

Highlands Condominiums
Balance Sheet
as of 04/30/21

Assets			
Current Assets			
Cash in Checking-US-Operations	\$ 45,746.20		
Cash in MMA-Reserves CI	78,725.96		
Dues Receivable	<u>(12,756.01)</u>		
Total Current Assets			111,716.15
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>\$ 116,198.61</u>
		Liabilities & Equity	
Current Liabilities			
Payroll Payable	\$ (1,561.33)		
Payroll Taxes Payable	<u>2,698.97</u>		
Total Current Liabilities			1,137.64
Owners' Equity			
Retained Earnings	185,018.71		
Current income	<u>(69,957.74)</u>		
Total Owners' Equity			<u>115,060.97</u>
Total Liabilities & Equity			<u>\$ 116,198.61</u>

Highlands Condominiums
Income Statement
04/01/21 to 04/30/21

	Period	%	YTD	%
Income				
Condos Assessments	\$ 45,094.00	90.8	\$ 180,376.00	95.0
Garage Assessments	1,440.00	2.9	5,760.00	3.0
Late Fees	275.00	0.6	800.00	0.4
Laundry Income	2,874.25	5.8	2,894.25	1.5
Interest Income	0.72	0.0	4.62	0.0
Total Income	<u>49,683.97</u>	100.0	<u>189,834.87</u>	100.0
Operating Expenses				
Wages-Managers	2,174.67	4.4	6,460.75	3.4
Wages:Maintenance	6,719.63	13.5	16,008.84	8.4
Payroll Taxes	849.84	1.7	2,139.53	1.1
Accounting	930.00	1.9	4,650.00	2.4
Answering Service	95.00	0.2	375.90	0.2
Bank Charges	22.00	0.0	105.30	0.1
Contract Services	0.00	0.0	43.16	0.0
Fees	0.00	0.0	50.00	0.0
Insurance	7,907.35	15.9	23,788.31	12.5
Laundry Room Maintenance	0.00	0.0	(45.00)	-0.0
Legal Fees	23.50	0.0	5,747.50	3.0
Mileage:Employees	81.76	0.2	313.60	0.2
Office Expense	0.00	0.0	165.00	0.1
Repairs & Maintenance	5,190.07	10.4	9,718.14	5.1
TV Cable	112.30	0.2	22,289.37	11.7
Trash Removal	1,377.85	2.8	5,511.40	2.9
Utilities-Electrical	2,348.05	4.7	9,250.00	4.9
Utilities-Sewer	4,694.88	9.4	17,772.39	9.4
Utilities-Water	2,522.80	5.1	9,499.08	5.0
Total Operating Expenses	<u>35,049.70</u>	70.5	<u>133,843.27</u>	70.5
Other Income				
Other Expenses				
Repairs:Capital Improvements	2,882.50	5.8	121,499.34	64.0
Trees	0.00	0.0	1,650.00	0.9
Prior Garage Dues Credit	0.00	0.0	2,800.00	1.5
Total Other Expenses	<u>2,882.50</u>	5.8	<u>125,949.34</u>	66.3
Net income (loss)	<u>\$ 11,751.77</u>	<u>23.7</u>	<u>\$ (69,957.74)</u>	<u>-36.9</u>

Highlands Condominiums
Comparative Income Statement
04/01/21 to 04/30/21

	Period	%	Prior Year	%
Income				
Condos Assessments	\$ 45,094.00	90.8	\$ 43,558.00	96.7
Garage Assessments	1,440.00	2.9	1,380.00	3.1
Late Fees	275.00	0.6	100.00	0.2
Laundry Income	2,874.25	5.8	0.00	0.0
Interest Income	0.72	0.0	6.00	0.0
Total Income	<u>49,683.97</u>	<u>100.0</u>	<u>45,044.00</u>	<u>100.0</u>
Operating Expenses				
Wages-Managers	2,174.67	4.4	2,093.04	4.6
Wages:Maintenance	6,719.63	13.5	3,650.70	8.1
Payroll Taxes	849.84	1.7	492.15	1.1
Accounting	930.00	1.9	935.00	2.1
Answering Service	95.00	0.2	92.95	0.2
Bank Charges	22.00	0.0	36.70	0.1
Insurance	7,907.35	15.9	7,269.63	16.1
Legal Fees	23.50	0.0	254.50	0.6
Mileage:Employees	81.76	0.2	93.45	0.2
Office Expense	0.00	0.0	165.00	0.4
Repairs & Maintenance	5,190.07	10.4	1,319.34	2.9
TV Cable	112.30	0.2	11,054.42	24.5
Trash Removal	1,377.85	2.8	1,406.85	3.1
Utilities-Electrical	2,348.05	4.7	2,586.60	5.7
Utilities-Sewer	4,694.88	9.4	4,427.93	9.8
Utilities-Water	2,522.80	5.1	2,365.85	5.3
Total Operating Expenses	<u>35,049.70</u>	<u>70.5</u>	<u>38,244.11</u>	<u>84.9</u>
Other Income				
Other Expenses				
Repairs:Capital Improvements	2,882.50	5.8	0.00	0.0
Prior Garage Dues Credit	0.00	0.0	1,700.00	3.8
Total Other Expenses	<u>2,882.50</u>	<u>5.8</u>	<u>1,700.00</u>	<u>3.8</u>
Net income (loss)	<u>\$ 11,751.77</u>	<u>23.7</u>	<u>\$ 5,099.89</u>	<u>11.3</u>

Highlands Condominiums
Comparative Income Statement
01/01/21 to 04/30/21

	Period	%	Prior Year	%
Income				
Condos Assessments	\$ 180,376.00	95.0	\$ 174,232.00	92.4
Garage Assessments	5,760.00	3.0	5,520.00	2.9
Late Fees	800.00	0.4	475.00	0.3
Laundry Income	2,894.25	1.5	6,734.00	3.6
Interest on A/R	0.00	0.0	1,488.16	0.8
Interest Income	4.62	0.0	49.02	0.0
Total Income	<u>189,834.87</u>	<u>100.0</u>	<u>188,498.18</u>	<u>100.0</u>
Operating Expenses				
Wages-Managers	6,460.75	3.4	6,279.12	3.3
Wages:Maintenance	16,008.84	8.4	12,255.52	6.5
Payroll Taxes	2,139.53	1.1	2,533.21	1.3
Accounting	4,650.00	2.4	4,580.00	2.4
Answering Service	375.90	0.2	464.75	0.2
Bank Charges	105.30	0.1	155.00	0.1
Contract Services	43.16	0.0	147.80	0.1
Fees	50.00	0.0	50.00	0.0
Insurance	23,788.31	12.5	24,437.60	13.0
Laundry Room Maintenance	(45.00)	-0.0	(50.00)	-0.0
Legal Fees	5,747.50	3.0	(5,299.61)	-2.8
Mileage:Employees	313.60	0.2	295.39	0.2
Office Expense	165.00	0.1	404.17	0.2
Repairs & Maintenance	9,718.14	5.1	9,387.85	5.0
Repairs-Pool	0.00	0.0	126.90	0.1
TV Cable	22,289.37	11.7	27,716.06	14.7
Trash Removal	5,511.40	2.9	5,778.13	3.1
Utilities-Electrical	9,250.00	4.9	16,825.09	8.9
Utilities-Sewer	17,772.39	9.4	12,628.55	6.7
Utilities-Water	9,499.08	5.0	6,712.31	3.6
Total Operating Expenses	<u>133,843.27</u>	<u>70.5</u>	<u>125,427.84</u>	<u>66.5</u>
Other Income				
Other Expenses				
Repairs:Capital Improvements	121,499.34	64.0	11,250.00	6.0
Roofing Replacement	0.00	0.0	96,809.00	51.4
Trees	1,650.00	0.9	0.00	0.0
Prior Garage Dues Credit	2,800.00	1.5	8,345.39	4.4
Total Other Expenses	<u>125,949.34</u>	<u>66.3</u>	<u>116,404.39</u>	<u>61.8</u>
 Net income (loss)	 <u>\$ (69,957.74)</u>	 <u>-36.9</u>	 <u>\$ (53,334.05)</u>	 <u>-28.3</u>

Highlands Condominiums
Disbursements Journal
04/01/21 to 04/30/21

<u>Document</u>	<u>Date</u>	<u>Acct</u>	<u>Job</u>	<u>Description</u>	<u>Debits</u>	<u>Credits</u>
5	04/14/21	11000 2011		US Bank US Bank	1,408.19	1,408.19
6	04/14/21	11000 2012		Oregon Dept of Revenue Oregon Dept of Revenue	474.00	474.00
9	04/30/21	11000 2013 2013		Oregon Dept of Revenue Oregon Dept of Revenue Oregon Dept of Revenue	292.70 13.57	306.27
1027	04/30/21	11050 9611		Zaminski Constrction LLC Zaminski Constrction LLC	2,882.50	2,882.50
5709	04/01/21	11000 6020		Bottom Line Bottom Line	930.00	930.00
5710	04/01/21	11000 2000		Gregory Gore Gregory Gore	1,355.95	1,355.95
5711	04/01/21	11000 6146		Gregory Gore Gregory Gore	21.28	21.28
5712	04/01/21	11000 2014		Oregon Saves Oregon Saves	114.77	114.77
5713	04/01/21	11000 2000		Mark Campbell Mark Campbell	1,542.04	1,542.04
5714	04/01/21	11000 2000		Andrew Kramer Andrew Kramer	536.54	536.54
5715	04/14/21	11000 2000		Mark Campbell Mark Campbell	75.07	75.07
5716	04/14/21	11000 2000		Gregory Gore Gregory Gore	110.67	110.67
5717	04/14/21	11000 2000		Andrew Kramer Andrew Kramer	69.18	69.18
5718	04/14/21	11000 6270		Lane Apex Disposal Servic Lane Apex Disposal Servic	1,377.85	1,377.85
5719	04/14/21	11000 6200		Eugene True Value Eugene True Value	58.48	58.48
5720	04/14/21	11000		Swanson's		625.00

<u>Document</u>	<u>Date</u>	<u>Acct</u>	<u>Job</u>	<u>Description</u>	<u>Debits</u>	<u>Credits</u>
		6200		Swanson's	625.00	
5721	04/14/21	11000 6080		Nationwide Nationwide	7,907.35	7,907.35
5722	04/14/21	11000 6310 6300 6300 6290		EWEB EWEB EWEB EWEB EWEB	2,522.80 3,071.32 1,623.56 2,348.05	9,565.73
5723	04/14/21	11000 6146		Gregory Gore Gregory Gore	39.20	39.20
5724	04/16/21	11000 2000		Gregory Gore Gregory Gore	1,236.34	1,236.34
5725	04/16/21	11000 2000		Andrew Kramer Andrew Kramer	596.75	596.75
5726	04/16/21	11000 2014		Oregon Saves Oregon Saves	111.64	111.64
5727	04/23/21	11000 6146		Gregory Gore Gregory Gore	21.28	21.28
5728	04/23/21	11000 2000		Gregory Gore Gregory Gore	678.72	678.72
5729	04/23/21	11000 2014		Oregon Saves Oregon Saves	54.52	54.52
5730	04/29/21	11000 2000		Mark Campbell Mark Campbell	1,561.33	1,561.33
5731	04/29/21	11000 2000		Andrew Kramer Andrew Kramer	499.50	499.50
5732	04/29/21	11000 6010		City of Eugene City of Eugene	28.51	28.51
5733	04/29/21	11000 2013		City of Eugene City of Eugene	48.61	48.61
5734	04/29/21	11000 6140		Doug Gallagher Law Doug Gallagher Law	23.50	23.50
5735	04/29/21	11000 6026		Business Connection Business Connection	95.00	95.00
5736	04/29/21	11000		Comcast		112.30

<u>Document</u>	<u>Date</u>	<u>Acct</u>	<u>Job</u>	<u>Description</u>	<u>Debits</u>	<u>Credits</u>
		6260		Comcast	112.30	
5737	04/29/21	11000		US Bank		4,506.59
		6200		US Bank	4,506.59	
1000				Cash in Checking-US-Operations		36,092.16
1050				Cash in MMA-Reserves CI		2,882.50
2000				Payroll Payable	8,262.09	
2011				Federal PR Taxes Payable	1,408.19	
2012				State PR Taxes Payable	474.00	
2013				Other PR Taxes Payable	354.88	
2014				Oregon Saves	280.93	
6010				Payroll Taxes	28.51	
6020				Accounting	930.00	
6026				Answering Service	95.00	
6080				Insurance	7,907.35	
6140				Legal Fees	23.50	
6146				Mileage:Employees	81.76	
6200				Repairs & Maintenance	5,190.07	
6260				TV Cable	112.30	
6270				Trash Removal	1,377.85	
6290				Utilities-Electrical	2,348.05	
6300				Utilities-Sewer	4,694.88	
6310				Utilities-Water	2,522.80	
9611				Repairs:Capital Improvements	2,882.50	
					38,974.66	
						38,974.66

Highlands Condominiums
Accounts Receivable Summary
04/30/21

<u>Customer</u>	<u>0-29</u>	<u>30-60</u>	<u>61-88</u>	<u>89+</u>	<u>Total</u>
101-Gumbs (346)	-360.00	0.00	0.00	0.00	-360.00
102-Ellis (346)	-4463.92	0.00	0.00	0.00	-4,463.92
106-Burns (359) (48)	-100.00	0.00	0.00	0.00	-100.00
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)	-3478.36	0.00	0.00	0.00	-3,478.36
119-Batterman (359)	-15.10	0.00	0.00	0.00	-15.10
122-Madden (359)	25.00	0.00	0.00	0.00	25.00
124-Schlegal (346) (48)	-164.25	0.00	0.00	0.00	-164.25
125-Peterson (346) (48)	-2502.00	0.00	0.00	0.00	-2,502.00
127-Steele (359)	-4.00	0.00	0.00	0.00	-4.00
128-Ireland, Clara (359)	384.00	77.00	0.00	0.00	461.00
129-Kunkel (346)	1.00	0.00	0.00	0.00	1.00
130-Ward (359)	-371.00	0.00	0.00	0.00	-371.00
134-Francis (346)	-362.78	0.00	0.00	0.00	-362.78
135-Thang (359)	144.00	0.00	0.00	0.00	144.00
138-Templin (359)	-718.00	0.00	0.00	0.00	-718.00
144-Lucero (359)	384.00	144.46	0.00	0.00	528.46
146-Mellor (359)	25.00	0.00	0.00	0.00	25.00
148-McMahon (346)	-346.00	0.00	0.00	0.00	-346.00
149-Gregorich (346) (48)	419.00	0.00	0.00	0.00	419.00
152-Adams (359)	-430.95	0.00	0.00	0.00	-430.95
153-West (359)	-422.00	0.00	0.00	0.00	-422.00
156-Cunningham (346)	-346.00	0.00	0.00	0.00	-346.00
201-Terdjman (346)	-700.32	0.00	0.00	0.00	-700.32
203-Eckstine (359) (48)	432.00	432.00	0.00	0.00	864.00
206-Croxtton (359) (48)	-640.00	0.00	0.00	0.00	-640.00
207-DuBose (346)	-1050.00	0.00	0.00	0.00	-1,050.00
209-Makita (346) (48)	-788.00	0.00	0.00	0.00	-788.00
211-Martin (359)	-2764.00	0.00	0.00	0.00	-2,764.00
213-Lachman (359) (48)	-407.00	0.00	0.00	0.00	-407.00
218-Chrones (346)	3.00	0.00	0.00	0.00	3.00
221-Hosaka (359) (48)	432.00	432.00	0.00	0.00	864.00
223-Plowman (346)***	-460.71	0.00	0.00	0.00	-460.71
304-Roshak (359)	-1316.00	0.00	0.00	0.00	-1,316.00
306-O'Connell (359)	384.00	384.00	384.00	756.00	1,908.00
307-Sheflin (346) (48)	-267.00	0.00	0.00	0.00	-267.00
309-Jorgeson (346)	-55.12	0.00	0.00	0.00	-55.12
310-Canfield (346) (48)	-366.00	0.00	0.00	0.00	-366.00
311-Cypriano (359)	-359.00	0.00	0.00	0.00	-359.00
401-Speiser Trust (346)	-334.00	0.00	0.00	0.00	-334.00
406-Barney (359)	-359.00	0.00	0.00	0.00	-359.00
408-King (346)	0.00	0.00	0.00	6242.07	6,242.07
410-Izumi (346)	-656.00	0.00	0.00	0.00	-656.00
416-Brendle (346) (48)	-1183.94	0.00	0.00	0.00	-1,183.94
422-Hulsey (359) (48)	14.00	0.00	0.00	0.00	14.00
Garage-Larson (48)	-170.00	0.00	0.00	0.00	-170.00

<u>Customer</u>	<u>0-29</u>	<u>30-60</u>	<u>61-88</u>	<u>89+</u>	<u>Total</u>
	Aging Summary				
	0-29		-23,276.71		
	30-60		1,469.46		
	61-88		384.00		
	89+		6,998.07		
			-14,425.18		
1200 Dues Receivable			-12,756.01		