



HAYDEN BAY CONDOMINIUMS

February 11, 2011

Dear Hayden Bay Owner:

This shall serve as the Association's official notice that effective **April 1, 2011**; monthly dues will increase 4% (see attached breakdown per unit). Enclosed for your review are the approved budget and a breakdown of individual monthly assessments.

At this time, the Board has determined this increase is needed to continue covering the increased costs to the budget, which becomes more important as the complex gets older and more maintenance becomes necessary.

Please feel free to contact our office at 503-654-0118 if you should have any questions. Thank you in advance for noting this change in your April 2011 payment.

Noah and Associates Community Management

Hayden Bay Dues Increase Breakdown

Unit	Address	Owner Percentage	Annual Dues Amount \$113,005.00	Annual Reserve Amount \$2,000.00	2011 Monthly Dues Amount
1	401	5.148	\$5,817.50	\$102.96	\$493.37
2	403	5.012	\$5,663.81	\$100.24	\$480.34
3	405	5.012	\$5,663.81	\$100.24	\$480.34
4	407	5.148	\$5,817.50	\$102.96	\$493.37
5	419	5.936	\$6,707.98	\$118.72	\$568.89
6	421	5.936	\$6,707.98	\$118.72	\$568.89
7	437	5.936	\$6,707.98	\$118.72	\$568.89
8	439	5.936	\$6,707.98	\$118.72	\$568.89
9	505	5.936	\$6,707.98	\$118.72	\$568.89
10	507	5.936	\$6,707.98	\$118.72	\$568.89
11	511	5.936	\$6,707.98	\$118.72	\$568.89
12	513	5.936	\$6,707.98	\$118.72	\$568.89
13	525	5.936	\$6,707.98	\$118.72	\$568.89
14	527	5.936	\$6,707.98	\$118.72	\$568.89
15	543	5.148	\$5,817.50	\$102.96	\$493.37
16	545	5.012	\$5,663.81	\$100.24	\$480.34
17	547	5.012	\$5,663.81	\$100.24	\$480.34
18	549	5.148	\$5,817.50	\$102.96	\$493.37
		100	\$113,005.00	\$2,000.00	\$9,583.75

Hayden Bay Condominiums

2011 APPROVED BUDGET

	2011 Budget Approved	
INCOME		
Dues	\$113,005.00	4% Inc.
Special Assessment	\$0.00	
Reserve Contribution	\$2,000.00	
Late Fee	\$0.00	
Interest Income	\$551.00	
TOTAL INCOME	\$115,556.00	
EXPENSE		
Landscaping		
Landscape Contract	\$20,988.00	
Trees/Shrubs--new	\$1,000.00	
Irrigation Repairs	\$3,000.00	
Spraying Contract	\$2,000.00	
Pruning Contract	\$4,000.00	
Landscape Misc.	\$1,500.00	
Maintenance		
Electrical/HVAC	\$600.00	
Property Maintenance	\$11,000.00	
Rec. Facility Maint.	\$9,500.00	
Utilities		
Electricity	\$1,070.00	
Garbage	\$5,160.00	
Water & Sewer	\$15,000.00	
Cable TV	\$7,717.00	
Administration		
Insurance	\$22,500.00	
Management	\$4,920.00	
Professional Fees	\$2,000.00	
Taxes & Licences	\$200.00	
Office Supplies/Misc.	\$600.00	
Contingency	\$250.00	
Total Expense	\$113,005.00	
RESERVE		
General	\$2,000.00	
Special Assessment Account Expense	\$0.00	
Interest	\$551.00	
Total Reserve	\$2,551.00	
TOTAL EXPENSE & RESERVE	\$115,556.00	
NET INCOME	\$0.00	