

**Balance Sheet (Accrual)**  
**WESTRIDGE PLACE HOA - (WPHOA)**  
**Nov 2009**

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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	2,086.23
Money Market	9,895.26
Reserve Account	1,034.86
Assessments Receivable	<u>15,411.15</u>
<b>TOTAL CURRENT ASSETS</b>	<u><b>28,427.50</b></u>
<b>TOTAL ASSETS</b>	<u><u><b>28,427.50</b></u></u>

**LIABILITIES & CAPITAL**

**LIABILITIES**

Prepaid Assessments	2.00
Accounts Payable	42.93
Prepaid Liability	<u>6,334.25</u>
<b>TOTAL LIABILITIES</b>	<u><b>6,379.18</b></u>

**OWNERS' FUNDS**

Past Retained Earnings	1,288.21
Current Year Earnings	<u>20,760.11</u>
<b>TOTAL CAPITAL</b>	<u><b>22,048.32</b></u>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<u><u><b>28,427.50</b></u></u>

**Income Statement (Accrual)**  
**WESTRIDGE PLACE HOA - (WPHOA)**  
**Nov 2009**

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	Month to Date	%	Year to Date	%
<b>REVENUES</b>				
Fee Income (Assessments)	6,334.25	99.59	57,485.58	69.82
Fee Income (Gated Assessments)	0.00	0.00	12,668.50	15.39
Late/NSF Income	0.00	0.00	2,885.27	3.50
Fines	0.00	0.00	8,500.00	10.32
Late Fee Interest Income	0.00	0.00	511.48	0.62
Interest Income	25.81	0.41	278.19	0.34
<b>TOTAL REVENUES</b>	<b>6,360.06</b>	<b>100.00</b>	<b>82,329.02</b>	<b>100.00</b>
<b>EXPENSES</b>				
<b>MAINTENANCE</b>				
Landscape Maintenance	80.25	1.26	394.05	0.48
Landscape Maint Contract	1,236.73	19.45	13,052.21	15.85
Landscape Improvements	0.00	0.00	432.80	0.53
Irrigation Repairs & Maint	0.00	0.00	2,742.85	3.33
General Repairs/Maint	0.00	0.00	324.60	0.39
Entry Maintenance/Repair	0.00	0.00	5,649.75	6.86
<b>TOTAL MAINTENANCE</b>	<b>1,316.98</b>	<b>20.71</b>	<b>22,596.26</b>	<b>27.45</b>
<b>ADMINISTRATIVE</b>				
Management Fee	1,674.55	26.33	18,377.25	22.32
Management Fee-Special Meeting	0.00	0.00	700.00	0.85
Electricity	42.93	0.67	422.66	0.51
Water/Sewer	0.00	0.00	3,088.69	3.75
Insurance Expense	0.00	0.00	7,330.00	8.90
Website Communication	0.00	0.00	324.25	0.39
Legal Expense/Professional Fee	0.00	0.00	3,314.00	4.03
Bank Charges	0.00	0.00	-10.00	-0.01
Office Supplies	62.50	0.98	1,364.88	1.66
Postage	62.50	0.98	964.02	1.17
State Filing Fees	0.00	0.00	10.00	0.01
Property Tax	0.00	0.00	17.90	0.02
Reserve Study Expense	0.00	0.00	3,069.00	3.73
<b>TOTAL ADMINISTRATIVE</b>	<b>1,842.48</b>	<b>28.97</b>	<b>38,972.65</b>	<b>47.34</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>3,159.46</b>	<b>49.68</b>	<b>61,568.91</b>	<b>74.78</b>
<b>NET PROFIT (LOSS)</b>	<b>3,200.60</b>	<b>50.32</b>	<b>20,760.11</b>	<b>25.22</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)	6,334.25	6,476.58	-142.33	-2.20	57,485.58	71,242.38	-13,756.80	-19.31	77,719.00
Fee Income (Gated Assessments)	0.00	0.00	0.00	0	12,668.50	0.00	12,668.50	0	0.00
Late/NSF Income	0.00	0.00	0.00	0	2,885.27	0.00	2,885.27	0	0.00
Fines	0.00	0.00	0.00	0	8,500.00	0.00	8,500.00	0	0.00
Late Fee Interest Income	0.00	0.00	0.00	0	511.48	0.00	511.48	0	0.00
Interest Income	25.81	0.00	25.81	0	278.19	0.00	278.19	0	0.00
<b>TOTAL REVENUES</b>	<b>6,360.06</b>	<b>6,476.58</b>	<b>-116.52</b>	<b>-1.80</b>	<b>82,329.02</b>	<b>71,242.38</b>	<b>11,086.64</b>	<b>15.56</b>	<b>77,719.00</b>
<b>EXPENSES</b>									
<b>MAINTENANCE</b>									
Landscape Maintenance	80.25	125.00	44.75	35.80	394.05	1,375.00	980.95	71.34	1,500.00
Landscape Maint Contract	1,236.73	1,291.67	54.94	4.25	13,052.21	14,208.37	1,156.16	8.14	15,500.00
Landscape Improvements	0.00	37.50	37.50	100.00	432.80	412.50	-20.30	-4.92	450.00
Tree Pruning/Removal	0.00	350.00	350.00	100.00	0.00	3,850.00	3,850.00	100.00	4,200.00
Bioswale Maintenance/Repair	0.00	17.50	17.50	100.00	0.00	192.50	192.50	100.00	210.00
Irrigation Repairs & Maint	0.00	208.33	208.33	100.00	2,742.85	2,291.63	-451.22	-19.69	2,500.00
General Repairs/Maint	0.00	41.67	41.67	100.00	324.60	458.37	133.77	29.18	500.00
Entry Maintenance/Repair	0.00	0.00	0.00	0	5,649.75	0.00	-5,649.75	0	0.00
Fence Repairs/Maint	0.00	766.67	766.67	100.00	0.00	8,433.37	8,433.37	100.00	9,200.00
<b>TOTAL MAINTENANCE</b>	<b>1,316.98</b>	<b>2,838.34</b>	<b>1,521.36</b>	<b>53.60</b>	<b>22,596.26</b>	<b>31,221.74</b>	<b>8,625.48</b>	<b>27.63</b>	<b>34,060.00</b>
<b>ADMINISTRATIVE</b>									
Contingencies	0.00	16.67	16.67	100.00	0.00	183.37	183.37	100.00	200.00
Management Fee	1,674.55	1,695.92	21.37	1.26	18,377.25	18,655.12	277.87	1.49	20,351.00
Management Fee-Special Meeting	0.00	0.00	0.00	0	700.00	0.00	-700.00	0	0.00
Social Events Expense	0.00	20.83	20.83	100.00	0.00	229.13	229.13	100.00	250.00
Electricity	42.93	108.33	65.40	60.37	422.66	1,191.63	768.97	64.53	1,300.00
Water/Sewer	0.00	291.67	291.67	100.00	3,088.69	3,208.37	119.68	3.73	3,500.00
Insurance Expense	0.00	608.33	608.33	100.00	7,330.00	6,691.63	-638.37	-9.54	7,300.00
Website Communication	0.00	25.00	25.00	100.00	324.25	275.00	-49.25	-17.91	300.00
Newsletter Expense	0.00	25.00	25.00	100.00	0.00	275.00	275.00	100.00	300.00
Legal Expense/Professional Fee	0.00	416.67	416.67	100.00	3,314.00	4,583.37	1,269.37	27.70	5,000.00
Accounting Services	0.00	41.67	41.67	100.00	0.00	458.37	458.37	100.00	500.00
Bank Charges	0.00	4.00	4.00	100.00	-10.00	44.00	54.00	122.73	48.00
Office Supplies	62.50	108.33	45.83	42.31	1,364.88	1,191.63	-173.25	-14.54	1,300.00
Postage	62.50	66.67	4.17	6.25	964.02	733.37	-230.65	-31.45	800.00
State Filing Fees	0.00	0.83	0.83	100.00	10.00	9.13	-0.87	-9.53	10.00
Property Tax	0.00	0.00	0.00	0	17.90	0.00	-17.90	0	0.00
Reserve Study Expense	0.00	291.67	291.67	100.00	3,069.00	3,208.37	139.37	4.34	3,500.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,842.48</b>	<b>3,721.59</b>	<b>1,879.11</b>	<b>50.49</b>	<b>38,972.65</b>	<b>40,937.49</b>	<b>1,964.84</b>	<b>4.80</b>	<b>44,659.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>3,159.46</b>	<b>6,559.93</b>	<b>3,400.47</b>	<b>51.84</b>	<b>61,568.91</b>	<b>72,159.23</b>	<b>10,590.32</b>	<b>14.68</b>	<b>78,719.00</b>
<b>NET PROFIT (LOSS)</b>	<b>3,200.60</b>	<b>-83.35</b>	<b>3,283.95</b>	<b>-3.939</b>	<b>20,760.11</b>	<b>-916.85</b>	<b>21,676.96</b>	<b>-2,364</b>	<b>-1,000.00</b>