

# Fanno Creek Townhomes Owner's Association P O Box 23892 Tigard, OR 97281

#### Balance Sheet As of April 29, 2025

Current Assets	ASSETS	
Chase - Checking         \$ 16,048.61           Chase - Savings         \$ 4,668.94           Chase - Reserves         \$ 16,033.56           Total Checking/Savings         \$ 36,751.11           Accounts Receivable         \$ 300.00           Total Accounts Receivable         \$ 300.00           Total Current Assets         \$ 37,051.11           Fixed Assets         \$ 37,051.11           Asphalt         \$ 18,389.42           Building One - 7565 thru 7595         \$ 6,204.04           Building Two - 7525 thru 7555         \$ 56,679.71           Building Three - 7570 thru 7590         \$ 30,876.85           Total Fixed Assets         \$ 112,150.02           TOTAL ASSETS         \$ 149,201.13           LIABILITIES & EQUITY         Liabilities           Other Current Liabilities         \$ 9,000.00           Total Other Current Liabilities         \$ 9,000.00           Total Current Liabilities         \$ 9,000.00           Total Liabilities         \$ 9,000.00           Total Liabilities         \$ 9,000.00           Equity         \$ 251,466.13           Reserves Allocation by Lot         \$ 106,553.70	Current Assets	
Chase - Savings         \$ 4,668.94           Chase - Reserves         \$ 16,033.56           Total Checking/Savings         \$ 36,751.11           Accounts Receivable         \$ 300.00           Total Accounts Receivable         \$ 300.00           Total Current Assets         \$ 37,051.11           Fixed Assets         \$ 37,051.11           Asphalt         \$ 18,389.42           Building One - 7565 thru 7595         \$ 6,204.04           Building Two - 7525 thru 7555         \$ 56,679.71           Building Three - 7570 thru 7590         \$ 30,876.85           Total Fixed Assets         \$ 112,150.02           TOTAL ASSETS         \$ 149,201.13           LIABILITIES & EQUITY         \$ 149,201.13           LIABILITIES & EQUITY         \$ 9,000.00           Total Other Current Liabilities         \$ 9,000.00           Total Current Liabilities         \$ 9,000.00           Total Liabilities         \$ 9,000.00           Total Liabilities         \$ 9,000.00           Equity         \$ 251,466.13           Reserves Allocation by Lot         \$ 106,553.70	Checking/Savings	
Chase - Reserves         \$ 16,033.56           Total Checking/Savings         \$ 36,751.11           Accounts Receivable         \$ 300.00           Total Accounts Receivable         \$ 300.00           Total Current Assets         \$ 37,051.11           Fixed Assets         \$ 37,051.11           Fixed Assets         \$ 18,389.42           Building One - 7565 thru 7595         \$ 6,204.04           Building Two - 7525 thru 7555         \$ 56,679.71           Building Three - 7570 thru 7590         \$ 30,876.85           Total Fixed Assets         \$ 112,150.02           TOTAL ASSETS         \$ 149,201.13           LIABILITIES & EQUITY         Liabilities           Other Current Liabilities         \$ 9,000.00           Total Other Current Liabilities         \$ 9,000.00           Total Current Liabilities         \$ 9,000.00           Total Liabilities         \$ 9,000.00           Total Liabilities         \$ 9,000.00           Equity         \$ 251,466.13           Reserves Allocation by Lot         \$ 106,553.70	Chase - Checking	\$ 16,048.61
Total Checking/Savings	Chase - Savings	4,668.94
Accounts Receivable         \$ 300.00           Total Accounts Receivable         \$ 300.00           Total Current Assets         \$ 37,051.11           Fixed Assets         \$ 37,051.11           Fixed Assets         \$ 18,389.42           Building One - 7565 thru 7595         \$ 6,204.04           Building Two - 7525 thru 7555         \$ 56,679.71           Building Three - 7570 thru 7590         \$ 30,876.85           Total Fixed Assets         \$ 112,150.02           TOTAL ASSETS         \$ 149,201.13           LIABILITIES & EQUITY         \$ 149,201.13           Liabilities         \$ 9,000.00           Total Other Current Liabilities         \$ 9,000.00           Total Current Liabilities         \$ 9,000.00           Total Liabilities         \$ 9,000.00           Total Liabilities         \$ 9,000.00           Equity         \$ 251,466.13           Reserves Allocation by Lot         \$ 106,553.70	Chase - Reserves	\$ 16,033.56
Accounts Receivable	Total Checking/Savings	\$ 36,751.11
Total Accounts Receivable         \$ 300.00           Total Current Assets         \$ 37,051.11           Fixed Assets         \$ 18,389.42           Asphalt         \$ 18,389.42           Building One - 7565 thru 7595         \$ 6,204.04           Building Two - 7525 thru 7555         \$ 56,679.71           Building Three - 7570 thru 7590         \$ 30,876.85           Total Fixed Assets         \$ 112,150.02           TOTAL ASSETS         \$ 149,201.13           LIABILITIES & EQUITY         Liabilities           Current Liabilities         \$ 9,000.00           Total Other Current Liabilities         \$ 9,000.00           Total Current Liabilities         \$ 9,000.00           Total Liabilities         \$ 9,000.00           Total Liabilities         \$ 9,000.00           Total Liabilities         \$ 9,000.00           Copening Balance Equity         \$ 251,466.13           Reserves Allocation by Lot         \$ 106,553.70	Accounts Receivable	
Total Current Assets         \$ 37,051.11           Fixed Assets         \$ 18,389.42           Asphalt         \$ 18,389.42           Building One - 7565 thru 7595         \$ 6,204.04           Building Two - 7525 thru 7555         \$ 56,679.71           Building Three - 7570 thru 7590         \$ 30,876.85           Total Fixed Assets         \$ 112,150.02           TOTAL ASSETS         \$ 149,201.13           LIABILITIES & EQUITY         Liabilities           Current Liabilities         \$ 9,000.00           Total Other Current Liabilities         \$ 9,000.00           Total Current Liabilities         \$ 9,000.00           Total Liabilities         \$ 9,000.00           Total Liabilities         \$ 9,000.00           Equity         \$ 251,466.13           Reserves Allocation by Lot         \$ 106,553.70	Accounts Receivable	300.00
Fixed Assets	Total Accounts Receivable	\$ 300.00
Asphalt	<b>Total Current Assets</b>	\$ 37,051.11
Building One - 7565 thru 7595   \$ 6,204.04     Building Two - 7525 thru 7555   \$ 56,679.71     Building Three - 7570 thru 7590   \$ 30,876.85     Total Fixed Assets   \$ 112,150.02     TOTAL ASSETS   \$ 149,201.13     LIABILITIES & EQUITY     Liabilities   Current Liabilities     Other Current Liabilities   \$ 9,000.00     Total Other Current Liabilities   \$ 9,000.00     Total Current Liabilities   \$ 9,000.00     Total Liabilities   \$ 9,000.00     Total Liabilities   \$ 9,000.00     Equity   \$ 251,466.13     Reserves Allocation by Lot   \$ 106,553.70	Fixed Assets	
Building Two - 7525 thru 7555       \$ 56,679.71         Building Three - 7570 thru 7590       \$ 30,876.85         Total Fixed Assets       \$ 112,150.02         TOTAL ASSETS       \$ 149,201.13         LIABILITIES & EQUITY       Liabilities         Current Liabilities       Current Liabilities         Members Prepaid       \$ 9,000.00         Total Other Current Liabilities       \$ 9,000.00         Total Current Liabilities       \$ 9,000.00         Total Liabilities       \$ 9,000.00         Equity       \$ 251,466.13         Reserves Allocation by Lot       \$ 106,553.70	Asphalt	\$ 18,389.42
Total Fixed Assets \$ 112,150.02  TOTAL ASSETS \$ 149,201.13  LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities Members Prepaid \$ 9,000.00  Total Other Current Liabilities \$ 9,000.00  Total Current Liabilities \$ 9,000.00  Total Liabilities \$ 9,000.00  Equity Opening Balance Equity \$ 251,466.13 Reserves Allocation by Lot \$ 106,553.70	Building One - 7565 thru 7595	\$ 6,204.04
Total Fixed Assets TOTAL ASSETS LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities Members Prepaid \$ 9,000.00 Total Other Current Liabilities \$ 9,000.00 Total Current Liabilities \$ 9,000.00  Total Liabilities \$ 9,000.00  Equity Opening Balance Equity \$ 251,466.13 Reserves Allocation by Lot \$ 106,553.70		•
TOTAL ASSETS LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities Members Prepaid \$ 9,000.00 Total Other Current Liabilities \$ 9,000.00 Total Current Liabilities \$ 9,000.00  Total Liabilities \$ 9,000.00  Equity Opening Balance Equity \$ 251,466.13 Reserves Allocation by Lot \$ 106,553.70	Building Three - 7570 thru 7590	 
LIABILITIES & EQUITY  Liabilities  Current Liabilities  Other Current Liabilities  Members Prepaid \$ 9,000.00  Total Other Current Liabilities \$ 9,000.00  Total Current Liabilities \$ 9,000.00  Total Liabilities \$ 9,000.00  Equity  Opening Balance Equity \$ 251,466.13  Reserves Allocation by Lot \$ 106,553.70	Total Fixed Assets	\$ 112,150.02
Liabilities Current Liabilities Other Current Liabilities Members Prepaid \$ 9,000.00 Total Other Current Liabilities \$ 9,000.00 Total Current Liabilities \$ 9,000.00  Total Liabilities \$ 9,000.00  Equity Opening Balance Equity \$ 251,466.13 Reserves Allocation by Lot \$ 106,553.70	TOTAL ASSETS	\$ 149,201.13
Current Liabilities Other Current Liabilities Members Prepaid \$ 9,000.00  Total Other Current Liabilities \$ 9,000.00  Total Current Liabilities \$ 9,000.00  Total Liabilities \$ 9,000.00  Equity Opening Balance Equity \$ 251,466.13 Reserves Allocation by Lot \$ 106,553.70	LIABILITIES & EQUITY	
Other Current Liabilities  Members Prepaid \$ 9,000.00  Total Other Current Liabilities \$ 9,000.00  Total Current Liabilities \$ 9,000.00  Total Liabilities \$ 9,000.00  Equity  Opening Balance Equity \$ 251,466.13  Reserves Allocation by Lot \$ 106,553.70	Liabilities	
Members Prepaid         \$ 9,000.00           Total Other Current Liabilities         \$ 9,000.00           Total Current Liabilities         \$ 9,000.00           Total Liabilities         \$ 9,000.00           Equity         \$ 251,466.13           Reserves Allocation by Lot         \$ 106,553.70	Current Liabilities	
Total Other Current Liabilities \$ 9,000.00  Total Current Liabilities \$ 9,000.00  Total Liabilities \$ 9,000.00  Equity  Opening Balance Equity \$ 251,466.13  Reserves Allocation by Lot \$ 106,553.70	Other Current Liabilities	
Total Current Liabilities \$ 9,000.00  Total Liabilities \$ 9,000.00  Equity  Opening Balance Equity \$ 251,466.13  Reserves Allocation by Lot \$ 106,553.70	-	
Total Liabilities \$ 9,000.00  Equity  Opening Balance Equity \$ 251,466.13  Reserves Allocation by Lot \$ 106,553.70	Total Other Current Liabilities	
Opening Balance Equity \$ 251,466.13 Reserves Allocation by Lot \$ 106,553.70	Total Current Liabilities	9,000.00
Opening Balance Equity \$ 251,466.13 Reserves Allocation by Lot \$ 106,553.70	Total Liabilities	\$ 9,000.00
Reserves Allocation by Lot \$ 106,553.70	Equity	
	Opening Balance Equity	\$ 251,466.13
Potained Farnings \$ (212.780.07)		
	Retained Earnings	 212,780.07)
Net Income \$ (5,038.63)		 
<b>Total Equity</b> \$ 140,201.13	Total Equity	
TOTAL LIABILITIES & EQUITY \$ 149,201.13		



## Fanno Creek Townhomes Owner's Association P O Box 23892 Tigard, OR 97281

### Income & Expenses

January 1 through April 29, 2025

	Ac	crual Basis	Cash Basis		
Income					
Member Assessment	\$	13,200.00	\$	14,700.00	
Interest Income					
Bank Operating Interest	\$	0.10	\$	0.10	
Bank Reserves Interest	\$	0.29	\$	0.29	
Total Interest Income	\$	0.39	\$	0.39	
Total Income	\$	13,200.39	\$	14,700.39	
Expense					
Accounting Expense	\$	220.00	\$	220.00	
Asset Repairs & Maintenance					
Exterior Repairs Expense					
Party Wall Repair Expense			\$	(900.00)	
Total Exterior Repairs Expense			\$	(900.00)	
Asset Repairs & Maintenance - Other	\$	1,650.00	\$	1,650.00	
<b>Total Asset Repairs &amp; Maintenance</b>			\$	750.00	
Bank Charges	\$	30.00	\$	30.00	
Depreciation Expense	\$	7,966.60	\$	7,966.60	
Fixed Asset Reserves Expense	\$	8,008.00	\$	8,008.00	
Postage	\$	192.00	\$	192.00	
Utilities	\$	88.10	\$	88.10	
Website	\$	84.32	\$	84.32	
Total Expense	\$	18,239.02	\$	17,339.02	
Net Income	\$	(5,038.63)	\$	(2,638.63)	



## Fanno Creek Townhomes Owner's Association P O Box 23892 Tigard, OR 97281

### **Comparison of Budget and. Actual Expenditures**

January 1 through April 29, 2025

	Jan	1 - Apr 29, 25	Budget	% of Budget
Expense				
Accounting Expense	\$	220.00	\$ 660.00	33.33%
Asset Repairs & Maintenance	\$	1,650.00	\$ 4,000.00	41.25%
Bank Charges	\$	30.00	\$ -	100.0%
Depreciation Expense	\$	7,966.60	\$ 2,200.00	362.12%
Fixed Asset Reserves Expense	\$	8,008.00	\$ 24,024.00	33.33%
Insurance Expense	\$	-	\$ 6,000.00	0.0%
Landscape Maintenance	\$	-	\$ 1,000.00	0.0%
Miscellaneous Expense	\$	-	\$ 100.00	0.0%
Office Supplies	\$	-	\$ 25.00	0.0%
Postage	\$	192.00	\$ 250.00	76.8%
Taxes & Licenses	\$	-	\$ 50.00	0.0%
Utilities	\$	88.10	\$ 300.00	29.37%
Website	\$	84.32	\$ 250.00	33.73%
Total Expense	\$	18,239.02	\$ 38,859.00	46.94%