

6085277



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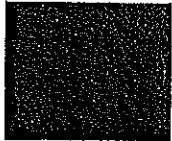
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(12 Months – or available)

READ, UNDERSTOOD & ACCEPTED
 PGS. _____ THRU _____
 AND ACKNOWLEDGE RECEIPT OF COPY SAME

 Date: _____



THE BRIDGEPORT CO.

REAL ESTATE

SALES • MANAGEMENT

SECTION 1

Current Financials

Galindo Woods Condominium Association
Profit & Loss
 January through April 2010

	Jan - Apr 10
Ordinary Income/Expense	
Income	
Assessments	
Regular Assessments	67,980.00
Special Assessments	0.00
Assessments - Other	0.00
Total Assessments	67,980.00
Enclosure Assessment	1,514.80
Fee Income	
Fees & Charges	180.00
Total Fee Income	180.00
Total Income	69,674.80
Expense	
Contract Services	
Landscape	5,500.00
Management	5,740.00
Pest Control	857.00
Pool Maintenance	1,235.00
Total Contract Services	13,332.00
Extras	
Landscape	3,880.28
Total Extras	3,880.28
Insurance Expense	
Property & Liability	4,549.56
Total Insurance Expense	4,549.56
Licenses and Permits	
Pool Certification	867.00
Total Licenses and Permits	867.00
Printing/Postage/Mailings	
Violation/Collection Ltrs	125.00
Printing/Postage/Mailings - Other	150.00
Total Printing/Postage/Mailings	275.00
Professional Fees	
Accounting/Tax Prep	1,245.00
Collections Svc Charge	360.00
Total Professional Fees	1,605.00
Repairs	
Building Repairs	2,255.63
Gate Repairs	3,307.16
Keys/Transmitters	20.00
Lighting	2,400.40
Plumbing	1,640.00
Total Repairs	9,623.19
Taxes	
State	10.00
Total Taxes	10.00

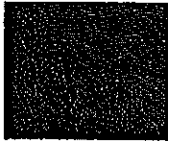
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05/28/10
Accrual Basis

Galindo Woods Condominium Association
Profit & Loss
January through April 2010

	<u>Jan - Apr 10</u>
Utilities	
Garbage	8,250.00
Gas and Electric	1,915.04
Telephone (Gate)	205.85
Water	<u>1,871.41</u>
Total Utilities	<u>12,242.30</u>
Total Expense	<u>46,384.33</u>
Net Ordinary Income	23,290.47
Other Income/Expense	
Other Income	
Interest Income - Reserves	
First Bank Reserves	<u>67.75</u>
Total Interest Income - Reserves	<u>67.75</u>
Total Other Income	67.75
Other Expense	
Reserve Transfer	<u>23,812.76</u>
Total Other Expense	<u>23,812.76</u>
Net Other Income	<u>-23,745.01</u>
Net Income	<u><u>-454.54</u></u>

Galindo Woods Condominium Association
Balance Sheet
 As of April 30, 2010

	Apr 30, 10
ASSETS	
Current Assets	
Checking/Savings	
F/B Operating Acct #1463	4,773.18
Reserves	
F/B Reserve Acct # 1476	90,767.61
First Bank CDARS - \$20K	20,000.00
Total Reserves	110,767.61
Total Checking/Savings	115,540.79
Accounts Receivable	
Accounts Receivable	30,936.37
Total Accounts Receivable	30,936.37
Other Current Assets	
Allowance for Doubtful Accts	-20,000.00
Total Other Current Assets	-20,000.00
Total Current Assets	126,477.16
TOTAL ASSETS	126,477.16
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	49.47
Total Accounts Payable	49.47
Other Current Liabilities	
Accts Payable-Due to Reserves	2,812.76
Ins. Funds Disbursement Acct.	919.07
Prepaid Assessments	4,564.23
Total Other Current Liabilities	8,296.06
Total Current Liabilities	8,345.53
Total Liabilities	8,345.53
Equity	
Reserves-Repairs/Replacement	
Capital Reserves Prior	92,849.86
Current Year Contribution	21,000.00
Current Year Expenditures	-3,150.00
Total Reserves-Repairs/Replacement	110,699.86
Retained Earnings	7,886.31
Net Income	-454.54
Total Equity	118,131.63
TOTAL LIABILITIES & EQUITY	126,477.16



THE BRIDGEPORT CO.
REAL ESTATE
SALES • MANAGEMENT

SECTION 2

Articles of Incorporation



SECRETARY OF STATE

I, *Kevin Shelley*, Secretary of State of the State of California, hereby certify:

That the attached transcript of 2 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

JAN 15 2005



Kevin Shelley
Secretary of State

2716267

ARTICLES OF INCORPORATION

OF

GALINDO WOODS CONDOMINIUM ASSOCIATION

ENDORSED - FILED
In the office of the Secretary of State
of the State of California

JAN - 5 2005

**ARTICLE I
NAME**

**KEVIN SHELLEY
Secretary of State**

The name of the corporation (hereinafter referred to as the "Corporation" or the "Association") is GALINDO WOODS CONDOMINIUM ASSOCIATION. The corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act.

**ARTICLE II
AGENT FOR SERVICE OF PROCESS**

The name of the corporation's initial agent for service of process is: Douglas Himan. The address of the initial agent of the corporation is: 4982 Rogers Avenue, Fremont, CA 94536-7156.

**ARTICLE III
BUSINESS ADDRESS & MANAGING AGENT**

The name of the Association's managing agent is The BridgePort Company, and the agent's address is 110 Ryan Industrial Court, #4, San Ramon, CA 94583. The location of the corporation's office, which is off-site is 110 Ryan Industrial Court, #4, San Ramon, CA 94583-1591.

**ARTICLE IV
PURPOSES OF THE ASSOCIATION**

This corporation is a nonprofit mutual benefit corporation organized under the Nonprofit Mutual Benefit Corporation Law.

The purpose of this corporation is to engage in any lawful act or activity, other than credit union business, for which a corporation may be organized under such Law.

This corporation does not contemplate pecuniary gain or profit to the Members thereof, and the specific purpose of this corporation is to provide for management, administration, maintenance, preservation and architectural control of the residential Units and Common Area within a certain tract of property situated in the City of Concord, County of Contra Costa, California, fronting on Monument Boulevard, nearest cross street Galindo Creek, Zip Code 94520-0000, and to promote the health, safety and welfare of all the residents within the property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose, all according to that certain Enabling Declaration Establishing a Plan for Condominium Ownership, hereinafter called the "Declaration" recorded or to be recorded with respect to said property in the Office of the Recorder of Contra Costa County, as required by § 1352 of the California Civil Code.

Notwithstanding any of the above statements of purposes and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the specific purpose of this corporation.

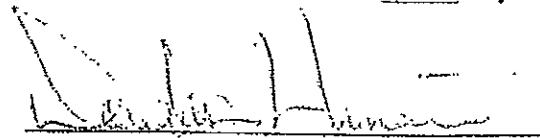
ARTICLE V DISSOLUTION

This Association is intended to qualify as a homeowners' association under the applicable provisions of the Internal Revenue Code, and of the Revenue and Taxation Code of California. No part of the net earnings of this organization shall inure to the benefit of any private individual, except as expressly provided in those sections with respect to the acquisition, construction, or provision for management, maintenance, and care of the Association property, and other than by a rebate of excess membership dues, fees, or Assessments. So long as there is any Unit, or parcel for which the Association is obligated to provide management, maintenance, preservation or control, the Association shall not transfer all or substantially all of its assets or file a certificate of dissolution without the approval of one hundred percent (100%) of the Members. In the event of the dissolution, liquidation, or winding up of the Association, upon or after termination of the project, in accordance with provisions of the Declaration, its assets remaining after payment, or provision for payment, of all debts and liabilities of the Association, shall be divided among and distributed to the Members in accordance with their respective rights therein.

ARTICLE VI AMENDMENTS

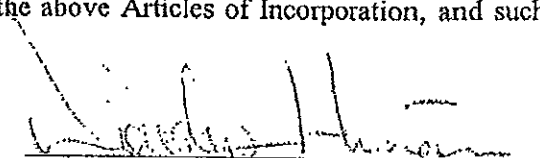
These Articles may be amended only by the affirmative vote of a majority of the Board, and by the affirmative vote (in person or by proxy) of Members representing a majority of the voting power of the Association and a majority of the votes of Members other than Declarant, or where the two (2) class voting structure is still in effect (as provided in the Bylaws), a majority of each class of membership. However, the percentage of voting power necessary to amend a specific clause or provision shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of California, the undersigned has executed these Articles of Incorporation this 29th day of November, 2004.



Douglas Himan

I declare that I am the person who executed the above Articles of Incorporation, and such instrument is my act and deed.



Douglas Himan



ARTICLES OF INCORPORATION
OF
GALINDO WOODS CONDOMINIUM ASSOCIATION

ARTICLE I
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**ARTICLE VI
AMENDMENTS**

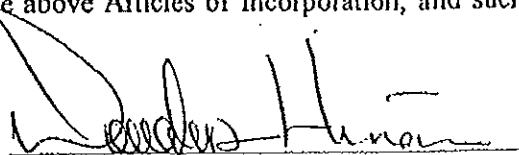
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IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of California, the undersigned has executed these Articles of Incorporation this 29th day of November, 2004.



Douglas Himan

I declare that I am the person who executed the above Articles of Incorporation, and such instrument is my act and deed.



Douglas Himan