

## Balance Sheet

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

As of: 03/31/2017

| Account Name                             | Balance           |
|------------------------------------------|-------------------|
| <b>ASSETS</b>                            |                   |
| <b>Cash</b>                              |                   |
| Operating Account                        | 33,008.14         |
| <b>Reserve Funds</b>                     |                   |
| Reserve MM Funds (170)                   | 131,009.51        |
| <b>Total Reserve Funds</b>               | <b>131,009.51</b> |
| <b>Total Cash</b>                        | <b>164,017.65</b> |
| <b>TOTAL ASSETS</b>                      | <b>164,017.65</b> |
| <br><b>LIABILITIES &amp; CAPITAL</b>     |                   |
| <b>Liabilities</b>                       |                   |
| 2115 - Owner Prepayments                 | 6,335.88          |
| <b>2400 - Reserve</b>                    |                   |
| 2410 - General Reserve                   | 131,009.51        |
| <b>Total 2400 - Reserve</b>              | <b>131,009.51</b> |
| <b>Total Liabilities</b>                 | <b>137,345.39</b> |
| <b>Capital</b>                           |                   |
| 2950 - Homeowners Equity                 | 5,430.44          |
| Calculated Retained Earnings             | 5,229.49          |
| Calculated Prior Years Retained Earnings | 16,012.33         |
| <b>Total Capital</b>                     | <b>26,672.26</b>  |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>164,017.65</b> |

**Cash Flow Without % Variances**

Noah &amp; Associates Community Management

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

Date Range: 03/01/2017 to 03/31/2017

| Account Name                          | Selected Period  | Fiscal Year To Date |
|---------------------------------------|------------------|---------------------|
| <b>Operating Income &amp; Expense</b> |                  |                     |
| <b>Income</b>                         |                  |                     |
| 3110 - Dues                           | 10,376.40        | 31,129.20           |
| 3820 - Interest Income                | 5.56             | 15.98               |
| <b>Total Operating Income</b>         | <b>10,381.96</b> | <b>31,145.18</b>    |
| <b>Expense</b>                        |                  |                     |
| <b>LANDSCAPING</b>                    |                  |                     |
| 4010 - Landscape Contract             | 1,931.00         | 5,793.00            |
| 4015 - Landscape Maintenance          | 550.00           | 550.00              |
| 4070 - Pruning Contract               | 550.00           | 633.00              |
| 4080 - Landscape Misc.                | 0.00             | 221.14              |
| <b>Total LANDSCAPING</b>              | <b>3,031.00</b>  | <b>7,197.14</b>     |
| <b>MAINTENANCE</b>                    |                  |                     |
| 4230 - Rec. Facility Maintenance      | 1,230.75         | 2,811.32            |
| 4600 - Property Maintenance           | 485.42           | 882.92              |
| <b>Total MAINTENANCE</b>              | <b>1,716.17</b>  | <b>3,694.24</b>     |
| <b>UTILITIES</b>                      |                  |                     |
| 5010 - Electricity                    | 77.92            | 237.02              |
| 5020 - Garbage                        | 537.00           | 1,611.00            |
| 5030 - Water & Sewer                  | 529.92           | 3,007.22            |
| 5090 - Cable TV                       | 766.85           | 2,300.55            |
| <b>Total UTILITIES</b>                | <b>1,911.69</b>  | <b>7,155.79</b>     |
| <b>ADMINISTRATION</b>                 |                  |                     |
| 6010 - Insurance                      | 5,889.00         | 5,889.00            |
| 6050 - Management                     | 459.00           | 1,377.00            |
| 6070 - Tax Preparation                | 0.00             | 275.00              |
| 6100 - Taxes & Licenses               | 50.00            | 50.00               |
| 6230 - Bank Charges                   | 7.81             | 18.18               |
| 6240 - Office Supplies/Misc.          | 78.24            | 243.36              |
| <b>Total ADMINISTRATION</b>           | <b>6,484.05</b>  | <b>7,852.54</b>     |
| <b>TRANSFER TO RESERVES</b>           |                  |                     |
| 7930 - Reserve Interest Transfer      | 5.56             | 15.98               |
| <b>Total TRANSFER TO RESERVES</b>     | <b>5.56</b>      | <b>15.98</b>        |
| <b>Total Operating Expense</b>        | <b>13,148.47</b> | <b>25,915.69</b>    |
| <b>NOI - Net Operating Income</b>     | <b>-2,766.51</b> | <b>5,229.49</b>     |
| <b>Total Income</b>                   | <b>10,381.96</b> | <b>31,145.18</b>    |
| <b>Total Expense</b>                  | <b>13,148.47</b> | <b>25,915.69</b>    |
| <b>Net Income</b>                     | <b>-2,766.51</b> | <b>5,229.49</b>     |

# Cash Flow Without % Variances

| Account Name               | Selected Period | Fiscal Year To Date |
|----------------------------|-----------------|---------------------|
| Other Items                |                 |                     |
| 2115 - Owner Prepayments   | 4,544.74        | 4,009.06            |
| Net Other Items            | 4,544.74        | 4,009.06            |
| Cash Flow                  | 1,778.23        | 9,238.55            |
| Beginning Cash             | 31,229.91       | 23,769.59           |
| Beginning Cash + Cash Flow | 33,008.14       | 33,008.14           |
| Actual Ending Cash         | 33,008.14       | 33,008.14           |

## Annual Budget Comparison Report For Financials

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

As of: Mar 2017

| Account Name                     | MTD Actual       | MTD Budget       | MTD \$ Var.     | YTD Actual       | YTD Budget       | YTD \$ Var.     | Annual Budget     |
|----------------------------------|------------------|------------------|-----------------|------------------|------------------|-----------------|-------------------|
| <b>Income</b>                    |                  |                  |                 |                  |                  |                 |                   |
| 3110 - Dues                      | 10,376.40        | 10,376.41        | -0.01           | 31,129.20        | 31,129.31        | -0.11           | 124,517.00        |
| 3210 - Late Fee                  | 0.00             | 4.16             | -4.16           | 0.00             | 12.56            | -12.56          | 50.00             |
| 3820 - Interest Income           | 5.56             | 2.50             | 3.06            | 15.98            | 7.50             | 8.48            | 30.00             |
| <b>Total Operating Income</b>    | <b>10,381.96</b> | <b>10,383.07</b> | <b>-1.11</b>    | <b>31,145.18</b> | <b>31,149.37</b> | <b>-4.19</b>    | <b>124,597.00</b> |
| <b>Expense</b>                   |                  |                  |                 |                  |                  |                 |                   |
| <b>LANDSCAPING</b>               |                  |                  |                 |                  |                  |                 |                   |
| 4010 - Landscape Contract        | 1,931.00         | 1,939.58         | 8.58            | 5,793.00         | 5,818.78         | 25.78           | 23,275.00         |
| 4015 - Landscape Maintenance     | 550.00           | 291.66           | -258.34         | 550.00           | 875.06           | 325.06          | 3,500.00          |
| 4050 - Irrigation Repairs        | 0.00             | 250.00           | 250.00          | 0.00             | 750.00           | 750.00          | 3,000.00          |
| 4060 - Spraying Contract         | 0.00             | 62.50            | 62.50           | 0.00             | 187.50           | 187.50          | 750.00            |
| 4070 - Pruning Contract          | 550.00           | 208.33           | -341.67         | 633.00           | 625.03           | -7.97           | 2,500.00          |
| 4080 - Landscape Misc.           | 0.00             | 125.00           | 125.00          | 221.14           | 375.00           | 153.86          | 1,500.00          |
| <b>Total LANDSCAPING</b>         | <b>3,031.00</b>  | <b>2,877.07</b>  | <b>-153.93</b>  | <b>7,197.14</b>  | <b>8,631.37</b>  | <b>1,434.23</b> | <b>34,525.00</b>  |
| <b>MAINTENANCE</b>               |                  |                  |                 |                  |                  |                 |                   |
| 4230 - Rec. Facility Maintenance | 1,230.75         | 1,041.66         | -189.09         | 2,811.32         | 3,125.06         | 313.74          | 12,500.00         |
| 4310 - Electrical/HVAC           | 0.00             | 29.16            | 29.16           | 0.00             | 87.56            | 87.56           | 350.00            |
| 4600 - Property Maintenance      | 485.42           | 666.66           | 181.24          | 882.92           | 2,000.06         | 1,117.14        | 8,000.00          |
| <b>Total MAINTENANCE</b>         | <b>1,716.17</b>  | <b>1,737.48</b>  | <b>21.31</b>    | <b>3,694.24</b>  | <b>5,212.68</b>  | <b>1,518.44</b> | <b>20,850.00</b>  |
| <b>UTILITIES</b>                 |                  |                  |                 |                  |                  |                 |                   |
| 5010 - Electricity               | 77.92            | 83.33            | 5.41            | 237.02           | 250.03           | 13.01           | 1,000.00          |
| 5020 - Garbage                   | 537.00           | 533.33           | -3.67           | 1,611.00         | 1,600.03         | -10.97          | 6,400.00          |
| 5030 - Water & Sewer             | 529.92           | 1,541.66         | 1,011.74        | 3,007.22         | 4,625.06         | 1,617.84        | 18,500.00         |
| 5090 - Cable TV                  | 766.85           | 768.75           | 1.90            | 2,300.55         | 2,306.25         | 5.70            | 9,225.00          |
| <b>Total UTILITIES</b>           | <b>1,911.69</b>  | <b>2,927.07</b>  | <b>1,015.38</b> | <b>7,155.79</b>  | <b>8,781.37</b>  | <b>1,625.58</b> | <b>35,125.00</b>  |
| <b>ADMINISTRATION</b>            |                  |                  |                 |                  |                  |                 |                   |
| 6010 - Insurance                 | 5,889.00         | 2,083.33         | -3,805.67       | 5,889.00         | 6,250.03         | 361.03          | 25,000.00         |
| 6050 - Management                | 459.00           | 458.33           | -0.67           | 1,377.00         | 1,375.03         | -1.97           | 5,500.00          |
| 6060 - Professional Fees         | 0.00             | 83.33            | 83.33           | 0.00             | 250.03           | 250.03          | 1,000.00          |
| 6070 - Tax Preparation           | 0.00             | 22.91            | 22.91           | 275.00           | 68.81            | -206.19         | 275.00            |
| 6100 - Taxes & Licenses          | 50.00            | 4.16             | -45.84          | 50.00            | 12.56            | -37.44          | 50.00             |

## Annual Budget Comparison Report For Financials

| Account Name                      | MTD Actual           | MTD Budget       | MTD \$ Var.          | YTD Actual          | YTD Budget       | YTD \$ Var.         | Annual Budget     |
|-----------------------------------|----------------------|------------------|----------------------|---------------------|------------------|---------------------|-------------------|
| 6230 - Bank Charges               | 7.81                 | 5.00             | -2.81                | 18.18               | 15.00            | -3.18               | 60.00             |
| 6240 - Office Supplies/Misc.      | 78.24                | 58.33            | -19.91               | 243.36              | 175.03           | -68.33              | 700.00            |
| 6300 - Website                    | 0.00                 | 37.50            | 37.50                | 0.00                | 112.50           | 112.50              | 450.00            |
| 6500 - Contingency                | 0.00                 | 83.33            | 83.33                | 0.00                | 250.03           | 250.03              | 1,000.00          |
| <b>Total ADMINISTRATION</b>       | <b>6,484.05</b>      | <b>2,836.22</b>  | <b>-3,647.83</b>     | <b>7,852.54</b>     | <b>8,509.02</b>  | <b>656.48</b>       | <b>34,035.00</b>  |
| <b>TRANSFER TO RESERVES</b>       |                      |                  |                      |                     |                  |                     |                   |
| 7930 - Reserve Interest Transfer  | 5.56                 | 2.50             | -3.06                | 15.98               | 7.50             | -8.48               | 30.00             |
| <b>Total TRANSFER TO RESERVES</b> | <b>5.56</b>          | <b>2.50</b>      | <b>-3.06</b>         | <b>15.98</b>        | <b>7.50</b>      | <b>-8.48</b>        | <b>30.00</b>      |
| <b>Total Operating Expense</b>    | <b>13,148.47</b>     | <b>10,380.34</b> | <b>-2,768.13</b>     | <b>25,915.69</b>    | <b>31,141.94</b> | <b>5,226.25</b>     | <b>124,565.00</b> |
| <br>Total Operating Income        | <br>10,381.96        | <br>10,383.07    | <br>-1.11            | <br>31,145.18       | <br>31,149.37    | <br>-4.19           | <br>124,597.00    |
| Total Operating Expense           | 13,148.47            | 10,380.34        | -2,768.13            | 25,915.69           | 31,141.94        | 5,226.25            | 124,565.00        |
| <b>NOI - Net Operating Income</b> | <b>-2,766.51</b>     | <b>2.73</b>      | <b>-2,769.24</b>     | <b>5,229.49</b>     | <b>7.43</b>      | <b>5,222.06</b>     | <b>32.00</b>      |
| <br>Total Income                  | <br>10,381.96        | <br>10,383.07    | <br>-1.11            | <br>31,145.18       | <br>31,149.37    | <br>-4.19           | <br>124,597.00    |
| Total Expense                     | 13,148.47            | 10,380.34        | -2,768.13            | 25,915.69           | 31,141.94        | 5,226.25            | 124,565.00        |
| <br><b>Net Income</b>             | <br><b>-2,766.51</b> | <br><b>2.73</b>  | <br><b>-2,769.24</b> | <br><b>5,229.49</b> | <br><b>7.43</b>  | <br><b>5,222.06</b> | <br><b>32.00</b>  |

**Delinquency Less Than 0.00**

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

Tenant Status: Current

Amount Owed In Account: All

Balance: Less than 0.00

| Unit                                                                            | Name                             | Amount<br>Receivable | 0-30 | 30-60 | 60-90 | 90+       | Last Payment | Payment<br>Amount |
|---------------------------------------------------------------------------------|----------------------------------|----------------------|------|-------|-------|-----------|--------------|-------------------|
| HBC - Hayden Bay Condominiums 401-549 N. Tomahawk Island Dr. Portland, OR 97217 |                                  |                      |      |       |       |           |              |                   |
| 511                                                                             | Larpenteur, Hazel                | -0.56                | 0.00 | 0.00  | 0.00  | -0.56     | 03/03/2017   | 615.94            |
| 437                                                                             | Redmond, Daniel                  | -160.52              | 0.00 | 0.00  | 0.00  | -160.52   | 03/08/2017   | 656.07            |
| 547                                                                             | Juth, Edward T. & Rozann         | -520.07              | 0.00 | 0.00  | 0.00  | -520.07   | 03/09/2017   | 520.07            |
| 403                                                                             | Alexander, Stephen J. & Debra C. | -520.07              | 0.00 | 0.00  | 0.00  | -520.07   | 03/27/2017   | 520.07            |
| 543                                                                             | Brumbaugh, Karen                 | -534.18              | 0.00 | 0.00  | 0.00  | -534.18   | 03/29/2017   | 534.18            |
| 549                                                                             | Repp, Thomas                     | -534.18              | 0.00 | 0.00  | 0.00  | -534.18   | 03/24/2017   | 534.18            |
| 407                                                                             | Stupak, Ted                      | -534.18              | 0.00 | 0.00  | 0.00  | -534.18   | 03/27/2017   | 534.18            |
| 419                                                                             | Spina, Donald & Tess             | -615.94              | 0.00 | 0.00  | 0.00  | -615.94   | 03/20/2017   | 615.94            |
| 421                                                                             | Hempstead, Donna                 | -615.94              | 0.00 | 0.00  | 0.00  | -615.94   | 03/31/2017   | 615.94            |
| 513                                                                             | Bender, Fred H. & Philomina C.   | -615.94              | 0.00 | 0.00  | 0.00  | -615.94   | 03/29/2017   | 615.94            |
| 527                                                                             | Dapp, Kari E.                    | -615.94              | 0.00 | 0.00  | 0.00  | -615.94   | 03/27/2017   | 615.94            |
| 401                                                                             | T&S Associates, LLC              | -1,068.36            | 0.00 | 0.00  | 0.00  | -1,068.36 | 03/30/2017   | 534.18            |
|                                                                                 |                                  | -6,335.88            | 0.00 | 0.00  | 0.00  | -6,335.88 |              | 6,912.63          |
| Total                                                                           |                                  | -6,335.88            | 0.00 | 0.00  | 0.00  | -6,335.88 |              | 6,912.63          |

**Delinquency Greater Than 0.00**

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

**Tenant Status:** Current

**Amount Owed In Account:** All

**Balance:** Greater than 0.00

| Unit               | Name | Amount<br>Receivable | 0-30 | 30-60 | 60-90 | 90+  | Last Payment | Payment<br>Amount |
|--------------------|------|----------------------|------|-------|-------|------|--------------|-------------------|
| No data to display |      |                      |      |       |       |      |              |                   |
| Total              |      | 0.00                 | 0.00 | 0.00  | 0.00  | 0.00 |              | 0.00              |