

Balance Sheet

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

As of: 06/30/2016

Account Name	Balance
ASSETS	
Cash	
Operating Account	27,749.51
Reserve Funds	
Reserve MM Funds (170)	125,529.61
Total Reserve Funds	<u>125,529.61</u>
Total Cash	<u>153,279.12</u>
TOTAL ASSETS	<u>153,279.12</u>

LIABILITIES & CAPITAL

Liabilities

2115 - Owner Prepayments	2,942.43
2400 - Reserve	
2410 - General Reserve	125,529.61
Total 2400 - Reserve	<u>125,529.61</u>
Total Liabilities	<u>128,472.04</u>

Capital

2950 - Homeowners Equity	5,430.44
Calculated Retained Earnings	11,423.94
Calculated Prior Years Retained Earnings	7,952.70
Total Capital	<u>24,807.08</u>
TOTAL LIABILITIES & CAPITAL	<u>153,279.12</u>

Cash Flow Without % Variances

Noah & Associates Community Management

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

Date Range: 06/01/2016 to 06/30/2016

Account Name	Selected Period	Fiscal Year To Date
Operating Income & Expense		
Income		
3110 - Dues	10,376.40	62,258.40
3150 - Reserve Contribution	43,966.00	46,016.00
3820 - Interest Income	2.01	8.11
Total Operating Income	54,344.41	108,282.51
Expense		
LANDSCAPING		
4010 - Landscape Contract	1,931.00	13,423.00
4015 - Landscape Maintenance	47.46	1,676.34
4050 - Irrigation Repairs	121.47	196.55
4070 - Pruning Contract	88.00	88.00
4080 - Landscape Misc.	580.93	580.93
Total LANDSCAPING	2,768.86	15,964.82
MAINTENANCE		
4230 - Rec. Facility Maintenance	136.55	3,688.64
4600 - Property Maintenance	3,876.57	7,228.88
Total MAINTENANCE	4,013.12	10,917.52
UTILITIES		
5010 - Electricity	57.21	428.57
5020 - Garbage	522.00	3,132.00
5030 - Water & Sewer	1,005.83	8,031.31
5090 - Cable TV	768.04	4,808.24
Total UTILITIES	2,353.08	16,200.12
ADMINISTRATION		
6010 - Insurance	0.00	5,654.46
6050 - Management	450.00	2,700.00
6070 - Tax Preparation	275.00	275.00
6100 - Taxes & Licenses	0.00	50.00
6230 - Bank Charges	5.03	28.61
6240 - Office Supplies/Misc.	56.72	394.93
Total ADMINISTRATION	786.75	9,103.00
TRANSFER TO RESERVES		
7010 - General Reserve Transfer	43,998.00	44,665.00
7930 - Reserve Interest Transfer	2.01	8.11
Total TRANSFER TO RESERVES	44,000.01	44,673.11
Total Operating Expense	53,921.82	96,858.57
NOI - Net Operating Income	422.59	11,423.94

Cash Flow Without % Variances

Account Name	Selected Period	Fiscal Year To Date
Other Income & Expense		
Other Income		
TRANSFER FROM RESERVES		
8110 - Transfer From Reserve	330.11	330.11
Total TRANSFER FROM RESERVES	330.11	330.11
Total Other Income	330.11	330.11
Other Expense		
EXPENSES FROM RESERVES		
9410 - General Reserve Expense	330.11	330.11
Total EXPENSES FROM RESERVES	330.11	330.11
Total Other Expense	330.11	330.11
 Net Other Income	 0.00	 0.00
 Total Income	 54,674.52	 108,612.62
Total Expense	54,251.93	97,188.68
 Net Income	 422.59	 11,423.94
 Other Items		
2115 - Owner Prepayments	-31,782.74	-298.96
Net Other Items	-31,782.74	-298.96
 Cash Flow	 -31,360.15	 11,124.98
 Beginning Cash	 59,109.66	 16,624.53
Beginning Cash + Cash Flow	27,749.51	27,749.51
Actual Ending Cash	27,749.51	27,749.51

Budget Comparison Without % Variances

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

Period Beginning: Jun 2016

Period Ending: Jun 2016

Comparison Period Beginning: Jan 2016

Comparison Period Ending: Jun 2016

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
3110: 3110 - Dues	10,376.40	10,376.41	-0.01	62,258.40	62,258.54	-0.14
3150: 3150 - Reserve Contribution	43,966.00	0.00	43,966.00	46,016.00	0.00	46,016.00
3210: 3210 - Late Fee	0.00	41.66	-41.66	0.00	250.04	-250.04
3820: 3820 - Interest Income	2.01	1.25	0.76	8.11	7.50	0.61
Total Budgeted Operating Income	54,344.41	10,419.32	43,925.09	108,282.51	62,516.08	45,766.43
Expense						
4000: LANDSCAPING						
4010: 4010 - Landscape Contract	1,931.00	1,883.91	-47.09	13,423.00	11,303.54	-2,119.46
4015: 4015 - Landscape Maintenance	47.46	291.66	244.20	1,676.34	1,750.04	73.70
4050: 4050 - Irrigation Repairs	121.47	333.33	211.86	196.55	2,000.02	1,803.47
4060: 4060 - Spraying Contract	0.00	83.33	83.33	0.00	500.02	500.02
4070: 4070 - Pruning Contract	88.00	208.33	120.33	88.00	1,250.02	1,162.02
4080: 4080 - Landscape Misc.	580.93	208.33	-372.60	580.93	1,250.02	669.09
Total 4000: LANDSCAPING	2,768.86	3,008.89	240.03	15,964.82	18,053.66	2,088.84
4200: MAINTENANCE						
4230: 4230 - Rec. Facility Maintenance	136.55	1,125.00	988.45	3,688.64	6,750.00	3,061.36
4310: 4310 - Electrical/HVAC	0.00	33.33	33.33	0.00	200.02	200.02
4600: 4600 - Property Maintenance	3,876.57	583.33	-3,293.24	7,228.88	3,500.02	-3,728.86
Total 4200: MAINTENANCE	4,013.12	1,741.66	-2,271.46	10,917.52	10,450.04	-467.48
5000: UTILITIES						
5010: 5010 - Electricity	57.21	108.33	51.12	428.57	650.02	221.45
5020: 5020 - Garbage	522.00	500.00	-22.00	3,132.00	3,000.00	-132.00
5030: 5030 - Water & Sewer	1,005.83	1,166.66	160.83	8,031.31	7,000.04	-1,031.27
5090: 5090 - Cable TV	768.04	737.50	-30.54	4,608.24	4,425.00	-183.24
Total 5000: UTILITIES	2,353.08	2,512.49	159.41	16,200.12	15,075.06	-1,125.06
6000: ADMINISTRATION						
6010: 6010 - Insurance	0.00	1,833.33	1,833.33	5,654.46	11,000.02	5,345.56

Budget Comparison Without % Variances

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
6050: 6050 - Management	450.00	448.00	-2.00	2,700.00	2,688.00	-12.00
6060: 6060 - Professional Fees	0.00	614.91	614.91	0.00	3,689.54	3,689.54
6070: 6070 - Tax Preparation	275.00	22.91	-252.09	275.00	137.54	-137.46
6100: 6100 - Taxes & Licenses	0.00	4.16	4.16	50.00	25.04	-24.96
6230: 6230 - Bank Charges	5.03	15.00	9.97	28.61	90.00	61.39
6240: 6240 - Office Supplies/Misc.	56.72	91.66	34.94	394.93	550.04	155.11
6500: 6500 - Contingency	0.00	83.33	83.33	0.00	500.02	500.02
Total 6000: ADMINISTRATION	786.75	3,113.30	2,326.55	9,103.00	18,680.20	9,577.20
7000: TRANSFER TO RESERVES						
7010: 7010 - General Reserve Transfer	43,998.00	0.00	-43,998.00	44,665.00	0.00	-44,665.00
7930: 7930 - Reserve Interest Transfer	2.01	0.00	-2.01	8.11	0.00	-8.11
Total 7000: TRANSFER TO RESERVES	44,000.01	0.00	-44,000.01	44,673.11	0.00	-44,673.11
Total Budgeted Operating Expense	53,921.82	10,376.34	-43,545.48	96,858.57	62,258.96	-34,599.61
Total Budgeted Operating Income	54,344.41	10,419.32	43,925.09	108,282.51	62,516.08	45,766.43
Total Budgeted Operating Expense	53,921.82	10,376.34	-43,545.48	96,858.57	62,258.96	-34,599.61
NOI - Net Operating Income	422.59	42.98	379.61	11,423.94	257.12	11,166.82
Other Income						
8000: TRANSFER FROM RESERVES						
8110: 8110 - Transfer From Reserve	330.11	0.00	330.11	330.11	0.00	330.11
Total 8000: TRANSFER FROM RESERVES	330.11	0.00	330.11	330.11	0.00	330.11
Total Budgeted Other Income	330.11	0.00	330.11	330.11	0.00	330.11
Other Expense						
9000: EXPENSES FROM RESERVES						
9410: 9410 - General Reserve Expense	330.11	0.00	-330.11	330.11	0.00	-330.11
Total 9000: EXPENSES FROM RESERVES	330.11	0.00	-330.11	330.11	0.00	-330.11
Total Budgeted Other Expense	330.11	0.00	-330.11	330.11	0.00	-330.11
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00
Total Budgeted Income	54,674.52	10,419.32	44,255.20	108,612.62	62,516.08	46,096.54
Total Budgeted Expense	54,251.93	10,376.34	-43,875.59	97,188.68	62,258.96	-34,929.72

Budget Comparison Without % Variances

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Net Income	422.59	42.98	379.61	11,423.94	257.12	11,166.82
Cash						
1010: Operating Account	-31,360.15	0.00	31,360.15	11,124.98	0.00	-11,124.98
1100: Reserve Funds						
1170: Reserve MM Funds (170)	43,669.90	0.00	-43,669.90	44,347.02	0.00	-44,347.02
Total 1100: Reserve Funds	43,669.90	0.00	-43,669.90	44,347.02	0.00	-44,347.02
Total Budgeted Cash	12,309.75	0.00	-12,309.75	55,472.00	0.00	-55,472.00
Liability						
2115: 2115 - Owner Prepayments	-31,782.74	0.00	-31,782.74	-298.96	0.00	-298.96
2400: 2400 - Reserve						
2410: 2410 - General Reserve	43,669.90	0.00	43,669.90	44,347.02	0.00	44,347.02
Total 2400: 2400 - Reserve	43,669.90	0.00	43,669.90	44,347.02	0.00	44,347.02
Total Budgeted Liability	11,887.16	0.00	11,887.16	44,048.06	0.00	44,048.06