



HAYDEN BAY CONDOMINIUMS

February 29, 2012

Dear Hayden Bay Owner:

Enclosed is a copy of the 2012 budget for your reference. Please note there has been no increase in the annual assessment.

Your payment is due on April 1, 2012, and is considered late if we do not receive your payment by the 10th of each month.

Enclosed for your review are the approved budget and a breakdown of individual monthly assessments, for your reference.

Please feel free to contact our office at 503-654-0118 if you should have any questions.

Noah and Associates Community Management

HAYDEN BAY CONDOMINIUMS

2012 APPROVED BUDGET

	2012 Budget Approved	
INCOME		
Dues	\$113,005.00	No Inc.
Special Assessment	\$0.00	
Reserve Contribution	\$2,000.00	
Late Fee	\$0.00	
Interest Income	\$551.00	
TOTAL INCOME	<u>\$115,556.00</u>	

EXPENSE

Landscaping

Landscape Contract	\$21,516.00
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	\$4,000.00
Rec. Facility Maint.	\$10,515.00

Utilities

Electricity	\$1,090.00
Garbage	\$5,400.00
Water & Sewer	\$17,330.00
Cable TV	\$7,895.00

Administration

Insurance	\$22,500.00
Management	\$5,040.00
Professional Fees	\$4,369.00
Taxes & Licenses	\$200.00
Office Supplies/Misc.	\$800.00
Contingency	\$250.00
Total Expense	<u>\$113,005.00</u>

RESERVE

General	\$2,000.00
Special Assessment Account Expense	\$0.00
Interest	\$551.00
Total Reserve	<u>\$2,551.00</u>

TOTAL EXPENSE & RESERVE	<u>\$115,556.00</u>
NET INCOME	<u>\$0.00</u>

Hayden Bay Dues Increase Breakdown

Unit	Address	Owner Percentage	Annual Dues Amount \$113,005.00	Annual Reserve Amount \$2,000.00	2012 Monthly Dues Amount	2011 Monthly Dues Amount
1	401	5.148	\$5,817.50	\$102.96	\$493.37	\$493.37
2	403	5.012	\$5,663.81	\$100.24	\$480.34	\$480.34
3	405	5.012	\$5,663.81	\$100.24	\$480.34	\$480.34
4	407	5.148	\$5,817.50	\$102.96	\$493.37	\$493.37
5	419	5.936	\$6,707.98	\$118.72	\$568.89	\$568.89
6	421	5.936	\$6,707.98	\$118.72	\$568.89	\$568.89
7	437	5.936	\$6,707.98	\$118.72	\$568.89	\$568.89
8	439	5.936	\$6,707.98	\$118.72	\$568.89	\$568.89
9	505	5.936	\$6,707.98	\$118.72	\$568.89	\$568.89
10	507	5.936	\$6,707.98	\$118.72	\$568.89	\$568.89
11	511	5.936	\$6,707.98	\$118.72	\$568.89	\$568.89
12	513	5.936	\$6,707.98	\$118.72	\$568.89	\$568.89
13	525	5.936	\$6,707.98	\$118.72	\$568.89	\$568.89
14	527	5.936	\$6,707.98	\$118.72	\$568.89	\$568.89
15	543	5.148	\$5,817.50	\$102.96	\$493.37	\$493.37
16	545	5.012	\$5,663.81	\$100.24	\$480.34	\$480.34
17	547	5.012	\$5,663.81	\$100.24	\$480.34	\$480.34
18	549	5.148	\$5,817.50	\$102.96	\$493.37	\$493.37
		100	\$113,005.00	\$2,000.00	\$9,583.75	\$9,583.74