

Balance Sheet

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

As of: 07/31/2016

Account Name	Balance
ASSETS	
Cash	
Operating Account	24,765.00
Reserve Funds	
Reserve MM Funds (170)	127,593.97
Total Reserve Funds	<u>127,593.97</u>
Total Cash	<u>152,358.97</u>
TOTAL ASSETS	<u>152,358.97</u>
LIABILITIES & CAPITAL	
Liabilities	
2115 - Owner Prepayments	2,874.28
2400 - Reserve	
2410 - General Reserve	127,593.97
Total 2400 - Reserve	<u>127,593.97</u>
Total Liabilities	<u>130,468.25</u>
Capital	
2950 - Homeowners Equity	5,430.44
Calculated Retained Earnings	8,507.58
Calculated Prior Years Retained Earnings	7,952.70
Total Capital	<u>21,890.72</u>
TOTAL LIABILITIES & CAPITAL	<u>152,358.97</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: 07/01/2016 to 07/31/2016

Account Name	Selected Period	Fiscal Year To Date
Operating Income & Expense		
Income		
3110 - Dues	10,376.40	72,634.80
3150 - Reserve Contribution	2,423.50	48,439.50
3820 - Interest Income	4.86	12.97
Total Operating Income	12,804.76	121,087.27
Expense		
LANDSCAPING		
4010 - Landscape Contract	1,931.00	15,354.00
4015 - Landscape Maintenance	0.00	1,676.34
4050 - Irrigation Repairs	2,126.00	2,322.55
4070 - Pruning Contract	0.00	88.00
4080 - Landscape Misc.	0.00	580.93
Total LANDSCAPING	4,057.00	20,021.82
MAINTENANCE		
4230 - Rec. Facility Maintenance	2,635.35	6,323.99
4600 - Property Maintenance	1,165.82	8,394.70
Total MAINTENANCE	3,801.17	14,718.69
UTILITIES		
5010 - Electricity	56.04	484.61
5020 - Garbage	522.00	3,654.00
5030 - Water & Sewer	2,248.58	10,279.89
5090 - Cable TV	768.04	5,376.28
Total UTILITIES	3,594.66	19,794.78
ADMINISTRATION		
6010 - Insurance	0.00	5,654.46
6050 - Management	450.00	3,150.00
6070 - Tax Preparation	0.00	275.00
6100 - Taxes & Licenses	0.00	50.00
6230 - Bank Charges	5.83	34.44
6240 - Office Supplies/Misc.	33.10	428.03
Total ADMINISTRATION	488.93	9,591.93
TRANSFER TO RESERVES		
7010 - General Reserve Transfer	3,774.50	48,439.50
7930 - Reserve Interest Transfer	4.86	12.97
Total TRANSFER TO RESERVES	3,779.36	48,452.47
Total Operating Expense	15,721.12	112,579.69
NOI - Net Operating Income	-2,916.36	8,507.58

Cash Flow Without % Variances

Account Name	Selected Period	Fiscal Year To Date
Other Income & Expense		
Other Income		
TRANSFER FROM RESERVES		
8110 - Transfer From Reserve	1,715.00	2,045.11
Total TRANSFER FROM RESERVES	1,715.00	2,045.11
Total Other Income	1,715.00	2,045.11
Other Expense		
EXPENSES FROM RESERVES		
9410 - General Reserve Expense	1,715.00	2,045.11
Total EXPENSES FROM RESERVES	1,715.00	2,045.11
Total Other Expense	1,715.00	2,045.11
Net Other Income	0.00	0.00
Total Income	14,519.76	123,132.38
Total Expense	17,436.12	114,624.80
Net Income	-2,916.36	8,507.58
Other Items		
2115 - Owner Prepayments	-68.15	-367.11
Net Other Items	-68.15	-367.11
Cash Flow	-2,984.51	8,140.47
Beginning Cash	27,749.51	16,624.53
Beginning Cash + Cash Flow	24,765.00	24,765.00
Actual Ending Cash	24,765.00	24,765.00

Budget Comparison Without % Variances

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

Period Beginning: Jul 2016

Period Ending: Jul 2016

Comparison Period Beginning: Jan 2016

Comparison Period Ending: Jul 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	72,634.80	72,634.95	-0.15
3150: 3150 - Reserve Contribution	2,423.50	0.00	2,423.50	48,439.50	0.00	48,439.50
3210: 3210 - Late Fee	0.00	41.66	-41.66	0.00	291.70	-291.70
3820: 3820 - Interest Income	4.86	1.25	3.61	12.97	8.75	4.22
Total Budgeted Operating Income	12,804.76	10,419.32	2,385.44	121,087.27	72,935.40	48,151.87
Expense						
4000: LANDSCAPING						
4010: 4010 - Landscape Contract	1,931.00	1,883.91	-47.09	15,354.00	13,167.45	-2,186.55
4015: 4015 - Landscape Maintenance	0.00	291.66	291.66	1,676.34	2,041.70	365.36
4050: 4050 - Irrigation Repairs	2,126.00	333.33	-1,792.67	2,322.55	2,333.35	10.80
4060: 4060 - Spraying Contract	0.00	83.33	83.33	0.00	583.35	583.35
4070: 4070 - Pruning Contract	0.00	208.33	208.33	88.00	1,458.35	1,370.35
4080: 4080 - Landscape Misc.	0.00	208.33	208.33	580.93	1,458.35	877.42
Total 4000: LANDSCAPING	4,057.00	3,008.89	-1,048.11	20,021.82	21,062.55	1,040.73
4200: MAINTENANCE						
4230: 4230 - Rec. Facility Maintenance	2,635.35	1,125.00	-1,510.35	6,323.99	7,875.00	1,551.01
4310: 4310 - Electrical/HVAC	0.00	33.33	33.33	0.00	233.35	233.35
4600: 4600 - Property Maintenance	1,165.82	583.33	-582.49	8,394.70	4,083.35	-4,311.35
Total 4200: MAINTENANCE	3,801.17	1,741.66	-2,059.51	14,718.69	12,191.70	-2,526.99
5000: UTILITIES						
5010: 5010 - Electricity	56.04	108.33	52.29	484.61	756.35	273.74
5020: 5020 - Garbage	522.00	500.00	-22.00	3,654.00	3,500.00	-154.00
5030: 5030 - Water & Sewer	2,248.58	1,166.66	-1,081.92	10,279.89	8,166.70	-2,113.19
5090: 5090 - Cable TV	768.04	737.50	-30.54	5,376.28	5,162.50	-213.78
Total 5000: UTILITIES	3,594.66	2,512.49	-1,082.17	19,794.78	17,587.55	-2,207.23
6000: ADMINISTRATION						
6010: 6010 - Insurance	0.00	1,833.33	1,833.33	5,654.46	12,833.35	7,178.89

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	3,150.00	3,136.00	-14.00
6060: 6060 - Professional Fees	0.00	614.91	614.91	0.00	4,304.45	4,304.45
6070: 6070 - Tax Preparation	0.00	22.91	22.91	275.00	160.45	-114.55
6100: 6100 - Taxes & Licenses	0.00	4.16	4.16	50.00	29.20	-20.80
6230: 6230 - Bank Charges	5.83	15.00	9.17	34.44	105.00	70.56
6240: 6240 - Office Supplies/Misc.	33.10	91.66	58.56	428.03	641.70	213.67
6500: 6500 - Contingency	0.00	83.33	83.33	0.00	583.35	583.35
Total 6000: ADMINISTRATION	488.93	3,113.30	2,624.37	9,591.93	21,793.50	12,201.57
7000: TRANSFER TO RESERVES						
7010: 7010 - General Reserve Transfer	3,774.50	0.00	-3,774.50	48,439.50	0.00	-48,439.50
7930: 7930 - Reserve Interest Transfer	4.86	0.00	-4.86	12.97	0.00	-12.97
Total 7000: TRANSFER TO RESERVES	3,779.36	0.00	-3,779.36	48,452.47	0.00	-48,452.47
Total Budgeted Operating Expense	15,721.12	10,376.34	-5,344.78	112,579.69	72,635.30	-39,944.39
Total Budgeted Operating Income	12,804.76	10,419.32	2,385.44	121,087.27	72,935.40	48,151.87
Total Budgeted Operating Expense	15,721.12	10,376.34	-5,344.78	112,579.69	72,635.30	-39,944.39
NOI - Net Operating Income	-2,916.36	42.98	-2,959.34	8,507.58	300.10	8,207.48
Other Income						
8000: TRANSFER FROM RESERVES						
8110: 8110 - Transfer From Reserve	1,715.00	0.00	1,715.00	2,045.11	0.00	2,045.11
Total 8000: TRANSFER FROM RESERVES	1,715.00	0.00	1,715.00	2,045.11	0.00	2,045.11
Total Budgeted Other Income	1,715.00	0.00	1,715.00	2,045.11	0.00	2,045.11
Other Expense						
9000: EXPENSES FROM RESERVES						
9410: 9410 - General Reserve Expense	1,715.00	0.00	-1,715.00	2,045.11	0.00	-2,045.11
Total 9000: EXPENSES FROM RESERVES	1,715.00	0.00	-1,715.00	2,045.11	0.00	-2,045.11
Total Budgeted Other Expense	1,715.00	0.00	-1,715.00	2,045.11	0.00	-2,045.11
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00
Total Budgeted Income	14,519.76	10,419.32	4,100.44	123,132.38	72,935.40	50,196.98
Total Budgeted Expense	17,436.12	10,376.34	-7,059.78	114,624.80	72,635.30	-41,989.50

Budget Comparison Without % Variances

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Net Income	-2,916.36	42.98	-2,959.34	8,507.58	300.10	8,207.48
Cash						
1010: Operating Account	-2,984.51	0.00	2,984.51	8,140.47	0.00	-8,140.47
1100: Reserve Funds						
1170: Reserve MM Funds (170)	2,064.36	0.00	-2,064.36	46,411.38	0.00	-46,411.38
Total 1100: Reserve Funds	2,064.36	0.00	-2,064.36	46,411.38	0.00	-46,411.38
Total Budgeted Cash	-920.15	0.00	920.15	54,551.85	0.00	-54,551.85
Liability						
2115: 2115 - Owner Prepayments	-68.15	0.00	-68.15	-367.11	0.00	-367.11
2400: 2400 - Reserve						
2410: 2410 - General Reserve	2,064.36	0.00	2,064.36	46,411.38	0.00	46,411.38
Total 2400: 2400 - Reserve	2,064.36	0.00	2,064.36	46,411.38	0.00	46,411.38
Total Budgeted Liability	1,996.21	0.00	1,996.21	46,044.27	0.00	46,044.27