONNECTIONS, INC	976517	\$275.30	
03/19/13	291 CLARK REGIONAL WASTEWA	016125-000	\$455.00	
03/19/13	292 SCHWINDT & CO.	2013 TAX PREP	\$275.00	
03/26/13	294 FILBINS ACE HARDWARE, DE	TRASH BAG	\$10.83	
Total Cleared Disbursements				\$3,284.66
Cleared Journal Entries				
03/01/13	Lakeview Condo Assoc.	RESERVES	(\$666.69)	
03/31/13	RIVERVIEW COMMUNITY BA	INTEREST	\$0.92	
Total Cleared Journal Entries				<u>(\$665.77)</u>
Net Cleared Items				<u>(\$181.24)</u>

Uncleared Transactions

Date	# Name	Memo	Amount	Total
Uncleared Disbursements				

Bank : RIVERVIEW COMMUNITY BANK 1901 NE 162 AVE VANCOUVER, WA 98684	Bank Account Reconciliation 11711 (ITF Lakeview Operating) 1111526915 3/31/2013	Prepared By : INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
---	---	---

03/07/13	INVEST WEST MANAGEMEN. TIME TRACKER PRI	\$0.00	
03/26/13	293 FARMERS INSURANCE 035119871	\$594.89	
Total Uncleared Disbursements			<u>\$594.89</u>
Net Uncleared Items			(\$594.89)
Add: Bank statement balance as of 3/31/2013			\$11,077.59
Total:			<u>\$10,482.70</u>
G/L Account Balance for 1111526915, ITF Lakeview Operating as of 03/31/2013			<u>\$10,482.70</u>
Difference:			\$0.00

Bank : RIVERVIEW COMMUNITY BANK 1901 NE 162 162 VANCOUVER, WA 98684	Bank Account Reconciliation 11712 (ITF Lakeview Reserve) 1199104760 3/31/2013	Prepared By : INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
---	---	---

Ending system balance as of last reconciliation date (02/28/2013)	\$4,222.78
Add: Deposits Cleared This Period	\$0.00
Subtract: Withdrawals Cleared This Period	\$0.00
Adjust: Journal Entries Cleared This Period	(\$667.05)
Net Cleared	\$667.05
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	\$4,889.83
Bank statement balance as of 3/31/2013:	\$4,889.83
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					
03/01/13		Lakeview Condo Assoc.	RESERVES	\$666.69	
03/31/13		RIVERVIEW COMMUNITY BA	INTEREST	\$0.36	
Total Cleared Journal Entries					\$667.05
Net Cleared Items					\$667.05
Add: Bank statement balance as of 3/31/2013					\$4,889.83
Total:					\$4,889.83
G/L Account Balance for 1199104760, ITF Lakeview Reserve as of 03/31/2013					\$4,889.83
Difference:					\$0.00



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

01111526915

Page 1 of 2

STATEMENT PERIOD

FROM 03/01/13
 THRU 03/31/13

*****EXCLUDE-Email
 13134 0.9880 EX 0.000 62 1 723
 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	\$	11,258.83
Interest Rate	0.1000%	Deposits/Credits		3,769.19
		Interest Paid		0.92
YTD Interest	\$ 1.96	Checks/Debits		3,951.35-
YTD Withholding	\$ 0.00	Service Charges		0.00-
		Ending Balance	\$	11,077.59
		# Deposits/Credits		5
Annual Percentage Yield Earned (APY-E)	000.10%	# Checks/Debits		11

Other Transaction Activity

Date	Description	Deposits	Withdrawals
03/08	CUSTOMER DEPOSIT	1,083.45	
03/11	INVEST WEST ACH Collec	772.79	
	INVEST WEST		
03/11	CUSTOMER DEPOSIT	143.63	
03/19	CUSTOMER DEPOSIT	811.45	
03/26	CUSTOMER DEPOSIT	957.87	
03/29	DEBIT MEMO		666.69-
03/29	INTEREST PAYMENT SYSTEM GENERATED *	0.92	
	TOTAL ITEMS 7	\$3,770.11	\$666.69-

Check Register

Check#	Date	Amount	Check#	Date	Amount	Check#	Date	Amount
284	03/01	580.82	288	03/15	17.31	292	03/22	275.00
285	03/01	600.00	289	03/15	271.00	*294	03/29	10.83
286	03/07	689.70	290	03/22	275.30			
287	03/12	109.70	291	03/22	455.00			

* INDICATES NON-CONSECUTIVE CHECK NUMBER(S)

TOTAL ITEMS 10 \$3,284.66-



www.riverviewbank.com

Riverview Advantage Phone 1-888-834-6561





01111526915
Page 2 of 2
STATEMENT PERIOD
FROM 03/01/13
THRU 03/31/13

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



www.riverviewbank.com

Riverview Advantage Phone 1-888-834-6561



*****AUTO**5-DIGIT 98665
5061 0.8240 AV 0.360 26 1 188
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	\$	4,222.78
Interest Rate	0.1000%	Deposits/Credits		666.69
		Interest Paid		0.36
YTD Interest	\$ 0.88	Checks/Debits		0.00-
YTD Withholding	\$ 0.00	Service Charges		0.00-
		Ending Balance	\$	4,889.83
		# Deposits/Credits		1
Annual Percentage Yield Earned (APY-E)	000.10%	# Checks/Debits		0

Other Transaction Activity

Date	Description	Deposits	Withdrawals
03/29	CREDIT MEMO	666.69	
03/29	INTEREST PAYMENT SYSTEM GENERATED *	0.36	
	TOTAL ITEMS 2	\$667.05	\$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

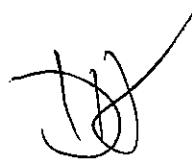
DATE: FEBRUARY 28, 2013 **INVOICE #:** LVC OFC 2/13

PROPERTY: LAKEVIEW CONDOS
FOR THE MONTH OF: FEBRUARY

DESCRIPTION	QTY	PRICE	TOTAL
Check Stock & Micr Ink	7	\$ 0.25	\$1.75
Envelopes - reg.	68	\$ 0.20	\$13.60
Envelopes - large		\$ 0.50	\$0.00
Labels - small	15	\$ 0.05	\$0.75
Labels - large (IWM)		\$ 0.20	\$0.00
Copies	291	\$ 0.12	\$34.92
Copies (color ink)	35	\$ 0.40	\$14.00
Color paper	22	\$ 0.15	\$3.30
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	1	\$ 12.00	\$12.00
Financial/Acctg Printouts	11	\$ 0.12	\$1.32
TOTAL			\$81.64

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: FEBRUARY 28, 2013 **INVOICE #:** LVC POST 2/13

PROPERTY: LAKEVIEW CONDOS
FOR THE MONTH OF: FEBRUARY

DESCRIPTION	TOTAL
POSTAGE	\$28.06
TOTAL	\$28.06

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