

For :  
 SUNSET RIDGE  
 1 SUNSET RIDGE HOA  
 WASHOUGAL, WA 98671-

**Operating Statement**  
 Revenue: Cash; Expense: Cash

Prepared By :  
 INVEST WEST MANAGEMENT LLC  
 12503 SE MILLPLAIN STE 260  
 VANCOUVER, WA 98684-

Beginning Balances:	10/01/2009		01/01/2009	
1003 Leasehold Improvements	\$28,950.26		\$28,950.26	
1005 Sprinkler System	\$5,725.10		\$5,725.10	
1020 Accounts Receivable	\$7,049.88		\$7,049.88	
1027 Allowance for Doubtful Accounts	(\$10,274.00)		(\$10,274.00)	
1071 Due From Operating	\$2,992.34		\$2,992.34	
1199 Petty Cash	\$500.00		\$500.00	
1220 Dues to reserve fund	(\$2,992.34)		(\$2,992.34)	
13300 ITF Sunset Ridge Operating Account	\$15,791.87		\$0.00	
13301 ITF Sunset Ridge Reserve Account	\$40,806.02		\$2,524.50	
1331 ITF Sunset Ridge HOA Reserves	\$0.00		\$8,614.89	
1332 ITF Sunset Ridge Asset Reserves Acct.	\$0.00		\$32,646.21	
1405 Pool Equipment	\$7,215.85		\$7,215.85	
1406 Signs	\$927.94		\$927.94	
1407 Security System (Asset)	\$23,005.21		\$23,005.21	
1408 Playground Equipment (Asset)	\$61,959.03		\$61,959.03	
1409 Office Equipment (Asset)	\$1,569.93		\$1,569.93	
1410 Accumulated Deprecation	(\$62,422.17)		(\$62,422.17)	
1411 Clubhouse Equipment (Asset)	\$72,941.01		\$72,941.01	
2010 Accounts Payable	(\$1,203.42)		(\$1,203.42)	
2220 Prepaid Assessments Operating	\$6,656.91		\$6,656.91	
	<b>10/01/2009</b>	<b>% of Total</b>	<b>01/01/2009</b>	<b>% of Total</b>
	<b>10/31/2009</b>	<b>Revenue</b>	<b>10/31/2009</b>	<b>Revenue</b>
<b>Assets</b>				
Cash				
13300 ITF Sunset Ridge Operating Account	\$145.30	0.7 %	\$15,937.17	8.4 %
1330 ITF Sunset Ridge HOA Operating	\$0.00	0.0 %	\$1,930.01	1.0 %
13301 ITF Sunset Ridge Reserve Account	\$2,078.89	9.6 %	\$40,360.41	21.3 %
1331 ITF Sunset Ridge HOA Reserves	\$0.00	0.0 %	(\$8,614.89)	(4.6%)
1332 ITF Sunset Ridge Asset Reserves Acct.	\$0.00	0.0 %	(\$32,646.21)	(17.3%)
<b>Total Cash</b>	<b>\$2,224.19</b>	<b>10.2%</b>	<b>\$16,966.49</b>	<b>1.2%</b>
<b>Total Assets</b>	<b>\$2,224.19</b>	<b>10.2 %</b>	<b>\$16,966.49</b>	<b>9.0 %</b>
<b>Liabilities</b>				
Other Liabilities				
2010 Accounts Payable	(\$2,000.00)	(9.2%)	(\$2,000.00)	(1.1%)
<b>Total Other Liabilities</b>	<b>(\$2,000.00)</b>	<b>(9.2%)</b>	<b>(\$2,000.00)</b>	<b>(1.1%)</b>
<b>Total Liabilities</b>	<b>(\$2,000.00)</b>	<b>(9.2%)</b>	<b>(\$2,000.00)</b>	<b>(1.1%)</b>
<b>Equity</b>				
Other Equity				
3999 Transfer	\$2,040.00	9.4 %	\$20,178.00	10.7 %
<b>Total Other Equity</b>	<b>\$2,040.00</b>	<b>9.4%</b>	<b>\$20,178.00</b>	<b>1.1%</b>
<b>Total Equity</b>	<b>\$2,040.00</b>	<b>9.4 %</b>	<b>\$20,178.00</b>	<b>10.7 %</b>

Report Parameters : Sort Accounts By Account Number / Display Subtotals Through Rollup Account #1

<b>For :</b> SUNSET RIDGE 1 SUNSET RIDGE HOA WASHOUGAL, WA 98671-	<b>Operating Statement</b> Revenue: Cash; Expense: Cash	<b>Prepared By :</b> INVEST WEST MANAGEMENT LLC 12503 SE MILLPLAIN STE 260 VANCOUVER, WA 98684-
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**Revenue**

<b>Revenue</b>				
4014 Collection Fee - Assessment	\$60.00	0.3 %	\$195.00	0.1 %
4060 Late Fee Assessment	\$715.00	3.3 %	\$7,376.32	3.9 %
4061 NSF Fee	\$0.00	0.0 %	\$88.00	0.0 %
4091 Association Violation (Fine) - Assessment	\$2,512.00	11.5 %	\$9,427.00	5.0 %
4131 Reserve Interest Revenue	\$38.89	0.2 %	\$575.32	0.3 %
4200 Association Assessments	\$14,160.13	65.1 %	\$145,685.75	77.0 %
4220 Miscellaneous Income	\$2,071.00	9.5 %	\$2,146.00	1.1 %
4230 Club House / Rec Room Rental	\$200.00	0.9 %	\$1,250.00	0.7 %
4900 Association Reserves Assessment	\$2,003.98	9.2 %	\$22,393.78	11.8 %
<b>Total Revenue</b>	<b>\$21,761.00</b>	<b>100.0%</b>	<b>\$189,137.17</b>	<b>11.5%</b>
<b>Total Revenue</b>	<b>\$21,761.00</b>	<b>100.0 %</b>	<b>\$189,137.17</b>	<b>100.0 %</b>

**Expenses**

<b>Other Expenses</b>				
5004 Collection - Expense	\$0.00	0.0 %	\$600.00	0.3 %
<b>Total Other Expenses</b>	<b>\$0.00</b>	<b>0.0%</b>	<b>\$600.00</b>	<b>0.0%</b>
<b>Club House / Guest Rm</b>				
5108 Clubhouse Maintenance / Repair	\$1,679.15	7.7 %	\$15,809.14	8.4 %
5278 Clubhouse Equipment	\$210.75	1.0 %	\$1,761.22	0.9 %
5280 Clubhouse Manager	\$1,466.18	6.7 %	\$23,501.83	12.4 %
5295 Cable TV & Internet (Clubhouse)	\$152.50	0.7 %	\$1,687.62	0.9 %
<b>Total Club House / Guest Rm</b>	<b>\$3,508.58</b>	<b>16.1%</b>	<b>\$42,759.81</b>	<b>1.9%</b>
<b>Landscape</b>				
5079 Landscape Contract	\$2,681.73	12.3 %	\$25,275.31	13.4 %
5722 Trustee Sale - Maintenance	\$125.00	0.6 %	\$488.36	0.3 %
6003 Parks & Trails Improvements	\$0.00	0.0 %	\$6,516.31	3.4 %
6004 Parks & Trails Maintenance	\$342.63	1.6 %	\$6,008.87	3.2 %
<b>Total Landscape</b>	<b>\$3,149.36</b>	<b>14.5%</b>	<b>\$38,288.85</b>	<b>1.7%</b>
<b>Operating Expense</b>				
5035 Insurance	\$410.16	1.9 %	\$4,504.74	2.4 %
5051 Security	\$5,824.14	26.8 %	\$5,824.14	3.1 %
5125 Licenses and Fees	\$0.00	0.0 %	\$10.00	0.0 %
5281 Website Expense	\$12.50	0.1 %	\$125.00	0.1 %
5770 Fed. Income Tax (Assoc)	\$0.00	0.0 %	\$200.00	0.1 %
5775 Assoc. Operating Expenses	\$447.78	2.1 %	\$6,995.93	3.7 %
<b>Total Operating Expense</b>	<b>\$6,694.58</b>	<b>30.8%</b>	<b>\$17,659.81</b>	<b>3.5%</b>
<b>Pool</b>				
5258 Pool / Spa Supplies	\$285.30	1.3 %	\$8,025.87	4.2 %
5957 Gas (Pool / Spa)	\$650.42	3.0 %	\$5,833.58	3.1 %
<b>Total Pool</b>	<b>\$935.72</b>	<b>4.3%</b>	<b>\$13,859.45</b>	<b>0.5%</b>
<b>Professional Services</b>				
5005 Management	\$2,040.00	9.4 %	\$20,897.00	11.0 %

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 WASHOUGAL, WA 98671-

**Operating Statement**  
 Revenue: Cash; Expense: Cash

**Prepared By :**  
 INVEST WEST MANAGEMENT LLC  
 12503 SE MILLPLAIN STE 260  
 VANCOUVER, WA 98684-

5760 Legal	\$0.00	0.0 %	\$275.00	0.1 %
5765 Accounting / Audit	\$0.00	0.0 %	\$825.00	0.4 %
<b>Total Professional Services</b>	<b>\$2,040.00</b>	<b>9.4%</b>	<b>\$21,997.00</b>	<b>1.1%</b>
Reserve Revenue				
5900 Transfer to Reserve Bank Expense	\$2,040.00	9.4 %	\$20,178.00	10.7 %
<b>Total Reserve Revenue</b>	<b>\$2,040.00</b>	<b>9.4%</b>	<b>\$20,178.00</b>	<b>1.1%</b>
Reserve Expenses				
8075 Club House Major Repairs	\$0.00	0.0 %	\$7,700.41	4.1 %
<b>Total Reserve Expenses</b>	<b>\$0.00</b>	<b>0.0%</b>	<b>\$7,700.41</b>	<b>0.0%</b>
Social Activities				
5235 Recreation (Special Events)	\$543.00	2.5 %	\$2,999.68	1.6 %
<b>Total Social Activities</b>	<b>\$543.00</b>	<b>2.5%</b>	<b>\$2,999.68</b>	<b>0.3%</b>
Utilities				
5012 Electric	\$514.48	2.4 %	\$6,719.22	3.6 %
5020 Water & Sewer	\$0.00	0.0 %	\$2,676.15	1.4 %
5065 Trash/Hauling	\$66.28	0.3 %	\$231.98	0.1 %
5115 Telephone	\$84.81	0.4 %	\$780.32	0.4 %
<b>Total Utilities</b>	<b>\$665.57</b>	<b>3.1%</b>	<b>\$10,407.67</b>	<b>0.4%</b>
Reserve Expense				
8011 Exercise Equipment (Capital Expense)	\$0.00	0.0 %	\$9,874.33	5.2 %
8072 Carpet - Replacement Reserve	\$0.00	0.0 %	\$4,023.67	2.1 %
<b>Total Reserve Expense</b>	<b>\$0.00</b>	<b>0.0%</b>	<b>\$13,898.00</b>	<b>0.0%</b>
<b>Total Expenses</b>	<b>\$19,576.81</b>	<b>90.0 %</b>	<b>\$190,348.68</b>	<b>100.6 %</b>
<b>Net Operating Income</b>	<b>\$2,184.19</b>	<b>10.0 %</b>	<b>(\$1,211.51)</b>	<b>(0.6%)</b>
<b>Net Cash Flow</b>	<b>\$2,224.19</b>	<b>10.2 %</b>	<b>\$16,966.49</b>	<b>9.0 %</b>
<b>Ending Balances:</b>	<b>10/31/2009</b>		<b>10/31/2009</b>	

Report Parameters : Sort Accounts By Account Number / Display Subtotals Through Rollup Account #1

For :  
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1 SUNSET RIDGE HOA  
WASHOUGAL, WA 98671-

**Operating Statement**  
Revenue: Cash; Expense: Cash

Prepared By :  
INVEST WEST MANAGEMENT LLC  
12503 SE MILLPLAIN STE 260  
VANCOUVER, WA 98684-

1003 Leasehold Improvements	\$28,950.26	\$28,950.26
1005 Sprinkler System	\$5,725.10	\$5,725.10
1020 Accounts Receivable	\$7,049.88	\$7,049.88
1027 Allowance for Doubtful Accounts	(\$10,274.00)	(\$10,274.00)
1071 Due From Operating	\$2,992.34	\$2,992.34
1199 Petty Cash	\$500.00	\$500.00
1220 Dues to reserve fund	(\$2,992.34)	(\$2,992.34)
13300 ITF Sunset Ridge Operating Account	\$15,937.17	\$15,937.17
13301 ITF Sunset Ridge Reserve Account	\$42,884.91	\$42,884.91
1405 Pool Equipment	\$7,215.85	\$7,215.85
1406 Signs	\$927.94	\$927.94
1407 Security System (Asset)	\$23,005.21	\$23,005.21
1408 Playground Equipment (Asset)	\$61,959.03	\$61,959.03
1409 Office Equipment (Asset)	\$1,569.93	\$1,569.93
1410 Accumulated Deprecation	(\$62,422.17)	(\$62,422.17)
1411 Clubhouse Equipment (Asset)	\$72,941.01	\$72,941.01
2010 Accounts Payable	(\$3,203.42)	(\$3,203.42)
2220 Prepaid Assessments Operating	\$6,656.91	\$6,656.91

Report Parameters : Sort Accounts By Account Number / Display Subtotals Through Rollup Account #1

For :  
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 1 SUNSET RIDGE HOA  
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**Income Statement**  
 Revenue: Cash; Expense: Cash

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 VANCOUVER, WA 98684-

	10/01/2009 10/31/2009	% of Total Revenue	01/01/2009 10/31/2009	% of Total Revenue
<b>Revenue</b>				
Revenue				
4014 Collection Fee - Assessment	\$60.00	0.30%	\$195.00	0.12%
4060 Late Fee Assessment	\$715.00	3.63%	\$7,376.32	4.44%
4061 NSF Fee	\$0.00	0.00%	\$88.00	0.05%
4091 Association Violation (Fine) - Ass	\$2,512.00	12.74%	\$9,427.00	5.67%
4200 Association Assessments	\$14,160.13	71.81%	\$145,685.75	87.67%
4220 Miscellaneous Income	\$2,071.00	10.50%	\$2,146.00	1.29%
4230 Club House / Rec Room Rental	\$200.00	1.01%	\$1,250.00	0.75%
<b>Total Revenue</b>	<b>\$19,718.13</b>	<b>100.00%</b>	<b>\$166,168.07</b>	<b>100.00%</b>
<b>Total Revenue</b>	<b>\$19,718.13</b>	<b>100.00%</b>	<b>\$166,168.07</b>	<b>100.00%</b>
<b>Expenses</b>				
Other Expenses				
5004 Collection - Expense	\$0.00	0.00%	\$600.00	0.36%
<b>Total Other Expenses</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$600.00</b>	<b>0.36%</b>
Club House / Guest Rm				
5108 Clubhouse Maintenance / Repair	\$1,679.15	8.52%	\$15,809.14	9.51%
5278 Clubhouse Equipment	\$210.75	1.07%	\$1,761.22	1.06%
5280 Clubhouse Manager	\$1,466.18	7.44%	\$23,501.83	14.14%
5295 Cable TV & Internet (Clubhouse)	\$152.50	0.77%	\$1,687.62	1.02%
<b>Total Club House / Guest Rm</b>	<b>\$3,508.58</b>	<b>17.79%</b>	<b>\$42,759.81</b>	<b>25.73%</b>
Landscape				
5079 Landscape Contract	\$2,681.73	13.60%	\$25,275.31	15.21%
5722 Trustee Sale - Maintenance	\$125.00	0.63%	\$488.36	0.29%
6003 Parks & Trails Improvements	\$0.00	0.00%	\$6,516.31	3.92%
6004 Parks & Trails Maintenance	\$342.63	1.74%	\$6,008.87	3.62%
<b>Total Landscape</b>	<b>\$3,149.36</b>	<b>15.97%</b>	<b>\$38,288.85</b>	<b>23.04%</b>
Operating Expense				
5035 Insurance	\$410.16	2.08%	\$4,504.74	2.71%
5051 Security	\$5,824.14	29.54%	\$5,824.14	3.50%
5125 Licenses and Fees	\$0.00	0.00%	\$10.00	0.01%
5281 Website Expense	\$12.50	0.06%	\$125.00	0.08%
5770 Fed. Income Tax (Assoc)	\$0.00	0.00%	\$200.00	0.12%
5775 Assoc. Operating Expenses	\$447.78	2.27%	\$6,995.93	4.21%
<b>Total Operating Expense</b>	<b>\$6,694.58</b>	<b>33.95%</b>	<b>\$17,659.81</b>	<b>10.63%</b>
Pool				
5258 Pool / Spa Supplies	\$285.30	1.45%	\$8,025.87	4.83%
5957 Gas (Pool / Spa)	\$650.42	3.30%	\$5,833.58	3.51%
<b>Total Pool</b>	<b>\$935.72</b>	<b>4.75%</b>	<b>\$13,859.45</b>	<b>8.34%</b>
Professional Services				
5005 Management	\$2,040.00	10.35%	\$20,897.00	12.58%
5760 Legal	\$0.00	0.00%	\$275.00	0.17%

For :  
 SUNSET RIDGE  
 1 SUNSET RIDGE HOA  
 WASHOUGAL, WA 98671-

**Income Statement**  
 Revenue: Cash; Expense: Cash

Prepared By :  
 INVEST WEST MANAGEMENT LLC  
 12503 SE MILLPLAIN STE 260  
 VANCOUVER, WA 98684-

	10/01/2009 10/31/2009	% of Total Revenue	01/01/2009 10/31/2009	% of Total Revenue
5765 Accounting / Audit	\$0.00	0.00%	\$825.00	0.50%
Total Professional Services	\$2,040.00	10.35%	\$21,997.00	13.24%
Social Activities				
5235 Recreation (Special Events)	\$543.00	2.75%	\$2,999.68	1.81%
Total Social Activities	\$543.00	2.75%	\$2,999.68	1.81%
Utilities				
5012 Electric	\$514.48	2.61%	\$6,719.22	4.04%
5020 Water & Sewer	\$0.00	0.00%	\$2,676.15	1.61%
5065 Trash/Hauling	\$66.28	0.34%	\$231.98	0.14%
5115 Telephone	\$84.81	0.43%	\$780.32	0.47%
Total Utilities	\$665.57	3.38%	\$10,407.67	6.26%
<b>Total Expenses</b>	<b>\$17,536.81</b>	<b>88.94%</b>	<b>\$148,572.27</b>	<b>89.41%</b>
<b>Net Operating Income</b>	<b>\$2,181.32</b>	<b>11.06%</b>	<b>\$17,595.80</b>	<b>10.59%</b>
<b>Reserves</b>				
Revenue				
4131 Reserve Interest Revenue	\$38.89	0.20%	\$575.32	0.35%
4900 Association Reserves Assessment	\$2,003.98	10.16%	\$22,393.78	13.48%
Total Revenue	\$2,042.87	10.36%	\$22,969.10	13.82%
Reserve Revenue				
5900 Transfer to Reserve Bank Expense	\$2,040.00	10.35%	\$20,178.00	12.14%
Total Reserve Revenue	\$2,040.00	10.35%	\$20,178.00	12.14%
Reserve Expenses				
8075 Club House Major Repairs	\$0.00	0.00%	\$7,700.41	4.63%
Total Reserve Expenses	\$0.00	0.00%	\$7,700.41	4.63%
Reserve Expense				
8011 Exercise Equipment (Capital Exper	\$0.00	0.00%	\$9,874.33	5.94%
8072 Carpet - Replacement Reserve	\$0.00	0.00%	\$4,023.67	2.42%
Total Reserve Expense	\$0.00	0.00%	\$13,898.00	8.36%
<b>Total Reserves</b>	<b>\$2.87</b>	<b>0.01%</b>	<b>(\$18,807.31)</b>	<b>(11.32%)</b>
<b>Net Income after Reserves</b>	<b>\$2,184.19</b>	<b>11.08%</b>	<b>(\$1,211.51)</b>	<b>(0.73%)</b>

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**Balance Sheet**  
**As of 10/31/2009**  
**Revenue: Cash; Expense: Cash**

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12503 SE MILLPLAIN STE 260  
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**Assets**

Other Assets

1003 Leasehold Improvements	\$28,950.26
1005 Sprinkler System	\$5,725.10
1020 Accounts Receivable	\$7,049.88
1027 Allowance for Doubtful Accounts	(\$10,274.00)
1071 Due From Operating	\$2,992.34
1220 Dues to reserve fund	(\$2,992.34)
1405 Pool Equipment	\$7,215.85
1406 Signs	\$927.94
1410 Accumulated Deprecation	(\$62,422.17)

Total Other Assets \$22,827.14

Cash

1199 Petty Cash	\$500.00
13300 ITF Sunset Ridge Operating Account	\$15,937.17
13301 ITF Sunset Ridge Reserve Account	\$42,884.91

Total Cash \$59,322.08

Equipment

1407 Security System (Asset)	\$23,005.21
1408 Playground Equipment (Asset)	\$61,959.03
1409 Office Equipment (Asset)	\$1,569.93
1411 Clubhouse Equipment (Asset)	\$72,941.01

Total Equipment \$159,475.18

**Total Assets**

\$195,970.12

**Liabilities**

Other Liabilities

2010 Accounts Payable	(\$3,203.42)
2220 Prepaid Assessments Operating	\$6,656.91

Total Other Liabilities \$3,453.49

**Total Liabilities**

\$3,453.49

**Equity**

Other Equity

3060 Retained Earnings	\$116,088.76
3500 Reserve Equity	\$57,461.38

Total Other Equity \$173,550.14

Other Equity

3999 Transfer	\$20,178.00
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3999.0000 Net Income	(S1,211.51)	
<b>Total Equity</b>		<u>\$192,516.63</u>
<b>Total Liabilities and Owner Equity</b>		<u><u>\$195,970.12</u></u>