

Balance Sheet

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

As of: 02/28/2015

Account Name	Balance
ASSETS	
Cash	
Operating Account	9,653.25
Reserve Funds	
Reserve MM Funds (170)	53,050.63
Total Reserve Funds	53,050.63
Total Cash	62,703.88
TOTAL ASSETS	62,703.88
LIABILITIES & CAPITAL	
Liabilities	
2115 - Owner Prepayments	2,675.56
2400 - Reserve	
2410 - General Reserve	46,046.42
2500 - Special Assessment Reserve	7,004.21
Total 2400 - Reserve	53,050.63
Total Liabilities	55,726.19
Capital	
2950 - Homeowners Equity	5,430.44
Calculated Retained Earnings	6,083.99
Calculated Prior Years Retained Earnings	-4,536.74
Total Capital	6,977.69
TOTAL LIABILITIES & CAPITAL	62,703.88

Cash Flow

Noah & Associates Community Management

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

Date Range: 02/01/2015 to 02/28/2015

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
3110 - Dues	9,856.33	99.99	19,712.66	99.99
3820 - Interest Income	1.22	0.01	2.58	0.01
Total Operating Income	9,857.55	100.00	19,715.24	100.00
Expense				
LANDSCAPING				
4010 - Landscape Contract	3,722.00	37.76	5,560.00	28.20
4080 - Landscape Misc.	0.00	0.00	350.00	1.78
Total LANDSCAPING	3,722.00	37.76	5,910.00	29.98
MAINTENANCE				
4230 - Rec. Facility Maintenance	0.00	0.00	439.50	2.23
4600 - Property Maintenance	0.00	0.00	1,063.00	5.39
Total MAINTENANCE	0.00	0.00	1,502.50	7.62
UTILITIES				
5010 - Electricity	75.92	0.77	153.86	0.78
5020 - Garbage	504.00	5.11	1,008.00	5.11
5030 - Water & Sewer	830.98	8.43	2,354.85	11.94
5090 - Cable TV	727.62	7.38	1,455.24	7.38
Total UTILITIES	2,138.52	21.69	4,971.95	25.22
ADMINISTRATION				
6050 - Management	448.00	4.54	896.00	4.54
6060 - Professional Fees	0.00	0.00	192.50	0.98
6230 - Bank Charges	4.37	0.04	11.64	0.06
6240 - Office Supplies/Misc.	46.70	0.47	144.08	0.73
Total ADMINISTRATION	499.07	5.06	1,244.22	6.31
TRANSFER TO RESERVES				
7930 - Reserve Interest Transfer	1.22	0.01	2.58	0.01
Total TRANSFER TO RESERVES	1.22	0.01	2.58	0.01
Total Operating Expense	6,360.81	64.53	13,631.25	69.14
NOI - Net Operating Income	3,496.74	35.47	6,083.99	30.86
Other Income & Expense				
Other Income				
TRANSFER FROM RESERVES				
8110 - Transfer From Reserve	0.00	0.00	440.07	2.23
Total TRANSFER FROM RESERVES	0.00	0.00	440.07	2.23
Total Other Income	0.00	0.00	440.07	2.23
Other Expense				
EXPENSES FROM RESERVES				
9020 - Special Asses. Account Expense	0.00	0.00	440.07	2.23
Total EXPENSES FROM RESERVES	0.00	0.00	440.07	2.23

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total Other Expense	0.00	0.00	440.07	2.23
Net Other Income	0.00	0.00	0.00	0.00
Total Income	9,857.55	100.00	20,155.31	102.23
Total Expense	6,360.81	64.53	14,071.32	71.37
Net Income	3,496.74	35.47	6,083.99	30.86
Other Items				
2115 - Owner Prepayments	261.09		179.33	
Net Other Items	261.09		179.33	
Cash Flow	3,757.83		6,263.32	
Beginning Cash	5,895.42		3,389.93	
Beginning Cash + Cash Flow	9,653.25		9,653.25	
Actual Ending Cash	9,653.25		9,653.25	

Budget Comparison Without % Variances

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

Period Beginning: Feb 2015

Period Ending: Feb 2015

Comparison Period Beginning: Jan 2015

Comparison Period Ending: Feb 2015

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
3110: 3110 - Dues	9,856.33	10,376.41	-520.08	19,712.66	20,752.90	-1,040.24
3210: 3210 - Late Fee	0.00	41.66	-41.66	0.00	83.40	-83.40
3820: 3820 - Interest Income	1.22	1.25	-0.03	2.58	2.50	0.08
Total Budgeted Income	9,857.55	10,419.32	-561.77	19,715.24	20,838.80	-1,123.56
Expense						
4000: LANDSCAPING						
4010: 4010 - Landscape Contract	3,722.00	1,883.91	-1,838.09	5,560.00	3,767.90	-1,792.10
4015: 4015 - Landscape Maintenance	0.00	291.66	291.66	0.00	583.40	583.40
4050: 4050 - Irrigation Repairs	0.00	333.33	333.33	0.00	666.70	666.70
4060: 4060 - Spraying Contract	0.00	83.33	83.33	0.00	166.70	166.70
4070: 4070 - Pruning Contract	0.00	208.33	208.33	0.00	416.70	416.70
4080: 4080 - Landscape Misc.	0.00	208.33	208.33	350.00	416.70	66.70
Total 4000: LANDSCAPING	3,722.00	3,008.89	-713.11	5,910.00	6,018.10	108.10
4200: MAINTENANCE						
4230: 4230 - Rec. Facility Maintenance	0.00	1,125.00	1,125.00	439.50	2,250.00	1,810.50
4310: 4310 - Electrical/HVAC	0.00	33.33	33.33	0.00	66.70	66.70
4600: 4600 - Property Maintenance	0.00	583.33	583.33	1,063.00	1,166.70	103.70
Total 4200: MAINTENANCE	0.00	1,741.66	1,741.66	1,502.50	3,483.40	1,980.90
5000: UTILITIES						
5010: 5010 - Electricity	75.92	108.33	32.41	153.86	216.70	62.84
5020: 5020 - Garbage	504.00	500.00	-4.00	1,008.00	1,000.00	-8.00
5030: 5030 - Water & Sewer	830.98	1,166.66	335.68	2,354.85	2,333.40	-21.45
5090: 5090 - Cable TV	727.62	737.50	9.88	1,455.24	1,475.00	19.76
Total 5000: UTILITIES	2,138.52	2,512.49	373.97	4,971.95	5,025.10	53.15
6000: ADMINISTRATION						
6010: 6010 - Insurance	0.00	1,833.33	1,833.33	0.00	3,666.70	3,666.70
6050: 6050 - Management	448.00	448.00	0.00	896.00	896.00	0.00

Budget Comparison Without % Variances

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
6060: 6060 - Professional Fees	0.00	614.91	614.91	192.50	1,229.90	1,037.40
6070: 6070 - Tax Preparation	0.00	22.91	22.91	0.00	45.90	45.90
6100: 6100 - Taxes & Licenses	0.00	4.16	4.16	0.00	8.40	8.40
6230: 6230 - Bank Charges	4.37	15.00	10.63	11.64	30.00	18.36
6240: 6240 - Office Supplies/Misc.	46.70	91.66	44.96	144.08	183.40	39.32
6500: 6500 - Contingency	0.00	83.33	83.33	0.00	166.70	166.70
Total 6000: ADMINISTRATION	499.07	3,113.30	2,614.23	1,244.22	6,227.00	4,982.78
7000: TRANSFER TO RESERVES						
7930: 7930 - Reserve Interest Transfer	1.22	0.00	-1.22	2.58	0.00	-2.58
Total 7000: TRANSFER TO RESERVES	1.22	0.00	-1.22	2.58	0.00	-2.58
Total Budgeted Expense	6,360.81	10,376.34	4,015.53	13,631.25	20,753.60	7,122.35
Total Operating Income	9,857.55	10,419.32	-561.77	19,715.24	20,838.80	-1,123.56
Total Operating Expense	6,360.81	10,376.34	4,015.53	13,631.25	20,753.60	7,122.35
NOI - Net Operating Income	3,496.74	42.98	3,453.76	6,083.99	85.20	5,998.79
Other Income						
8000: TRANSFER FROM RESERVES						
8110: 8110 - Transfer From Reserve	0.00	0.00	0.00	440.07	0.00	440.07
Total 8000: TRANSFER FROM RESERVES	0.00	0.00	0.00	440.07	0.00	440.07
Total Budgeted Other Income	0.00	0.00	0.00	440.07	0.00	440.07
Other Expense						
9000: EXPENSES FROM RESERVES						
9020: 9020 - Special Asses. Account Expense	0.00	0.00	0.00	440.07	0.00	-440.07
Total 9000: EXPENSES FROM RESERVES	0.00	0.00	0.00	440.07	0.00	-440.07
Total Budgeted Other Expense	0.00	0.00	0.00	440.07	0.00	-440.07
Cash						
1010: Operating Account	3,757.83	0.00	-3,757.83	6,263.32	0.00	-6,263.32
1100: Reserve Funds						
1170: Reserve MM Funds (170)	1.22	0.00	-1.22	-437.49	0.00	437.49
Total 1100: Reserve Funds	1.22	0.00	-1.22	-437.49	0.00	437.49

Budget Comparison Without % Variances

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Total Budgeted Cash	<u>3,759.05</u>	<u>0.00</u>	<u>-3,759.05</u>	<u>5,825.83</u>	<u>0.00</u>	<u>-5,825.83</u>
Liability						
2115: 2115 - Owner Prepayments	261.09	0.00	261.09	179.33	0.00	179.33
2400: 2400 - Reserve						
2410: 2410 - General Reserve	1.22	0.00	1.22	2.58	0.00	2.58
2500: 2500 - Special Assessment Reserve	0.00	0.00	0.00	-440.07	0.00	-440.07
Total 2400: 2400 - Reserve	<u>1.22</u>	<u>0.00</u>	<u>1.22</u>	<u>-437.49</u>	<u>0.00</u>	<u>-437.49</u>
Total Budgeted Liability	<u>262.31</u>	<u>0.00</u>	<u>262.31</u>	<u>-258.16</u>	<u>0.00</u>	<u>-258.16</u>