

**Balance Sheet (Accrual)**  
**WESTRIDGE PLACE HOA - (WPHOA-G)**  
**Aug 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 - UB	3,517.07
Gate Reserve Account - UB	6,510.67
Assessments Receivable	349.37
TOTAL CURRENT ASSETS	<u>10,377.11</u>
TOTAL ASSETS	<u><u>10,377.11</u></u>

**LIABILITIES & CAPITAL**

LIABILITIES

Prepaid Liability	<u>7,333.36</u>
TOTAL LIABILITIES	7,333.36

OWNERS' FUNDS

Past Retained Earnings	6,467.48
Current Year Earnings	<u>-3,423.73</u>
TOTAL CAPITAL	<u>3,043.75</u>
TOTAL LIABILITIES & CAPITAL	<u><u>10,377.11</u></u>

**Income Statement (Accrual)**  
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	Month to Date	%	Year to Date	%
<b>REVENUES</b>				
Fee Income (Gated Assessments)	1,833.34	94.96	14,333.31	95.02
Gate Keys	35.00	1.81	455.00	3.02
Late/NSF Income	56.81	2.94	206.81	1.37
Late Fee Interest Income	0.00	0.00	46.50	0.31
Interest Income	5.52	0.29	43.19	0.29
<b>TOTAL REVENUES</b>	<b>1,930.67</b>	<b>100.00</b>	<b>15,084.81</b>	<b>100.00</b>
<b>EXPENSES</b>				
<b>MAINTENANCE</b>				
Gate Maintenance/Repairs	186.10	9.64	17,209.21	114.08
<b>TOTAL MAINTENANCE</b>	<b>186.10</b>	<b>9.64</b>	<b>17,209.21</b>	<b>114.08</b>
<b>ADMINISTRATIVE</b>				
Management Fee-Special Project	0.00	0.00	75.00	0.50
Electricity	30.57	1.58	349.62	2.32
Gas	0.00	0.00	108.76	0.72
Telephone	111.28	5.76	671.06	4.45
Office Supplies	0.00	0.00	17.79	0.12
Postage	0.00	0.00	77.10	0.51
<b>TOTAL ADMINISTRATIVE</b>	<b>141.85</b>	<b>7.35</b>	<b>1,299.33</b>	<b>8.61</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>327.95</b>	<b>16.99</b>	<b>18,508.54</b>	<b>122.70</b>
<b>NET PROFIT (LOSS)</b>	<b>1,602.72</b>	<b>83.01</b>	<b>-3,423.73</b>	<b>-22.70</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)	1,833.34	1,750.00	83.34	4.76	14,333.31	14,000.00	333.31	2.38	21,000.00
Gate Keys	35.00	0.00	35.00	0	455.00	0.00	455.00	0	0.00
Late/NSF Income	56.81	0.00	56.81	0	206.81	0.00	206.81	0	0.00
Late Fee Interest Income	0.00	0.00	0.00	0	46.50	0.00	46.50	0	0.00
Interest Income	5.52	0.00	5.52	0	43.19	0.00	43.19	0	0.00
<b>TOTAL REVENUES</b>	<b>1,930.67</b>	<b>1,750.00</b>	<b>180.67</b>	<b>10.32</b>	<b>15,084.81</b>	<b>14,000.00</b>	<b>1,084.81</b>	<b>7.75</b>	<b>21,000.00</b>
<b>EXPENSES</b>									
<b>MAINTENANCE</b>									
Gate Maintenance/Repairs	186.10	1,250.00	1,063.90	85.11	17,209.21	10,000.00	-7,209.21	-72.09	15,000.00
<b>TOTAL MAINTENANCE</b>	<b>186.10</b>	<b>1,250.00</b>	<b>1,063.90</b>	<b>85.11</b>	<b>17,209.21</b>	<b>10,000.00</b>	<b>-7,209.21</b>	<b>-72.09</b>	<b>15,000.00</b>
<b>ADMINISTRATIVE</b>									
Contingencies	0.00	416.67	416.67	100.00	0.00	3,333.36	3,333.36	100.00	5,000.00
Management Fee-Special Project	0.00	0.00	0.00	0	75.00	0.00	-75.00	0	0.00
Electricity	30.57	66.67	36.10	54.15	349.62	533.36	183.74	34.45	800.00
Gas	0.00	16.67	16.67	100.00	108.76	133.36	24.60	18.45	200.00
Telephone	111.28	0.00	-111.28	0	671.06	0.00	-671.06	0	0.00
Office Supplies	0.00	0.00	0.00	0	17.79	0.00	-17.79	0	0.00
Postage	0.00	0.00	0.00	0	77.10	0.00	-77.10	0	0.00
<b>TOTAL ADMINISTRATIVE</b>	<b>141.85</b>	<b>500.01</b>	<b>358.16</b>	<b>71.63</b>	<b>1,299.33</b>	<b>4,000.08</b>	<b>2,700.75</b>	<b>67.52</b>	<b>6,000.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>327.95</b>	<b>1,750.01</b>	<b>1,422.06</b>	<b>81.26</b>	<b>18,508.54</b>	<b>14,000.08</b>	<b>-4,508.46</b>	<b>-32.20</b>	<b>21,000.00</b>
<b>NET PROFIT (LOSS)</b>	<b>1,602.72</b>	<b>-0.01</b>	<b>1,602.73</b>	<b>-16.02</b>	<b>-3,423.73</b>	<b>-0.08</b>	<b>-3,423.65</b>	<b>4,279,</b>	<b>0.00</b>