

Highlands Condominiums
Balance Sheet
as of 02/28/21

Assets			
Current Assets			
Cash in Checking-US-Operations	\$ 38,908.05		
Cash in MMA-Reserves CI	165,471.14		
Dues Receivable	<u>(7,973.93)</u>		
Total Current Assets			196,405.26
Fixed Assets			
Storage Lock G-18	5,000.00		
Laundry Room Equipment	69,413.76		
Fitness Equipment	21,362.70		
Accumulated Depreciation	<u>(91,294.00)</u>		
Total Fixed Assets			4,482.46
Total Assets			<u><u>\$ 200,887.72</u></u>
		Liabilities & Equity	
Current Liabilities			
Payroll Payable	\$ (2,976.08)		
Payroll Taxes Payable	1,887.61		
Oregon Saves	<u>(83.62)</u>		
Total Current Liabilities			(1,172.09)
Owners' Equity			
Retained Earnings	185,018.71		
Current income	<u>17,041.10</u>		
Total Owners' Equity			<u>202,059.81</u>
Total Liabilities & Equity			<u><u>\$ 200,887.72</u></u>

Highlands Condominiums
Income Statement
02/01/21 to 02/28/21

	Period	%	YTD	%
Income				
Condos Assessments	\$ 45,094.00	96.5	\$ 90,188.00	96.6
Garage Assessments	1,440.00	3.1	2,880.00	3.1
Late Fees	175.00	0.4	275.00	0.3
Laundry Income	20.00	0.0	20.00	0.0
Interest Income	1.22	0.0	2.46	0.0
Total Income	<u>46,730.22</u>	<u>100.0</u>	<u>93,365.46</u>	<u>100.0</u>
Operating Expenses				
Wages-Managers	2,193.04	4.7	2,193.04	2.3
Wages:Maintenance	3,272.73	7.0	5,050.12	5.4
Payroll Taxes	521.98	1.1	691.72	0.7
Accounting	1,860.00	4.0	2,790.00	3.0
Answering Service	92.95	0.2	185.90	0.2
Bank Charges	30.00	0.1	60.80	0.1
Fees	50.00	0.1	50.00	0.1
Insurance	7,932.98	17.0	15,880.96	17.0
Laundry Room Maintenance	0.00	0.0	(20.00)	-0.0
Legal Fees	2,654.00	5.7	5,724.00	6.1
Mileage:Employees	80.64	0.2	200.48	0.2
Office Expense	0.00	0.0	165.00	0.2
Repairs & Maintenance	2,465.68	5.3	3,825.67	4.1
TV Cable	0.00	0.0	11,046.61	11.8
Trash Removal	1,377.85	2.9	2,755.70	3.0
Utilities-Electrical	2,324.51	5.0	4,629.23	5.0
Utilities-Sewer	4,440.06	9.5	8,813.39	9.4
Utilities-Water	2,372.99	5.1	4,706.74	5.0
Total Operating Expenses	<u>31,669.41</u>	<u>67.8</u>	<u>68,749.36</u>	<u>73.6</u>
Other Income				
Other Expenses				
Repairs:Capital Improvements	3,350.00	7.2	3,950.00	4.2
Trees	0.00	0.0	825.00	0.9
Prior Garage Dues Credit	1,400.00	3.0	2,800.00	3.0
Total Other Expenses	<u>4,750.00</u>	<u>10.2</u>	<u>7,575.00</u>	<u>8.1</u>
Net income (loss)	<u><u>\$ 10,310.81</u></u>	<u><u>22.1</u></u>	<u><u>\$ 17,041.10</u></u>	<u><u>18.3</u></u>

Highlands Condominiums
Comparative Income Statement
02/01/21 to 02/28/21

	Period	%	Prior Year	%
Income				
Condos Assessments	\$ 45,094.00	96.5	\$ 43,558.00	96.7
Garage Assessments	1,440.00	3.1	1,380.00	3.1
Late Fees	175.00	0.4	75.00	0.2
Laundry Income	20.00	0.0	0.00	0.0
Interest Income	1.22	0.0	15.35	0.0
Total Income	<u>46,730.22</u>	<u>100.0</u>	<u>45,028.35</u>	<u>100.0</u>
Operating Expenses				
Wages-Managers	2,193.04	4.7	2,093.04	4.6
Wages:Maintenance	3,272.73	7.0	3,413.72	7.6
Payroll Taxes	521.98	1.1	492.86	1.1
Accounting	1,860.00	4.0	1,145.00	2.5
Answering Service	92.95	0.2	0.00	0.0
Bank Charges	30.00	0.1	32.30	0.1
Fees	50.00	0.1	50.00	0.1
Insurance	7,932.98	17.0	8,557.90	19.0
Legal Fees	2,654.00	5.7	534.30	1.2
Mileage:Employees	80.64	0.2	41.40	0.1
Office Expense	0.00	0.0	239.17	0.5
Repairs & Maintenance	2,465.68	5.3	2,274.03	5.1
Repairs-Pool	0.00	0.0	126.90	0.3
TV Cable	0.00	0.0	5,578.96	12.4
Trash Removal	1,377.85	2.9	2,895.90	6.4
Utilities-Electrical	2,324.51	5.0	9,217.94	20.5
Utilities-Sewer	4,440.06	9.5	0.00	0.0
Utilities-Water	2,372.99	5.1	0.00	0.0
Total Operating Expenses	<u>31,669.41</u>	<u>67.8</u>	<u>36,693.42</u>	<u>81.5</u>
Other Income				
Other Expenses				
Repairs:Capital Improvements	3,350.00	7.2	0.00	0.0
Prior Garage Dues Credit	1,400.00	3.0	2,925.02	6.5
Total Other Expenses	<u>4,750.00</u>	<u>10.2</u>	<u>2,925.02</u>	<u>6.5</u>
Net income (loss)	<u><u>\$ 10,310.81</u></u>	<u><u>22.1</u></u>	<u><u>\$ 5,409.91</u></u>	<u><u>12.0</u></u>

Highlands Condominiums
Comparative Income Statement
01/01/21 to 02/28/21

	Period	%	Prior Year	%
Income				
Condos Assessments	\$ 90,188.00	96.6	\$ 87,116.00	90.9
Garage Assessments	2,880.00	3.1	2,760.00	2.9
Late Fees	275.00	0.3	275.00	0.3
Laundry Income	20.00	0.0	4,140.25	4.3
Interest on A/R	0.00	0.0	1,488.16	1.6
Interest Income	2.46	0.0	30.63	0.0
Total Income	<u>93,365.46</u>	<u>100.0</u>	<u>95,810.04</u>	<u>100.0</u>
Operating Expenses				
Wages-Managers	2,193.04	2.3	2,093.04	2.2
Wages:Maintenance	5,050.12	5.4	5,264.46	5.5
Payroll Taxes	691.72	0.7	658.51	0.7
Accounting	2,790.00	3.0	2,740.00	2.9
Answering Service	185.90	0.2	185.90	0.2
Bank Charges	60.80	0.1	91.80	0.1
Contract Services	0.00	0.0	147.80	0.2
Fees	50.00	0.1	50.00	0.1
Insurance	15,880.96	17.0	17,167.97	17.9
Laundry Room Maintenance	(20.00)	-0.0	(50.00)	-0.1
Legal Fees	5,724.00	6.1	(6,420.61)	-6.7
Mileage:Employees	200.48	0.2	182.39	0.2
Office Expense	165.00	0.2	239.17	0.2
Repairs & Maintenance	3,825.67	4.1	4,995.54	5.2
Repairs-Pool	0.00	0.0	126.90	0.1
TV Cable	11,046.61	11.8	11,082.68	11.6
Trash Removal	2,755.70	3.0	2,895.90	3.0
Utilities-Electrical	4,629.23	5.0	11,761.88	12.3
Utilities-Sewer	8,813.39	9.4	4,160.98	4.3
Utilities-Water	4,706.74	5.0	2,208.90	2.3
Total Operating Expenses	<u>68,749.36</u>	<u>73.6</u>	<u>59,583.21</u>	<u>62.2</u>
Other Income				
Other Expenses				
Repairs:Capital Improvements	3,950.00	4.2	5,950.00	6.2
Trees	825.00	0.9	0.00	0.0
Prior Garage Dues Credit	2,800.00	3.0	2,618.57	2.7
Total Other Expenses	<u>7,575.00</u>	<u>8.1</u>	<u>8,568.57</u>	<u>8.9</u>
Net income (loss)	<u><u>\$ 17,041.10</u></u>	<u><u>18.3</u></u>	<u><u>\$ 27,658.26</u></u>	<u><u>28.9</u></u>

Highlands Condominiums
Disbursements Journal
02/01/21 to 02/28/21

<u>Document</u>	<u>Date</u>	<u>Acct</u>	<u>Job</u>	<u>Description</u>	<u>Debits</u>	<u>Credits</u>
1025	02/02/21	1050 9611		Zaminski Constrction LLC Zaminski Constrction LLC	3,350.00	3,350.00
5671	02/10/21	1000 6070		Corporation Division Corporation Division	50.00	50.00
5672	02/10/21	1000 6020		Bottom Line Bottom Line	690.00	690.00
5673	02/10/21	1000 6290 6300 6300 6310		EWEB EWEB EWEB EWEB EWEB	2,324.51 1,623.56 2,816.50 2,372.99	9,137.56
5674	02/11/21	1000 6200		Eugene True Value Eugene True Value	157.79	157.79
5675	02/11/21	1000 6080		Nationwide Nationwide	7,932.98	7,932.98
5676	02/11/21	1000 6020		Bottom Line Bottom Line	1,170.00	1,170.00
5677	02/11/21	1000 6270		Lane Apex Disposal Servic Lane Apex Disposal Servic	1,377.85	1,377.85
5678	02/16/21	1000 6140		Harker Lepore/Community A Harker Lepore/Community A	2,654.00	2,654.00
5679	02/16/21	1000 2000		Gregory Gore Gregory Gore	1,141.37	1,141.37
5680	02/16/21	1000 6146		Gregory Gore Gregory Gore	66.64	66.64
5681	02/16/21	1000 2000		Andrew Lemieux Andrew Lemieux	88.49	88.49
5682	02/16/21	1000 2014		Oregon Saves Oregon Saves	96.83	96.83
5683	02/16/21	1000 6200		US Bank US Bank	126.00	126.00
5684	02/26/21	1000 6200		Ready Rooter Ready Rooter	490.00	490.00

<u>Document</u>	<u>Date</u>	<u>Acct</u>	<u>Job</u>	<u>Description</u>	<u>Debits</u>	<u>Credits</u>
5685	02/26/21	1000 6200		US Bank US Bank	934.89	934.89
5686	02/26/21	1000 6200		Ready Rooter Ready Rooter	757.00	757.00
5687	02/26/21	1000 2000		Andrew Kramer Andrew Kramer	437.98	437.98
5688	02/26/21	1000 2000		Mark Campbell Mark Campbell	1,542.04	1,542.04
5689	02/26/21	1000 2000		Gregory Gore Gregory Gore	996.06	996.06
5690	02/26/21	1000 2014		Oregon Saves Oregon Saves	83.62	83.62
5691	02/26/21	1000 6146		Gregory Gore Gregory Gore	14.00	14.00
5692	02/26/21	1000 6026		Business Connection Business Connection	92.95	92.95
1000				Cash in Checking-US-Operations		30,038.05
1050				Cash in MMA-Reserves CI		3,350.00
2000				Payroll Payable	4,205.94	
2014				Oregon Saves	180.45	
6020				Accounting	1,860.00	
6026				Answering Service	92.95	
6070				Fees	50.00	
6080				Insurance	7,932.98	
6140				Legal Fees	2,654.00	
6146				Mileage:Employees	80.64	
6200				Repairs & Maintenance	2,465.68	
6270				Trash Removal	1,377.85	
6290				Utilities-Electrical	2,324.51	
6300				Utilities-Sewer	4,440.06	
6310				Utilities-Water	2,372.99	
9611				Repairs:Capital Improvements	3,350.00	
					33,388.05	
						33,388.05

Highlands Condominiums
Accounts Receivable Summary
02/28/21

<u>Customer</u>	<u>0-27</u>	<u>28-58</u>	<u>59-89</u>	<u>90+</u>	<u>Total</u>
101-Gumbs (346)	-352.00	0.00	0.00	0.00	-352.00
102-Ellis (346)	-3901.24	0.00	0.00	0.00	-3,901.24
109-Swensen (346)	11.74	0.00	0.00	0.00	11.74
112-Henner (359)	25.00	0.00	0.00	0.00	25.00
116-Storey (346) (48)	-2266.36	0.00	0.00	0.00	-2,266.36
119-Batterman (359)	-15.10	0.00	0.00	0.00	-15.10
123-Tooley (346)	-4.00	0.00	0.00	0.00	-4.00
124-Schlegal (346) (48)	-952.25	0.00	0.00	0.00	-952.25
125-Peterson (346) (48)	-2530.00	0.00	0.00	0.00	-2,530.00
127-Steele (359)	-2.00	0.00	0.00	0.00	-2.00
128-Ireland, Clara (359)	-282.00	0.00	0.00	0.00	-282.00
129-Kunkel (346)	27.00	0.00	0.00	0.00	27.00
130-Ward (359)	-323.00	0.00	0.00	0.00	-323.00
134-Francis (346)	-344.78	0.00	0.00	0.00	-344.78
135-Thang (359)	108.00	0.00	0.00	0.00	108.00
138-Templin (359)	-1436.00	0.00	0.00	0.00	-1,436.00
144-Lucero (359)	384.00	0.46	0.00	0.00	384.46
148-McMahon (346)	-346.00	0.00	0.00	0.00	-346.00
152-Adams (359)	-338.95	0.00	0.00	0.00	-338.95
153-West (359)	-440.00	0.00	0.00	0.00	-440.00
156-Cunningham (346)	-346.00	0.00	0.00	0.00	-346.00
201-Terdjman (346)	-354.32	0.00	0.00	0.00	-354.32
205-Anderson (359)	344.40	0.00	0.00	0.00	344.40
206-Croxton (359) (48)	-664.00	0.00	0.00	0.00	-664.00
207-DuBose (346)	371.00	371.00	359.00	47.00	1,148.00
209-Makita (346) (48)	-494.00	0.00	0.00	0.00	-494.00
211-Martin (359)	-3482.00	0.00	0.00	0.00	-3,482.00
214-Sant (359)	12.00	0.00	0.00	0.00	12.00
218-Chrones (346)	1.00	0.00	0.00	0.00	1.00
221-Hosaka (359) (48)	384.00	305.00	0.00	0.00	689.00
223-Plowman (346)***	371.00	371.00	359.00	196.29	1,297.29
301-Masters (346) (48)	333.00	0.00	0.00	0.00	333.00
304-Roshak (359)	-1340.00	0.00	0.00	0.00	-1,340.00
306-O'Connell (359)	384.00	384.00	372.00	0.00	1,140.00
307-Sheflin (346) (48)	419.00	419.00	82.00	0.00	920.00
309-Jorgeson (346)	-17.12	0.00	0.00	0.00	-17.12
310-Canfield (346) (48)	14.00	0.00	0.00	0.00	14.00
401-Speiser Trust (346)	-334.00	0.00	0.00	0.00	-334.00
404-Dowling (359)	2.00	0.00	0.00	0.00	2.00
406-Barney (359)	-359.00	0.00	0.00	0.00	-359.00
408-King (346)	0.00	0.00	0.00	6642.07	6,642.07
410-Izumi (346)	12.00	0.00	0.00	0.00	12.00
416-Brendle (346) (48)	-1577.94	0.00	0.00	0.00	-1,577.94
422-Hulsey (359) (48)	14.00	0.00	0.00	0.00	14.00
Garage-Larson (48)	-266.00	0.00	0.00	0.00	-266.00

Aging Summary

<u>Customer</u>	<u>0-27</u>	<u>28-58</u>	<u>59-89</u>	<u>90+</u>	<u>Total</u>
	0-27		-19,550.92		
	28-58		1,850.46		
	59-89		1,172.00		
	90+		6,885.36		
			-9,643.10		
1200	Dues Receivable		-7,973.93		