

Balance Sheet

Properties: hbc - Hayden Bay Condominiums 401-549 N. Tomahawk Island Dr. Portland, OR 97217

As of: 02/28/2014

Account Name	Balance
ASSETS	
Cash	
Operating Account	12,453.97
Reserve Funds	
Reserve MM Funds (170)	60,690.86
Total Reserve Funds	60,690.86
Total Cash	73,144.83
TOTAL ASSETS	73,144.83
LIABILITIES & CAPITAL	
Liabilities	
2115 - Owner Prepayments	2,850.09
2400 - Reserve	
2410 - General Reserve	21,042.20
2500 - Special Assessment Reserve	39,648.66
Total 2400 - Reserve	60,690.86
Total Liabilities	63,540.95
Capital	
2950 - Homeowners Equity	5,417.14
Calculated Retained Earnings	-27,748.91
Calculated Prior Years Retained Earnings	31,935.65
Total Capital	9,603.88
TOTAL LIABILITIES & CAPITAL	73,144.83

Cash Flow

Noah & Associates Community Management

Properties: hbc - Hayden Bay Condominiums 401-549 N. Tomahawk Island Dr. Portland, OR 97217

Date Range: 02/01/2014 to 02/28/2014

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
3110 - Dues	11,371.85	96.28	20,028.64	96.95
3150 - Reserve Contribution	209.91	1.78	360.58	1.75
3210 - Late Fee	229.04	1.94	268.88	1.30
3820 - Interest Income	0.73	0.01	1.41	0.01
Total Operating Income	11,811.53	100.00	20,659.51	100.00
Expense				
LANDSCAPING				
4010 - Landscape Contract	1,838.00	15.56	3,676.00	17.79
4030 - Trees/Shrubs	55.00	0.47	55.00	0.27
4060 - Spraying Contract	186.00	1.57	186.00	0.90
Total LANDSCAPING	2,079.00	17.60	3,917.00	18.96
MAINTENANCE				
4230 - Rec. Facility Maintenance	1,984.99	16.81	2,630.00	12.73
4600 - Property Maintenance	76.88	0.65	76.88	0.37
Total MAINTENANCE	2,061.87	17.46	2,706.88	13.10
UTILITIES				
5010 - Electricity	73.06	0.62	148.06	0.72
5020 - Garbage	486.00	4.11	972.00	4.70
5030 - Water & Sewer	826.26	7.00	2,222.61	10.76
5090 - Cable TV	685.46	5.80	1,370.92	6.64
Total UTILITIES	2,070.78	17.53	4,713.59	22.82
ADMINISTRATION				
6050 - Management	436.00	3.69	872.00	4.22
6060 - Professional Fees	0.00	0.00	2,000.00	9.68
6240 - Office Supplies/Misc.	105.15	0.89	157.36	0.76
Total ADMINISTRATION	541.15	4.58	3,029.36	14.66
TRANSFER TO RESERVES				
7010 - General Reserve Transfer	209.91	1.78	360.58	1.75
7100 - Special Assessment Res Transfer	33,679.60	285.14	33,679.60	163.02
7930 - Reserve Interest Transfer	0.73	0.01	1.41	0.01
Total TRANSFER TO RESERVES	33,890.24	286.93	34,041.59	164.77
Total Operating Expense	40,643.04	344.10	48,408.42	234.32
NOI - Net Operating Income	-28,831.51	-244.10	-27,748.91	-134.32
Total Income	11,811.53	100.00	20,659.51	100.00
Total Expense	40,643.04	344.10	48,408.42	234.32
Net Income	-28,831.51	-244.10	-27,748.91	-134.32

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Other Items				
2115 - Owner Prepayments	45.83		633.27	
2125 - Prepaid Special Assessments	0.00		0.01	
Net Other Items	<u>45.83</u>		<u>633.28</u>	
Cash Flow	<u>-28,785.68</u>		<u>-27,115.63</u>	
Beginning Cash	41,239.65		39,569.60	
Beginning Cash + Cash Flow	12,453.97		12,453.97	
Actual Ending Cash	12,453.97		12,453.97	

Budget Comparison

Properties: hbc - Hayden Bay Condominiums 401-549 N. Tomahawk Island Dr. Portland, OR 97217

Period Beginning: Feb 2014

Period Ending: Feb 2014

Comparison Period Beginning: Jan 2014

Comparison Period Ending: Feb 2014

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Income								
3110: 3110 - Dues	11,371.85	10,376.41	995.44	9.59%	20,028.64	20,752.90	-724.26	-3.49%
3150: 3150 - Reserve Contribution	209.91	1,391.66	-1,181.75	-84.92%	360.58	2,783.40	-2,422.82	-87.05%
3210: 3210 - Late Fee	229.04	0.00	229.04	0.00%	268.88	0.00	268.88	0.00%
3820: 3820 - Interest Income	0.73	4.16	-3.43	-82.45%	1.41	8.40	-6.99	-83.21%
Total Budgeted Income	11,811.53	11,772.23	39.30	0.33%	20,659.51	23,544.70	-2,885.19	-12.25%
Expense								
4000: LANDSCAPING								
4010: 4010 - Landscape Contract	1,838.00	1,838.00	0.00	0.00%	3,676.00	3,676.00	0.00	0.00%
4020: 4020 - Improvements/Spray/ Misc.	0.00	208.33	208.33	100.00%	0.00	416.70	416.70	100.00%
4030: 4030 - Trees/Shrubs	55.00	0.00	-55.00	0.00%	55.00	0.00	-55.00	0.00%
4050: 4050 - Irrigation Repairs	0.00	333.33	333.33	100.00%	0.00	666.70	666.70	100.00%
4060: 4060 - Spraying Contract	186.00	125.00	-61.00	-48.80%	186.00	250.00	64.00	25.60%
4070: 4070 - Pruning Contract	0.00	208.33	208.33	100.00%	0.00	416.70	416.70	100.00%
4080: 4080 - Landscape Misc.	0.00	291.66	291.66	100.00%	0.00	583.40	583.40	100.00%
Total 4000: LANDSCAPING	2,079.00	3,004.65	925.65	30.81%	3,917.00	6,009.50	2,092.50	34.82%
4200: MAINTENANCE								
4230: 4230 - Rec. Facility Maintenance	1,984.99	1,000.00	-984.99	-98.50%	2,630.00	2,000.00	-630.00	-31.50%
4305: 4305 - Courtyard Repairs	0.00	265.41	265.41	100.00%	0.00	530.90	530.90	100.00%
4310: 4310 - Electrical/HVAC	0.00	33.33	33.33	100.00%	0.00	66.70	66.70	100.00%
4600: 4600 - Property Maintenance	76.88	1,475.00	1,398.12	94.79%	76.88	2,950.00	2,873.12	97.39%
Total 4200: MAINTENANCE	2,061.87	2,773.74	711.87	25.66%	2,706.88	5,547.60	2,840.72	51.21%
5000: UTILITIES								
5010: 5010 - Electricity	73.06	90.83	17.77	19.56%	148.06	181.70	33.64	18.51%
5020: 5020 - Garbage	486.00	483.33	-2.67	-0.55%	972.00	966.70	-5.30	-0.55%
5030: 5030 - Water & Sewer	826.26	1,000.00	173.74	17.37%	2,222.61	2,000.00	-222.61	-11.13%
5090: 5090 - Cable TV	685.46	737.50	52.04	7.06%	1,370.92	1,475.00	104.08	7.06%

Budget Comparison

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Total 5000: UTILITIES	2,070.78	2,311.66	240.88	10.42%	4,713.59	4,623.40	-90.19	-1.95%
6000: ADMINISTRATION								
6010: 6010 - Insurance	0.00	1,833.33	1,833.33	100.00%	0.00	3,666.70	3,666.70	100.00%
6050: 6050 - Management	436.00	428.00	-8.00	-1.87%	872.00	856.00	-16.00	-1.87%
6060: 6060 - Professional Fees	0.00	1,250.00	1,250.00	100.00%	2,000.00	2,500.00	500.00	20.00%
6100: 6100 - Taxes & Licenses	0.00	16.66	16.66	100.00%	0.00	33.40	33.40	100.00%
6240: 6240 - Office Supplies/Misc.	105.15	66.66	-38.49	-57.74%	157.36	133.40	-23.96	-17.96%
6500: 6500 - Contingency	0.00	83.33	83.33	100.00%	0.00	166.70	166.70	100.00%
Total 6000: ADMINISTRATION	541.15	3,677.98	3,136.83	85.29%	3,029.36	7,356.20	4,326.84	58.82%
7000: TRANSFER TO RESERVES								
7010: 7010 - General Reserve Transfer	209.91	1,391.66	1,181.75	84.92%	360.58	2,783.40	2,422.82	87.05%
7100: 7100 - Special Assessment Res Transfer	33,679.60	0.00	-33,679.60	0.00%	33,679.60	0.00	-33,679.60	0.00%
7930: 7930 - Reserve Interest Transfer	0.73	4.16	3.43	82.45%	1.41	8.40	6.99	83.21%
Total 7000: TRANSFER TO RESERVES	33,890.24	1,395.82	-32,494.42	-2,327.98%	34,041.59	2,791.80	-31,249.79	-1,119.34%
Total Budgeted Expense	40,643.04	13,163.85	-27,479.19	-208.75%	48,408.42	26,328.50	-22,079.92	-33.86%
Total Operating Income	11,811.53	11,772.23	39.30	0.33%	20,659.51	23,544.70	-2,885.19	-12.25%
Total Operating Expense	40,643.04	13,163.85	-27,479.19	-208.75%	48,408.42	26,328.50	-22,079.92	-33.86%
NOI - Net Operating Income	-28,831.51	-1,391.62	-27,439.89	1,971.79%	-27,748.91	-2,783.80	-24,965.11	896.80%
Cash								
1010: Operating Account	-28,785.68	0.00	28,785.68	0.00%	-27,115.63	0.00	27,115.63	0.00%
1100: Reserve Funds								
1170: Reserve MM Funds (170)	33,890.24	0.00	-33,890.24	0.00%	34,041.59	0.00	-34,041.59	0.00%
Total 1100: Reserve Funds	33,890.24	0.00	-33,890.24	0.00%	34,041.59	0.00	-34,041.59	0.00%
Total Budgeted Cash	5,104.56	0.00	-5,104.56	0.00%	6,925.96	0.00	-6,925.96	0.00%
Liability								
2115: 2115 - Owner Prepayments	45.83	0.00	45.83	0.00%	633.27	0.00	633.27	0.00%
2125: 2125 - Prepaid Special Assessments	0.00	0.00	0.00	0.00%	0.01	0.00	0.01	0.00%

Budget Comparison

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
2400: 2400 - Reserve								
2410: 2410 - General Reserve	210.64	0.00	210.64	0.00%	361.99	0.00	361.99	0.00%
2500: 2500 - Special Assessment Reserve	33,679.60	0.00	33,679.60	0.00%	33,679.60	0.00	33,679.60	0.00%
Total 2400: 2400 - Reserve	33,890.24	0.00	33,890.24	0.00%	34,041.59	0.00	34,041.59	0.00%
Total Budgeted Liability	33,936.07	0.00	33,936.07	0.00%	34,674.87	0.00	34,674.87	0.00%