

Balance Sheet

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

As of: 02/28/2017

Account Name	Balance
ASSETS	
Cash	
Operating Account	31,229.91
Reserve Funds	
Reserve MM Funds (170)	131,003.95
Total Reserve Funds	131,003.95
Total Cash	162,233.86
TOTAL ASSETS	162,233.86
LIABILITIES & CAPITAL	
Liabilities	
2115 - Owner Prepayments	1,791.14
2400 - Reserve	
2410 - General Reserve	131,003.95
Total 2400 - Reserve	131,003.95
Total Liabilities	132,795.09
Capital	
2950 - Homeowners Equity	5,430.44
Calculated Retained Earnings	7,996.00
Calculated Prior Years Retained Earnings	16,012.33
Total Capital	29,438.77
TOTAL LIABILITIES & CAPITAL	162,233.86

Cash Flow Without % Variances

Noah & Associates Community Management

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

Date Range: 02/01/2017 to 02/28/2017

Account Name	Selected Period	Fiscal Year To Date
Operating Income & Expense		
Income		
3110 - Dues	10,376.40	20,752.80
3820 - Interest Income	5.02	10.42
Total Operating Income	10,381.42	20,763.22
Expense		
LANDSCAPING		
4010 - Landscape Contract	1,931.00	3,862.00
4070 - Pruning Contract	83.00	83.00
4080 - Landscape Misc.	221.14	221.14
Total LANDSCAPING	2,235.14	4,166.14
MAINTENANCE		
4230 - Rec. Facility Maintenance	548.90	1,580.57
4600 - Property Maintenance	397.50	397.50
Total MAINTENANCE	946.40	1,978.07
UTILITIES		
5010 - Electricity	77.17	159.10
5020 - Garbage	537.00	1,074.00
5030 - Water & Sewer	826.37	2,477.30
5090 - Cable TV	766.85	1,533.70
Total UTILITIES	2,207.39	5,244.10
ADMINISTRATION		
6050 - Management	459.00	918.00
6070 - Tax Preparation	275.00	275.00
6230 - Bank Charges	5.79	10.37
6240 - Office Supplies/Misc.	127.57	165.12
Total ADMINISTRATION	867.36	1,368.49
TRANSFER TO RESERVES		
7930 - Reserve Interest Transfer	5.02	10.42
Total TRANSFER TO RESERVES	5.02	10.42
Total Operating Expense	6,261.31	12,767.22
NOI - Net Operating Income	4,120.11	7,996.00
Total Income	10,381.42	20,763.22
Total Expense	6,261.31	12,767.22
Net Income	4,120.11	7,996.00
Other Items		
2115 - Owner Prepayments	40.13	-535.68
Net Other Items	40.13	-535.68

Cash Flow Without % Variances

Account Name	Selected Period	Fiscal Year To Date
Cash Flow	4,160.24	7,460.32
Beginning Cash	27,069.67	23,769.59
Beginning Cash + Cash Flow	31,229.91	31,229.91
Actual Ending Cash	31,229.91	31,229.91

Annual Budget Comparison Report For Financials

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

As of: Feb 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	20,752.80	20,752.90	-0.10	124,517.00
3210 - Late Fee	0.00	4.16	-4.16	0.00	8.40	-8.40	50.00
3820 - Interest Income	5.02	2.50	2.52	10.42	5.00	5.42	30.00
Total Operating Income	10,381.42	10,383.07	-1.65	20,763.22	20,766.30	-3.08	124,597.00
Expense							
LANDSCAPING							
4010 - Landscape Contract	1,931.00	1,939.58	8.58	3,862.00	3,879.20	17.20	23,275.00
4015 - Landscape Maintenance	0.00	291.66	291.66	0.00	583.40	583.40	3,500.00
4050 - Irrigation Repairs	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
4060 - Spraying Contract	0.00	62.50	62.50	0.00	125.00	125.00	750.00
4070 - Pruning Contract	83.00	208.33	125.33	83.00	416.70	333.70	2,500.00
4080 - Landscape Misc.	221.14	125.00	-96.14	221.14	250.00	28.86	1,500.00
Total LANDSCAPING	2,235.14	2,877.07	641.93	4,166.14	5,754.30	1,588.16	34,525.00
MAINTENANCE							
4230 - Rec. Facility Maintenance	548.90	1,041.66	492.76	1,580.57	2,083.40	502.83	12,500.00
4310 - Electrical/HVAC	0.00	29.16	29.16	0.00	58.40	58.40	350.00
4600 - Property Maintenance	397.50	666.66	269.16	397.50	1,333.40	935.90	8,000.00
Total MAINTENANCE	946.40	1,737.48	791.08	1,978.07	3,475.20	1,497.13	20,850.00
UTILITIES							
5010 - Electricity	77.17	83.33	6.16	159.10	166.70	7.60	1,000.00
5020 - Garbage	537.00	533.33	-3.67	1,074.00	1,066.70	-7.30	6,400.00
5030 - Water & Sewer	826.37	1,541.66	715.29	2,477.30	3,083.40	606.10	18,500.00
5090 - Cable TV	766.85	768.75	1.90	1,533.70	1,537.50	3.80	9,225.00
Total UTILITIES	2,207.39	2,927.07	719.68	5,244.10	5,854.30	610.20	35,125.00
ADMINISTRATION							
6010 - Insurance	0.00	2,083.33	2,083.33	0.00	4,166.70	4,166.70	25,000.00
6050 - Management	459.00	458.33	-0.67	918.00	916.70	-1.30	5,500.00
6060 - Professional Fees	0.00	83.33	83.33	0.00	166.70	166.70	1,000.00
6070 - Tax Preparation	275.00	22.91	-252.09	275.00	45.90	-229.10	275.00
6100 - Taxes & Licenses	0.00	4.16	4.16	0.00	8.40	8.40	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	5.79	5.00	-0.79	10.37	10.00	-0.37	60.00
6240 - Office Supplies/Misc.	127.57	58.33	-69.24	165.12	116.70	-48.42	700.00
6300 - Website	0.00	37.50	37.50	0.00	75.00	75.00	450.00
6500 - Contingency	0.00	83.33	83.33	0.00	166.70	166.70	1,000.00
Total ADMINISTRATION	867.36	2,836.22	1,968.86	1,368.49	5,672.80	4,304.31	34,035.00
TRANSFER TO RESERVES							
7930 - Reserve Interest Transfer	5.02	2.50	-2.52	10.42	5.00	-5.42	30.00
Total TRANSFER TO RESERVES	5.02	2.50	-2.52	10.42	5.00	-5.42	30.00
Total Operating Expense	6,261.31	10,380.34	4,119.03	12,767.22	20,761.60	7,994.38	124,565.00
Total Operating Income	10,381.42	10,383.07	-1.65	20,763.22	20,766.30	-3.08	124,597.00
Total Operating Expense	6,261.31	10,380.34	4,119.03	12,767.22	20,761.60	7,994.38	124,565.00
NOI - Net Operating Income	4,120.11	2.73	4,117.38	7,996.00	4.70	7,991.30	32.00
Total Income	10,381.42	10,383.07	-1.65	20,763.22	20,766.30	-3.08	124,597.00
Total Expense	6,261.31	10,380.34	4,119.03	12,767.22	20,761.60	7,994.38	124,565.00
Net Income	4,120.11	2.73	4,117.38	7,996.00	4.70	7,991.30	32.00

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 Receivable	0-30	30-60	60-90	90+	Last Payment	Payment 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	02/03/2017	615.94
437	Redmond, Daniel	-120.39	0.00	0.00	0.00	-120.39	02/07/2017	656.07
547	Juth, Edward T. & Rozann	-520.07	0.00	0.00	0.00	-520.07	02/21/2017	520.07
549	Repp, Thomas	-534.18	0.00	0.00	0.00	-534.18	02/27/2017	534.18
419	Spina, Donald & Tess	-615.94	0.00	0.00	0.00	-615.94	02/21/2017	615.94
		-1,791.14	0.00	0.00	0.00	-1,791.14		2,942.20
Total		-1,791.14	0.00	0.00	0.00	-1,791.14		2,942.20

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 Receivable	0-30	30-60	60-90	90+	Last Payment	Payment Amount
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No data to display

Total		0.00	0.00	0.00	0.00	0.00		0.00
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Check Register Detail Report Report

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

Bank Accounts: All

Payees: All

Date Range: 02/01/2017 - 02/28/2017

Include Voided Payments: No

Show ACH Payments Only: No

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	GL Account Name	Amount	Description
Hayden Bay Condominium Operating Acct	Sally Anderson	2188	Y		02/06/2017	83.00			
							4070 - Pruning Contract	83.00	Reimb. For Payment To Hipolito - Ice Damaged Trees
Hayden Bay Condominium Operating Acct	Karen Brumbaugh	2189	Y		02/06/2017	397.50			
							4600 - Property Maintenance	397.50	Reimb. For Payment To Kevin Rybka Design - Sheetrock Water Damage Patch
Hayden Bay Condominium Operating Acct	City of Portland Utilities (CPU)	2190	Y		02/07/2017	826.37			
							5030 - Water & Sewer	826.37	Acct# 298-566-340-0; 12/22-01/21
Hayden Bay Condominium Operating Acct	Comcast	2191	Y		02/07/2017	766.85			
							5090 - Cable TV	766.85	Acct.#8778 10 402 0006675, Monthly
Hayden Bay Condominium Operating Acct	Noah & Associates Community Mgmt.	2192	Y		02/07/2017	127.57			
							6240 - Office Supplies/Misc.	127.57	Supply Reimb. January
Hayden Bay Condominium Operating Acct	Wacker Sanitary	2193	Y		02/07/2017	537.00			
							5020 - Garbage	537.00	Acct.#8013, January Service
Hayden Bay Condominium Operating Acct	Willamette Landscape Service	2194	Y		02/07/2017	1,931.00			
							4010 - Landscape Contract	1,931.00	Land. Maint. February

Check Register Detail Report Report

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	GL Account Name	Amount	Description
Hayden Bay Condominium Operating Acct	Noah & Associates Community Mgmt.	2195	Y		02/13/2017	5.79			
							6230 - Bank Charges	5.79	Bank Charges January
Hayden Bay Condominium Operating Acct	Noah & Associates Community Management	2196	Y		02/16/2017	459.00			
							6050 - Management	459.00	6050 - Management for 02/2017
Hayden Bay Condominium Operating Acct	Sally Anderson	2197			02/21/2017	221.14			
							4080 - Landscape Misc.	170.00	Reimb. For Payment To Hipolito - Repair/Repl. Dam. Grass At #505
							4080 - Landscape Misc.	51.14	Reimb. For Mats. Purchased (Soil/Seed) For Hipolito To Repl. Grass Patch
Hayden Bay Condominium Operating Acct	Portland General Electric	2198			02/21/2017	77.17			
							5010 - Electricity	44.66	Acct.#0003 84567-472567 5, 01/12/17-02/10/17
							5010 - Electricity	32.51	Acct.#0003 83702-472586 3, 01/12/17-02/10/17
Hayden Bay Condominium Operating Acct	Schwindt & Co.	2199			02/22/2017	275.00			
							6070 - Tax Preparation	275.00	Client#2HAYDB, 2016 Tax Preparation
Hayden Bay Condominium Operating Acct	Hayden Bay Homes Assoc.	2200			02/28/2017	548.90			
							4230 - Rec. Facility Maintenance	548.90	Rec.Fac. Maint. - January
Total						6,256.29			

**CHECK REQUEST FORM
HAYDEN BAY CONDOS**

Date: 01-27-17

Name of person requesting check:

Sally Anderson

Vendor:

Hipolito Casarez

Services performed:

Labor - worked on 2 ice damaged
Trees. Trees were damaged during the
ice storm. Limbs were cut from the
damaged trees, cut up damaged limbs
and took debris to the dump.

Labor - 2 1/2 hrs 63.00 — Total 83.00
Dump Fee 20.00

Date services were performed: 01-16-17

Amount of check requested \$ 83.00

G/L Account number to be charged: 4070

Is the check to be sent to the requester or the vendor?

Requester: Sally Anderson Vendor: _____

EXPENSE G/L CODES

Landscaping

4010: 4010	Landscape Contract
4015: 4015	Landscape Maintenance
4050: 4050	Irrigation Repairs
4060: 4060	Spraying Contract
4070: 4070	Tree Pruning
4080: 4080	Landscape Misc.

Maintenance

4230: 4230	Rec. Facility Maint.
4235: 4235	Rec. Facility Major

Products

4310: 4310	Electrical/HVAC
4600: 4600	Property Maintenance

Utilities

5010: 5010	Electricity
5020: 5020	Garbage
5030: 5030	Water & Sewer
5090: 5090	Cable TV

Administration

6010: 6010	Insurance
6050: 6050	Management
6060: 6060	Professional Fees
6070: 6070	Tax Preparation
6100: 6100	Taxes & Licences
6230: 6230	Bank Charges
6240: 6240	Office Supplies/Misc.
6500: 6500	Contingency

*On to pay
mail mail
to Sally
1/2*

Kate Dormer

From: Salllyea@comcast.net
Sent: Friday, January 27, 2017 5:28 PM
To: Sean Penrith; Kate Dormer; Hempstead, Donna
Subject: CORRECTION:
Attachments: filename-1.pdf

Please ignore the Check Request Form I sent just before this one.
This is the correct one. I forgot to add the dump fee to the first one.
This amount, 83.00, is what I wrote the check for.
Sorry for any confusion and a special thanks to Donna.
Thanks,
Sally

From: eprintcenter@hp.com
To: "salllyea" <salllyea@comcast.net>
Sent: Friday, January 27, 2017 5:23:08 PM
Subject: Scanned document from HP ePrint user

This email and attachment are sent on behalf of **salllyea@comcast.net**.

If you do not want to receive this email in future, you may contact **salllyea@comcast.net** directly or you may consult your email application for spam or junk email filtering options.

Regards,
HP Team

Kate Dormer

From: Sean Penrith <seanpenrith@gmail.com>
Sent: Tuesday, January 17, 2017 4:00 PM
To: Kate Dormer
Cc: Karen J Brumbaugh
Subject: Fwd: Ceiling repair 543

Hi Kate,

Can you process this reimbursement for Karen please and allocate this as an maintenance expense.

Thank you.

Sean Penrith
seanpenrith@gmail.com
503-709-6429
LI: <https://www.linkedin.com/in/spenrith>

*OK to pay
and mail
check to
Karen Brumbaugh
12*

Begin forwarded message:

From: Karen J Brumbaugh <haydenbaypaws@comcast.net>
Subject: Ceiling repair 543
Date: January 17, 2017 at 3:32:09 PM PST
To: Sean Penrith <seanpenrith@gmail.com>

Sean here is the invoice for the repair to ceiling do to water pipe breakage in October. If you need a hard copy I can get that to you.

Karen 🐱

030311

File Number: 25152



Customer Value

KEVIN
RYBKA
DESIGN LLC

**RESIDENTIAL DESIGN
NEW CONSTRUCTION • REMODELS • REPAIRS
LICENSED • BONDED • INSURED • CCS#H67283**

Phone: (971) 226-5878

E-mail: KR@UIC.COM

13363 SW Chelsea Loop, Tigard OR 97223

Involve donors early

Shenrock Water Damage Patch

Karen & Brock Brumbaugh
543 N Tomahawk Island Dr.
Portland, OR 97217

Total Material Cost	\$	97.50
Total Labor Cost	\$	300.00
Total Job Cost	\$	397.50

Balance Paid In Full

**Bureau of Environmental Services****Portland Water Bureau**

PO Box 4216
Portland, OR 97208-4216

www.portlandoregon.gov/bes

www.portlandoregon.gov/water

Telephone: 503-823-7770

Email: PWBCustomerService@portlandoregon.gov

Combined bill for Sewer/Stormwater/Water services

The Portland Water Bureau found high levels of lead in drinking water in some homes. Lead can cause serious health problems. For more information please call the LeadLine, 503-988-4000 or visit www.leadline.org.

Account Number 298-566-340-0

Customer Name HAYDEN BAY CONDO HOA
Service Address 421 N TOMAHAWK ISLAND DR

Account Activity

Previous Bill Amount	\$	784.29
Net Adjustments	\$	0.00
Late Fees	\$	0.00
Payments - Thank you	\$	-784.29

Balance Forward	\$	0.00
Current Charges	\$	826.37

Amount Due \$ 826.37

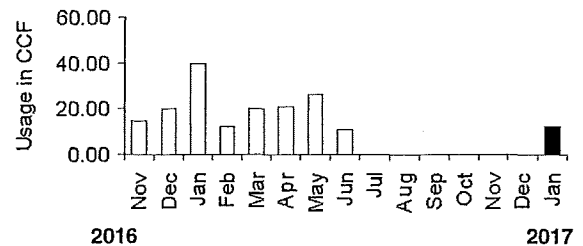
Due Date Feb 15, 2017

Billing Details	Billing Date	Billing Period	Days of Service	Billing Type
	01/25/17	12/22/16 - 01/21/17	31	Multi-Family/Monthly

Service	Usage	Rate per CCF	Charges
Water Volume	12 CCF	\$ 4.216	\$ 50.59
Sewer Volume	12 CCF	\$ 9.820	\$ 117.84
Stormwater Off-site (Impervious Area 60750 sq. ft.)			\$ 460.10
Stormwater On-site			\$ 247.75
Clean River Rewards (41% of On-Site Stormwater Charge)			\$ -101.58
Portland Harbor Superfund			\$ 12.14
Base Charge			\$ 39.53
Total Current Charges			\$ 826.37

Meter Usage Detail

Meter Number	Previous Read	Current Read	Usage
20032539M	4294	4306	12

Water Use

Please detach and return this portion with payment payable to: **City of Portland**

Account Number	Address Served	Bill Date	Due Date	Amount Due
298-566-340-0	421 N TOMAHAWK ISLAND DR	Jan 25, 2017	Feb 15, 2017	\$826.37

City of Portland

PO Box 4216
Portland, OR 97208-4216

Amount Enclosed \$
☐

Check this box if you have changes or comments.
Note changes on reverse.

☐

Check here to sign up for GreenBucks
(please see reverse).

HAYDEN BAY CONDO HOA
IN CARE OF NOAH AND ASSOCIATES COMMUNITY MGMT
12550 SE 93RD AVE STE 300
CLACKAMAS OR 97015-8720

COMCAST BUSINESS

Hayden Bay Condominiums

Account number
8778 10 402 0006675

For service at:
401 N TOMAHAWK ISLAND DR
MASTER ACCOUNT
PORTLAND OR 97217-7921

Thanks for choosing Comcast Business

Need help?
Visit business.comcast.com/help or
call 1-800-391-3000

Ready to pay?
Visit business.comcast.com/myaccount

Bill date Jan 21, 2017
Services from Feb 01, 2017 to Feb 28, 2017

Page 1 of 3

Your monthly account summary

Previous balance	766.85
Payment - Thank You Jan 18, 2017	-766.85 cr
New charges	
Comcast Business services	670.68
Other charges and credits	27.00
Taxes and fees	69.17

JAN 26 2017

OK to pay

Amount due

\$766.85

Payment due Feb 10, 2017



➔ Manage your services online

Your Comcast Business account online is the one-stop destination to pay your bill and manage your services. Visit business.comcast.com/myaccount.

Service updates

See the "additional information" section for upcoming service updates.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

COMCAST BUSINESS

9602 S 300 W, STE B SANDY UT 84070-3302
8633 0370 NO RP 21 01222017 NNNNNYNN 01 000104 0001

HAYDEN BAY CONDOMINIUMS
STE 300
12550 SE 93RD AVE
CLACKAMAS, OR 97015-8720

Account number **8778 10 402 0006675**

Payment due **Feb 10, 2017**

Please pay \$766.85

Amount enclosed \$

Make checks payable to Comcast
Do not send cash



COMCAST
PO BOX 34744
SEATTLE WA 98124-1744



877810402000667500766857

Services from Feb 01, 2017 to Feb 28, 2017

Your new charges in detail

Comcast Business services	\$670.68
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Comcast Business Cable

Limited Basic Service	268.20
Qty 18 @ \$14.90 each	
TV Standard	402.48
Business Video Includes Digital Converter	
Qty 18 @ \$22.36 each	

Other charges and credits	\$27.00
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Broadcast TV Fee	01/21	27.00
Qty 18 @ \$1.50 each		

Taxes and fees	\$69.17
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Franchise Fee	41.24
PEG Access Fee	27.21
FCC Regulatory Fee	0.72

New charges	\$766.85
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Additional information

The Broadcast TV Fee recovers a portion of the costs of retransmitting television broadcast signals.

Hearing/Speech Impaired - Call 711

Closed captioning

Our products and services are made for everyone to enjoy. For closed captioning concerns and other accessibility issues affecting customers with disabilities, visit comcastsupport.com/accessibility for live chat, email accessibility@comcast.com, call 1-855-270-0379, fax 1-866-599-4268 or write to Comcast, 1701 John F. Kennedy Blvd., Philadelphia, PA 19103-2838, Attn: K Wilkinson.

On March 14, Esquire will no longer be available on Ch. 183 (SD) and Ch. 777 (HD) in the Digital Starter package.

During a recent internal billing review, we determined you are not being charged correctly for taxes and fees. This issue has since been resolved and, effective on this bill statement, the monthly charge has been updated. We apologize for the inconvenience. If you have any questions, please feel free to contact us at 1-800-391-3000.

For cable TV regulatory information, please contact:
Mt. Hood Cable Regulatory Commission, PO Box 745, Portland, OR 97207(503) 823-5385. Your FCC CUID Number is OR0362/OR0363.
(This is not a cable store)



Noah & Associates Community Management

Operating Reimbursement

(Copies, Postage, Envelopes, Checks, Folders, Storage, Faxes, Long Distance Calls etc)

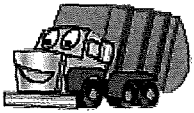
Hayden Bay Condominiums

January's Supply Reimbursement - 2017

Copy/Print/Scan:	\$	73.68
Postage:	\$	37.16
Mailing Supplies:	\$	13.01
Faxes:	\$	-
% of Postage:	\$	3.72
Color Copies:	\$	-
Sub-Total	\$	<u>127.57</u>
Total	\$	<u>127.57</u>



13001 S.E. 197TH AVE
DAMASCUS, OR 97089
503-658-3347
www.wackersanitary.com



NOAH & A C MGT
12550 SE 93RD #300
CLACKAMAS OR 97015-8720

Account Number 8013
Service Address HAYDEN BAY CONDOS
Bill Date January 26, 2017

Previous Balance 537.00
Payments/Credits -537.00
Balance Forward 0.00

Current Charges 537.00
Amount Due \$537.00

Payment Due Date February 10, 2017

Date	Description	Amount	Balance
	PREVIOUS BALANCE		537.00
01/13/17	PAYMENT	-537.00	0.00
01/25/17	JAN - 18 CAN W	537.00	537.00

Paperless Billing - Bill Pay - Auto-pay

Go to www.wackersanitary.com and click the 'Make a payment online' button. Register using the following Account Number and Identification Number. Account Number: **8013** Identification Number: **727B-60B1**

WE HAVE NEW TRUCKS THAT CAN HAUL 2 DIFFERENT CARTS SAME TRUCK. THEY SAVE TIME & POLUTION. HAPPY NEW YEAR

Drop Boxes Available - Call for more info

Please detach and return this portion with your payment.
Make checks payable to Wacker Sanitation.

Account Number 8013
Payment Due Date February 10, 2017
Amount Due \$537.00
Amount Enclosed \$ _____

Locally Owned and Operated



13001 S.E. 197TH AVE
DAMASCUS, OR 97089
503-658-3347

668 1 AB 0.403 3/5 00674 0001:0001

NOAH & A C MGT
12550 SE 93RD #300
CLACKAMAS OR 97015-8720



WACKER SANITARY
13001 S.E. 197TH AVE
DAMASCUS OR 97089-9662



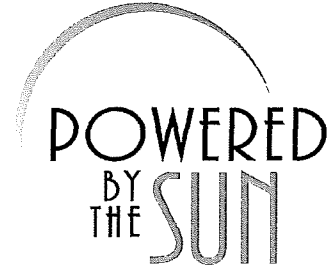
Willamette Landscape Services, Inc.
18480 SW Pacific Drive
Tualatin, OR 97062

Invoice

Date	Invoice #
2/1/2017	54872

Bill To :

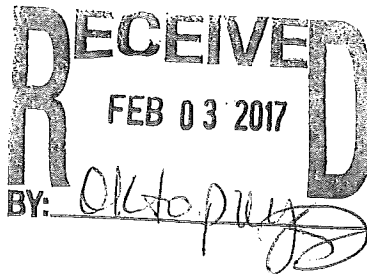
Hayden Bay Condominiums
Noah & Associates Community Management
12550 SE 93rd Avenue, Suite 300
Clackamas, OR 97015



Area Manager	Our Terms	Due Date
Kelly Jett	Net 30	3/3/2017

Landscape Maintenance Services for the month indicated in the "Date" box above.
Thank you for allowing us to serve you!

1,931.00



503 625 9600 | LCB 6949 | www.willamettelandscape.com

Total \$1,931.00

2195

Noah & Associates Community Management
12550 SE 93rd Ave. Ste. 300
Clackamas, OR 97015

Hayden Bay Condominium Operating Acct

Date: 02/13/2017

Columbia Bank
12550 SE 93rd Ave. Ste 300
Clackamas, OR 97015

Pay to the order of: **NOAH & ASSOCIATES COMMUNITY MGMT.**

This amount: **** FIVE AND 79/100 DOLLARS

\$5.79

Noah & Associates Community Mgmt.
12550 SE 93rd Ave. Ste. 300
Clackamas, OR 97015

⑈ 2195 ⑈ ⑈ 125108272⑈

7000834098⑈

Date: 02/13/2017 Check #2195 Account: Hayden Bay Condominium Operating Acct
Pay to: Noah & Associates Community Mgmt.

2195

Property	Reference	Description	Amount
HBC - Hayden Bay Condominiums 401-549...		Bank Charges January	5.79
			5.79

Date: 02/13/2017 Check #2195 Account: Hayden Bay Condominium Operating Acct
Pay to: Noah & Associates Community Mgmt.

2195

Property	Reference	Description	Amount
HBC - Hayden Bay Condominiums 401-549...		Bank Charges January	5.79
			5.79

2196

Noah & Associates Community Management
12550 SE 93rd Ave. Ste. 300
Clackamas, OR 97015

Hayden Bay Condominium Operating Acct

Date: 02/16/2017

Columbia Bank
12550 SE 93rd Ave. Ste 300
Clackamas, OR 97015

Pay to the
order of:

NOAH & ASSOCIATES COMMUNITY MANAGEMENT

This amount: **** FOUR HUNDRED FIFTY-NINE AND 00/100 DOLLARS

\$459.00

Noah & Associates Community Management
12550 SE 93rd Ave. Ste. 300
Clackamas, OR 97015



⑈ 2196 ⑈ ⑆ 125108272⑆

7000834098⑈

Date: 02/16/2017 Check #2196 Account: Hayden Bay Condominium Operating Acct
Pay to: Noah & Associates Community Management

2196

Property	Reference	Description	Amount
HBC - Hayden Bay Condominiums 401-549...		6050 - Management for 02/2017	459.00
			459.00

Date: 02/16/2017 Check #2196 Account: Hayden Bay Condominium Operating Acct
Pay to: Noah & Associates Community Management

2196

Property	Reference	Description	Amount
HBC - Hayden Bay Condominiums 401-549...		6050 - Management for 02/2017	459.00
			459.00

P. 1

**CHECK REQUEST FORM
HAYDEN BAY CONDOS**

Date: 02-15-17

Name of person requesting check:

Sally Anderson

Vendor:

Hipolito Casarez

Services performed: Dug out large area of damaged grass in #505! Front door to Pathway to fence.

Dug 4" down, removed damaged soil took to dump then returned to take another load to dump. Bought new soil to replace damaged soil. Spread new soil. Bought 3-way mix to

use when planting grass seed.

Labor - 6 hrs = 150.00

2 dump fees and trips to dump - 20.

150.
+ 20.
S/L 170.00

Date services were performed: 02-14-17

Amount of check requested \$ 170.00

G/L Account number to be charged: 4080

Is the check to be sent to the requester or the vendor?

Requester: Sally Anderson Vendor: _____

EXPENSE G/L CODES

Landscaping

4010: 4010	Landscape Contract
4015: 4015	Landscape Maintenance
4050: 4050	Irrigation Repairs
4060: 4060	Spraying Contract
4070: 4070	Tree Pruning
4080: 4080	Landscape Misc.

Maintenance

4230: 4230	Rec. Facility Maint.
4235: 4235	Rec. Facility Major

Products

4310: 4310	Electrical/HVAC
4600: 4600	Property Maintenance

Utilities

5010: 5010	Electricity
5020: 5020	Garbage
5030: 5030	Water & Sewer
5090: 5090	Cable TV

Administration

6010: 6010	Insurance
6050: 6050	Management
6060: 6060	Professional Fees
6070: 6070	Tax Preparation
6100: 6100	Taxes & Licences
6230: 6230	Bank Charges
6240: 6240	Office Supplies/Misc.
6500: 6500	Contingency

*OK to pay and
mail check
to Sally Anderson
1/8*

**CHECK REQUEST FORM
HAYDEN BAY CONDOS**

Date: 02-15-17

Name of person requesting check:
Sally Anderson

Vendor:
Hipolito Casarez

Services performed: Hipolito bought
Supplies for this project. I
reimbured him for new soil
and for 3-way mix for planting
new grass. Receipts attached. P.3

Date services were performed: 02-14-17

Amount of check requested \$ 51.14

G/L Account number to be charged: 4080

Is the check to be sent to the requester or the vendor?

Requester: Sally Anderson Vendor: _____

EXPENSE G/L CODES

Landscaping
4010: 4010 Landscape Contract
4015: 4015 Landscape Maintenance
4050: 4050 Irrigation Repairs
4060: 4060 Spraying Contract
4070: 4070 Tree Pruning
4080: 4080 Landscape Misc.

Maintenance
4230: 4230 Rec. Facility Maint.
4235: 4235 Rec. Facility Major
Products
4310: 4310 Electrical/HVAC
4600: 4600 Property Maintenance

Utilities
5010: 5010 Electricity
5020: 5020 Garbage
5030: 5030 Water & Sewer
5090: 5090 Cable TV

Administration
6010: 6010 Insurance
6050: 6050 Management
6060: 6060 Professional Fees
6070: 6070 Tax Preparation
6100: 6100 Taxes & Licences
6230: 6230 Bank Charges
6240: 6240 Office Supplies/Misc.
6500: 6500 Contingency

*On to pay and
mail check to
Sally Anderson
15*

CITY BARK & RECYCLIN

2419 N.E. ANDRESEN RD.

VANCOUVER, WA. 98661

PHONE 360-253-8461

FAX 360-253-5685

Check 10053

Raylene

MON

2/13/17

2:21pm

1 DIRT/SOD	15.00
1.00 yds MAN WT @ 15.00 /yds	
1 min 3-WAY MIX	19.50
0.50 yds MAN WT @ 39.00 /yds	

Tax	1.64
SALES	36.14

\$50	50.00
------	-------

Change	13.86
--------	-------

WE HAVE THE ABILITY TO DELIVER
LARGER TRUCK LOADS AT ADDITIONAL
DISCOUNTED PRICES, ASK WHEN
SCHEDULING YOUR DELIVERY.

CITY BARK & RECYCLIN

2419 N.E. ANDRESEN RD.

VANCOUVER, WA. 98661

PHONE 360-253-8461

FAX 360-253-5685

Check 10031

Raylene

MON

2/13/17

11:21am

1 DIRT/SOD	15.00
1.00 yds MAN WT @ 15.00 /yds	

SALES	15.00
--------------	--------------

Cash	15.00
------	-------

WE HAVE THE ABILITY TO DELIVER
LARGER TRUCK LOADS AT ADDITIONAL
DISCOUNTED PRICES, ASK WHEN
SCHEDULING YOUR DELIVERY.



(503)228-6322 or 1-800-542-8818
PortlandGeneral.com

Account # 0003 83702-472586 3

Service Address:
HAYDEN BAY CONDO
543A N TOMAHAWK ISLAND DR
PORTLAND, OR 97217

Previous Amount Due 33.98
Payments/Adjustments 33.98 CR
Balance Forward 0.00
Current Charges 32.51

Cycle: 1011
Feeder Line Code: HY1

AMOUNT DUE \$ 32.51
Due date for current bill 03/02/17

This month's charges (turn over for details)

Meter # IN25343693, Schedule 32

Energy Charges (153 kWh) 32.23
Adjustments 1.20 CR
31.03

Taxes and Fees 1.48

Current Charges 32.51

Thank you for your payment. It's a privilege to provide your electric service.

Point of Delivery Identification (PODID) number for meter number IN25343693 is 226628722.

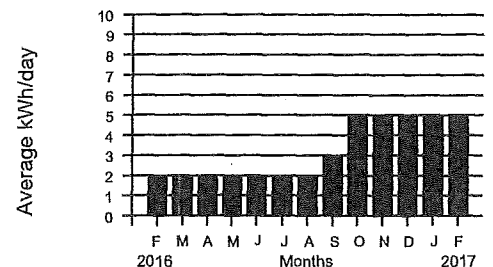
Your energy use

Meter # IN25343693
Schedule 32

Service Period Meter Reading
02/10/17 4829
01/12/17 4676
29 days of service 153 kWh

Period Ending	Avg Daily Temperature*	Avg kWh Per Day	Avg Cost Per Day
Feb 2017	36	5.2	1.07
Feb 2016	47	2.3	0.73

*Temperature source: Portland International Airport



Please detach and return this portion with your payment.

1011

0003 83702-472586 3
Account Number

Due Date: 03/02/17
Amount Due: \$ 32.51

Please Indicate amount paid below

\$

Questions? Call 1-800-542-8818 or
PortlandGeneral.com



P.O. Box 4438
Portland, OR 97208-4438

*013520



HAYDEN BAY CONDO
C/O NOAH & ASSOCIATES
12550 SE 93RD AVE STE 300
CLACKAMAS OR 97015-8720

PGE

12500003837020472586300000325100000325106



Printed on recyclable paper using UV Inks



Details of this month's charges

Meter # IN25343693, Schedule 32

Energy Charges

Basic Charge	16.00
Energy Use Charge 153.000 kWh x 6.48700¢	9.93
Transmission Charge 153.000 kWh x 0.20400¢	0.31
Distribution Charge 153.000 kWh x 3.91400¢	5.99
	32.23

Adjustments (see sidebar for more information)

102 RPA Exchange Credit (153.000 kWh x -0.80900¢) *	1.24 CR
105 Regulatory Adjustments (153.000 kWh x -0.02400¢)	0.04 CR
109 Energy Efficiency Funding Adj (153.000 kWh x 0.45400¢)	0.69
110 Energy Efficiency Customer Svc (153.000 kWh x 0.00700¢)	0.01
122 Renewable Resource Adjustment (153.000 kWh x 0.00400¢)	0.01
123 Decoupling Adjustment (153.000 kWh x -0.09200¢)	0.14 CR
125 Annual Power Cost Update (153.000 kWh x -0.33400¢)	0.51 CR
137 Solar Payment Option Cost Recov (153.000 kWh x 0.04400¢)	0.07
143 Spent Fuel Adjustment (153.000 kWh x -0.09100¢)	0.14 CR
145 Boardman Decommissioning Adj (153.000 kWh x 0.02600¢)	0.04
146 Colstrip Operating Life Adj (153.000 kWh x 0.03200¢)	0.05
	1.20 CR

Taxes and Fees

City of Portland Tax (1.5%)	0.45
Multnomah County Tax (0.098%)	0.04
Low Income Assistance	0.08
Public Purpose Charge (3%)	0.91
	1.48

Current Charges

32.51

*Federal Columbia River Benefits supplied by BPA

Need help? We're here for you

Online: PortlandGeneral.com

Phone:

- **Customer Service:** 800-542-8818
- **Outages and downed lines:** 800-544-1795
- **Oregon Relay:** (deaf, hard-of-hearing, blind-deaf, speech-disabled): 711

Choose your way to pay

- **Online**:** PortlandGeneral.com
- **Text**:** Enroll your phone at PortlandGeneral.com
- **Automated phone system**:** 800-542-8818
- **Western Union®** locations (fee)
- **PGE Community Offices:**
(Open Mon.-Fri., 9 a.m.-5 p.m.)
Gresham: 335 NE Roberts Ave.
Hillsboro: 2567 SE Tualatin-Valley Hwy.
Portland: Downtown: 121 SW Salmon St.
Eastport Plaza: 4328 SE 82nd Ave., Ste 2050
Salem: 3304 Lancaster Dr. NE
Woodburn: 2079 Progress Way
- **Mail:** (include bill stub)
P.O. Box 4438
Portland, OR 97208-4438

**24-hour options

Paying by check: You are authorizing PGE to convert your check to an electronic debit.

Late payment: A late payment charge of 1.9% may be applied to past-due bills. If you're struggling to pay your bill, call us at 800-542-8818, or visit PortlandGeneral.com. Energy assistance may also be available by calling 211.

Fraud alert: Beware of calls, texts or people at your door demanding immediate payment. All PGE employees carry photo identification. Call us to check.

Adjustments: Approved by the Oregon Public Utility Commission, adjustments are separate from your basic energy charges and often change. For details, call customer service.

Public Purpose Charge: The Public Purpose Charge funds energy-efficiency and renewable power programs as well as energy conservation assistance to schools and low-income residents. Energy Trust of Oregon, Oregon Housing and Community Services Dept. and various education service districts administer the money.



The Oregon Public Utility Commission has directed PGE to share customer information with Energy Trust of Oregon, a nonprofit organization that helps utility customers save energy. Energy Trust uses this information to design, evaluate and improve service to customers. Certain exceptions apply (OAR 860-086-0000). For details on what's shared with Energy Trust, visit PortlandGeneral.com/DataShare.



(503)228-6322 or 1-800-542-8818
PortlandGeneral.com

Account # 0003 84567-472567 5

Service Address:
HAYDEN BAY CONDOMINIUMS
401 N TOMAHAWK ISLAND DR
PORTLAND, OR 97217

Previous Amount Due	47.95
Payments/Adjustments	47.95 ^{CR}
Balance Forward	0.00
Current Charges	44.66

Cycle: 1006
Feeder Line Code: HY1

AMOUNT DUE \$ 44.66
Due date for current bill 03/02/17

This month's charges (turn over for details)

Meter # IN25028805, Schedule 32

Energy Charges (271 kWh)	44.74
Adjustments	2.13 ^{CR}
	<u>42.61</u>

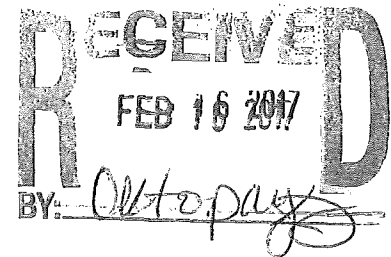
Taxes and Fees	<u>2.05</u>
----------------	-------------

Current Charges 44.66

Your energy use

Meter # IN25028805
Schedule 32

Service Period	Meter Reading
02/10/17	21792
01/12/17	21521
29 days of service	271 kWh

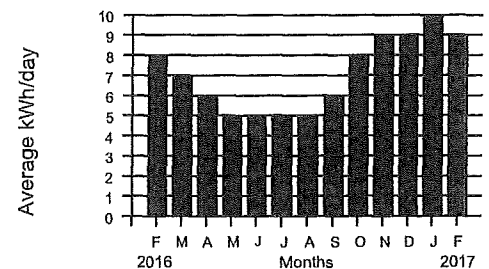


Thank you for your payment. It's a privilege to provide your electric service.

Point of Delivery Identification (PODID) number for meter number IN25028805 is 228140977.

Period Ending	Avg Daily Temperature*	Avg kWh Per Day	Avg Cost Per Day
Feb 2017	36	9.3	1.46
Feb 2016	47	7.6	1.24

*Temperature source: Portland International Airport



Please detach and return this portion with your payment.

1006 **0003 84567-472567 5**
Account Number

Due Date: 03/02/17
Amount Due: \$ 44.66



P.O. Box 4438
Portland, OR 97208-4438

*013521



HAYDEN BAY CONDOMINIUMS
NOAH & ASSOCIATES COMM MGT
12550 SE 93RD AVE STE 300
CLACKAMAS OR 97015-8720

Please Indicate amount paid below

\$

Questions? Call 1-800-542-8818 or
PortlandGeneral.com

PGE

1250000384567047256750000044660000446602



Details of this month's charges

Meter # IN25028805, Schedule 32

Energy Charges

Basic Charge	16.00
Energy Use Charge	
271.000 kWh x 6.48700¢	17.58
Transmission Charge	
271.000 kWh x 0.20400¢	0.55
Distribution Charge	
271.000 kWh x 3.91400¢	10.61
	<hr/> 44.74

Adjustments (see sidebar for more information)

102 RPA Exchange Credit (271.000 kWh x -0.80900¢) *	2.19 CR
105 Regulatory Adjustments (271.000 kWh x -0.02400¢)	0.07 CR
109 Energy Efficiency Funding Adj (271.000 kWh x 0.45400¢)	1.23
110 Energy Efficiency Customer Svc (271.000 kWh x 0.00700¢)	0.02
122 Renewable Resource Adjustment (271.000 kWh x 0.00400¢)	0.01
123 Decoupling Adjustment (271.000 kWh x -0.09200¢)	0.25 CR
125 Annual Power Cost Update (271.000 kWh x -0.33400¢)	0.91 CR
137 Solar Payment Option Cost Recov (271.000 kWh x 0.04400¢)	0.12
143 Spent Fuel Adjustment (271.000 kWh x -0.09100¢)	0.25 CR
145 Boardman Decommissioning Adj (271.000 kWh x 0.02600¢)	0.07
146 Colstrip Operating Life Adj (271.000 kWh x 0.03200¢)	0.09
	<hr/> 2.13 CR

Taxes and Fees

City of Portland Tax (1.5%)	0.63
Multnomah County Tax (0.098%)	0.05
Low Income Assistance	0.14
Public Purpose Charge (3%)	1.23
	<hr/> 2.05

Current Charges

44.66

*Federal Columbia River Benefits supplied by BPA

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Phone:

- Customer Service: 800-542-8818
- Outages and downed lines: 800-544-1795
- Oregon Relay: (deaf, hard-of-hearing, blind-deaf, speech-disabled): 711

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- Text**: Enroll your phone at PortlandGeneral.com
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- Western Union® locations (fee)
- PGE Community Offices:
(Open Mon.-Fri., 9 a.m.-5 p.m.)
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Portland: Downtown: 121 SW Salmon St.
Eastport Plaza: 4328 SE 82nd Ave., Ste 205C
Salem: 3304 Lancaster Dr. NE
Woodburn: 2079 Progress Way
- Mail: (include bill stub)
P.O. Box 4438
Portland, OR 97208-4438

**24-hour options

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Adjustments: Approved by the Oregon Public Utility Commission, adjustments are separate from your basic energy charges and often change. For details, call customer service.

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06100217 013521 YNN YNN NNN NNN 1N



3407 SW CORBETT AVENUE
PORTLAND, OR 97239
503.227.1165 phone • 503.227.1423 fax
cpa@schwindtco.com

Hayden Bay Condominium Unit Owners

*c/o Noah & Associates Community Management
Attn: Kate Dormer
12550 SE 93rd Avenue, Suite 300
Clackamas, OR 97015*

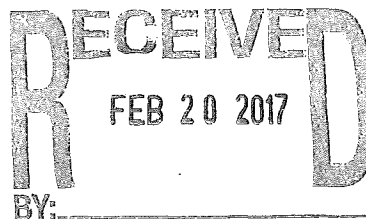
Invoice No. 146030
Date 02/15/2017
Client No. 2HAYDB

Preparation of the 2016 Federal and Oregon Corporation Income tax returns and
including analysis of accounts.

\$ 275.00

Current Amount Due

275.00



Qkto pld

Due Upon Receipt
Interest will be charged on balances not paid within 15 days at the rate of 1-1/2% per month.

Statement

Run Date

02/20/2017

Billing Through

02/05/2017

Total Amount Due

\$548.90

Amount Enclosed

\$

Total Deposit On Hand

\$0.00

Rj Property Management, LLC
PO Box 820385
Vancouver, WA 98682-
(360)828-5164

Property
Hayden Bay Marina HOA
280 N LOTUS BEACH DRIVE
PORTLAND, OR 97217-

HAYDEN BAY CONDOMINIUM ASSOCIATION
%NOAH & ASSOC. COMMUNITY MGMT
12550 SE 93rd AVENUE #300
CLACKAMAS, OR 97015-8720

Unit #
HBC

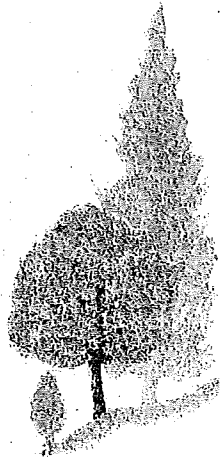
Return This Portion With Your Payment

Date	Description	Charges	Payments	Balance Due
01/29/17	Balance Forward	\$0.00	\$0.00	\$1,031.67
01/30/17	36305 Enstrom Landscaping	\$262.72	\$0.00	\$1,294.39
01/30/17	0016 67260-421958 5 PG-E - electric	\$118.24	\$0.00	\$1,412.63
01/30/17	Well IRRIGATION WATER Budget 2016-17 January	\$83.50	\$0.00	\$1,496.13
01/30/17	36306 Enstrom Landscaping	\$66.87	\$0.00	\$1,563.00
01/30/17	503-285-6480 354B Centurylink - Pool emergency phone	\$12.11	\$0.00	\$1,575.11
01/30/17	238468-3 NW Natural gas	\$5.46	\$0.00	\$1,580.57
02/02/17	payment	\$0.00	\$804.43	\$776.14
02/02/17	payment	\$0.00	\$83.50	\$692.64
02/02/17	payment	\$0.00	\$58.75	\$633.89
02/02/17	payment	\$0.00	\$36.29	\$597.60
02/02/17	payment	\$0.00	\$31.15	\$566.45
02/02/17	payment	\$0.00	\$12.09	\$554.36
02/02/17	payment	\$0.00	\$5.46	\$548.90
02/05/2017	Ending Balance			\$548.90

PAYMENT IS DUE ON MARCH 1ST. A \$75 LATE FEE WILL BE CHARGED IF PAYMENT IS RECEIVED AFTER MARCH 15TH.

1/18/17 Ending Balance - Prior Statement \$1,031.67
2/2/17 less payment received - ck #2187 <1031.67
Subtotal \$

1/31/17 January Charges \$548.90
2/20/17 Ending statement Balance \$548.90



Enstrom

Landscape Management, Inc.

Invoice

DATE	INVOICE #
1/15/2017	36305

13300 SW Galbreath Drive
Sherwood, Oregon 97140

BILL TO
Hayden Bay Marina Homes c/o RJ Accounting and Management PO Box 820385 Vancouver, Washington 98682

SHIP TO
Hayden Bay Marina Homes North Lotus Beach Drive Portland, Oregon 97217

P.O. NO.	TERMS	DUE DATE	PROJECT
	Net 30	2/14/2017	

ITEM	DESCRIPTION	AMOUNT
L'scape Maintenance	YELLOW ZONE: Landscape Maintenance Services. Monthly Billing for the month of January, 2017.	1,610.00
L'scape Maintenance	YELLOW ZONE: Landscape Maintenance Services. Bayside front lawns at each residence. Monthly Billing for the month of January, 2017.	325.00
L'scape Maintenance	YELLOW ZONE: Landscape Maintenance Services. Maintenance of Median Isle on Tomahawk Isle Drive. Monthly Billing for the month of January, 2017.	30.00
Seasonal Clr	YELLOW ZONE: Seasonal Color plantings and maintenance. Monthly Billing for the month of January, 2017.	161.00
L'scape Maintenance	RED ZONE: Landscape Maintenance Services. Monthly Billing for the month of January, 2017.	690.00
Seasonal Clr	RED ZONE: Seasonal Color plantings and maintenance. Monthly Billing for the month of January, 2017.	69.00
$\begin{array}{r} \$690.00 \\ + 69.00 \\ \hline \$759.00 \\ \times 34.615\% \\ \hline \$262.72 \end{array}$		262.72

Thank you for working with Enstrom Landscape Management. Should you have any questions-(503)260-4807

Total \$2,885.00



(503)228-6322 or 1-800-542-8818
PortlandGeneral.com

Account # 0016 67260-421958 5

Previous Amount Due 265.19
Payments/Adjustments 95.46 CR
Balance Forward *Paid* 169.73
Current Charges 341.61

Portland General Electric

Service Address:
HAYDEN BAY MARINA HOME OWNERS ASSOCIATIO
280 N LOTUS BEACH DR
PORTLAND, OR 97217

Cycle: 1006
Feeder Line Code: HY1

AMOUNT DUE ~~\$511.34~~
Due date for current bill 02/01/17

This month's charges (turn over for details)

Meter # IN25029068, Schedule 32
Energy Charges (2911 kWh) 324.52
Adjustments 1.01
325.53
Taxes and Fees 16.08
Current Charges 341.61

Your energy use

Meter # IN25029068
Schedule 32
Service Period Meter Reading
01/12/17 24857
12/12/16 21946
31 days of service 2911 kWh

This bill includes a previously billed amount.

Thank you for your payment.

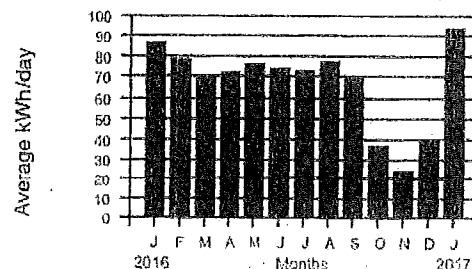
A price change took effect during this billing period. Part of your bill was calculated at the old rate and the remainder was calculated at the new rate.

PGE has met its 2015 Renewable Portfolio Standard (RPS) target of providing at least 15% of the electricity sold to customers coming from renewable resources. View the full compliance report at PortlandGeneral.com/RPS.

Point of Delivery Identification (PODID) number for meter number IN25029068 is 228125720.

Period Ending	Avg Daily Temperature*	Avg kWh Per Day	Avg Cost Per Day
Jan 2017	34	93.9	10.50
Jan 2016	39	87.3	9.58

*Temperature source: Portland International Airport



\$341.61
x 34.615%
\$118.24

Please detach and return this portion with your payment.



P.O. Box 4438
Portland, OR 97208-4438

Please indicate change of mailing or email address on back.

To redeem a PGE gift card, see back

1006

0016 67260-421958 5

Account Number

Due Date: 02/01/17

Amount Due: \$ 511.34

*028379



HAYDEN BAY MARINA HOME OWNERS ASSOCIATIO
RJ ACCT MGR
PO BOX 820385
VANCOUVER WA 98682-0008

Please Indicate amount paid below

\$

Questions? Call 1-800-542-8818 or
PortlandGeneral.com

PGE

12500016672600421958500003416100005113405

Invoice

DATE	INVOICE #
1/15/2017	36306

Enstrom

Landscape Management, Inc.

13300 SW Galbreath Drive
Sherwood, Oregon 97140

BILL TO
Hayden Bay Marina Homes c/o RJ Accounting and Management PO Box 820385 Vancouver, Washington 98682

SHIP TO
Hayden Bay Marina Homes North Lotus Beach Drive Portland, Oregon 97217

P.O. NO.	TERMS	DUE DATE	PROJECT
	Net 30	2/14/2017	

ITEM	DESCRIPTION	AMOUNT
Landscape Lbr	RED ZONE on December 20, 2016: Prune roots along Tomahawk asphalt walk to prevent further damage to paving. 6.9 hours Landscape Labor at \$28.00/hour	193.20
Landscape Lbr	YELLOW ZONE on December 20, 2016: Prune roots along west end of Tomahawk asphalt walk and two location at east side of entry drive to prevent further damage to paving. 7.5 hours Landscape Labor at \$28.00/hour	210.00
$\begin{array}{r} \$193.20 \\ \times 34.615\% \\ \hline \$66.87 \end{array}$		

66.87
66.87

Thank you for working with Enstrom Landscape Management. Should you have any questions-(503)260-4807

Total \$403.20



CenturyLinkTM

BILL SUMMARY

RJ ACCOUNTING & MGNT
DBA HAYDEN BAY MARINA HOA
PO BOX 820385
VANCOUVER WA 98682 0008

Account 503-285-6480 354

Billing Date Jan 19, 2017

Previous Balance

Charges	68.63
Payment DEC 21	-33.70

At the time this bill was prepared, this balance was unpaid. If your payment is already on the way, please accept our thanks. If not, please send it today.

Balance Forward

~~\$34.93~~

New Charges

\$35.00

New Charges

For questions, call:

CenturyLink

1 800 603-6000

35.00

Total Amount Due by Feb 08, 2017

~~\$69.93~~

Includes late payment charge of \$.63.

Business needs change regularly. As a valued business customer, we want to work with you to provide a complete and cost effective solution for your business. Call (888) 544-4495 today for a free account consultation with a dedicated business sales consultant. For billing or technical questions, please call (877) 453-9407.

Handwritten:
Paid
\$ 35.00
x 34.615%
\$ 12.11

New Charges

Local and Other Services

Description	Amount
Monthly Charges	28.28
Other Charges	0.63

Taxes, Fees and Surcharges

Federal Excise at 3%	0.92
Federal Universal Serv Fund at 16.7%	1.39
Franchise at 3%	0.60
Oregon PUC fee as required by law	0.24
Oregon Universal Service Surcharge of 8.5%	1.70
Portland Utility License Fee at 5%	0.42
Residential Service Protection Fund at \$.07 per access line	0.07
State 911 at \$.75 per access line	0.75

Subtotal	\$35.00
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TOTAL NEW CHARGES**\$35.00****Monthly Charges****Charges from Jan 19 to Feb 19**

Qty	Description	Code	Item Rate	Amount
1	Measured Business Service Without Allowance	LMB	20.00	20.00
1	Federal Access Charge	9LM	6.50	6.50
1	Access Recovery Charge	9ZR23	1.78	1.78
TOTAL MONTHLY CHARGES				\$28.28

Taxes, Fees & Surcharges Summary

The detail listed below has been included in the New Charges on this bill. This summary is provided as information only.

Description	Amount
Federal Excise at 3%	0.92
Portland Utility License Fee at 5%	0.42
Federal Universal Serv Fund at 16.7%	1.39
<i>This charge recovers the amount CenturyLink contributes to the Federal Universal Service Fund. This fund helps keep local phone rates affordable for all Americans.</i>	
Franchise at 3%	0.60
<i>This charge recovers a portion of the amount CenturyLink remits to operate within your city.</i>	
Oregon PUC fee as required by law	0.24
<i>This per line charge recovers the amount CenturyLink remits to the Public Utility Commission. This fee helps to recover the cost of utility regulation.</i>	
Oregon Universal Service Surcharge of 8.5%	1.70
<i>This charge recovers the amount CenturyLink contributes to the Oregon Universal Service Fund. This fund helps keep basic exchange rates affordable.</i>	
Residential Service Protection Fund at \$.07 per access line	0.07
<i>This charge funds relay centers that help hearing- and speech- impaired customers make and receive calls and funds programs used to provide telecommunication services to disadvantaged or disabled customers at a reduced rate.</i>	
State 911 at \$.75 per access line	0.75
<i>This surcharge, funds the cost of providing emergency services communications systems in your community.</i>	
TOTAL TAXES, FEES AND SURCHARGES SUMMARY	\$6.09

Other Charges

Description	Amount
Late Payment Charge on \$34.93	0.63
TOTAL OTHER CHARGES	\$0.63

Account Number	238468-3
Bill Date	2/01/2017
Bill Inquiries	800-422-4012
Current Charges Due	2/17/2017
AMOUNT DUE	\$15.79



NW Natural®

www.nwnatural.com

HAYDEN BAY MARINA HOA
Toni Martinez
280 N Lotus Beach Dr
Portland, OR 97217

NW NATURAL ACCOUNT SUMMARY

\$15.79

15.79CR

Monthly Service Charge Rate 03C
2% Portland Franchise Fee
Multnomah County Tax
Public Purpose Charge

15.00

. 30

. 03CR

. 52

Subtotal Current Charges \$ 15.79

\$15.79

You have opted out of the WARM program, which adjusts bills if weather between Dec. and mid-May is colder or warmer than normal.

Thank you for your payment.

BILLING	LOCAL	DAYS IN		AVG
PERIOD	AVG DAILY	BILLING		THERMS
	TEMP	PERIOD	THERMS	PER DAY
FEB 17	33.4	29		
FEB 16	44.1	28		

AVG THERMS PER DAY

F M A M J J A S O N D J F

Pay your bill, view your bill or check your usage
at nwnatural.com.

Please detach and return this portion with your payment.

01

12,885



NW Natural[®]

PO BOX 6017

Portland Oregon 97228-6017

☐ CHECK BOX IF ADDRESS
CHANGE, COMMENTS OR
AUTO PAY ENROLLMENT
NOTED ON BACK OF BILL.

ACCOUNT NUMBER

238468-3

**DUE DATE FOR
CURRENT BILL**

2/17/2017

**PLEASE PAY
THIS AMOUNT**

\$15.79

HAYDEN BAY MARINA HOA

TONI MARTINEZ

PO BOX 820385

VANCOUVER WA 98682-0008



NW NATURAL

9 7 5 3 2

[illegible]

Noah & Associates Community Management

Reconciliation Report

Columbia Bank

Account Name	Hayden Bay Condominium Operating Acct
Account Number	7000834098
Statement Date	02/28/2017

Summary

Bank Statement Starting Balance on 01/31/2017	28,183.27
Cleared Deposits and other Increases	10,416.53
Cleared Checks and other Decreases	6,247.68
Cleared ACH Batches and Reversals	0.00
Cleared Balance	32,352.12

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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Unreconciled Checks and other Decreases (4 Items)

Check #2197 - Sally Anderson	02/21/2017	221.14
Check #2198 - Portland General Electric	02/21/2017	77.17
Check #2199 - Schwindt & Co.	02/22/2017	275.00
Check #2200 - Hayden Bay Homes Assoc.	02/28/2017	548.90
Total		1,122.21

Unreconciled ACH Batches and Reversals (0 Items)

Total	0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

Total	0.00
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Cleared Transactions

Cleared Deposits and other Increases (9 Items)

Deposit #1244	02/01/2017	2,204.37
Deposit #1245	02/02/2017	1,150.12
Deposit #1246	02/03/2017	1,847.82
Deposit #1247	02/06/2017	1,136.01
Deposit #1248	02/06/2017	615.94
Deposit #1249	02/07/2017	1,792.08

Deposit #1250	02/21/2017	615.94
Deposit #1251	02/21/2017	520.07
Deposit #1252	02/27/2017	534.18
Total		10,416.53

Cleared Checks and other Decreases (11 Items)

Check #2186 - Portland General Electric	01/23/2017	81.93
Check #2187 - Hayden Bay Homes Assoc.	01/26/2017	1,031.67
Check #2188 - Sally Anderson	02/06/2017	83.00
Check #2189 - Karen Brumbaugh	02/06/2017	397.50
Check #2190 - City of Portland Utilities (CPU)	02/07/2017	826.37
Check #2191 - Comcast	02/07/2017	766.85
Check #2192 - Noah & Associates Community Mgmt.	02/07/2017	127.57
Check #2193 - Wacker Sanitary	02/07/2017	537.00
Check #2194 - Willamette Landscape Service	02/07/2017	1,931.00
Check #2195 - Noah & Associates Community Mgmt.	02/13/2017	5.79
Check #2196 - Noah & Associates Community Management	02/16/2017	459.00
Total		6,247.68

Cleared ACH Batches and Reversals (0 Items)

Total	0.00
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Cash Accounts

1010: Operating Account	31,229.91
Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
Plus Unreconciled Checks	1,122.21
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00
Adjusted Cash Balance	32,352.12

Bank Statement Balance on 02/28/2017	32,352.12
	In Balance



Direct Inquiries to:

Portland Broadway (503) 224-4245

1000 SW Broadway Suite 1100 Portland OR 97205

STATEMENT OF ACCOUNT

Statement Date: 02/28/17

Last Statement Date: 01/31/17

Account: XXXXXX4098

HAYDEN BAY CONDOMINIUM UNIT OWNERS ASSOC
OPERATING ACCOUNT
C/O NOAH & ASSOCIATES
12550 SE 93RD AVE STE 300
CLACKAMAS OR 97015-8720



SUMMARY OF ACCOUNT BALANCES

Account Name	Account Number	Ending Balance
Commercial Business Checking	XXXXXXX4098	\$32,352.12

Commercial Business Checking

Account Number	XXXXXXX4098	Beginning Balance	\$28,183.27
Low Balance		\$28,101.34	
		Credits	
		Deposits	\$9,280.52
		ACH Credits	\$1,136.01
		Other Credits	\$0.00
		Total Credits	\$10,416.53
		Total Account Fees	\$0.00
		Debits	
		ACH Debits	\$0.00
		Other Debits	\$0.00
		Electronic Checks	\$0.00
		Checks	\$6,247.68
		Total Debits	\$6,247.68
		Ending Balance	\$32,352.12

DEPOSITS

Date	Description	Amount
02-03	Remote Deposit 1	\$2,204.37
02-08	Remote Deposit 1	\$615.94
02-08	Remote Deposit 1	\$1,150.12
02-08	Remote Deposit 1	\$1,792.08
02-08	Remote Deposit 1	\$1,847.82
02-21	Remote Deposit 1	\$520.07
02-21	Remote Deposit 1	\$615.94
02-28	Remote Deposit 1	\$534.18
		Total Deposits: \$9,280.52



STATEMENT OF ACCOUNT

Statement Date: 02/28/17

Account: XXXXXX4098

ACH CREDITS

Date	Description	Amount
02-07	Preauthorized ACH Cr HAYDENBAY CONDOS DEBITS 125108270000356 BATCH OFFSET	\$1,136.01

Total ACH Credits: \$1,136.01

CHECKS

Number	Date	Amount	Number	Date	Amount	Number	Date	Amount
2186	02-02	\$81.93	2190	02-14	\$826.37	2194	02-13	\$1,931.00
2187	02-06	\$1,031.67	2191	02-16	\$766.85	2195	02-14	\$5.79
2188	02-23	\$83.00	2192	02-15	\$127.57	2196	02-17	\$459.00
2189	02-15	\$397.50	2193	02-14	\$537.00			

Total Checks: \$6,247.68

DAILY BALANCES

Date	Balance	Date	Balance	Date	Balance
02-01	\$28,183.27	02-08	\$35,816.01	02-17	\$30,764.93
02-02	\$28,101.34	02-13	\$33,885.01	02-21	\$31,900.94
02-03	\$30,305.71	02-14	\$32,515.85	02-23	\$31,817.94
02-06	\$29,274.04	02-15	\$31,990.78	02-28	\$32,352.12
02-07	\$30,410.05	02-16	\$31,223.93		

Noah & Associates Community Management

Reconciliation Report

Columbia Bank

Account Name	Hayden Bay Condos MMA
Account Number	7000834106
Statement Date	02/28/2017

Summary

Bank Statement Starting Balance on 01/31/2017	130,998.93
Cleared Deposits and other Increases	5.02
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	131,003.95

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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Unreconciled Checks and other Decreases (0 Items)

Total	0.00
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Unreconciled ACH Batches and Reversals (0 Items)

Total	0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

Total	0.00
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Cleared Transactions

Cleared Deposits and other Increases (1 Item)

Journal Entry - Interest Income MM(170)	02/28/2017	5.02
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Total	5.02
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Cleared Checks and other Decreases (0 Items)

Total	0.00
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Cleared ACH Batches and Reversals (0 Items)

Total	0.00
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Cash Accounts

1170: Reserve MM Funds (170)	131,003.95
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Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
Plus Unreconciled Checks	0.00
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00
Adjusted Cash Balance	131,003.95
Bank Statement Balance on 02/28/2017	131,003.95
	In Balance



Direct Inquiries to:

Portland Broadway (503) 224-4245

1000 SW Broadway Suite 1100 Portland OR 97205

STATEMENT OF ACCOUNT

Statement Date: 02/28/17

Last Statement Date: 01/31/17

Account: XXXXXX4106

HAYDEN BAY CONDOMINIUM UNIT OWNERS ASSOC
RESERVE ACCOUNT
C/O NOAH & ASSOCIATES
12550 SE 93RD AVE STE 300
CLACKAMAS OR 97015-8720



SUMMARY OF ACCOUNT BALANCES

Account Name	Account Number	Ending Balance
Business Money Market Analysis	XXXXXXX4106	\$131,003.95

Business Money Market Analysis

Account Number	XXXXXXX4106	Beginning Balance	\$130,998.93
Low Balance		\$130,998.93	
		Credits	
		Deposits	\$0.00
		ACH Credits	\$0.00
		Other Credits	\$5.02
		Total Credits	\$5.02
		Total Account Fees	\$0.00
		Debits	
		ACH Debits	\$0.00
		Other Debits	\$0.00
		Electronic Checks	\$0.00
		Checks	\$0.00
		Total Debits	\$0.00
		Ending Balance	\$131,003.95
Interest Earnings			
Current Annual Percentage Yield	0.05%		
Interest Days	28		
Interest Earned	\$5.02		
Interest Paid Year-to-Date	\$10.42		

OTHER CREDITS

Date	Description	Amount
02-28	Interest Paid Added to Account	\$5.02
		Total Other Credits: \$5.02

DAILY BALANCES

Date	Balance	Date	Balance	Date	Balance
02-01	\$130,998.93	02-28	\$131,003.95		