

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

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 - UB	3,160.02
Gate Reserve Account - UB	6,505.15
Assessments Receivable	942.56
TOTAL CURRENT ASSETS	<u>10,607.73</u>
TOTAL ASSETS	<u><u>10,607.73</u></u>

**LIABILITIES & CAPITAL**

LIABILITIES

Prepaid Liability	9,166.70
TOTAL LIABILITIES	<u>9,166.70</u>

OWNERS' FUNDS

Past Retained Earnings	6,467.48
Current Year Earnings	-5,026.45
TOTAL CAPITAL	<u>1,441.03</u>
TOTAL LIABILITIES & CAPITAL	<u><u>10,607.73</u></u>

**Income Statement (Accrual)**  
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	Month to Date	%	Year to Date	%
<b>REVENUES</b>				
Fee Income (Gated Assessments)	1,583.30	90.47	12,499.97	95.03
Gate Keys	105.00	6.00	420.00	3.19
Late/NSF Income	50.00	2.86	150.00	1.14
Late Fee Interest Income	6.27	0.36	46.50	0.35
Interest Income	5.52	0.32	37.67	0.29
<b>TOTAL REVENUES</b>	<b>1,750.09</b>	<b>100.00</b>	<b>13,154.14</b>	<b>100.00</b>
<b>EXPENSES</b>				
<b>MAINTENANCE</b>				
Gate Maintenance/Repairs	0.00	0.00	17,023.11	129.41
<b>TOTAL MAINTENANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>17,023.11</b>	<b>129.41</b>
<b>ADMINISTRATIVE</b>				
Management Fee-Special Project	75.00	4.29	75.00	0.57
Electricity	29.02	1.66	319.05	2.43
Gas	0.00	0.00	108.76	0.83
Telephone	226.75	12.96	559.78	4.26
Office Supplies	11.07	0.63	17.79	0.14
Postage	51.48	2.94	77.10	0.59
<b>TOTAL ADMINISTRATIVE</b>	<b>393.32</b>	<b>22.47</b>	<b>1,157.48</b>	<b>8.80</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>393.32</b>	<b>22.47</b>	<b>18,180.59</b>	<b>138.21</b>
<b>NET PROFIT (LOSS)</b>	<b>1,356.77</b>	<b>77.53</b>	<b>-5,026.45</b>	<b>-38.21</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 (Gated Assessments)	1,583.30	1,750.00	-166.70	-9.53	12,499.97	12,250.00	249.97	2.04	21,000.00
Gate Keys	105.00	0.00	105.00	0	420.00	0.00	420.00	0	0.00
Late/NSF Income	50.00	0.00	50.00	0	150.00	0.00	150.00	0	0.00
Late Fee Interest Income	6.27	0.00	6.27	0	46.50	0.00	46.50	0	0.00
Interest Income	5.52	0.00	5.52	0	37.67	0.00	37.67	0	0.00
<b>TOTAL REVENUES</b>	<b>1,750.09</b>	<b>1,750.00</b>	<b>0.09</b>	<b>0.01</b>	<b>13,154.14</b>	<b>12,250.00</b>	<b>904.14</b>	<b>7.38</b>	<b>21,000.00</b>
<b>EXPENSES</b>									
<b>MAINTENANCE</b>									
Gate Maintenance/Repairs	0.00	1,250.00	1,250.00	100.00	17,023.11	8,750.00	-8,273.11	-94.55	15,000.00
<b>TOTAL MAINTENANCE</b>	<b>0.00</b>	<b>1,250.00</b>	<b>1,250.00</b>	<b>100.00</b>	<b>17,023.11</b>	<b>8,750.00</b>	<b>-8,273.11</b>	<b>-94.55</b>	<b>15,000.00</b>
<b>ADMINISTRATIVE</b>									
Contingencies	0.00	416.67	416.67	100.00	0.00	2,916.69	2,916.69	100.00	5,000.00
Management Fee-Special Project	75.00	0.00	-75.00	0	75.00	0.00	-75.00	0	0.00
Electricity	29.02	66.67	37.65	56.47	319.05	466.69	147.64	31.64	800.00
Gas	0.00	16.67	16.67	100.00	108.76	116.69	7.93	6.80	200.00
Telephone	226.75	0.00	-226.75	0	559.78	0.00	-559.78	0	0.00
Office Supplies	11.07	0.00	-11.07	0	17.79	0.00	-17.79	0	0.00
Postage	51.48	0.00	-51.48	0	77.10	0.00	-77.10	0	0.00
<b>TOTAL ADMINISTRATIVE</b>	<b>393.32</b>	<b>500.01</b>	<b>106.69</b>	<b>21.34</b>	<b>1,157.48</b>	<b>3,500.07</b>	<b>2,342.59</b>	<b>66.93</b>	<b>6,000.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>393.32</b>	<b>1,750.01</b>	<b>1,356.69</b>	<b>77.52</b>	<b>18,180.59</b>	<b>12,250.07</b>	<b>-5,930.52</b>	<b>-48.41</b>	<b>21,000.00</b>
<b>NET PROFIT (LOSS)</b>	<b>1,356.77</b>	<b>-0.01</b>	<b>1,356.78</b>	<b>-13.56</b>	<b>-5,026.45</b>	<b>-0.07</b>	<b>-5,026.38</b>	<b>7,180,</b>	<b>0.00</b>