

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:	09/01/2009		01/01/2009	
1003 Leasehold Improvements	\$28,950.26		\$28,950.26	
1005 Sprinkler System	\$5,725.10		\$5,725.10	
1020 Accounts Receivable	\$392.97		\$392.97	
1024 Depreciation	\$17,272.23		\$17,272.23	
1070 Dues to Operating	(\$13,906.00)		(\$13,906.00)	
1199 Petty Cash	\$500.00		\$500.00	
13300 ITF Sunset Ridge Operating Account	\$22,996.46		\$0.00	
13301 ITF Sunset Ridge Reserve Account	\$48,600.77		\$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	(\$43,903.87)		(\$43,903.87)	
1411 Clubhouse Equipment (Asset)	\$68,614.09		\$68,614.09	
2036 Due from Reserves	(\$13,906.00)		(\$13,906.00)	
2256 Federal Income Tax payable	\$66.00		\$66.00	
	<b>09/01/2009</b>	<b>% of Total</b>	<b>01/01/2009</b>	<b>% of Total</b>
	<b>09/30/2009</b>	<b>Revenue</b>	<b>09/30/2009</b>	<b>Revenue</b>
<b>Assets</b>				
Cash				
13300 ITF Sunset Ridge Operating Account	(\$7,204.59)	(37.2%)	\$15,791.87	9.4 %
1330 ITF Sunset Ridge HOA Operating	\$0.00	0.0 %	\$1,930.01	1.2 %
13301 ITF Sunset Ridge Reserve Account	(\$7,794.75)	(40.2%)	\$38,281.52	22.9 %
1331 ITF Sunset Ridge HOA Reserves	\$0.00	0.0 %	(\$8,614.89)	(5.1%)
1332 ITF Sunset Ridge Asset Reserves Acct.	\$0.00	0.0 %	(\$32,646.21)	(19.5%)
Total Cash	(\$14,999.34)	(77.4%)	\$14,742.30	(9.0%)
<b>Total Assets</b>	<b>(\$14,999.34)</b>	<b>(77.4%)</b>	<b>\$14,742.30</b>	<b>8.8 %</b>
<b>Equity</b>				
Other Equity				
3999 Transfer	\$2,040.00	10.5 %	\$18,138.00	10.8 %
Total Other Equity	\$2,040.00	10.5%	\$18,138.00	1.2%
<b>Total Equity</b>	<b>\$2,040.00</b>	<b>10.5 %</b>	<b>\$18,138.00</b>	<b>10.8 %</b>
<b>Revenue</b>				
Revenue				
4014 Collection Fee - Assessment	\$60.00	0.3 %	\$135.00	0.1 %
4060 Late Fee Assessment	\$1,609.19	8.3 %	\$6,661.32	4.0 %
4061 NSF Fee	(\$6.00)	0.0 %	\$88.00	0.1 %
4091 Association Violation (Fine) - Assessment	\$1,078.00	5.6 %	\$6,915.00	4.1 %
4131 Reserve Interest Revenue	\$39.58	0.2 %	\$536.43	0.3 %
4200 Association Assessments	\$14,592.83	75.3 %	\$131,525.62	78.6 %

Report Parameters : Sort Accounts By Account Number / Display Subtotals Through Rollup Account #3

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4220 Miscellaneous Income	\$0.00	0.0 %	\$75.00	0.0 %
4230 Club House / Rec Room Rental	\$0.00	0.0 %	\$1,050.00	0.6 %
4900 Association Reserves Assessment	\$2,012.29	10.4 %	\$20,389.80	12.2 %
<b>Total Revenue</b>	<b>\$19,385.89</b>	<b>100.0%</b>	<b>\$167,376.17</b>	<b>11.6%</b>
<b>Total Revenue</b>	<b>\$19,385.89</b>	<b>100.0 %</b>	<b>\$167,376.17</b>	<b>100.0 %</b>
<b>Expenses</b>				
Other Expenses				
5004 Collection - Expense	\$600.00	3.1 %	\$600.00	0.4 %
<b>Total Other Expenses</b>	<b>\$600.00</b>	<b>3.1%</b>	<b>\$600.00</b>	<b>0.4%</b>
Club House / Guest Rm				
5108 Clubhouse Maintenance / Repair	\$1,067.79	5.5 %	\$14,129.99	8.4 %
5278 Clubhouse Equipment	\$0.00	0.0 %	\$1,550.47	0.9 %
5280 Clubhouse Manager	\$5,032.74	26.0 %	\$22,035.65	13.2 %
5295 Cable TV & Internet (Clubhouse)	\$320.81	1.7 %	\$1,535.12	0.9 %
<b>Total Club House / Guest Rm</b>	<b>\$6,421.34</b>	<b>33.1%</b>	<b>\$39,251.23</b>	<b>3.8%</b>
Landscape				
5079 Landscape Contract	\$5,244.62	27.1 %	\$22,593.58	13.5 %
5722 Trustee Sale - Maintenance	\$86.56	0.4 %	\$363.36	0.2 %
6003 Parks & Trails Improvements	\$3,462.40	17.9 %	\$6,516.31	3.9 %
6004 Parks & Trails Maintenance	\$1,996.48	10.3 %	\$5,666.24	3.4 %
<b>Total Landscape</b>	<b>\$10,790.06</b>	<b>55.7%</b>	<b>\$35,139.49</b>	<b>6.4%</b>
Operating Expense				
5035 Insurance	\$827.58	4.3 %	\$4,094.58	2.4 %
5125 Licenses and Fees	\$0.00	0.0 %	\$10.00	0.0 %
5281 Website Expense	\$25.00	0.1 %	\$112.50	0.1 %
5770 Fed. Income Tax (Assoc)	\$0.00	0.0 %	\$200.00	0.1 %
5775 Assoc. Operating Expenses	\$587.98	3.0 %	\$6,548.15	3.9 %
<b>Total Operating Expense</b>	<b>\$1,440.56</b>	<b>7.4%</b>	<b>\$10,965.23</b>	<b>0.9%</b>
Pool				
5258 Pool / Spa Supplies	\$889.20	4.6 %	\$7,740.57	4.6 %
5957 Gas (Pool / Spa)	\$754.74	3.9 %	\$5,183.16	3.1 %
<b>Total Pool</b>	<b>\$1,643.94</b>	<b>8.5%</b>	<b>\$12,923.73</b>	<b>1.0%</b>
Professional Services				
5005 Management	\$2,040.00	10.5 %	\$18,857.00	11.3 %
5760 Legal	\$0.00	0.0 %	\$275.00	0.2 %
5765 Accounting / Audit	\$325.00	1.7 %	\$825.00	0.5 %
<b>Total Professional Services</b>	<b>\$2,365.00</b>	<b>12.2%</b>	<b>\$19,957.00</b>	<b>1.4%</b>
Reserve Revenue				
5900 Transfer to Reserve Bank Expense	\$2,040.00	10.5 %	\$18,138.00	10.8 %
<b>Total Reserve Revenue</b>	<b>\$2,040.00</b>	<b>10.5%</b>	<b>\$18,138.00</b>	<b>1.2%</b>
Reserve Expenses				
8075 Club House Major Repairs	\$0.00	0.0 %	\$7,700.41	4.6 %

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Total Reserve Expenses	\$0.00	0.0%	\$7,700.41	0.0%
Social Activities				
5235 Recreation (Special Events)	\$0.00	0.0 %	\$2,456.68	1.5 %
Total Social Activities	\$0.00	0.0%	\$2,456.68	0.0%
Utilities				
5012 Electric	\$1,087.35	5.6 %	\$6,204.74	3.7 %
5020 Water & Sewer	\$0.00	0.0 %	\$2,676.15	1.6 %
5065 Trash/Hauling	\$0.00	0.0 %	\$165.70	0.1 %
5115 Telephone	\$162.65	0.8 %	\$695.51	0.4 %
Total Utilities	\$1,250.00	6.4%	\$9,742.10	0.7%
Reserve Expense				
8011 Exercise Equipment (Capital Expense)	\$9,874.33	50.9 %	\$9,874.33	5.9 %
8072 Carpet - Replacement Reserve	\$0.00	0.0 %	\$4,023.67	2.4 %
Total Reserve Expense	\$9,874.33	50.9%	\$13,898.00	5.9%
<b>Total Expenses</b>	<b>\$36,425.23</b>	<b>187.9 %</b>	<b>\$170,771.87</b>	<b>102.0 %</b>
<b>Net Operating Income</b>	<b>(\$17,039.34)</b>	<b>(87.9%)</b>	<b>(\$3,395.70)</b>	<b>(2.0%)</b>
<b>Net Cash Flow</b>	<b>(\$14,999.34)</b>	<b>(77.4%)</b>	<b>\$14,742.30</b>	<b>8.8 %</b>
<b>Ending Balances:</b>	<b>09/30/2009</b>		<b>09/30/2009</b>	
1003 Leasehold Improvements	\$28,950.26		\$28,950.26	
1005 Sprinkler System	\$5,725.10		\$5,725.10	
1020 Accounts Receivable	\$392.97		\$392.97	
1024 Depreciation	\$17,272.23		\$17,272.23	
1070 Dues to Operating	(\$13,906.00)		(\$13,906.00)	
1199 Petty Cash	\$500.00		\$500.00	
13300 ITF Sunset Ridge Operating Account	\$15,791.87		\$15,791.87	
13301 ITF Sunset Ridge Reserve Account	\$40,806.02		\$40,806.02	
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	
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1411 Clubhouse Equipment (Asset)	\$68,614.09		\$68,614.09	
2036 Due from Reserves	(\$13,906.00)		(\$13,906.00)	
2256 Federal Income Tax payable	\$66.00		\$66.00	

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

**Balance Sheet**  
**As of 09/30/2009**  
**Revenue: Cash; Expense: Cash**

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

**Assets**

Other Assets

1003 Leasehold Improvements	\$28,950.26
1005 Sprinkler System	\$5,725.10
1020 Accounts Receivable	\$392.97
1024 Depreciation	\$17,272.23
1070 Dues to Operating	(\$13,906.00)
1405 Pool Equipment	\$7,215.85
1406 Signs	\$927.94
1410 Accumulated Deprecation	(\$43,903.87)

Total Other Assets \$2,674.48

Cash

1199 Petty Cash	\$500.00
13300 ITF Sunset Ridge Operating Account	\$15,791.87
13301 ITF Sunset Ridge Reserve Account	\$40,806.02

Total Cash \$57,097.89

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)	\$68,614.09

Total Equipment \$155,148.26

**Total Assets**

\$214,920.63

**Liabilities**

2036 Due from Reserves	(\$13,906.00)
2256 Federal Income Tax payable	\$66.00

**Total Liabilities**

(\$13,840.00)

**Equity**

Other Equity

3060 Retained Earnings	\$216,505.07
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Total Other Equity \$216,505.07

Revenue

3824 Reserve - Other Interest	\$0.09
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Total Revenue \$0.09

Other Equity

3999 Transfer	\$15,651.17
3999.0000 Net Income	(\$3,395.70)

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<b>Total Equity</b>	<u>\$228,760.63</u>
<b>Total Liabilities and Owner Equity</b>	<u><u>\$214,920.63</u></u>