

**Balance Sheet (Accrual)**  
**WESTRIDGE PLACE HOA - (WPHOA)**  
**Mar 2010**

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Prepared For:  
Westridge Place HOA  
c/o NW Management Exclusive  
1401 SE 163rd Avenue  
Vancouver, WA 98683

Prepared By:  
NW MANAGEMENT  
1401 SE 163RD AVENUE  
VANCOUVER, WA 98683

**ASSETS**

**CURRENT ASSETS**

Cash in Bank	69,180.94
Money Market	7,911.37
Reserve Account	1,036.66
Assessments Receivable	22,270.34
<b>TOTAL CURRENT ASSETS</b>	<u>100,399.31</u>
<b>TOTAL ASSETS</b>	<u><u>100,399.31</u></u>

**LIABILITIES & CAPITAL**

**LIABILITIES**

Prepaid Assessments	937.92
Prepaid Liability	61,550.17
<b>TOTAL LIABILITIES</b>	<u>62,488.09</u>

**OWNERS' FUNDS**

Past Retained Earnings	26,131.01
Current Year Earnings	11,780.21
<b>TOTAL CAPITAL</b>	<u>37,911.22</u>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<u><u>100,399.31</u></u>

**Income Statement (Accrual)**  
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	Month to Date	%	Year to Date	%
<b>REVENUES</b>				
Fee Income (Assessments)	6,838.92	99.92	20,516.33	91.55
Late/NSF Income	0.00	0.00	1,700.00	7.59
Fines	0.00	0.00	-150.00	-0.67
Late Fee Interest Income	0.00	0.00	328.90	1.47
Interest Income	5.66	0.08	15.43	0.07
<b>TOTAL REVENUES</b>	<b>6,844.58</b>	<b>100.00</b>	<b>22,410.66</b>	<b>100.00</b>
<b>EXPENSES</b>				
<b>MAINTENANCE</b>				
Landscape Maint Contract	1,236.73	18.07	3,980.69	17.76
<b>TOTAL MAINTENANCE</b>	<b>1,236.73</b>	<b>18.07</b>	<b>3,980.69</b>	<b>17.76</b>
<b>ADMINISTRATIVE</b>				
Contingencies	17.90	0.26	17.90	0.08
Management Fee	1,822.75	26.63	5,468.25	24.40
Electricity	0.00	0.00	25.15	0.11
Water/Sewer	0.00	0.00	60.94	0.27
Gas	19.12	0.28	19.12	0.09
Website Communication	0.00	0.00	343.40	1.53
Accounting Services	325.00	4.75	325.00	1.45
Bank Charges	-11.00	-0.16	5.00	0.02
Office Supplies	62.50	0.91	187.50	0.84
Postage	62.50	0.91	187.50	0.84
State Filing Fees	0.00	0.00	10.00	0.04
<b>TOTAL ADMINISTRATIVE</b>	<b>2,298.77</b>	<b>33.59</b>	<b>6,649.76</b>	<b>29.67</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>3,535.50</b>	<b>51.65</b>	<b>10,630.45</b>	<b>47.43</b>
<b>NET PROFIT (LOSS)</b>	<b>3,309.08</b>	<b>48.35</b>	<b>11,780.21</b>	<b>52.57</b>

**Budget Comparison (Accrual)**  
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>REVENUES</b>									
Fee Income (Assessments)	6,838.92	6,957.04	-118.12	-1.70	20,516.33	20,871.12	-354.79	-1.70	83,484.45
Late/NSF Income	0.00	0.00	0.00	0	1,700.00	0.00	1,700.00	0	0.00
Fines	0.00	0.00	0.00	0	-150.00	0.00	-150.00	0	0.00
Late Fee Interest Income	0.00	0.00	0.00	0	328.90	0.00	328.90	0	0.00
Interest Income	5.66	0.00	5.66	0	15.43	0.00	15.43	0	0.00
<b>TOTAL REVENUES</b>	<b>6,844.58</b>	<b>6,957.04</b>	<b>-112.46</b>	<b>-1.62</b>	<b>22,410.66</b>	<b>20,871.12</b>	<b>1,539.54</b>	<b>7.38</b>	<b>83,484.45</b>
<b>EXPENSES</b>									
<b>MAINTENANCE</b>									
Landscape Maintenance	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	1,500.00
Landscape Maint Contract	1,236.73	1,291.67	54.94	4.25	3,980.69	3,875.00	-105.69	-2.73	15,500.00
Landscape Improvements	0.00	37.50	37.50	100.00	0.00	112.50	112.50	100.00	450.00
Tree Pruning/Removal	0.00	433.34	433.34	100.00	0.00	1,300.00	1,300.00	100.00	5,200.00
Bioswale Maintenance/Repair	0.00	17.50	17.50	100.00	0.00	52.50	52.50	100.00	210.00
Irrigation Repairs & Maint	0.00	208.34	208.34	100.00	0.00	625.00	625.00	100.00	2,500.00
General Repairs/Maint	0.00	41.67	41.67	100.00	0.00	125.00	125.00	100.00	500.00
Entry Maintenance/Repair	0.00	416.67	416.67	100.00	0.00	1,250.00	1,250.00	100.00	5,000.00
<b>TOTAL MAINTENANCE</b>	<b>1,236.73</b>	<b>2,571.69</b>	<b>1,334.96</b>	<b>51.91</b>	<b>3,980.69</b>	<b>7,715.00</b>	<b>3,734.31</b>	<b>48.40</b>	<b>30,860.00</b>
<b>ADMINISTRATIVE</b>									
Contingencies	17.90	16.67	-1.23	-7.38	17.90	50.00	32.10	64.20	200.00
Management Fee	1,822.75	1,822.75	0.00	0.00	5,468.25	5,468.25	0.00	0.00	21,873.00
Management Fee-Special Meeting	0.00	41.67	41.67	100.00	0.00	125.00	125.00	100.00	500.00
Social Events Expense	0.00	20.84	20.84	100.00	0.00	62.50	62.50	100.00	250.00
Electricity	0.00	108.34	108.34	100.00	25.15	325.00	299.85	92.26	1,300.00
Water/Sewer	0.00	291.67	291.67	100.00	60.94	875.00	814.06	93.04	3,500.00
Gas	19.12	0.00	-19.12	0	19.12	0.00	-19.12	0	0.00
Insurance Expense	0.00	616.67	616.67	100.00	0.00	1,850.00	1,850.00	100.00	7,400.00
Website Communication	0.00	29.17	29.17	100.00	343.40	87.50	-255.90	-292.4	350.00
Newsletter Expense	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
Legal Expense/Professional Fee	0.00	416.67	416.67	100.00	0.00	1,250.00	1,250.00	100.00	5,000.00
Accounting Services	325.00	41.67	-283.33	-679.9	325.00	125.00	-200.00	-160.0	500.00
Bank Charges	-11.00	0.00	11.00	0	5.00	0.00	-5.00	0	0.00
Office Supplies	62.50	116.67	54.17	46.43	187.50	350.00	162.50	46.43	1,400.00
Postage	62.50	83.34	20.84	25.01	187.50	250.00	62.50	25.00	1,000.00
State Filing Fees	0.00	0.84	0.84	100.00	10.00	2.50	-7.50	-300.0	10.00
<b>TOTAL ADMINISTRATIVE</b>	<b>2,298.77</b>	<b>3,631.97</b>	<b>1,333.20</b>	<b>36.71</b>	<b>6,649.76</b>	<b>10,895.75</b>	<b>4,245.99</b>	<b>38.97</b>	<b>43,583.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>3,535.50</b>	<b>6,203.66</b>	<b>2,668.16</b>	<b>43.01</b>	<b>10,630.45</b>	<b>18,610.75</b>	<b>7,980.30</b>	<b>42.88</b>	<b>74,443.00</b>
<b>NET PROFIT (LOSS)</b>	<b>3,309.08</b>	<b>753.38</b>	<b>2,555.70</b>	<b>339.23</b>	<b>11,780.21</b>	<b>2,260.37</b>	<b>9,519.84</b>	<b>421.16</b>	<b>9,041.45</b>