

Cash Flow - 12 Month

Northwest Pacific Property Management LLC

Active Properties Owned By: Bailey Ridge Homeowner's Association

Period Beginning: Apr 2017

Period Ending: Mar 2018

Account Name	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Total
Operating Income & Expense													
Income													
FEEES													
Late Fee	0.00	0.00	0.00	0.00	0.00	25.00	-50.00	0.00	0.00	0.00	0.00	0.00	-25.00
Total FEEES	0.00	0.00	0.00	0.00	0.00	25.00	-50.00	0.00	0.00	0.00	0.00	0.00	-25.00
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38.63	0.00	0.00	0.00	38.63
HOA Assn Dues	233.00	6,498.15	30,217.85	1,072.00	1,608.00	536.00	2,220.00	268.00	0.00	0.00	0.00	0.00	42,653.00
HOA Special Assessment	76.00	1,070.00	6,156.00	532.00	380.00	1,327.50	2,052.00	380.00	0.00	0.00	0.00	0.00	11,973.50
HOA ARC Application Fee	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	100.00
Total Operating Income	359.00	7,568.15	36,373.85	1,604.00	1,988.00	1,888.50	4,222.00	648.00	88.63	0.00	0.00	0.00	54,740.13
Expense													
OFFICE EXPENSE/ SUPPLIES													
Copies/other supply	0.00	244.03	0.00	0.00	24.39	240.21	0.00	0.00	0.00	0.00	0.00	0.00	508.63
Office Expense-ARC Electronic Filing	0.00	0.00	0.00	0.00	623.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	623.96
Postage	0.00	68.54	0.00	0.00	0.00	1,138.84	0.00	0.00	0.00	229.02	0.00	0.00	1,436.40
Total OFFICE EXPENSE/ SUPPLIES	0.00	312.57	0.00	0.00	648.35	1,379.05	0.00	0.00	0.00	229.02	0.00	0.00	2,568.99
CLEANING AND MAINTENANCE													
Landscaping-Yard Care	600.00	750.00	868.59	750.00	750.00	933.87	899.61	876.36	750.00	750.00	750.00	750.00	9,428.43
Landscaping Supplies	80.77	138.76	166.52	1,115.26	136.81	107.34	136.20	0.00	469.70	158.47	734.15	199.12	3,443.10

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Landscaping-Barkdust	0.00	0.00	0.00	2,625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,625.00
Yard Debris	29.22	24.69	29.37	22.08	69.44	16.96	44.18	49.84	68.68	0.00	23.87	88.51	466.84
Total CLEANING AND MAINTENANCE	709.99	913.45	1,064.48	4,512.34	956.25	1,058.17	1,079.99	926.20	1,288.38	908.47	1,508.02	1,037.63	15,963.37
INSURANCE													
Property Insurance	0.00	1,127.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,127.00
E&O Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,838.00	1,838.00
Total INSURANCE	0.00	1,127.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,838.00	2,965.00
LEGAL AND OTHER PROFESSIONAL FEES													
Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	50.00	250.00
Total LEGAL AND OTHER PROFESSIONAL FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	50.00	250.00
MANAGEMENT FEES													
Commission on Work Order	26.26	23.37	0.00	0.00	0.00	0.00	38.75	11.34	0.00	28.13	0.00	42.00	169.85
Management fee-other	0.00	0.00	0.00	0.00	0.00	0.00	-25.00	0.00	0.00	0.00	0.00	55.00	30.00
Management fees	500.00	500.00	500.00	500.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	9,800.00
Total MANAGEMENT FEES	526.26	523.37	500.00	500.00	975.00	975.00	988.75	986.34	975.00	1,003.13	975.00	1,072.00	9,999.85
REPAIRS													
Plumbing	96.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.46	0.00	596.46
Work Order Labor	0.00	0.00	0.00	0.00	360.00	0.00	0.00	0.00	375.00	0.00	0.00	0.00	735.00
Recurring Maintenance	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	90.00	197.99	0.00	450.00	110.00	2,847.99
Repair Materials	0.00	91.55	0.00	0.00	51.90	0.00	0.00	47.90	0.00	0.00	0.00	0.00	191.35

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Total REPAIRS	96.00	91.55	0.00	0.00	2,411.90	0.00	0.00	137.90	572.99	0.00	950.46	110.00	4,370.80
UTILITIES													
Common Area Electric	55.01	54.87	53.99	53.79	54.09	54.20	54.87	55.67	57.43	57.19	61.03	59.45	671.59
Irrigation Water	20.68	20.68	277.07	714.70	842.90	997.61	462.73	86.99	100.25	117.93	99.01	99.01	3,839.56
Total UTILITIES	75.69	75.55	331.06	768.49	896.99	1,051.81	517.60	142.66	157.68	175.12	160.04	158.46	4,511.15
OTHER													
Software Lease Charge	160.00	0.00	0.00	240.00	0.00	0.00	240.00	0.00	0.00	240.00	0.00	0.00	880.00
HOA Annual Meeting	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Total OTHER	160.00	200.00	0.00	240.00	0.00	0.00	240.00	0.00	0.00	240.00	0.00	0.00	1,080.00
CAPITAL EXPENSES													
Emergency Repair	0.00	311.55	0.00	0.00	0.00	-711.18	0.00	0.00	0.00	0.00	0.00	0.00	-399.63
Total CAPITAL EXPENSES	0.00	311.55	0.00	0.00	0.00	-711.18	0.00	0.00	0.00	0.00	0.00	0.00	-399.63
Total Operating Expense	1,567.94	3,555.04	1,895.54	6,020.83	5,888.49	3,752.85	2,826.34	2,393.10	2,994.05	2,555.74	3,593.52	4,266.09	41,309.53
NOI - Net Operating Income	-1,208.94	4,013.11	34,478.31	-4,416.83	-3,900.49	-1,864.35	1,395.66	-1,745.10	-2,905.42	-2,555.74	-3,593.52	-4,266.09	13,430.60
Other Income & Expense													
Other Income													
OTHER INCOME													
Restitution Received	211.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	211.43
Total OTHER INCOME	211.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	211.43
Total Other Income	211.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	211.43
Other Expense													
COA/HOA EXPENSES &													

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Account Name	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Total
RESERVE EXPENSES													
HOA ARC deposit refund	10,000.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
Fencing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	630.00	0.00	630.00
Total COA/HOA EXPENSES & RESERVE EXPENSES	10,000.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	630.00	0.00	25,630.00
Total Other Expense	10,000.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	630.00	0.00	25,630.00
Net Other Income	-9,788.57	0.00	-15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-630.00	0.00	-25,418.57
Total Income	570.43	7,568.15	36,373.85	1,604.00	1,988.00	1,888.50	4,222.00	648.00	88.63	0.00	0.00	0.00	54,951.56
Total Expense	11,567.94	3,555.04	16,895.54	6,020.83	5,888.49	3,752.85	2,826.34	2,393.10	2,994.05	2,555.74	4,223.52	4,266.09	66,939.53
Net Income	-10,997.51	4,013.11	19,478.31	-4,416.83	-3,900.49	-1,864.35	1,395.66	-1,745.10	-2,905.42	-2,555.74	-4,223.52	-4,266.09	-11,987.97
Other Items													
Prepaid Funds	309.00	-334.15	0.00	344.00	76.00	76.00	-152.00	0.00	0.00	0.00	0.00	0.00	318.85
Owner Contribution	13,469.17	0.00	15,000.00	0.00	0.00	6,054.48	0.00	0.00	3,281.95	2,925.14	2,788.37	5,229.21	48,748.32
Owner Distribution	0.00	-4,123.49	0.00	0.00	-30,511.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-34,634.98
Net Other Items	13,778.17	-4,457.64	15,000.00	344.00	-30,435.49	6,130.48	-152.00	0.00	3,281.95	2,925.14	2,788.37	5,229.21	14,432.19
Cash Flow	2,780.66	-444.53	34,478.31	-4,072.83	-34,335.98	4,266.13	1,243.66	-1,745.10	376.53	369.40	-1,435.15	963.12	2,444.22
Beginning Cash	120.74	2,901.40	2,456.87	36,935.18	32,862.35	-1,473.63	2,792.50	4,036.16	2,291.06	2,667.59	3,036.99	1,601.84	120.74
Beginning Cash + Cash Flow	2,901.40	2,456.87	36,935.18	32,862.35	-1,473.63	2,792.50	4,036.16	2,291.06	2,667.59	3,036.99	1,601.84	2,564.96	2,564.96
Actual Ending Cash	2,901.40	2,456.87	36,935.18	32,862.35	-1,473.63	2,792.50	4,036.16	2,291.06	2,667.59	3,036.99	1,601.84	2,564.96	2,564.96