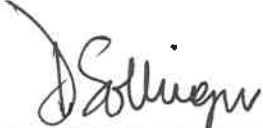


Bennett Management Company LLC
Checking Summary
December 31, 2023

8040 The Tate
 1375 Olive
 Eugene, Or 97401

<u>Date</u>	<u>Description</u>	<u>Amount</u>
12/01/23	Beginning Cash Balance in Trust Account	\$ 21,384.56
	Plus Cash Received	\$ 44,471.57
	Minus Checks Written	\$ (33,133.57)
12/31/23	Ending Cash Balance in Trust Account	\$ 32,722.56
	Potential Monthly Assessment Income	\$ 24,441.17
	Actual Monthly Assessment Income	\$ 24,887.61
	Percent Above/(Below) Expected	1.83%
	Potential Yearly Assessment Income	293,294.00
	Actual Yearly Assessment Income	\$ 294,892.00
	Percent Above/(Below) Expected	0.54%



Property Supervisor



Bennett Management Company LLC

Balance Sheet

Properties: Tate Condominiums - 8040 - 1375 Olive Street 0201-1373 Eugene, OR 97401

As of: 12/31/2023 (End of Last Month)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
ASSETS		
Cash		
Cash Accounts		
1000.000	Cash in Bank - Checking	32,722.56
	Total Cash Accounts	32,722.56
	Total Cash	32,722.56
Cash Accounts - Unallocated		
1015.8401	Cash in OCCU MMA - Capital Asset Acq Fund	32,227.18
	Total Cash Accounts - Unallocated	32,227.18
Cash Reserves - Allocated		
1016.3000	Cash in Summit Bank Money Market	157,464.82
1017.840	Cash in OCCU Savings	10.00
1017.8401	Cash in OCCU Savings - temp	78,401.21
1017.845	Cash in Washington Federal	100,825.86
1018.840	Cash in Northwest Community Credit Union	973.28
1019.840	Cash at Selco Credit Union	5.00
1020.017	Cash in Selco CD - 04/24	123,659.45
1020.026	Cash In WaFd CD 03/24	47,031.90
1021.006	Cash in Selco CD - 4/3/25	86,176.31
1021.009	Cash in Selco CD - 5/23/24	34,848.31
1021.021	Cash In NCCU - CD 1/24	62,639.05
1021.022	Cash in US Bank CD - 11/24	82,360.36
1021.024	Cash in NCCU - CD 01/24	163,251.12
1021.025	Cash in US Bank CD - 10/24	132,266.31
1021.026	Cash in OCCU - CD 04/24	102,152.61
1021.027	Cash in Vanguard - CD 2/23/24	9,998.42
1021.028	Cash in Vanguard - MMA	20.58
	Total Cash Reserves - Allocated	1,182,084.59
	TOTAL ASSETS	1,247,034.33
LIABILITIES & CAPITAL		
Liabilities		
Current Liabilities		
2030.000	Prepaid Revenue	12,587.59
	Total Current Liabilities	12,587.59
	Total Liabilities	12,587.59
Capital		
3210.000	Reserve Funds	1,182,149.46
3531.000	Retained Earnings	-297,766.97
	Calculated Retained Earnings	131,216.71
	Calculated Prior Years Retained Earnings	218,847.54

Balance Sheet

Account Number	Account Name	Balance
	Total Capital	1,234,446.74
	TOTAL LIABILITIES & CAPITAL	1,247,034.33

Annual Budget - Comparative

Properties: Tate Condominiums - 8040 - 1375 Olive Street 0201-1373 Eugene, OR 97401

As of: Dec 2023

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
Assessment Income								
4001.000	Assessments	18,631.61	17,584.83	1,046.78	212,895.30	211,018.00	1,877.30	211,018.00
4021.000	Move-In Fee	0.00	41.66	-41.66	1,000.00	500.00	500.00	500.00
Total Assessment Income		18,631.61	17,626.49	1,005.12	213,895.30	211,518.00	2,377.30	211,518.00
Operating Income - Other								
4002.000	Parking	75.00	150.00	-75.00	900.00	1,800.00	-900.00	1,800.00
4006.000	Late Fees	5.73	0.00	5.73	54.23	0.00	54.23	0.00
4120.000	Cable TV Income	2,215.00	2,173.66	41.34	26,141.59	26,084.00	57.59	26,084.00
4131.000	Internet Charge	250.00	230.00	20.00	2,788.99	2,760.00	28.99	2,760.00
4145.000	Other Income	0.00	0.00	0.00	10.00	0.00	10.00	0.00
4154.000	Asset Acquisition	738.00	690.00	48.00	8,340.13	8,280.00	60.13	8,280.00
4159.000	Assessment - Special Operating Assessment	463.00	0.00	463.00	463.00	0.00	463.00	0.00
Total Operating Income - Other		3,746.73	3,243.66	503.07	38,697.94	38,924.00	-226.06	38,924.00
Total Operating Income		22,378.34	20,870.15	1,508.19	252,593.24	250,442.00	2,151.24	250,442.00
Expense								
Operating Expenses								
5022.000	Storm Water	217.07	208.33	-8.74	2,530.73	2,500.00	-30.73	2,500.00
5025.000	Water	573.82	666.66	92.84	7,954.12	8,000.00	45.88	8,000.00
5026.000	Sewer	637.76	675.00	37.24	7,497.89	8,100.00	602.11	8,100.00
5027.000	Electricity	1,104.25	1,208.33	104.08	13,703.47	14,500.00	796.53	14,500.00
5040.000	Natural Gas	898.18	541.66	-356.52	8,006.85	6,500.00	-1,506.85	6,500.00
5050.000	Property Insurance	0.00	0.00	0.00	41,037.00	40,000.00	-1,037.00	40,000.00
5069.000	Heating, Venting & A/C	0.00	250.00	250.00	721.38	3,000.00	2,278.62	3,000.00
5070.000	General Maintenance	1,744.50	1,583.33	-161.17	18,918.00	19,000.00	82.00	19,000.00
5080.000	Maintenance Supplies	-34.00	229.16	263.16	2,710.71	2,750.00	39.29	2,750.00
5090.000	Maintenance Contract	1,350.00	1,333.33	-16.67	15,080.38	16,000.00	919.62	16,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
5092.000	Elevator Maintenance	0.00	0.00	0.00	6,013.68	6,100.00	86.32	6,100.00
5180.000	Garbage	393.04	391.66	-1.38	4,578.96	4,700.00	121.04	4,700.00
5200.000	Telephone	402.45	408.33	5.88	4,667.88	4,900.00	232.12	4,900.00
5208.000	Accounting & Legal Fees	250.00	83.33	-166.67	1,128.00	1,000.00	-128.00	1,000.00
5225.000	Internet Service	235.00	250.00	15.00	3,055.00	3,000.00	-55.00	3,000.00
5231.000	Social Committee	552.96	132.33	-420.63	1,588.00	1,588.00	0.00	1,588.00
5232.000	Art Committee	207.00	83.33	-123.67	647.23	1,000.00	352.77	1,000.00
5245.000	Security	198.00	225.00	27.00	2,376.00	2,700.00	324.00	2,700.00
5250.000	Administrative Management	1,176.00	1,125.00	-51.00	14,112.00	13,500.00	-612.00	13,500.00
5255.000	Dues, Memberships, Licenses	100.00	193.16	93.16	3,071.84	2,318.00	-753.84	2,318.00
5260.000	Office & General Supplies	84.02	43.33	-40.69	825.43	520.00	-305.43	520.00
5269.000	Technology Fee	112.80	64.75	-48.05	1,017.60	777.00	-240.60	777.00
5285.000	Taxes & Licenses	600.00	208.33	-391.67	4,095.23	2,500.00	-1,595.23	2,500.00
5321.000	Janitorial I	2,043.13	2,000.00	-43.13	23,751.61	24,000.00	248.39	24,000.00
5340.000	Cable TV Expense	2,183.04	2,175.00	-8.04	26,095.67	26,100.00	4.33	26,100.00
5365.000	Miscellaneous Fees & Services	0.00	16.66	16.66	0.00	200.00	200.00	200.00
5369.000	Terraces Garden Committee	0.00	83.33	83.33	336.61	1,000.00	663.39	1,000.00
5375.000	Grounds Contract	525.00	525.00	0.00	6,300.00	6,300.00	0.00	6,300.00
5376.000	Landscape Committee	0.00	583.33	583.33	4,285.31	7,000.00	2,714.69	7,000.00
5397.000	Contingency	0.00	185.33	185.33	0.00	2,224.00	2,224.00	2,224.00
5399.000	Capital Expenses paid for by Operating	0.00	166.66	166.66	0.00	2,000.00	2,000.00	2,000.00
5402.000	Window Cleaning	0.00	0.00	0.00	7,580.00	8,000.00	420.00	8,000.00
5500.000	Reserve Study Expense	0.00	70.83	70.83	800.00	850.00	50.00	850.00
Total Operating Expenses		15,554.02	15,710.49	156.47	234,486.58	242,627.00	8,140.42	242,627.00
Total Operating Expense		15,554.02	15,710.49	156.47	234,486.58	242,627.00	8,140.42	242,627.00
Total Operating Income		22,378.34	20,870.15	1,508.19	252,593.24	250,442.00	2,151.24	250,442.00
Total Operating Expense		15,554.02	15,710.49	156.47	234,486.58	242,627.00	8,140.42	242,627.00
NOI - Net Operating Income		6,824.32	5,159.66	1,664.66	18,106.66	7,815.00	10,291.66	7,815.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Other Income								
Other Capital Income								
4040.000	Assessment - Reserve	7,150.00	6,856.33	293.67	82,890.70	82,276.00	614.70	82,276.00
4200.000	Interest Income	8,371.10	0.00	8,371.10	38,653.40	0.00	38,653.40	0.00
Total Other Capital Income		15,521.10	6,856.33	8,664.77	121,544.10	82,276.00	39,268.10	82,276.00
Total Other Income		15,521.10	6,856.33	8,664.77	121,544.10	82,276.00	39,268.10	82,276.00
Other Expense								
Other Expenses & Capital								
5206.000	Penalties - Interest	0.00	0.00	0.00	5,434.05	0.00	-5,434.05	0.00
5897.000	Engineering	0.00	0.00	0.00	3,000.00	0.00	-3,000.00	0.00
Total Other Expenses & Capital		0.00	0.00	0.00	8,434.05	0.00	-8,434.05	0.00
Total Other Expense		0.00	0.00	0.00	8,434.05	0.00	-8,434.05	0.00
Net Other Income		15,521.10	6,856.33	8,664.77	113,110.05	82,276.00	30,834.05	82,276.00
Total Income		37,899.44	27,726.48	10,172.96	374,137.34	332,718.00	41,419.34	332,718.00
Total Expense		15,554.02	15,710.49	156.47	242,920.63	242,627.00	-293.63	242,627.00
Net Income		22,345.42	12,015.99	10,329.43	131,216.71	90,091.00	41,125.71	90,091.00