

Balance Sheet

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

As of: 08/31/2016

Account Name	Balance
ASSETS	
Cash	
Operating Account	28,302.35
Reserve Funds	
Reserve MM Funds (170)	121,981.02
Total Reserve Funds	121,981.02
Total Cash	150,283.37
TOTAL ASSETS	150,283.37
LIABILITIES & CAPITAL	
Liabilities	
2115 - Owner Prepayments	2,287.04
2400 - Reserve	
2410 - General Reserve	121,981.02
Total 2400 - Reserve	121,981.02
Total Liabilities	124,268.06
Capital	
2950 - Homeowners Equity	5,430.44
Calculated Retained Earnings	12,632.17
Calculated Prior Years Retained Earnings	7,952.70
Total Capital	26,015.31
TOTAL LIABILITIES & CAPITAL	150,283.37

Cash Flow Without % Variances

Noah & Associates Community Management

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

Date Range: 08/01/2016 to 08/31/2016

Account Name	Selected Period	Fiscal Year To Date
Operating Income & Expense		
Income		
3110 - Dues	10,376.40	83,011.20
3150 - Reserve Contribution	0.00	48,439.50
3820 - Interest Income	5.32	18.29
Total Operating Income	10,381.72	131,468.99
Expense		
LANDSCAPING		
4010 - Landscape Contract	1,931.00	17,285.00
4015 - Landscape Maintenance	0.00	1,676.34
4050 - Irrigation Repairs	0.00	2,322.55
4070 - Pruning Contract	0.00	88.00
4080 - Landscape Misc.	0.00	580.93
Total LANDSCAPING	1,931.00	21,952.82
MAINTENANCE		
4230 - Rec. Facility Maintenance	1,658.03	7,982.02
4600 - Property Maintenance	0.00	8,394.70
Total MAINTENANCE	1,658.03	16,376.72
UTILITIES		
5010 - Electricity	55.54	540.15
5020 - Garbage	537.00	4,191.00
5030 - Water & Sewer	603.10	10,882.99
5090 - Cable TV	768.04	6,144.32
Total UTILITIES	1,963.68	21,758.46
ADMINISTRATION		
6010 - Insurance	0.00	5,654.46
6050 - Management	450.00	3,600.00
6070 - Tax Preparation	0.00	275.00
6100 - Taxes & Licenses	0.00	50.00
6230 - Bank Charges	4.25	38.69
6240 - Office Supplies/Misc.	244.85	672.88
Total ADMINISTRATION	699.10	10,291.03
TRANSFER TO RESERVES		
7010 - General Reserve Transfer	0.00	48,439.50
7930 - Reserve Interest Transfer	5.32	18.29
Total TRANSFER TO RESERVES	5.32	48,457.79
Total Operating Expense	6,257.13	118,836.82
NOI - Net Operating Income	4,124.59	12,632.17

Cash Flow Without % Variances

Account Name	Selected Period	Fiscal Year To Date
Other Income & Expense		
Other Income		
TRANSFER FROM RESERVES		
8110 - Transfer From Reserve	5,618.27	7,663.38
Total TRANSFER FROM RESERVES	5,618.27	7,663.38
Total Other Income	5,618.27	7,663.38
Other Expense		
EXPENSES FROM RESERVES		
9410 - General Reserve Expense	5,618.27	7,663.38
Total EXPENSES FROM RESERVES	5,618.27	7,663.38
Total Other Expense	5,618.27	7,663.38
Net Other Income	0.00	0.00
Total Income	15,999.99	139,132.37
Total Expense	11,875.40	126,500.20
Net Income	4,124.59	12,632.17
Other Items		
2115 - Owner Prepayments	-587.24	-954.35
Net Other Items	-587.24	-954.35
Cash Flow	3,537.35	11,677.82
Beginning Cash	24,765.00	16,624.53
Beginning Cash + Cash Flow	28,302.35	28,302.35
Actual Ending Cash	28,302.35	28,302.35

Annual Budget Comparison Report For Financials

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

As of: Aug 2016

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income							
3110 - Dues	10,376.40	10,376.41	-0.01	83,011.20	83,011.36	-0.16	124,517.00
3150 - Reserve Contribution	0.00	0.00	0.00	48,439.50	0.00	48,439.50	0.00
3210 - Late Fee	0.00	41.66	-41.66	0.00	333.36	-333.36	500.00
3820 - Interest Income	5.32	1.25	4.07	18.29	10.00	8.29	15.00
Total Operating Income	10,381.72	10,419.32	-37.60	131,468.99	83,354.72	48,114.27	125,032.00
Expense							
LANDSCAPING							
4010 - Landscape Contract	1,931.00	1,883.91	-47.09	17,285.00	15,071.36	-2,213.64	22,607.00
4015 - Landscape Maintenance	0.00	291.66	291.66	1,676.34	2,333.36	657.02	3,500.00
4050 - Irrigation Repairs	0.00	333.33	333.33	2,322.55	2,666.68	344.13	4,000.00
4060 - Spraying Contract	0.00	83.33	83.33	0.00	666.68	666.68	1,000.00
4070 - Pruning Contract	0.00	208.33	208.33	88.00	1,666.68	1,578.68	2,500.00
4080 - Landscape Misc.	0.00	208.33	208.33	580.93	1,666.68	1,085.75	2,500.00
Total LANDSCAPING	1,931.00	3,008.89	1,077.89	21,952.82	24,071.44	2,118.62	36,107.00
MAINTENANCE							
4230 - Rec. Facility Maintenance	1,658.03	1,125.00	-533.03	7,982.02	9,000.00	1,017.98	13,500.00
4310 - Electrical/HVAC	0.00	33.33	33.33	0.00	266.68	266.68	400.00
4600 - Property Maintenance	0.00	583.33	583.33	8,394.70	4,666.68	-3,728.02	7,000.00
Total MAINTENANCE	1,658.03	1,741.66	83.63	16,376.72	13,933.36	-2,443.36	20,900.00
UTILITIES							
5010 - Electricity	55.54	108.33	52.79	540.15	866.68	326.53	1,300.00
5020 - Garbage	537.00	500.00	-37.00	4,191.00	4,000.00	-191.00	6,000.00
5030 - Water & Sewer	603.10	1,166.66	563.56	10,882.99	9,333.36	-1,549.63	14,000.00
5090 - Cable TV	768.04	737.50	-30.54	6,144.32	5,900.00	-244.32	8,850.00
Total UTILITIES	1,963.68	2,512.49	548.81	21,758.46	20,100.04	-1,658.42	30,150.00
ADMINISTRATION							
6010 - Insurance	0.00	1,833.33	1,833.33	5,654.46	14,666.68	9,012.22	22,000.00
6050 - Management	450.00	448.00	-2.00	3,600.00	3,584.00	-16.00	5,376.00
6060 - Professional Fees	0.00	614.91	614.91	0.00	4,919.36	4,919.36	7,379.00
6070 - Tax Preparation	0.00	22.91	22.91	275.00	183.36	-91.64	275.00

Annual Budget Comparison Report For Financials

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6100 - Taxes & Licenses	0.00	4.16	4.16	50.00	33.36	-16.64	50.00
6230 - Bank Charges	4.25	15.00	10.75	38.69	120.00	81.31	180.00
6240 - Office Supplies/Misc.	244.85	91.66	-153.19	672.88	733.36	60.48	1,100.00
6500 - Contingency	0.00	83.33	83.33	0.00	666.68	666.68	1,000.00
Total ADMINISTRATION	699.10	3,113.30	2,414.20	10,291.03	24,906.80	14,615.77	37,360.00
TRANSFER TO RESERVES							
7010 - General Reserve Transfer	0.00	0.00	0.00	48,439.50	0.00	-48,439.50	0.00
7930 - Reserve Interest Transfer	5.32	0.00	-5.32	18.29	0.00	-18.29	0.00
Total TRANSFER TO RESERVES	5.32	0.00	-5.32	48,457.79	0.00	-48,457.79	0.00
Total Operating Expense	6,257.13	10,376.34	4,119.21	118,836.82	83,011.64	-35,825.18	124,517.00
Total Operating Income	10,381.72	10,419.32	-37.60	131,468.99	83,354.72	48,114.27	125,032.00
Total Operating Expense	6,257.13	10,376.34	4,119.21	118,836.82	83,011.64	-35,825.18	124,517.00
NOI - Net Operating Income	4,124.59	42.98	4,081.61	12,632.17	343.08	12,289.09	515.00
Other Income							
TRANSFER FROM RESERVES							
8110 - Transfer From Reserve	5,618.27	0.00	5,618.27	7,663.38	0.00	7,663.38	0.00
Total TRANSFER FROM RESERVES	5,618.27	0.00	5,618.27	7,663.38	0.00	7,663.38	0.00
Total Other Income	5,618.27	0.00	5,618.27	7,663.38	0.00	7,663.38	0.00
Other Expense							
EXPENSES FROM RESERVES							
9410 - General Reserve Expense	5,618.27	0.00	-5,618.27	7,663.38	0.00	-7,663.38	0.00
Total EXPENSES FROM RESERVES	5,618.27	0.00	-5,618.27	7,663.38	0.00	-7,663.38	0.00
Total Other Expense	5,618.27	0.00	-5,618.27	7,663.38	0.00	-7,663.38	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	15,999.99	10,419.32	5,580.67	139,132.37	83,354.72	55,777.65	125,032.00

Annual Budget Comparison Report For Financials

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Expense	11,875.40	10,376.34	-1,499.06	126,500.20	83,011.64	-43,488.56	124,517.00
Net Income	4,124.59	42.98	4,081.61	12,632.17	343.08	12,289.09	515.00