

Balance Sheet (Accrual)
WESTRIDGE PLACE HOA - (WPHOA-G)
Oct 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	801.28
Gate Reserve Account	5,430.72
Assessments Receivable	<u>358.03</u>
TOTAL CURRENT ASSETS	<u>6,590.03</u>
TOTAL ASSETS	<u><u>6,590.03</u></u>

LIABILITIES & CAPITAL

LIABILITIES

Prepaid Assessments	25.00
Prepaid Liability	<u>3,666.68</u>
TOTAL LIABILITIES	3,691.68

OWNERS' FUNDS

Past Retained Earnings	6,467.48
Current Year Earnings	<u>-3,569.13</u>
TOTAL CAPITAL	<u>2,898.35</u>
TOTAL LIABILITIES & CAPITAL	<u><u>6,590.03</u></u>

Income Statement (Accrual)
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	Month to Date	%	Year to Date	%
REVENUES				
Fee Income (Gated Assessments)	1,833.34	97.19	17,999.99	95.42
Gate Keys	0.00	0.00	455.00	2.41
Late/NSF Income	50.00	2.65	306.81	1.63
Late Fee Interest Income	2.95	0.16	55.16	0.29
Interest Income	0.00	0.00	47.40	0.25
TOTAL REVENUES	1,886.29	100.00	18,864.36	100.00
EXPENSES				
MAINTENANCE				
Gate Maintenance/Repairs	340.83	18.07	19,683.74	104.34
TOTAL MAINTENANCE	340.83	18.07	19,683.74	104.34
ADMINISTRATIVE				
Contingencies	0.00	0.00	1,163.90	6.17
Management Fee-Special Project	0.00	0.00	75.00	0.40
Electricity	32.89	1.74	413.85	2.19
Gas	0.00	0.00	108.76	0.58
Telephone	111.05	5.89	893.35	4.74
Office Supplies	0.00	0.00	17.79	0.09
Postage	0.00	0.00	77.10	0.41
TOTAL ADMINISTRATIVE	143.94	7.63	2,749.75	14.58
TOTAL OPERATING EXPENSES	484.77	25.70	22,433.49	118.92
NET PROFIT (LOSS)	1,401.52	74.30	-3,569.13	-18.92

Budget Comparison (Accrual)
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
REVENUES									
Fee Income (Gated Assessments)	1,833.34	1,750.00	83.34	4.76	17,999.99	17,500.00	499.99	2.86	21,000.00
Gate Keys	0.00	0.00	0.00	0	455.00	0.00	455.00	0	0.00
Late/NSF Income	50.00	0.00	50.00	0	306.81	0.00	306.81	0	0.00
Late Fee Interest Income	2.95	0.00	2.95	0	55.16	0.00	55.16	0	0.00
Interest Income	0.00	0.00	0.00	0	47.40	0.00	47.40	0	0.00
TOTAL REVENUES	1,886.29	1,750.00	136.29	7.79	18,864.36	17,500.00	1,364.36	7.80	21,000.00
EXPENSES									
MAINTENANCE									
Gate Maintenance/Repairs	340.83	1,250.00	909.17	72.73	19,683.74	12,500.00	-7,183.74	-57.47	15,000.00
TOTAL MAINTENANCE	340.83	1,250.00	909.17	72.73	19,683.74	12,500.00	-7,183.74	-57.47	15,000.00
ADMINISTRATIVE									
Contingencies	0.00	416.67	416.67	100.00	1,163.90	4,166.70	3,002.80	72.07	5,000.00
Management Fee-Special Project	0.00	0.00	0.00	0	75.00	0.00	-75.00	0	0.00
Electricity	32.89	66.67	33.78	50.67	413.85	666.70	252.85	37.93	800.00
Gas	0.00	16.67	16.67	100.00	108.76	166.70	57.94	34.76	200.00
Telephone	111.05	0.00	-111.05	0	893.35	0.00	-893.35	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
TOTAL ADMINISTRATIVE	143.94	500.01	356.07	71.21	2,749.75	5,000.10	2,250.35	45.01	6,000.00
TOTAL OPERATING EXPENSES	484.77	1,750.01	1,265.24	72.30	22,433.49	17,500.10	-4,933.39	-28.19	21,000.00
NET PROFIT (LOSS)	1,401.52	-0.01	1,401.53	-14.01	-3,569.13	-0.10	-3,569.03	3,569	0.00