

Hayden Bay Condominiums

2011 PROPOSED BUDGET

	2010 Budget Actual	2010 Budget Annual	2011 Budget Proposed
INCOME			
Dues	\$110,791.09	\$110,330.00	\$113,005.00
Special Assessment	\$33,876.73	\$0.00	\$0.00
Reserve Contribution	\$0.00	\$0.00	\$2,000.00
Late Fee	\$4.55	\$0.00	\$0.00
Interest Income	\$183.79	\$1,000.00	\$551.00
TOTAL INCOME	\$144,856.16	\$111,330.00	\$115,556.00
EXPENSE			
Landscaping			
Landscaping Contract	\$20,902.00	\$20,900.00	\$20,988.00 Contract Amount
Trees/Shrubs	\$1,185.00	\$1,000.00	\$1,000.00 ?
Irrigation Repairs	\$1,191.95	\$3,000.00	\$3,000.00 ?
Spraying Contract	\$2,234.77	\$2,000.00	\$2,000.00 ?
Pruning Contract	\$35.00	\$5,000.00	\$4,000.00 ?
Landscape Misc.	\$1,732.00	\$2,500.00	\$1,500.00 ?
Maintenance			
Rec. Facility Maint.	\$6,645.45	\$9,500.00	\$9,500.00
Electrical/HVAC	\$155.76	\$600.00	\$600.00
Property Maintenance	\$14,168.06	\$9,500.00	\$11,000.00 Increased \$1500.00
Utilities			
Electricity	\$1,017.49	\$950.00	\$1,070.00 5% Inc. from PGE
Garbage	\$5,157.00	\$5,120.00	\$5,160.00 1% Inc.
Water & Sewer	\$15,287.25	\$11,000.00	\$15,000.00 Water 17.9% Sewer 5% Ave. 8%
Cable TV	\$7,253.17	\$7,350.00	\$7,717.00 Projected 5% Increase
Administration			
Insurance	\$20,686.92	\$22,500.00	\$22,500.00 No Inc.
Management	\$4,800.00	\$4,800.00	\$4,920.00 \$10/mo. Increase
Professional Fees	\$5,085.97	\$1,000.00	\$2,000.00
Taxes & Licences	\$200.00	\$110.00	\$200.00 Inc.
Bank Charges	\$248.49	\$200.00	\$0.00
Office Supplies/Misc.	\$570.03	\$800.00	\$600.00
Contingency	\$250.00	\$500.00	\$250.00
Total Expense	\$108,806.31	\$108,330.00	\$113,005.00
RESERVE			
General	\$32,313.94	\$2,000.00	\$2,000.00
Special Assessment Account Expense	\$32,934.69	\$0.00	\$0.00
Interest	\$183.79	\$1,000.00	\$551.00 As per the reserve study
Total Reserve	\$65,432.42	\$3,000.00	\$2,551.00
TOTAL EXPENSE & RESERVE	\$174,238.73	\$111,330.00	\$115,556.00
NET INCOME	<u><u>-\$29,382.57</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>

Dues