

Balance Sheet

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

As of: 05/31/2016

Account Name	Balance
ASSETS	
Cash	
Operating Account	59,109.66
Reserve Funds	
Reserve MM Funds (170)	81,859.71
Total Reserve Funds	81,859.71
Total Cash	140,969.37
TOTAL ASSETS	140,969.37
LIABILITIES & CAPITAL	
Liabilities	
2115 - Owner Prepayments	34,725.17
2400 - Reserve	
2410 - General Reserve	81,859.71
Total 2400 - Reserve	81,859.71
Total Liabilities	116,584.88
Capital	
2950 - Homeowners Equity	5,430.44
Calculated Retained Earnings	11,001.35
Calculated Prior Years Retained Earnings	7,952.70
Total Capital	24,384.49
TOTAL LIABILITIES & CAPITAL	140,969.37

Cash Flow

Noah & Associates Community Management

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

Date Range: 05/01/2016 to 05/31/2016

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
3110 - Dues	10,376.40	83.49	51,882.00	96.19
3150 - Reserve Contribution	2,050.00	16.49	2,050.00	3.80
3820 - Interest Income	2.08	0.02	6.10	0.01
Total Operating Income	12,428.48	100.00	53,938.10	100.00
Expense				
LANDSCAPING				
4010 - Landscape Contract	1,931.00	15.54	11,492.00	21.31
4015 - Landscape Maintenance	0.00	0.00	1,628.88	3.02
4050 - Irrigation Repairs	37.54	0.30	75.08	0.14
Total LANDSCAPING	1,968.54	15.84	13,195.96	24.47
MAINTENANCE				
4230 - Rec. Facility Maintenance	483.85	3.89	3,552.09	6.59
4600 - Property Maintenance	227.00	1.83	3,352.31	6.22
Total MAINTENANCE	710.85	5.72	6,904.40	12.80
UTILITIES				
5010 - Electricity	54.49	0.44	371.36	0.69
5020 - Garbage	522.00	4.20	2,610.00	4.84
5030 - Water & Sewer	896.18	7.21	7,025.48	13.03
5090 - Cable TV	768.04	6.18	3,840.20	7.12
Total UTILITIES	2,240.71	18.03	13,847.04	25.67
ADMINISTRATION				
6010 - Insurance	0.00	0.00	5,654.46	10.48
6050 - Management	450.00	3.62	2,250.00	4.17
6100 - Taxes & Licenses	0.00	0.00	50.00	0.09
6230 - Bank Charges	5.72	0.05	23.58	0.04
6240 - Office Supplies/Misc.	43.05	0.35	338.21	0.63
Total ADMINISTRATION	498.77	4.01	8,316.25	15.42
TRANSFER TO RESERVES				
7010 - General Reserve Transfer	0.00	0.00	667.00	1.24
7930 - Reserve Interest Transfer	2.08	0.02	6.10	0.01
Total TRANSFER TO RESERVES	2.08	0.02	673.10	1.25
Total Operating Expense	5,420.95	43.62	42,936.75	79.60
NOI - Net Operating Income	7,007.53	56.38	11,001.35	20.40
Total Income	12,428.48	100.00	53,938.10	100.00
Total Expense	5,420.95	43.62	42,936.75	79.60
Net Income	7,007.53	56.38	11,001.35	20.40

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Other Items				
2115 - Owner Prepayments	32,468.01		31,483.78	
Net Other Items	32,468.01		31,483.78	
Cash Flow	39,475.54		42,485.13	
Beginning Cash	19,634.12		16,624.53	
Beginning Cash + Cash Flow	59,109.66		59,109.66	
Actual Ending Cash	59,109.66		59,109.66	

Budget Comparison Without % Variances

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

Period Beginning: May 2016

Period Ending: May 2016

Comparison Period Beginning: Jan 2016

Comparison Period Ending: May 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	51,882.00	51,882.13	-0.13
3150: 3150 - Reserve Contribution	2,050.00	0.00	2,050.00	2,050.00	0.00	2,050.00
3210: 3210 - Late Fee	0.00	41.66	-41.66	0.00	208.38	-208.38
3820: 3820 - Interest Income	2.08	1.25	0.83	6.10	6.25	-0.15
Total Budgeted Operating Income	12,428.48	10,419.32	2,009.16	53,938.10	52,096.76	1,841.34
Expense						
4000: LANDSCAPING						
4010: 4010 - Landscape Contract	1,931.00	1,883.91	-47.09	11,492.00	9,419.63	-2,072.37
4015: 4015 - Landscape Maintenance	0.00	291.66	291.66	1,628.88	1,458.38	-170.50
4050: 4050 - Irrigation Repairs	37.54	333.33	295.79	75.08	1,666.69	1,591.61
4060: 4060 - Spraying Contract	0.00	83.33	83.33	0.00	416.69	416.69
4070: 4070 - Pruning Contract	0.00	208.33	208.33	0.00	1,041.69	1,041.69
4080: 4080 - Landscape Misc.	0.00	208.33	208.33	0.00	1,041.69	1,041.69
Total 4000: LANDSCAPING	1,968.54	3,008.89	1,040.35	13,195.96	15,044.77	1,848.81
4200: MAINTENANCE						
4230: 4230 - Rec. Facility Maintenance	483.85	1,125.00	641.15	3,552.09	5,625.00	2,072.91
4310: 4310 - Electrical/HVAC	0.00	33.33	33.33	0.00	166.69	166.69
4600: 4600 - Property Maintenance	227.00	583.33	356.33	3,352.31	2,916.69	-435.62
Total 4200: MAINTENANCE	710.85	1,741.66	1,030.81	6,904.40	8,708.38	1,803.98
5000: UTILITIES						
5010: 5010 - Electricity	54.49	108.33	53.84	371.36	541.69	170.33
5020: 5020 - Garbage	522.00	500.00	-22.00	2,610.00	2,500.00	-110.00
5030: 5030 - Water & Sewer	896.18	1,166.66	270.48	7,025.48	5,833.38	-1,192.10
5090: 5090 - Cable TV	768.04	737.50	-30.54	3,840.20	3,887.50	-152.70
Total 5000: UTILITIES	2,240.71	2,512.49	271.78	13,847.04	12,562.57	-1,284.47
6000: ADMINISTRATION						
6010: 6010 - Insurance	0.00	1,833.33	1,833.33	5,654.46	9,166.69	3,512.23

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	2,250.00	2,240.00	-10.00
6060: 6060 - Professional Fees	0.00	614.91	614.91	0.00	3,074.63	3,074.63
6070: 6070 - Tax Preparation	0.00	22.91	22.91	0.00	114.63	114.63
6100: 6100 - Taxes & Licenses	0.00	4.16	4.16	50.00	20.88	-29.12
6230: 6230 - Bank Charges	5.72	15.00	9.28	23.58	75.00	51.42
6240: 6240 - Office Supplies/Misc.	43.05	91.66	48.61	338.21	458.38	120.17
6500: 6500 - Contingency	0.00	83.33	83.33	0.00	416.69	416.69
Total 6000: ADMINISTRATION	498.77	3,113.30	2,614.53	8,316.25	15,566.90	7,250.65
7000: TRANSFER TO RESERVES						
7010: 7010 - General Reserve Transfer	0.00	0.00	0.00	667.00	0.00	-667.00
7930: 7930 - Reserve Interest Transfer	2.08	0.00	-2.08	6.10	0.00	-6.10
Total 7000: TRANSFER TO RESERVES	2.08	0.00	-2.08	673.10	0.00	-673.10
Total Budgeted Operating Expense	5,420.95	10,376.34	4,955.39	42,936.75	51,882.62	8,945.87
Total Budgeted Operating Income	12,428.48	10,419.32	2,009.16	53,938.10	52,096.76	1,841.34
Total Budgeted Operating Expense	5,420.95	10,376.34	4,955.39	42,936.75	51,882.62	8,945.87
NOI - Net Operating Income	7,007.53	42.98	6,964.55	11,001.35	214.14	10,787.21
Total Budgeted Income	12,428.48	10,419.32	2,009.16	53,938.10	52,096.76	1,841.34
Total Budgeted Expense	5,420.95	10,376.34	4,955.39	42,936.75	51,882.62	8,945.87
Net Income	7,007.53	42.98	6,964.55	11,001.35	214.14	10,787.21
Cash						
1010: Operating Account	39,475.54	0.00	-39,475.54	42,485.13	0.00	-42,485.13
1100: Reserve Funds						
1170: Reserve MM Funds (170)	2.08	0.00	-2.08	677.12	0.00	-677.12
Total 1100: Reserve Funds	2.08	0.00	-2.08	677.12	0.00	-677.12
Total Budgeted Cash	39,477.62	0.00	-39,477.62	43,162.25	0.00	-43,162.25
Liability						
2115: 2115 - Owner Prepayments	32,468.01	0.00	32,468.01	31,483.78	0.00	31,483.78
2400: 2400 - Reserve						
2410: 2410 - General Reserve	2.08	0.00	2.08	677.12	0.00	677.12

Budget Comparison Without % Variances

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Total 2400: 2400 - Reserve	2.08	0.00	2.08	677.12	0.00	677.12
Total Budgeted Liability	32,470.09	0.00	32,470.09	32,160.90	0.00	32,160.90