

For Owner :
Lakeview Condo Assoc.
Vancouver, WA 98665

Balance Sheet
05/31/2013

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	\$20,505.54
11711 ITF Lakeview Operating	\$14,723.35
11712 ITF Lakeview Reserve	\$6,224.08

Total Assets

\$41,452.97

Liabilities

2010 Accounts Payable	\$570.35
2220 Prepaid Assessments Operating	\$1,011.81
2221 Prepaid Assessments Reserves	\$149.71

Total Liabilities

\$1,731.87

Equity

3060 Retained Earnings	\$37,458.38
3999.0000 Net Income	\$2,262.72

Total Equity

\$39,721.10

Total Liabilities and Owner Equity

\$41,452.97

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-

	05/01/2013 05/31/2013	% of Total Revenue	01/01/2013 05/31/2013	% of Total Revenue
Revenue				
4200 Association Assessment	\$2,223.84	88.15%	\$11,119.20	89.82%
4091 Association Violation (Fine) - Assessment	\$0.00	0.00%	\$200.00	1.62%
4014 Collection Fee - Assessment	\$61.80	2.45%	\$234.80	1.90%
4062 Interest Assessment	\$85.76	3.40%	\$454.95	3.68%
4110 Interest Income	\$1.29	0.05%	\$4.27	0.03%
4060 Late Fee Assessment	\$150.00	5.95%	\$365.57	2.95%
Total Revenue	\$2,522.69	100.00%	\$12,378.79	100.00%
Expenses				
5765 Accounting / Audit	\$0.00	0.00%	\$275.00	2.22%
5775 Assoc. Operating Expenses	\$16.79	0.67%	\$308.72	2.49%
5078 Bad Debt Expense	\$0.00	0.00%	\$938.08	7.58%
5730 Building Maintenance	\$0.00	0.00%	\$419.50	3.39%
5004 Collection - Expense	\$61.80	2.45%	\$61.80	0.50%
5012 Electric	\$17.31	0.69%	\$100.22	0.81%
5035 Insurance	\$626.11	24.82%	\$3,008.75	24.31%
5079 Landscape Contract	\$271.00	10.74%	\$1,355.00	10.95%
5760 Legal	\$352.00	13.95%	\$1,041.70	8.42%
5003 Management - Contract	\$618.00	24.50%	\$2,745.00	22.18%
5221 Management Extra Expenses	\$0.00	0.00%	\$1.00	0.01%
5046 Sewer	\$455.00	18.04%	\$1,820.00	14.70%
5065 Trash/Hauling	\$275.30	10.91%	\$1,376.50	11.12%
Total Expenses	\$2,693.31	106.76%	\$13,451.27	108.66%
Net Operating Income	(\$170.62)	(6.76%)	(\$1,072.48)	(8.66%)
Reserve Revenue				
4900 Association Reserve Assessment	\$666.69	26.43%	\$3,333.45	26.93%
4131 Reserve Interest Revenue	\$0.47	0.02%	\$1.75	0.01%
Total Reserve Revenue	\$667.16	26.45%	\$3,335.20	26.94%
Net Operating Income/ Reserve Revenue	\$496.54	19.68%	\$2,262.72	18.28%

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 05/31/2013	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

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				14,723.35					
INVEST WEST MANAGEMENT, LLC									
	5/28/13		5/28/13	1.00	1.00	0.00	0.00	0.00	0.00
LC POST 5/13	5/27/13		5/27/13	9.66	9.66	0.00	0.00	0.00	0.00
LVC OFC 5/13	5/27/13		5/27/13	13.39	13.39	0.00	0.00	0.00	0.00
Total For INVEST WEST MANAGEMENT, LLC				24.05	24.05	0.00	0.00	0.00	0.00
J's CUSTOM PROJECTS LLC									
	5/28/13		5/28/13	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									
10554361	5/28/13	6/27/13	5/28/13	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				\$570.35	\$570.35	\$0.00	\$0.00	\$0.00	\$0.00
Ending Cash Balance :11711 ITF Lakeview Operating				14,153.00					

Report Parameters :Type of Owners Reports to Run:Use Defaults/ Invoices Status -

For :

LAKEVIEW CONDO ASSOC
1 LAKEVIEW
VANCOUVER, WA 98665-

Disbursement Register Detail
For the Period 05/01/2013 to 05/31/2013

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						
05/01/2013	303	INVEST WEST MANAGEMENT, LLC	5003	Management - Contract	LV 5.1.13 CONTRACT	618.00
05/02/2013	304	VIAL FOTHERINGHAM LLP	5760	Legal	145087	58.00
			5760	Legal	159269	120.00
			5760	Legal	153643	174.00
05/10/2013	306	INVEST WEST MANAGEMENT, LLC	5775	Assoc. Operating Expenses	LVC OFC 4/13	15.97
			5775	Assoc. Operating Expenses	LVC POST 4/13	15.00
			5775	Assoc. Operating Expenses	LVC POST 4/13	(6.26)
05/14/2013	307	WASTE CONNECTIONS, INC	5065	Trash/Hauling	10482676	24.71
05/14/2013	308	CLARK PUBLIC UTILITIES	5012	Electric	5.3.13	275.30
05/14/2013	309	CLARK REGIONAL WASTEWATER DISTRI	5046	Sewer	4.30.13 6125	17.31
05/21/2013	310	J's CUSTOM LANDSCAPING	5079	Landscape Contract	20379	455.00
05/29/2013	311	FARMERS INSURANCE	5035	Insurance	6.5.13 7292	271.00
05/30/2013	312	INVEST WEST MANAGEMENT, LLC	5004	Collection - Expense	LV052913	626.11
						61.80
Total						2,701.23
9 Disbursements						2,701.23

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

Run Date: 06/09/13 11:44 AM

Properties-->Financial / trish

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-

	05/01/2013 to 05/31/2013			01/01/2013 to 05/31/2013			Annual Budget
	Actual	Final Budget	Variance	Actual	Final Budget	Variance	
Revenue							
4200 Association Assessment	\$2,223.84	\$2,900.00	(\$676.16)	\$11,119.20	\$14,500.00	(\$3,380.80)	\$26,686.00
4091 Association Violation (Fine) - Assessment	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
4014 Collection Fee - Assessment	\$61.80	\$0.00	\$61.80	\$234.80	\$0.00	\$234.80	\$0.00
4062 Interest Assessment	\$85.76	\$0.00	\$85.76	\$454.95	\$0.00	\$454.95	\$0.00
4110 Interest Income	\$1.29	\$0.00	\$1.29	\$4.27	\$0.00	\$4.27	\$0.00
4060 Late Fee Assessment	\$150.00	\$0.00	\$150.00	\$365.57	\$0.00	\$365.57	\$0.00
Total Revenue	\$2,522.69	\$2,900.00	(\$377.31)	\$12,378.79	\$14,500.00	(\$2,121.21)	\$26,686.00
Expenses							
5765 Accounting / Audit	\$0.00	\$0.00	\$0.00	\$275.00	\$0.00	(\$275.00)	\$0.00
5775 Assoc. Operating Expenses	\$16.79	\$41.67	\$24.88	\$308.72	\$208.31	(\$100.41)	\$500.00
5078 Bad Debt Expense	\$0.00	\$0.00	\$0.00	\$938.08	\$0.00	(\$938.08)	\$0.00
5730 Building Maintenance	\$0.00	\$583.33	\$583.33	\$419.50	\$2,916.69	\$2,497.19	\$2,000.00
5004 Collection - Expense	\$61.80	\$0.00	(\$61.80)	\$61.80	\$0.00	(\$61.80)	\$0.00
5012 Electric	\$17.31	\$20.83	\$3.52	\$100.22	\$104.19	\$3.97	\$250.00
5035 Insurance	\$626.11	\$600.00	(\$26.11)	\$3,008.75	\$3,000.00	(\$8.75)	\$6,190.00
5079 Landscape Contract	\$271.00	\$250.00	(\$21.00)	\$1,355.00	\$1,250.00	(\$105.00)	\$3,246.00
5760 Legal	\$352.00	\$41.67	(\$310.33)	\$1,041.70	\$208.31	(\$833.39)	\$1,000.00
5003 Management - Contract	\$618.00	\$600.00	(\$18.00)	\$2,745.00	\$3,000.00	\$255.00	\$3,600.00
5221 Management Extra Expenses	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	(\$1.00)	\$1,250.00
5046 Sewer	\$455.00	\$458.33	\$3.33	\$1,820.00	\$2,291.69	\$471.69	\$5,000.00
5071 Taxes/Fees/License	\$0.00	\$12.50	\$12.50	\$0.00	\$62.50	\$62.50	\$150.00
5065 Trash/Hauling	\$275.30	\$291.67	\$16.37	\$1,376.50	\$1,458.31	\$81.81	\$3,500.00
Total Expenses	\$2,693.31	\$2,900.00	\$206.69	\$13,451.27	\$14,500.00	\$1,048.73	\$26,686.00
Net Operating Income	(\$170.62)	\$0.00	(\$170.62)	(\$1,072.48)	\$0.00	(\$1,072.48)	
Reserve Revenue							
4900 Association Reserve Assessment	\$666.69	\$882.00	(\$215.31)	\$3,333.45	\$4,410.00	(\$1,076.55)	\$8,000.00
4131 Reserve Interest Revenue	\$0.47	\$0.00	\$0.47	\$1.75	\$0.00	\$1.75	\$0.00
Total Reserve Revenue	\$667.16	\$882.00	(\$214.84)	\$3,335.20	\$4,410.00	(\$1,074.80)	\$8,000.00
Net Operating Income/ Reserve Revenue	\$496.54	\$882.00	(\$385.46)	\$2,262.72	\$4,410.00	(\$2,147.28)	

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

For :
 LAKEVIEW CONDO ASSOC
 1 LAKEVIEW
 VANCOUVER, WA 98665

Resident Accounts Receivable
 All Balances
 As of 05/31/2013

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	\$177.76	\$0.00	\$0.00	\$177.76	\$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	\$1,124.74	\$177.25	\$175.81	\$771.68	\$0.00
5	DICKAU, DANIEL D	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	BYRON, JAIMEE R	Occupant	\$1,299.18	\$233.30	\$170.07	\$895.81	\$0.00
7	BLIZZARD , DEBR	Occupant	(\$147.12)	(\$147.12)	\$0.00	\$0.00	\$0.00
8	MCCLUNG, KATH	Occupant	(\$1,014.40)	(\$1,014.40)	\$0.00	\$0.00	\$0.00
9	HAMMETT, MIC	Occupant	\$1,499.66	\$25.39	\$0.00	\$1,474.27	\$0.00
10	HART, DAVID	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11	STOCKMAN, JOSE	Occupant	\$224.80	\$0.00	\$0.00	\$224.80	\$0.00
12	HART, DAVID	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	FEDERAL HOME L	Occupant	\$808.26	\$174.55	\$173.11	\$460.60	\$0.00
15	KING, BOBBI	Occupant	\$7,911.79	\$262.07	\$414.12	\$7,235.60	\$0.00
16	RHODES INVESTE	Occupant	\$179.13	\$0.00	\$0.00	\$179.13	\$0.00
17	COOK, MATTHEW	Occupant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18	KUZMA, JENNAFE	Occupant	\$179.14	\$0.00	\$0.00	\$179.14	\$0.00
19	RHODES INVESTE	Occupant	\$179.13	\$0.00	\$0.00	\$179.13	\$0.00
20	ED & DENNY LLC	Occupant	\$204.13	\$0.00	\$0.00	\$204.13	\$0.00
21	ED & DENNY LLC	Occupant	\$204.13	\$0.00	\$0.00	\$204.13	\$0.00
Prepaid Balances			(\$1,161.52)	(\$1,161.52)	\$0.00	\$0.00	
Receivable Balances			\$20,505.54	\$872.56	\$933.11	\$18,699.87	
Total			\$19,344.02	(\$288.96)	\$933.11	\$18,699.87	\$0.00

Report Parameters : / Include Occupant All / Include Active Resident

For Owner :
 Lakeview Condo Assoc.
 Vancouver, WA 98665

Resident Accounts Receivable Detail
All Balances
For the Period 05/01/2013 to 05/31/2013

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
1	BENEDICT, JARE	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	0064483581	05/06/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	0064483581	05/06/13	\$0.00
			Special Assessments	\$356.93	\$0.00	\$179.17	0064483581	05/06/13	\$177.76
			Subtotal	\$356.93	\$143.63	\$322.80			\$177.76
2	CHASCHIN, HEO	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50		05/10/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13		05/10/13	\$0.00
			Subtotal	\$0.00	\$143.63	\$143.63			\$0.00
3	HART, DAVID	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	113	05/06/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	113	05/06/13	\$0.00
			Subtotal	\$0.00	\$143.63	\$143.63			\$0.00
4	ROMO, SARA M	Occupant	Association Assessment	\$552.50	\$110.50	\$0.00			\$663.00
			Association Reserve Assess	\$165.65	\$33.13	\$0.00			\$198.78
			Interest Assessment	\$129.34	\$8.62	\$0.00			\$137.96
			Late Fee Assessment	\$100.00	\$25.00	\$0.00			\$125.00
			Subtotal	\$947.49	\$177.25	\$0.00			\$1,124.74
5	DICKAU, DANIEL	Occupant	Association Assessment	\$0.00	\$110.50	\$110.50	18304	05/08/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.13	\$33.13	18304	05/08/13	\$0.00
			Subtotal	\$0.00	\$143.63	\$143.63			\$0.00
6	BYRON, JAIMEE R	Occupant	Association Assessment	\$110.50	\$110.50	\$0.00			\$221.00
			Association Reserve Assess	\$33.13	\$33.13	\$0.00			\$66.26
			Collection Fee - Assessmen	\$0.00	\$61.80	\$0.00			\$61.80
			Interest Assessment	\$1.44	\$2.87	\$0.00			\$4.31
			Late Fee Assessment	\$25.00	\$25.00	\$0.00			\$50.00
			Special Assessments	\$895.81	\$0.00	\$0.00			\$895.81
Subtotal	\$1,065.88	\$233.30	\$0.00			\$1,299.18			
7	BLIZZARD, DEBRO	Occupant	Association Assessment	\$0.00	\$113.19	\$226.38	2137	05/22/13	(\$113.19)
			Association Reserve Assess	\$0.00	\$33.93	\$67.86	2137	05/22/13	(\$33.93)
			Special Assessments	\$32.05	\$0.00	\$32.05	2137	05/22/13	\$0.00
Subtotal	\$32.05	\$147.12	\$326.29			(\$147.12)			
8	MCCLUNG, KAT	Occupant	Association Assessment	(\$890.08)	\$113.19	\$0.00			(\$776.89)
			Association Reserve Assess	(\$271.44)	\$33.93	\$0.00			(\$237.51)
			Subtotal	(\$1,161.52)	\$147.12	\$0.00			(\$1,014.40)
9	HAMMETT, MIC	Occupant	Association Assessment	\$0.00	\$113.19	\$121.73	1374	05/28/13	(\$8.54)
			Association Reserve Assess	\$0.00	\$33.93	\$0.00			\$33.93
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$0.00	\$1.47	\$1.47	1374	05/28/13	\$0.00
			Late Fee Assessment	\$0.00	\$25.00	\$25.00	1374	05/28/13	\$0.00
			Special Assessments	\$1,414.27	\$0.00	\$0.00			\$1,414.27
Subtotal	\$1,474.27	\$173.59	\$148.20			\$1,499.66			
10	HART, DAVID	Occupant	Association Assessment	\$0.00	\$113.19	\$113.19	113	05/06/13	\$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 05/01/2013 to 05/31/2013

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

For :
 LAKEVIEW CONDO ASSOC
 1 LAKEVIEW
 VANCOUVER, WA 98665

Unit #	Resident Name	Status	Account Name	Prior Balance	Current Charges	Receipt Amount	Last Check #	Last Receipt Date	Ending Balance
			Association Reserve Assess	\$0.00	\$33.93	\$33.93	113	05/06/13	\$0.00
			Subtotal	\$0.00	\$147.12	\$147.12			\$0.00
11	STOCKMAN, JOS	Occupant	Association Assessment	\$0.00	\$113.19	\$226.38	0000995482	05/29/13	(\$113.19)
			Association Reserve Assess	\$0.00	\$33.93	\$67.86	0000995482	05/29/13	(\$33.93)
			Special Assessments	\$406.85	\$0.00	\$34.93	0000995482	05/29/13	\$371.92
			Subtotal	\$406.85	\$147.12	\$329.17			\$224.80
12	HART, DAVID	Occupant	Association Assessment	\$0.00	\$113.19	\$113.19	113	05/06/13	\$0.00
			Association Reserve Assess	\$0.00	\$33.93	\$33.93	113	05/06/13	\$0.00
			Subtotal	\$0.00	\$147.12	\$147.12			\$0.00
14	FEDERAL HOME I	Occupant	Association Assessment	\$365.06	\$110.63	\$0.00			\$475.69
			Association Reserve Assess	\$66.34	\$33.17	\$0.00			\$99.51
			Collection Fee - Assessmen	\$173.00	\$0.00	\$0.00			\$173.00
			Interest Assessment	\$4.31	\$5.75	\$0.00			\$10.06
			Late Fee Assessment	\$25.00	\$25.00	\$0.00			\$50.00
			Subtotal	\$633.71	\$174.55	\$0.00			\$808.26
15	KING, BOBBI	Occupant	Association Assessment	\$3,875.25	\$111.57	\$0.00			\$3,986.82
			Association Reserve Assess	\$535.20	\$33.45	\$0.00			\$568.65
			Association Violation (Fin	\$200.00	\$0.00	\$0.00			\$200.00
			Collection Fee - Assessmen	\$60.00	\$0.00	\$0.00			\$60.00
			Interest Assessment	\$504.27	\$67.05	\$0.00			\$571.32
			Late Fee Assessment	\$325.00	\$50.00	\$0.00			\$375.00
			Special Assessments	\$2,150.00	\$0.00	\$0.00			\$2,150.00
			Subtotal	\$7,649.72	\$262.07	\$0.00			\$7,911.79
16	RHODES INVEST	Occupant	Association Assessment	\$0.00	\$93.97	\$93.97	1182370953	05/15/13	\$0.00
			Association Reserve Assess	\$0.00	\$28.17	\$28.17	1182370953	05/15/13	\$0.00
			Special Assessments	\$358.30	\$0.00	\$179.17	1182370953	05/15/13	\$179.13
			Subtotal	\$358.30	\$122.14	\$301.31			\$179.13
17	COOK, MATTHE	Occupant	Association Assessment	\$0.00	\$90.87	\$90.87		05/10/13	\$0.00
			Association Reserve Assess	\$0.00	\$27.24	\$27.24		05/10/13	\$0.00
			Subtotal	\$0.00	\$118.11	\$118.11			\$0.00
18	KUZMA, JENNAF	Occupant	Association Assessment	\$0.00	\$117.49	\$117.49		05/10/13	\$0.00
			Association Reserve Assess	\$0.00	\$35.22	\$35.22		05/10/13	\$0.00
			Special Assessments	\$358.31	\$0.00	\$179.17		05/10/13	\$179.14
			Subtotal	\$358.31	\$152.71	\$331.88			\$179.14
19	RHODES INVEST	Occupant	Association Assessment	\$0.00	\$116.28	\$116.28	1182370953	05/15/13	\$0.00
			Association Reserve Assess	\$0.00	\$34.86	\$34.86	1182370953	05/15/13	\$0.00
			Special Assessments	\$358.30	\$0.00	\$179.17	1182370953	05/15/13	\$179.13
			Subtotal	\$358.30	\$151.14	\$330.31			\$179.13
20	ED & DENNY LLC	Occupant	Association Assessment	\$0.00	\$117.22	\$117.22	468	05/13/13	\$0.00
			Association Reserve Assess	\$0.00	\$35.14	\$35.14	468	05/13/13	\$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 05/01/2013 to 05/31/2013

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
			Special Assessments	\$383.30	\$0.00	\$179.17	468	05/13/13	\$204.13
			Subtotal	\$383.30	\$152.36	\$331.53			\$204.13
21	ED & DENNY LLC	Occupant	Association Assessment	\$0.00	\$123.67	\$123.67	468	05/13/13	\$0.00
			Association Reserve Assess	\$0.00	\$37.08	\$37.08	468	05/13/13	\$0.00
			Special Assessments	\$383.30	\$0.00	\$179.17	468	05/13/13	\$204.13
			Subtotal	\$383.30	\$160.75	\$339.92			\$204.13
			Total	\$13,246.89	\$3,188.09	\$3,604.65			\$12,830.33

Total Delinquencies by Account

Association Assessment	\$4,334.70
Association Reserve Assessment	\$661.76
Association Violation (Fine) - Assess	\$200.00
Collection Fee - Assessment	\$354.80
Interest Assessment	\$723.65
Late Fee Assessment	\$600.00
Special Assessments	\$5,955.42
	\$12,830.33

Bank : RIVERVIEW COMMUNITY BANK 1901 NE 162 AVE VANCOUVER, WA 98684	Bank Account Reconciliation 11711 (ITF Lakeview Operating) 1111526915 5/31/2013	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 (04/30/2013)	\$14,485.33
Add: Deposits Cleared This Period	\$3,604.65
Subtract: Withdrawals Cleared This Period	\$2,075.12
Adjust: Journal Entries Cleared This Period	\$665.40
Net Cleared	<u>\$864.13</u>
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	<u>\$15,349.46</u>
Bank statement balance as of 5/31/2013:	<u>\$15,349.46</u>
Unreconciled difference:	\$0.00

Cleared Transactions

Date	# Name	Memo	Amount	Total
Cleared Deposits				
05/08/13			\$904.30	
05/10/13			\$593.62	
05/13/13			\$671.45	
05/15/13			\$781.62	
05/23/13			\$326.29	
05/30/13			\$327.37	
Total Cleared Deposits				\$3,604.65
Cleared Disbursements				
05/01/13	303	INVEST WEST MANAGEMEN. CONTRACT	\$618.00	
05/02/13	304	VIAL FOTHERINGHAM LLP	\$352.00	
05/10/13	305	INVEST WEST MANAGEMEN. VOID CHECKS / MAI	\$30.97	
05/10/13	306	INVEST WEST MANAGEMEN. CHECKS / MAILINGS	\$24.71	
05/14/13	307	WASTE CONNECTIONS, INC 976517	\$275.30	
05/14/13	308	CLARK PUBLIC UTILITIES 550-0424-005-1	\$17.31	
05/14/13	309	CLARK REGIONAL WASTEWA 016125-000	\$455.00	
05/21/13	310	J's CUSTOM LANDSCAPING MONTHLY	\$271.00	
05/30/13	312	INVEST WEST MANAGEMEN. COLLECTION FEE	\$61.80	
Total Cleared Disbursements				\$2,106.09
Cleared Journal Entries				
05/10/13		INVEST WEST MANAGEMEN. WRONG AMOUNT	\$30.97	
05/28/13		Lakeview Condo Assoc. RESERVES	(\$666.69)	
05/31/13		INTEREST INTEREST	\$1.29	
Total Cleared Journal Entries				(\$634.43)
Net Cleared Items				\$864.13

Uncleared Transactions

Date	# Name	Memo	Amount	Total
------	--------	------	--------	-------

Bank : RIVERVIEW COMMUNITY BANK 1901 NE 162 AVE VANCOUVER, WA 98684	Bank Account Reconciliation 11711 (ITF Lakeview Operating) 1111526915 5/31/2013	Prepared By : INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684
---	---	---

Uncleared Disbursements			
03/07/13	INVEST WEST MANAGEMEN	TIME TRACKER PRI	\$0.00
05/29/13	311 FARMERS INSURANCE	035119871	\$626.11
Total Uncleared Disbursements			<u>\$626.11</u>
Net Uncleared Items			(\$626.11)
Add: Bank statement balance as of 5/31/2013			\$15,349.46
Total:			<u>\$14,723.35</u>
G/L Account Balance for 1111526915, ITF Lakeview Operating as of 05/31/2013			<u>\$14,723.35</u>
Difference:			\$0.00

Bank :

RIVERVIEW COMMUNITY BANK
 1901 NE 162 162
 VANCOUVER, WA 98684

Bank Account Reconciliation

11712 (ITF Lakeview Reserve)
 1199104760
 5/31/2013

Prepared By :

INVEST WEST MANAGEMENT LLC
 12503 SE MILLPLAIN STE 260
 VANCOUVER, WA 98684

Ending system balance as of last reconciliation date (04/30/2013)	\$5,556.92
Add: Deposits Cleared This Period	\$0.00
Subtract: Withdrawals Cleared This Period	\$0.00
Adjust: Journal Entries Cleared This Period	(\$667.16)
Net Cleared	<u>\$667.16</u>
Adjustments not yet posted:	
Total unposted adjustments:	
System balance as reconciled:	<u>\$6,224.08</u>
Bank statement balance as of 5/31/2013:	<u>\$6,224.08</u>
Unreconciled difference:	\$0.00

Cleared Transactions

<u>Date</u>	<u># Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Total</u>
Cleared Journal Entries				
05/28/13	Lakeview Condo Assoc.	RESERVES	\$666.69	
05/31/13	INTEREST	INTEREST	\$0.47	
Total Cleared Journal Entries				<u>\$667.16</u>
Net Cleared Items				<u>\$667.16</u>

Add: Bank statement balance as of 5/31/2013	\$6,224.08
Total:	<u>\$6,224.08</u>

G/L Account Balance for 1199104760, ITF Lakeview Reserve as of 05/31/2013	<u>\$6,224.08</u>
Difference:	\$0.00



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

01111526915
 Page 1 of 2
 STATEMENT PERIOD
 FROM 05/01/13
 THRU 05/31/13

*****EXCLUDE-Email
 8833 0.6000 EX 0.000 29 1 712
 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	\$	14,485.33
Interest Rate	0.1000%	Deposits/Credits		3,604.65
		Interest Paid		1.29
YTD Interest	\$ 4.27	Checks/Debits		2,741.81-
YTD Withholding	\$ 0.00	Service Charges		0.00-
		Ending Balance	\$	15,349.46
		# Deposits/Credits		6
Annual Percentage Yield Earned (APY-E)	000.10%	# Checks/Debits		9

Other Transaction Activity

Date	Description	Deposits	Withdrawals
05/08	CUSTOMER DEPOSIT	904.30	
05/10	INVEST WEST ACH Collec	593.62	
	INVEST WEST		
05/13	CUSTOMER DEPOSIT	671.45	
05/15	CUSTOMER DEPOSIT	781.62	
05/23	CUSTOMER DEPOSIT	326.29	
05/30	CUSTOMER DEPOSIT	327.37	
05/31	WEB TFR TO 001199104760		666.69-
05/31	INTEREST PAYMENT SYSTEM GENERATED *	1.29	
TOTAL ITEMS 8		\$3,605.94	\$666.69-

Check Register

Check#	Date	Amount	Check#	Date	Amount	Check#	Date	Amount
303	05/01	618.00	307	05/17	275.30	310	05/24	271.00
304	05/07	352.00	308	05/16	17.31	*312	05/31	61.80
*306	05/13	24.71	309	05/17	455.00			

* INDICATES NON-CONSECUTIVE CHECK NUMBER(S)

TOTAL ITEMS 8 \$2,075.12-



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Riverview Advantage Phone 1-888-834-6561





01111526915
Page 2 of 2
STATEMENT PERIOD
FROM 05/01/13
THRU 05/31/13

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



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

01199104760
 Page 1 of 1
 STATEMENT PERIOD
 FROM 05/01/13
 THRU 05/31/13

*****EXCLUDE-Email
 8888 0.4360 EX 0.000 29 1 767
 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	\$	5,556.92
Interest Rate	0.1000%	Deposits/Credits		666.69
		Interest Paid		0.47
YTD Interest	\$ 1.75	Checks/Debits		0.00-
YTD Withholding	\$ 0.00	Service Charges		0.00-
		Ending Balance	\$	6,224.08
		# Deposits/Credits		1
Annual Percentage Yield Earned (APY-E)	000.10%	# Checks/Debits		0

Other Transaction Activity

Date	Description	Deposits	Withdrawals
05/31	WEB TFR FR 001111526915 112247002086	666.69	
05/31	INTEREST PAYMENT SYSTEM GENERATED *	0.47	
	TOTAL ITEMS 2	\$667.16	\$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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DATE: 5/29/2013

COLLECTION INVOICE

LV052913

ASSOCIATION: LAKEVIEW

AMOUNT

1 RESIDENT: BYRON, JAIMEE	\$61.80
2 RESIDENT:	
3 RESIDENT:	
4 RESIDENT:	
5 RESIDENT:	

PAYABLE TO : INVEST WEST MANAGEMENT
PREPAREI TRISH SHORT



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

INVOICE

DATE: APRIL 30, 2013 **INVOICE #:** LVC POST 4/13

PROPERTY: LAKEVIEW CONDOS
FOR THE MONTH OF: APRIL

DESCRIPTION	TOTAL
POSTAGE	\$8.74
TOTAL	\$8.74

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: APRIL 30, 2013 INVOICE #: LVC OFC 4/13

PROPERTY: LAKEVIEW CONDOS
FOR THE MONTH OF: APRIL

DESCRIPTION	QTY	PRICE	TOTAL
Check Stock & Micr Ink	8	\$ 0.25	\$2.00
Envelopes - reg.	28	\$ 0.20	\$5.60
Envelopes - large		\$ 0.50	\$0.00
Labels - small		\$ 0.05	\$0.00
Labels - large (IWM)		\$ 0.20	\$0.00
Copies	25	\$ 0.12	\$3.00
Copies (color ink)	9	\$ 0.40	\$3.60
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			\$15.97

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