

ACCOUNT BALANCE OVERVIEW

Cash on Hand

US Bank	Checking (Operating)	\$33,216.03		
Alliance Bank	Checking (Operating)	\$41,030.69		
		\$0.00	<u>\$74,246.72</u>	<i>Total Operating Funds</i>
US Bank	Money Market (Reserve)	\$188,025.36		
		\$0.00		
		\$0.00		
		\$0.00	<u>\$188,025.36</u>	<i>Total Reserve Funds</i>
			<u><u>\$262,272.08</u></u>	<i>Total Overall Funds</i>

Interest Earned

**For Interest Rate Breakdown, See Investment Listing Enclosed With Financial Reports*

Interest Income (Operating)	\$0.10		
Interest Income (Reserves)	\$103.31	<u>\$103.41</u>	<i>Total Interest Earned</i>

OPERATING FUND OVERVIEW

Cash Flow from Operating Activities

Prior Month Ending Balance	\$1,495.28		
Total Cash Receipts	\$132,295.71		
Total Payments	<u>(\$59,544.27)</u>		
Net Operating Cash Flow	<u>\$74,246.72</u>		
	<u>(\$87,552.04)</u>	Less Prepaid Dues	
	<u>(\$3,632.91)</u>	Less Accounts Payable	
	<u>(\$2,521.00)</u>	Less Other Accrued Liabilities	
	<u>(\$8,822.22)</u>	Less Amounts Payable to Reserves	
	<u>(\$28,281.45)</u>	Total Adjusted Operating Cash Flow	

RESERVE FUND OVERVIEW

Reserve Receivables

\$8,822.22	Pending Reserve Transfer to Money Market (Reserve)	<i>*Shortfall in Operating</i>
\$0.00	Loan to Operating	
<u>\$8,822.22</u>	Total Reserve Receivable	

Reserve Transfers

\$2,542.00	Transferred from Checking (Operating) to Money Market (Reserve) Per Budget Requirements
\$0.00	Capital Reserve Expenses Paid Directly from Money Market (Reserve)

Reserve Funds

<u>\$196,847.58</u>	Total Designated Funds for Capital Replacement	<i>*Includes Interest Earned & Funds Disbursed</i>
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ACCOUNTS PAYABLE OVERVIEW

Unpaid Bills

<u>\$3,632.91</u>	Total Open Accounts Payable	<i>*Includes Invoices Accrued But Not Paid</i>
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FINANCIAL REPORT REMINDERS



The Management Group

Pacific Corporate Center
15350 SW Sequoia Pkwy. #200
Portland, OR 97224

313 Arbor Ridge P.U.D. Homeowners Association
Balance Sheet
12/31/2015

c/o The Management Group, Inc.
15350 SW Sequoia Parkway #200
Portland OR 97224

	Operating Fund	Replacement Fund	Total
CURRENT ASSETS			
1110 Cash (Operating)	\$ 33,216.03	\$ 0.00	\$ 33,216.03
1110.1 Cash (Operating)-Alliance Bank	41,030.69	0.00	41,030.69
1120 Assessment Receivable	854.45	0.00	854.45
1123 Allowance for Doubtful Accounts	(450.00)	0.00	(450.00)
1132 Prepaid Insurance	2,255.48	0.00	2,255.48
	-----	-----	-----
TOTAL CURRENT ASSETS	\$ 76,906.65	\$ 0.00	\$ 76,906.65
CAPITAL REPLACEMENTS			
1140 Money Market	\$ 0.00	\$ 188,025.36	\$ 188,025.36
1182 Due from Operating to Reserve	0.00	8,822.22	8,822.22
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TOTAL CAPITAL REPLACEMENTS	\$ 0.00	\$ 196,847.58	\$ 196,847.58
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TOTAL ASSETS	\$ 76,906.65	\$ 196,847.58	\$ 273,754.23
	=====	=====	=====
LIABILITIES & CAPITAL			
LIABILITIES			
2240 Accounts Payable	\$ 3,632.91	\$ 0.00	\$ 3,632.91
2243 Prepaid Assessments	87,552.04	0.00	87,552.04
2246 Other Accrued Liabilities	2,521.00	0.00	2,521.00
2248 Due to Reserve from Operating	8,822.22	0.00	8,822.22
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TOTAL LIABILITIES	\$ 102,528.17	\$ 0.00	\$ 102,528.17
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CAPITAL			
Operating Fund Balance	\$ (11,569.47)	\$ 0.00	\$ (11,569.47)
Current Earnings Operating Funds	(14,052.05)	0.00	(14,052.05)
Reserve Funds	0.00	196,847.58	196,847.58
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TOTAL CAPITAL	\$ (25,621.52)	\$ 196,847.58	\$ 171,226.06
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TOTAL LIABILITIES & CAPITAL	\$ 76,906.65	\$ 196,847.58	\$ 273,754.23
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c/o The Management Group, Inc.
 15350 SW Sequoia Parkway #200
 Portland OR 97224

Current Actual	Current Budget	Current Variance			YTD Actual	YTD Budget	YTD Variance	Annual Budget
REVENUE								
12,350.00	12,350	0.00	3110	Assessments	148,200.00	148,200	0.00	148,200
0.00	0	0.00	3300	Late Fees	339.17	0	339.17	0
0.00	0	0.00	3320	NOI/Late - BOD Waive	(69.32)	0	(69.32)	0
0.10	0	0.10	3415	Interest Income	0.10	0	0.10	0
7.86	0	7.86	3420	Other Income	4,495.12	0	4,495.12	0
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12,357.96	12,350	7.96		TOTAL REVENUE	152,965.07	148,200	4,765.07	148,200
EXPENSES								
GROUNDS MAINTENANCE & REPAIR								
0.00	150	150.00	4100	Common Area Maintenance	992.32	1,800	807.68	1,800
2,521.00	2,521	0.00	4160	Landscape Maintenance	31,393.00	30,252	(1,141.00)	30,252
0.00	42	41.67	4164	Plant Replacement	771.50	500	(271.46)	500
0.00	30	30.00	4166	Seasonal Color	360.00	360	0.00	360
0.00	24	24.25	4167	Tree Pruning	1,200.00	291	(909.00)	291
0.00	50	50.00	4172	Landscape - Other	1,534.00	600	(934.00)	600
0.00	28	27.50	4173	Backflow Device Testing	330.00	330	0.00	330
0.00	417	416.67	4175	Irrigation Repairs	11,039.62	5,000	(6,039.58)	5,000
0.00	122	121.67	4188	Wetland Maintenance	1,947.50	1,460	(487.46)	1,460
1,570.44	125	(1,445.44)	4197	Contingencies	3,778.03	1,500	(2,278.03)	1,500
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4,091.44	3,508	(583.68)		TOTAL GROUNDS MAINTENANCE & REPAIRS	53,345.97	42,093	(11,252.85)	42,093
OPERATING EXPENSES								
2,892.00	2,833	(58.67)	4550	Management Fees	35,407.84	34,000	(1,407.88)	34,000
0.00	208	208.33	4555	Compliance Program	2,000.00	2,500	499.96	2,500
570.00	83	(486.67)	4575	Lien Filing	4,275.00	1,000	(3,275.04)	1,000
375.92	376	(0.34)	4625	Insurance	4,507.02	4,507	(0.06)	4,507
0.00	42	41.67	4630	Legal	0.00	500	500.04	500
0.00	208	208.33	4631	Audit/Review Expense	1,800.00	2,500	699.96	2,500
0.00	0	0.00	4633	Tax Return Preparation	225.00	215	(10.00)	215
0.00	46	45.83	4635	Reserve Study	450.00	550	99.96	550
7.00	7	0.00	4660	Bank Fees	84.00	84	0.00	84
2,544.00	2,542	(1.83)	4670	Reserve Transfer	30,506.00	30,506	0.04	30,506
357.72	417	58.95	4710	Office Supplies	5,373.61	5,000	(373.57)	5,000
0.00	16	16.25	4711	Newsletter and Supplies	0.00	195	195.00	195
0.00	125	125.00	4714	Community Function Expense	2,045.98	1,500	(545.98)	1,500
0.00	4	4.17	4750	Licenses and Fees	50.00	50	0.04	50
(11,054.00)	42	11,095.67	4755	Bad Debt Expense	(9,043.83)	500	9,543.87	500
92.73	42	(51.06)	4830	Electricity	536.63	500	(36.59)	500
0.00	1,833	1,833.33	4852	Water	35,453.90	22,000	(13,453.94)	22,000

c/o The Management Group, Inc.
 15350 SW Sequoia Parkway #200
 Portland OR 97224

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
----- (4,214.63)	----- 8,824	----- 13,038.96	TOTAL OPERATING EXPENSES	----- 113,671.15	----- 106,107	----- (7,564.19)	----- 106,107
----- (123.19)	----- 12,332	----- 12,455.28	TOTAL EXPENSES	----- 167,017.12	----- 148,200	----- (18,817.04)	----- 148,200
<u>12,481.15</u>	<u>18</u>	<u>12,463.24</u>	EXCESS OF REVENUE OVER EXPENSE	<u>(14,052.05)</u>	<u>0</u>	<u>(14,051.97)</u>	<u>0</u>

c/o The Management Group, Inc.
 15350 SW Sequoia Parkway #200
 Portland OR 97224

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD Actual	Annual Budget
REVENUE														
3110 Assessments	12,350.00	12,350.00	12,350.00	12,350.00	12,350.00	12,350.00	12,350.00	12,350.00	12,350.00	12,350.00	12,350.00	12,350.00	148,200.00	148,200
3166 Notice of Intent to Lien	0.00	0.00	0.00	0.00	0.00	(70.00)	70.00	0.00	0.00	0.00	0.00	0.00	0.00	0
3300 Late Fees	0.00	347.47	(8.30)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	339.17	0
3320 NOI/Late - BOD Waive	0.00	0.00	0.00	(69.32)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(69.32)	0
3415 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.10	0
3420 Other Income	6.81	76.41	1,820.71	(269.27)	153.95	225.75	287.25	(72.40)	2,005.74	246.70	5.61	7.86	4,495.12	0
TOTAL REVENUE	12,356.81	12,773.88	14,162.41	12,011.41	12,503.95	12,505.75	12,707.25	12,277.60	14,355.74	12,596.70	12,355.61	12,357.96	152,965.07	148,200
EXPENSES														
GROUND MAINTENANCE & REPAIR														
4100 Common Area Maintenance	0.00	90.00	0.00	0.00	135.00	0.00	0.00	767.32	0.00	0.00	0.00	0.00	992.32	1,800
4160 Landscape Maintenance	2,521.00	2,521.00	2,521.00	3,506.00	2,521.00	2,521.00	2,521.00	2,521.00	2,521.00	2,521.00	2,677.00	2,521.00	31,393.00	30,252
4164 Plant Replacement	0.00	0.00	0.00	151.50	0.00	0.00	620.00	0.00	0.00	0.00	0.00	0.00	771.50	500
4166 Seasonal Color	0.00	0.00	0.00	0.00	0.00	180.00	0.00	0.00	0.00	0.00	180.00	0.00	360.00	360
4167 Tree Pruning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	1,200.00	291
4172 Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,534.00	0.00	0.00	1,534.00	600
4173 Backflow Device Testing	0.00	0.00	0.00	330.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.00	330
4175 Irrigation Repairs	0.00	0.00	0.00	4,226.00	0.00	1,811.77	1,412.96	1,845.43	701.34	1,042.12	0.00	0.00	11,039.62	5,000
4188 Wetland Maintenance	0.00	0.00	0.00	1,687.50	0.00	0.00	0.00	0.00	0.00	0.00	260.00	0.00	1,947.50	1,460
4197 Contingencies	0.00	0.00	0.00	0.00	0.00	0.00	397.65	389.00	447.10	20.00	953.84	1,570.44	3,778.03	1,500
TOTAL GROUND MAINTENANCE & REPAIRS	2,521.00	2,611.00	2,521.00	9,901.00	2,656.00	4,512.77	4,951.61	6,722.75	3,669.44	5,117.12	4,070.84	4,091.44	53,345.97	42,093
OPERATING EXPENSES														
4550 Management Fees	2,892.00	3,019.34	2,954.66	2,892.00	3,129.50	2,892.00	2,914.59	3,129.50	2,892.00	2,892.00	2,908.25	2,892.00	35,407.84	34,000
4555 Compliance Program	0.00	0.00	0.00	500.00	0.00	1,000.00	500.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,500
4575 Lien Filing	0.00	0.00	0.00	2,565.00	285.00	0.00	0.00	0.00	285.00	0.00	570.00	570.00	4,275.00	1,000
4625 Insurance	375.59	375.59	375.59	375.59	375.59	375.59	375.59	375.92	375.92	375.92	375.92	375.92	4,507.02	4,507
4630 Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500
4631 Audit/Review Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,350.00	0.00	450.00	0.00	0.00	0.00	1,800.00	2,500
4633 Tax Return Preparation	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00	215
4635 Reserve Study	0.00	0.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00	550
4660 Bank Fees	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	84.00	84
4670 Reserve Transfer	2,542.00	2,542.00	2,542.00	2,542.00	2,542.00	2,542.00	2,542.00	2,542.00	2,542.00	2,542.00	2,542.00	2,544.00	30,506.00	30,506
4710 Office Supplies	(20.00)	73.04	137.75	1,061.83	232.61	557.02	762.19	251.15	141.80	145.61	1,672.89	357.72	5,373.61	5,000
4711 Newsletter and Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	195
4714 Community Function Expense	800.00	0.00	0.00	0.00	175.00	525.00	0.00	55.00	0.00	458.98	32.00	0.00	2,045.98	1,500
4750 Licenses and Fees	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50
4755 Bad Debt Expense	42.00	42.00	42.00	301.67	42.00	0.00	0.00	1,540.50	0.00	0.00	0.00	(11,054.00)	(9,043.83)	500
4830 Electricity	44.08	0.00	42.96	45.20	44.45	44.46	44.21	44.18	44.18	45.76	44.41	92.73	536.63	500
4852 Water	0.00	0.00	176.41	0.00	1,526.43	0.00	16,955.57	0.00	15,167.77	0.00	1,627.72	0.00	35,453.90	22,000
TOTAL OPERATING EXPENSES	6,732.67	6,058.97	6,503.37	10,290.29	8,359.58	8,391.03	25,451.48	7,945.26	21,905.67	6,467.27	9,780.19	(4,214.63)	113,671.15	106,107
TOTAL EXPENSES	9,253.67	8,669.97	9,024.37	20,191.29	11,015.58	12,903.80	30,403.09	14,668.01	25,575.11	11,584.39	13,851.03	(123.19)	167,017.12	148,200
EXCESS OF REVENUE OVER EXPENSE	3,103.14	4,103.91	5,138.04	(8,179.88)	1,488.37	(398.05)	(17,695.84)	(2,390.41)	(11,219.37)	1,012.31	(1,495.42)	12,481.15	(14,052.05)	0

c/o The Management Group, Inc.
 15350 SW Sequoia Parkway #200
 Portland OR 97224

Current Actual	Current Budget	Current Variance			YTD Actual	YTD Budget	YTD Variance	Annual Budget
REVENUES								
2,544.00	2,544	0.00	4670	Fee Income-Reserve Transfer	30,506.00	30,506	0.00	30,506
15.93	0	15.93	8099	Interest Income	103.31	0	103.31	0
<u>2,559.93</u>	<u>2,544</u>	<u>15.93</u>	TOTAL REVENUES		<u>30,609.31</u>	<u>30,506</u>	<u>103.31</u>	<u>30,506</u>
EXPENSES								
0.00	0	0.00	8010	Fences	3,400.00	0	(3,400.00)	0
0.00	0	0.00	8011	Painting	560.00	0	(560.00)	0
0.00	0	0.00	8016	Barkdust	4,300.00	0	(4,300.00)	0
0.00	0	0.00	8020	Landscape Improvements	1,064.00	0	(1,064.00)	0
0.00	0	0.00	8036	Pressure Washing	630.00	0	(630.00)	0
0.00	0	0.00	8052	Community Rehabilitation	2,500.00	0	(2,500.00)	0
<u>0.00</u>	<u>0</u>	<u>0.00</u>	TOTAL EXPENSES		<u>12,454.00</u>	<u>0</u>	<u>(12,454.00)</u>	<u>0</u>
<u>2,559.93</u>	<u>2,544</u>	<u>15.93</u>	EXCESS OF REVENUE OVER EXPENSE		<u>18,155.31</u>	<u>30,506</u>	<u>(12,350.69)</u>	<u>30,506</u>

c/o The Management Group, Inc.
 15350 SW Sequoia Parkway #200
 Portland OR 97224

	Beginning Balance	Add/Chgs to Fund	Ending Balance
CAPITAL REPLACEMENT FUNDS			
Reserve Funds General Reserve	(3,741.22)	0.00	(3,741.22)
Reserve Funds Asphalt	115,176.53	(0.10)	115,176.43
Reserve Funds Fencing	45,881.37	0.74	45,882.11
Reserve Funds Lighting	995.20	(6.02)	989.18
Reserve Funds Barkdust	702.81	6.01	708.82
Reserve Funds Mailboxes	7,336.31	(0.20)	7,336.11
Reserve Funds Sidewalks	9,276.70	(0.07)	9,276.63
Reserve Funds Landscape Improv.	(13,143.52)	(0.07)	(13,143.59)
Reserve Funds Curbing	8,638.24	(0.06)	8,638.18
Reserve Funds Walls	14,141.73	(0.11)	14,141.62
Reserve Funds Monument	5,091.58	(0.04)	5,091.54
Reserve Funds Contingency	(1,120.00)	0.00	(1,120.00)
Reserve Funds Wooden Bridge	11,140.32	(0.08)	11,140.24
Reserve Funds Receivable From Oper	3,741.22	5,081.00	8,822.22
Reserve Funds Interest Earned	87.38	15.93	103.31
Reserve Funds Disbursed	(12,454.00)	0.00	(12,454.00)
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TOTAL FUNDS	191,750.65	5,096.93	196,847.58
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