



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

Balance Sheet

As of April 29, 2025

ASSETS

Current Assets

Checking/Savings

Chase - Checking \$ 16,048.61

Chase - Savings \$ 4,668.94

Chase - Reserves \$ 16,033.56

Total Checking/Savings \$ 36,751.11

Accounts Receivable

Accounts Receivable \$ 300.00

Total Accounts Receivable \$ 300.00

Total Current Assets \$ 37,051.11

Fixed Assets

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

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

Retained Earnings \$(212,780.07)

Net Income \$ (5,038.63)

Total Equity \$ 140,201.13

TOTAL LIABILITIES & EQUITY \$ 149,201.13



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Income & Expenses
January 1 through April 29, 2025

	Accrual 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
Total Asset Repairs & Maintenance		\$ 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)



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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%