Balance Sheet

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

As of: 04/30/2017

Account Name	Balance
ASSETS	
Cash	
Operating Account	40,938.61
Reserve Funds	
Reserve MM Funds (170)	131,014.89
Total Reserve Funds	**131,014.89**
Total Cash	**171,953.50**
TOTAL ASSETS	**171,953.50**
LIABILITIES & CAPITAL	
Liabilities	
2115 - Owner Prepayments	10,747.77
2400 - Reserve	
2410 - General Reserve	131,014.89
Total 2400 - Reserve	**131,014.89**
Total Liabilities	**141,762.66**
Capital	
2950 - Homeowners Equity	5,430.44
Calculated Retained Earnings	8,748.07
Calculated Prior Years Retained Earnings	16,012.33
Total Capital	**30,190.84**
TOTAL LIABILITIES & CAPITAL	**171,953.50**

Cash Flow Without % Variances

Noah & Associates Community Management

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

Date Range: 04/01/2017 to 04/30/2017

Account Name	Selected Period	Fiscal Year To Date
Operating Income & Expense		
Income		
3110 - Dues	10,376.40	41,505.60
3820 - Interest Income	5.38	21.36
Total Operating Income	**10,381.78**	**41,526.96**
Expense		
LANDSCAPING		
4010 - Landscape Contract	1,931.00	7,724.00
4015 - Landscape Maintenance	729.82	1,279.82
4070 - Pruning Contract	0.00	633.00
4080 - Landscape Misc.	0.00	221.14
Total LANDSCAPING	**2,660.82**	**9,857.96**
MAINTENANCE		
4230 - Rec. Facility Maintenance	985.19	3,796.51
4600 - Property Maintenance	0.00	882.92
Total MAINTENANCE	**985.19**	**4,679.43**
UTILITIES		
5010 - Electricity	70.72	307.74
5020 - Garbage	537.00	2,148.00
5030 - Water & Sewer	1,337.96	4,345.18
5090 - Cable TV	766.85	3,067.40
Total UTILITIES	**2,712.53**	**9,868.32**
ADMINISTRATION		
6010 - Insurance	0.00	5,889.00
6050 - Management	459.00	1,836.00
6070 - Tax Preparation	0.00	275.00
6100 - Taxes & Licenses	0.00	50.00
6230 - Bank Charges	5.58	23.76
6240 - Office Supplies/Misc.	34.70	278.06
Total ADMINISTRATION	**499.28**	**8,351.82**
TRANSFER TO RESERVES		
7930 - Reserve Interest Transfer	5.38	21.36
Total TRANSFER TO RESERVES	**5.38**	**21.36**
Total Operating Expense	**6,863.20**	**32,778.89**
NOI - Net Operating Income	**3,518.58**	**8,748.07**
Total Income	10,381.78	41,526.96
Total Expense	6,863.20	32,778.89
Net Income	**3,518.58**	**8,748.07**

Cash Flow Without % Variances

Account Name	Selected Period	Fiscal Year To Date
Other Items		
2115 - Owner Prepayments	4,411.89	8,420.95
Net Other Items	**4,411.89**	**8,420.95**
Cash Flow	**7,930.47**	**17,169.02**
Beginning Cash	**33,008.14**	**23,769.59**
Beginning Cash + Cash Flow	**40,938.61**	**40,938.61**
Actual Ending Cash	**40,938.61**	**40,938.61**

Annual Budget Comparison Report For Financials

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

As of: Apr 2017

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	41,505.60	41,505.72	-0.12	124,517.00
3210 - Late Fee	0.00	4.16	-4.16	0.00	16.72	-16.72	50.00
3820 - Interest Income	5.38	2.50	2.88	21.36	10.00	11.36	30.00
Total Operating Income	**10,381.78**	**10,383.07**	**-1.29**	**41,526.96**	**41,532.44**	**-5.48**	**124,597.00**
Expense							
LANDSCAPING							
4010 - Landscape Contract	1,931.00	1,939.58	8.58	7,724.00	7,758.36	34.36	23,275.00
4015 - Landscape Maintenance	729.82	291.66	-438.16	1,279.82	1,166.72	-113.10	3,500.00
4050 - Irrigation Repairs	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
4060 - Spraying Contract	0.00	62.50	62.50	0.00	250.00	250.00	750.00
4070 - Pruning Contract	0.00	208.33	208.33	633.00	833.36	200.36	2,500.00
4080 - Landscape Misc.	0.00	125.00	125.00	221.14	500.00	278.86	1,500.00
Total LANDSCAPING	**2,660.82**	**2,877.07**	**216.25**	**9,857.96**	**11,508.44**	**1,650.48**	**34,525.00**
MAINTENANCE							
4230 - Rec. Facility Maintenance	985.19	1,041.66	56.47	3,796.51	4,166.72	370.21	12,500.00
4310 - Electrical/HVAC	0.00	29.16	29.16	0.00	116.72	116.72	350.00
4600 - Property Maintenance	0.00	666.66	666.66	882.92	2,666.72	1,783.80	8,000.00
Total MAINTENANCE	**985.19**	**1,737.48**	**752.29**	**4,679.43**	**6,950.16**	**2,270.73**	**20,850.00**
UTILITIES							
5010 - Electricity	70.72	83.33	12.61	307.74	333.36	25.62	1,000.00
5020 - Garbage	537.00	533.33	-3.67	2,148.00	2,133.36	-14.64	6,400.00
5030 - Water & Sewer	1,337.96	1,541.66	203.70	4,345.18	6,166.72	1,821.54	18,500.00
5090 - Cable TV	766.85	768.75	1.90	3,067.40	3,075.00	7.60	9,225.00
Total UTILITIES	**2,712.53**	**2,927.07**	**214.54**	**9,868.32**	**11,708.44**	**1,840.12**	**35,125.00**
ADMINISTRATION							
6010 - Insurance	0.00	2,083.33	2,083.33	5,889.00	8,333.36	2,444.36	25,000.00
6050 - Management	459.00	458.33	-0.67	1,836.00	1,833.36	-2.64	5,500.00
6060 - Professional Fees	0.00	83.33	83.33	0.00	333.36	333.36	1,000.00
6070 - Tax Preparation	0.00	22.91	22.91	275.00	91.72	-183.28	275.00
6100 - Taxes & Licenses	0.00	4.16	4.16	50.00	16.72	-33.28	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	5.58	5.00	-0.58	23.76	20.00	-3.76	60.00
6240 - Office Supplies/Misc.	34.70	58.33	23.63	278.06	233.36	-44.70	700.00
6300 - Website	0.00	37.50	37.50	0.00	150.00	150.00	450.00
6500 - Contingency	0.00	83.33	83.33	0.00	333.36	333.36	1,000.00
Total ADMINISTRATION	**499.28**	**2,836.22**	**2,336.94**	**8,351.82**	**11,345.24**	**2,993.42**	**34,035.00**
TRANSFER TO RESERVES							
7930 - Reserve Interest Transfer	5.38	2.50	-2.88	21.36	10.00	-11.36	30.00
Total TRANSFER TO RESERVES	**5.38**	**2.50**	**-2.88**	**21.36**	**10.00**	**-11.36**	**30.00**
Total Operating Expense	**6,863.20**	**10,380.34**	**3,517.14**	**32,778.89**	**41,522.28**	**8,743.39**	**124,565.00**
Total Operating Income	10,381.78	10,383.07	-1.29	41,526.96	41,532.44	-5.48	124,597.00
Total Operating Expense	6,863.20	10,380.34	3,517.14	32,778.89	41,522.28	8,743.39	124,565.00
NOI - Net Operating Income	**3,518.58**	**2.73**	**3,515.85**	**8,748.07**	**10.16**	**8,737.91**	**32.00**
Total Income	10,381.78	10,383.07	-1.29	41,526.96	41,532.44	-5.48	124,597.00
Total Expense	6,863.20	10,380.34	3,517.14	32,778.89	41,522.28	8,743.39	124,565.00
Net Income	**3,518.58**	**2.73**	**3,515.85**	**8,748.07**	**10.16**	**8,737.91**	**32.00**