

Hayden Bay Condo
Balance Sheet
As of October 31, 2017

	Oct 31, 17
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	49,461.50
Reserve Account	149,039.47
Total Checking/Savings	198,500.97
Accounts Receivable	
11000 · *Accounts Receivable	-15,413.36
Total Accounts Receivable	-15,413.36
Total Current Assets	183,087.61
TOTAL ASSETS	183,087.61
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	142,822.62
Net Income	40,264.99
Total Equity	183,087.61
TOTAL LIABILITIES & EQUITY	183,087.61

Hayden Bay Condo Operating & Reserve Transactions As of October 31, 2017

Type	Date	Num	Name	Memo	Split	Amount	Balance
Operating Account							48,348.56
Check	10/01/2017	201711	Pettygrove Residenti...	Invoice 2017-135 October Retainer	4250 · On-site Caretaker	-400.00	47,948.56
Check	10/05/2017	201713	Wacker Sanitary	Account # 8013/Identification Number 727B-60B1	5020 · Garbage	-555.00	47,393.56
Check	10/05/2017	201712	Pettygrove Residenti...	September Retainer	4250 · On-site Caretaker	-400.00	46,993.56
Check	10/05/2017	201714	City of Portland Utiliti...	Acct#298-566-3400 & 296-034-9100	-SPLIT-	-1,716.54	45,277.02
Deposit	10/05/2017			Deposit	-SPLIT-	5,106.44	50,383.46
Check	10/05/2017	201715	Willamette Landscap...	Invoice 57917	4010 · Landscape Contract	-1,931.00	48,452.46
Check	10/05/2017	201716	Welch, Amy & Bill	Meeting copy-packets	6240 · Office Supplies/Misc	-10.15	48,442.31
Check	10/05/2017	201717	Anderson, Sally	Yard'n Garden Land Plants	4015 · Landscape Maintenance	-154.43	48,287.88
Deposit	10/08/2017			Deposit	-SPLIT-	3,462.27	51,750.15
Check	10/09/2017	201718	Hempstead, Donna	Lowe's & Al's Garden Ctr Flowers for Driveway Area	4015 · Landscape Maintenance	-58.93	51,691.22
Check	10/09/2017	201719	Willamette Landscap...	Invoice 58099	4050 · Irrigation Repairs	-144.00	51,547.22
Check	10/11/2017	201720	Welch, Amy & Bill	Home Depot Path Light Bulbs	4600 · Property Maintenance	-39.72	51,507.50
Check	10/11/2017	201721	Pettygrove Residenti...	Invoice 2017-145 Sept Fencing & Stairwell Repair/etc	4600 · Property Maintenance	-425.33	51,082.17
Check	10/12/2017	201722	Anderson, Sally	Hipolito Casarez Landscape & Property Maintenance	-SPLIT-	-357.50	50,724.67
Deposit	10/13/2017			Deposit	-SPLIT-	1,135.96	51,860.63
Check	10/15/2017	201723	Welch, Amy & Bill	5 Solar Lights from Gama Sonic	4600 · Property Maintenance	-1,245.00	50,615.63
Check	10/20/2017	201724	Hayden Bay Homes ...	September Rec. Room Maintenance	4230 · Rec. Facility Maint	-677.69	49,937.94
Check	10/20/2017	201725	Anderson, Sally	Hipolito Stump Removal Clean Up&Hydrangea Planting/Yard 'n Garden Maple	-SPLIT-	-351.90	49,586.04
Check	10/20/2017	201726	Northwest Tree Spec...	Invoice 41262 Remove Maple Tree	4070 · Tree Pruning	-1,220.00	48,366.04
Deposit	10/20/2017			Deposit	-SPLIT-	1,231.88	49,597.92
Check	10/20/2017	201727	Cascade Water Syst...	Invoice # 0121398-IN/Customer # HBC4131	4050 · Irrigation Repairs	-473.05	49,124.87
Check	10/20/2017	201728	Hempstead, Donna	Invoice # 14915 Deposit for Repair Work	4600 · Property Maintenance	-603.89	48,520.98
Check	10/29/2017	201729	Portland General Ele...	Acct# 0003 83702-4725863 & 0003 84567-4725675	-SPLIT-	-68.63	48,452.35
Check	10/29/2017	201730	Anderson, Sally	Hipolito Replacement Maple Tree	-SPLIT-	-62.50	48,389.85
Check	10/29/2017	201731	Welch, Amy & Bill	Meeting Photocopies	6240 · Office Supplies/Misc	-8.35	48,381.50
Check	10/29/2017	201732	Hempstead, Donna	Roof & Deck Repair/Trim Maple Tree/Shed Pathway	-SPLIT-	-165.00	48,216.50
Transfer	10/29/2017			Gama Sonic Solar Lights Funds Transfer	Reserve Account	1,245.00	49,461.50
Total Operating Account						1,112.94	49,461.50
Reserve Account							150,278.09
Transfer	10/29/2017			Gama Sonic Solar Lights Funds Transfer	Operating Account	-1,245.00	149,033.09
Deposit	10/31/2017			Interest	3820 · Bank Interest	6.38	149,039.47
Total Reserve Account						-1,238.62	149,039.47
TOTAL						-125.68	198,500.97

Hayden Bay Condo

Profit & Loss Budget vs. Actual

January through October 2017

	Jan - Oct 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
3110 · Dues	136,290.98	103,764.16	32,526.82	131.3%
3150 · Reserve Contribution	18,077.78	0.00	18,077.78	100.0%
3210 · Late Fee	0.00	41.66	-41.66	0.0%
3820 · Bank Interest	51.06	25.00	26.06	204.2%
Income - Other	1,068.36			
Total Income	155,488.18	103,830.82	51,657.36	149.8%
Total Income	155,488.18	103,830.82	51,657.36	149.8%
Expense				
4000 · Landscaping				
4010 · Landscape Contract	19,310.00	19,395.84	-85.84	99.6%
4015 · Landscape Maintenance	3,267.23	2,916.68	350.55	112.0%
4020 · Improvements/Spray/Misc	160.00	0.00	160.00	100.0%
4050 · Irrigation Repairs	1,848.02	2,500.00	-651.98	73.9%
4060 · Spraying Contract	495.41	625.00	-129.59	79.3%
4070 · Tree Pruning	2,137.99	2,083.34	54.65	102.6%
4080 · Landscape Misc	1,670.77	1,250.00	420.77	133.7%
Total 4000 · Landscaping	28,889.42	28,770.86	118.56	100.4%
4200 · Maintenance				
4230 · Rec. Facility Maint	8,184.62	10,416.68	-2,232.06	78.6%
4250 · On-site Caretaker	1,860.91			
4310 · Electrical/HVAC	0.00	291.68	-291.68	0.0%
4600 · Property Maintenance	13,234.15	6,666.68	6,567.47	198.5%
Total 4200 · Maintenance	23,279.68	17,375.04	5,904.64	134.0%
5000 · Utilities				
5010 · Electricity	716.66	833.34	-116.68	86.0%
5020 · Garbage	5,424.00	5,333.34	90.66	101.7%
5030 · Water & Sewer	8,370.76	15,416.68	-7,045.92	54.3%
5040 · Irrigation Water	1,811.19			
5090 · Cable TV	7,668.86	7,687.50	-18.64	99.8%
Total 5000 · Utilities	23,991.47	29,270.86	-5,279.39	82.0%
6000 · Administration				
6010 · Insurance Expense	11,778.00	20,833.34	-9,055.34	56.5%
6050 · Management	4,131.00	4,583.34	-452.34	90.1%
6060 · Professional Fees	0.00	833.34	-833.34	0.0%
6070 · Tax Preparation	275.00	229.18	45.82	120.0%
6100 · Taxes & Licences	50.00	41.68	8.32	120.0%
6230 · Bank Charges	50.08	50.00	0.08	100.2%
6240 · Office Supplies/Misc	1,414.70	583.34	831.36	242.5%
6300 · Website	0.00	375.00	-375.00	0.0%
6500 · Contingency	0.00	833.34	-833.34	0.0%
Total 6000 · Administration	17,698.78	28,362.56	-10,663.78	62.4%

Hayden Bay Condo

Profit & Loss Budget vs. Actual

January through October 2017

	Jan - Oct 17	Budget	\$ Over Budget	% of Budget
7000 · Transfer				
7010 · General Reserve Transfer	21,370.22	0.00	21,370.22	100.0%
7930 · Reserve Interest Transfer	0.00	25.00	-25.00	0.0%
Total 7000 · Transfer	21,370.22	25.00	21,345.22	85,480.9%
Total Expense	115,229.57	103,804.32	11,425.25	111.0%
Net Ordinary Income	40,258.61	26.50	40,232.11	151,919.3%
Net Income	40,258.61	26.50	40,232.11	151,919.3%

Hayden Bay Condo

Profit & Loss

October 2017

	Oct 17
Ordinary Income/Expense	
Income	
Income	
3110 · Dues	10,376.40
3820 · Bank Interest	6.38
Total Income	10,382.78
Total Income	10,382.78
Expense	
4000 · Landscaping	
4010 · Landscape Contract	1,931.00
4015 · Landscape Maintenance	367.11
4050 · Irrigation Repairs	629.55
4070 · Tree Pruning	1,469.99
4080 · Landscape Misc	420.66
Total 4000 · Landscaping	4,818.31
4200 · Maintenance	
4230 · Rec. Facility Maint	677.69
4250 · On-site Caretaker	800.00
4600 · Property Maintenance	2,413.94
Total 4200 · Maintenance	3,891.63
5000 · Utilities	
5010 · Electricity	68.63
5020 · Garbage	555.00
5030 · Water & Sewer	689.25
5040 · Irrigation Water	1,027.29
Total 5000 · Utilities	2,340.17
6000 · Administration	
6240 · Office Supplies/Misc	18.50
Total 6000 · Administration	18.50
Total Expense	11,068.61
Net Ordinary Income	-685.83
Net Income	-685.83

Hayden Bay Condo

Profit & Loss

January through October 2017

	Jan - Oct 17
Ordinary Income/Expense	
Income	
Income	
3110 · Dues	136,290.98
3150 · Reserve Contribution	18,077.78
3820 · Bank Interest	57.44
Income - Other	1,068.36
Total Income	155,494.56
Total Income	155,494.56
Expense	
4000 · Landscaping	
4010 · Landscape Contract	19,310.00
4015 · Landscape Maintenance	3,267.23
4020 · Improvements/Spray/Misc	160.00
4050 · Irrigation Repairs	1,848.02
4060 · Spraying Contract	495.41
4070 · Tree Pruning	2,137.99
4080 · Landscape Misc	1,670.77
Total 4000 · Landscaping	28,889.42
4200 · Maintenance	
4230 · Rec. Facility Maint	8,184.62
4250 · On-site Caretaker	1,860.91
4600 · Property Maintenance	13,234.15
Total 4200 · Maintenance	23,279.68
5000 · Utilities	
5010 · Electricity	716.66
5020 · Garbage	5,424.00
5030 · Water & Sewer	8,370.76
5040 · Irrigation Water	1,811.19
5090 · Cable TV	7,668.86
Total 5000 · Utilities	23,991.47
6000 · Administration	
6010 · Insurance Expense	11,778.00
6050 · Management	4,131.00
6070 · Tax Preparation	275.00
6100 · Taxes & Licences	50.00
6230 · Bank Charges	50.08
6240 · Office Supplies/Misc	1,414.70
Total 6000 · Administration	17,698.78
7000 · Transfer	
7010 · General Reserve Transfer	21,370.22
Total 7000 · Transfer	21,370.22
Total Expense	115,229.57
Net Ordinary Income	40,264.99
Net Income	40,264.99