

Balance Sheet

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

As of: 09/30/2014

Account Name	Balance
ASSETS	
Cash	
Operating Account	9,092.53
Reserve Funds	
Reserve MM Funds (170)	51,876.08
Total Reserve Funds	51,876.08
Total Cash	60,968.61
TOTAL ASSETS	60,968.61
 LIABILITIES & CAPITAL	
Liabilities	
2115 - Owner Prepayments	2,782.58
2400 - Reserve	
2410 - General Reserve	12,227.42
2500 - Special Assessment Reserve	39,648.66
Total 2400 - Reserve	51,876.08
Total Liabilities	54,658.66
Capital	
2950 - Homeowners Equity	5,430.44
Calculated Retained Earnings	-31,056.14
Calculated Prior Years Retained Earnings	31,935.65
Total Capital	6,309.95
TOTAL LIABILITIES & CAPITAL	60,968.61

Cash Flow

Noah & Associates Community Management

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

Date Range: 09/01/2014 to 09/30/2014

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
3110 - Dues	11,118.44	98.27	91,695.47	98.55
3150 - Reserve Contribution	0.00	0.00	710.52	0.76
3210 - Late Fee	194.20	1.72	629.45	0.68
3820 - Interest Income	1.28	0.01	11.69	0.01
Total Operating Income	11,313.92	100.00	93,047.13	100.00
Expense				
LANDSCAPING				
4010 - Landscape Contract	1,838.00	16.25	18,380.00	19.75
4015 - Landscape Maintenance	0.00	0.00	407.20	0.44
4050 - Irrigation Repairs	170.00	1.50	4,731.81	5.09
4060 - Spraying Contract	0.00	0.00	186.00	0.20
4070 - Pruning Contract	0.00	0.00	1,475.00	1.59
4080 - Landscape Misc.	-378.00	-3.34	843.36	0.91
Total LANDSCAPING	1,630.00	14.41	26,023.37	27.97
MAINTENANCE				
4230 - Rec. Facility Maintenance	0.00	0.00	9,337.16	10.03
4600 - Property Maintenance	1,519.00	13.43	14,033.43	15.08
Total MAINTENANCE	1,519.00	13.43	23,370.59	25.12
UTILITIES				
5010 - Electricity	74.33	0.66	1,072.97	1.15
5020 - Garbage	504.00	4.45	4,410.00	4.74
5030 - Water & Sewer	741.19	6.55	10,818.75	11.63
5090 - Cable TV	0.00	0.00	6,416.13	6.90
Total UTILITIES	1,319.52	11.66	22,717.85	24.42
ADMINISTRATION				
6010 - Insurance	4,870.98	43.05	9,741.96	10.47
6050 - Management	436.00	3.85	3,924.00	4.22
6060 - Professional Fees	0.00	0.00	11,987.46	12.88
6100 - Taxes & Licenses	0.00	0.00	325.00	0.35
6230 - Bank Charges	12.63	0.11	145.65	0.16
6240 - Office Supplies/Misc.	60.27	0.53	626.58	0.67
6500 - Contingency	0.00	0.00	14.00	0.02
Total ADMINISTRATION	5,379.88	47.55	26,764.65	28.76
TRANSFER TO RESERVES				
7010 - General Reserve Transfer	0.00	0.00	710.52	0.76
7930 - Reserve Interest Transfer	1.28	0.01	11.69	0.01
Total TRANSFER TO RESERVES	1.28	0.01	722.21	0.78
Total Operating Expense	9,849.68	87.06	99,598.67	107.04
NOI - Net Operating Income	1,464.24	12.94	-6,551.54	-7.04

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Other Income & Expense				
Other Income				
TRANSFER FROM RESERVES				
8110 - Transfer From Reserve	0.00	0.00	9,175.00	9.86
Total TRANSFER FROM RESERVES	<u>0.00</u>	<u>0.00</u>	<u>9,175.00</u>	<u>9.86</u>
Total Other Income	<u>0.00</u>	<u>0.00</u>	<u>9,175.00</u>	<u>9.86</u>
Other Expense				
EXPENSES FROM RESERVES				
9025 - One Time Transfer To S/A Reserve	0.00	0.00	33,679.60	36.20
Total EXPENSES FROM RESERVES	<u>0.00</u>	<u>0.00</u>	<u>33,679.60</u>	<u>36.20</u>
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>33,679.60</u>	<u>36.20</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>-24,504.60</u>	<u>-26.34</u>
Total Income	11,313.92	100.00	102,222.13	109.86
Total Expense	9,849.68	87.06	133,278.27	143.24
Net Income	<u>1,464.24</u>	<u>12.94</u>	<u>-31,056.14</u>	<u>-33.38</u>
Other Items				
2115 - Owner Prepayments	-17.39		565.76	
2125 - Prepaid Special Assessments	0.00		0.01	
2950 - Homeowners Equity	0.00		13.30	
Net Other Items	<u>-17.39</u>		<u>579.07</u>	
Cash Flow	<u>1,446.85</u>		<u>-30,477.07</u>	
Beginning Cash	7,645.68		39,569.60	
Beginning Cash + Cash Flow	9,092.53		9,092.53	
Actual Ending Cash	9,092.53		9,092.53	

Budget Comparison

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

Period Beginning: Sep 2014

Period Ending: Sep 2014

Comparison Period Beginning: Jan 2014

Comparison Period Ending: Sep 2014

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Income								
3110: 3110 - Dues	11,118.44	10,376.41	742.03	7.15%	91,695.47	93,387.77	-1,692.30	-1.81%
3150: 3150 - Reserve Contribution	0.00	0.00	0.00	0.00%	710.52	0.00	710.52	0.00%
3210: 3210 - Late Fee	194.20	0.00	194.20	0.00%	629.45	0.00	629.45	0.00%
3820: 3820 - Interest Income	1.28	4.16	-2.88	-69.23%	11.69	37.52	-25.83	-68.84%
Total Budgeted Income	11,313.92	10,380.57	933.35	8.99%	93,047.13	93,425.29	-378.16	-0.40%
Expense								
4000: LANDSCAPING								
4010: 4010 - Landscape Contract	1,838.00	1,838.00	0.00	0.00%	18,380.00	16,542.00	-1,838.00	-11.11%
4015: 4015 - Landscape Maintenance	0.00	291.66	291.66	100.00%	407.20	2,625.02	2,217.82	84.49%
4050: 4050 - Irrigation Repairs	170.00	333.33	163.33	49.00%	4,731.81	3,000.01	-1,731.80	-57.73%
4060: 4060 - Spraying Contract	0.00	125.00	125.00	100.00%	186.00	1,125.00	939.00	83.47%
4070: 4070 - Pruning Contract	0.00	208.33	208.33	100.00%	1,475.00	1,875.01	400.01	21.33%
4080: 4080 - Landscape Misc.	-378.00	208.33	586.33	281.44%	843.36	1,875.01	1,031.65	55.02%
Total 4000: LANDSCAPING	1,630.00	3,004.65	1,374.65	45.75%	26,023.37	27,042.05	1,018.68	3.77%
4200: MAINTENANCE								
4230: 4230 - Rec. Facility Maintenance	0.00	1,000.00	1,000.00	100.00%	9,337.16	9,000.00	-337.16	-3.75%
4235: 4235 - Rec. Facility Major Products	0.00	265.41	265.41	100.00%	0.00	2,388.77	2,388.77	100.00%
4310: 4310 - Electrical/HVAC	0.00	33.33	33.33	100.00%	0.00	300.01	300.01	100.00%
4600: 4600 - Property Maintenance	1,519.00	1,475.00	-44.00	-2.98%	14,033.43	13,275.00	-758.43	-5.71%
Total 4200: MAINTENANCE	1,519.00	2,773.74	1,254.74	45.24%	23,370.59	24,963.78	1,593.19	6.38%
5000: UTILITIES								
5010: 5010 - Electricity	74.33	90.83	16.50	18.17%	1,072.97	817.51	-255.46	-31.25%
5020: 5020 - Garbage	504.00	483.33	-20.67	-4.28%	4,410.00	4,350.01	-59.99	-1.38%
5030: 5030 - Water & Sewer	741.19	1,000.00	258.81	25.88%	10,818.75	9,000.00	-1,818.75	-20.21%

Budget Comparison

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
5090: 5090 - Cable TV	0.00	737.50	737.50	100.00%	6,416.13	6,637.50	221.37	3.34%
Total 5000: UTILITIES	1,319.52	2,311.66	992.14	42.92%	22,717.85	20,805.02	-1,912.83	-9.19%
6000: ADMINISTRATION								
6010: 6010 - Insurance	4,870.98	1,833.33	-3,037.65	-165.69%	9,741.96	16,500.01	6,758.05	40.96%
6050: 6050 - Management	436.00	428.00	-8.00	-1.87%	3,924.00	3,852.00	-72.00	-1.87%
6060: 6060 - Professional Fees	0.00	1,250.00	1,250.00	100.00%	11,987.46	11,250.00	-737.46	-6.56%
6100: 6100 - Taxes & Licenses	0.00	16.66	16.66	100.00%	325.00	150.02	-174.98	-116.64%
6230: 6230 - Bank Charges	12.63	0.00	-12.63	0.00%	145.65	0.00	-145.65	0.00%
6240: 6240 - Office Supplies/ Misc.	60.27	66.66	6.39	9.59%	626.58	600.02	-26.56	-4.43%
6500: 6500 - Contingency	0.00	83.33	83.33	100.00%	14.00	750.01	736.01	98.13%
Total 6000: ADMINISTRATION	5,379.88	3,677.98	-1,701.90	-46.27%	26,764.65	33,102.06	6,337.41	19.15%
7000: TRANSFER TO RESERVES								
7010: 7010 - General Reserve Transfer	0.00	1,391.66	1,391.66	100.00%	710.52	12,525.02	11,814.50	94.33%
7930: 7930 - Reserve Interest Transfer	1.28	4.16	2.88	69.23%	11.69	37.52	25.83	68.84%
Total 7000: TRANSFER TO RESERVES	1.28	1,395.82	1,394.54	99.91%	722.21	12,562.54	11,840.33	94.25%
Total Budgeted Expense	9,849.68	13,163.85	3,314.17	25.18%	99,598.67	118,475.45	18,876.78	15.93%
Total Operating Income	11,313.92	10,380.57	933.35	8.99%	93,047.13	93,425.29	-378.16	-0.40%
Total Operating Expense	9,849.68	13,163.85	3,314.17	25.18%	99,598.67	118,475.45	18,876.78	15.93%
NOI - Net Operating Income	1,464.24	-2,783.28	4,247.52	-152.61%	-6,551.54	-25,050.16	18,498.62	-73.85%
Other Income								
8000: TRANSFER FROM RESERVES								
8110: 8110 - Transfer From Reserve	0.00	0.00	0.00	0.00%	9,175.00	0.00	9,175.00	0.00%
Total 8000: TRANSFER FROM RESERVES	0.00	0.00	0.00	0.00%	9,175.00	0.00	9,175.00	0.00%
Total Budgeted Other Income	0.00	0.00	0.00	0.00%	9,175.00	0.00	9,175.00	0.00%

Budget Comparison

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Other Expense								
9000: EXPENSES FROM RESERVES								
9025: 9025 - One Time Transfer To S/A Reserve	0.00	0.00	0.00	0.00%	33,679.60	0.00	-33,679.60	0.00%
Total 9000: EXPENSES FROM RESERVES	0.00	0.00	0.00	0.00%	33,679.60	0.00	-33,679.60	0.00%
Total Budgeted Other Expense	0.00	0.00	0.00	0.00%	33,679.60	0.00	-33,679.60	0.00%
Cash								
1010: Operating Account	1,446.85	0.00	-1,446.85	0.00%	-30,477.07	0.00	30,477.07	0.00%
1100: Reserve Funds								
1170: Reserve MM Funds (170)	1.28	0.00	-1.28	0.00%	25,226.81	0.00	-25,226.81	0.00%
Total 1100: Reserve Funds	1.28	0.00	-1.28	0.00%	25,226.81	0.00	-25,226.81	0.00%
Total Budgeted Cash	1,448.13	0.00	-1,448.13	0.00%	-5,250.26	0.00	5,250.26	0.00%
Liability								
2115: 2115 - Owner Prepayments	-17.39	0.00	-17.39	0.00%	565.76	0.00	565.76	0.00%
2125: 2125 - Prepaid Special Assessments	0.00	0.00	0.00	0.00%	0.01	0.00	0.01	0.00%
2400: 2400 - Reserve								
2410: 2410 - General Reserve	1.28	0.00	1.28	0.00%	-8,452.79	0.00	-8,452.79	0.00%
2500: 2500 - Special Assessment Reserve	0.00	0.00	0.00	0.00%	33,679.60	0.00	33,679.60	0.00%
Total 2400: 2400 - Reserve	1.28	0.00	1.28	0.00%	25,226.81	0.00	25,226.81	0.00%
Total Budgeted Liability	-16.11	0.00	-16.11	0.00%	25,792.58	0.00	25,792.58	0.00%
Capital								
2950: 2950 - Homeowners Equity	0.00	0.00	0.00	0.00%	13.30	0.00	13.30	0.00%
Total Budgeted Capital	0.00	0.00	0.00	0.00%	13.30	0.00	13.30	0.00%

Delinquency Less Than 0.00

Active Properties Owned By: Hayden Bay Condominiums

Tenant Status: Current

Amount Owed In Account: All

Balance: Less than 0.00

Unit	Name	Amount Receivable	0-30	30-60	60-90	90+	Last Payment	Payment Amount
hbc - Hayden Bay Condominiums 401-549 N. Tomahawk Island Dr. Portland, OR 97217								
511	Larpenteur, Hazel	-0.28	0.00	0.00	0.00	-0.28	09/03/2014	615.94
407	Parkes, Mary & Edward	-0.51	0.00	0.00	0.00	-0.51	09/02/2014	534.18
547	Juth, Edward T. & Rozann	-520.07	0.00	0.00	0.00	-520.07	09/22/2014	520.07
543	Brumbaugh, Karen	-534.18	0.00	0.00	0.00	-534.18	09/24/2014	534.18
419	Spina, Donald & Tess	-615.94	0.00	0.00	0.00	-615.94	09/22/2014	615.94
513	Bender, Fred H. & Philomina C.	-1,111.60	0.00	0.00	0.00	-1,111.60	09/23/2014	698.55
		-2,782.58	0.00	0.00	0.00	-2,782.58		3,518.86
Total		-2,782.58	0.00	0.00	0.00	-2,782.58		3,518.86

Delinquency Greater Than 0.00**Active Properties Owned By:** Hayden Bay Condominiums**Tenant Status:** Current**Amount Owed In Account:** All**Balance:** Greater than 0.00

Unit	Name	Amount Receivable	0-30	30-60	60-90	90+	Last Payment	Payment Amount
hbc - Hayden Bay Condominiums 401-549 N. Tomahawk Island Dr. Portland, OR 97217								
403	Palmer, Robert A.	458.57	458.57	0.00	0.00	0.00	08/14/2014	550.07
Total		458.57	458.57	0.00	0.00	0.00		550.07