

Budget Comparison Report

Property: hbc - Hayden Bay Condominiums 401-549 N. Tomahawk Island Dr. Portland, OR 97217

Period: Jan 2011 - Jan 2011

Comparison Period: Jan 2011 - Dec 2011

Date Prepared: 02/15/2011

Prepared By: Noah & Associates Community Management

Budget Description: 2011 Budget

	Jan 2011 - Jan 2011				Jan 2011 - Dec 2011			
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance
Income								
3110 - Dues	8,648.81	9,417.12	-768.31	-8.16%	15,638.24	113,005.00	-97,366.76	-86.16%
3140 - Special Assessment	1,971.64	0.00	1,971.64		1,993.23	0.00	1,993.23	
3150 - Reserve Contribution	0.00	166.74	-166.74	-100.00%	0.00	2,000.00	-2,000.00	-100.00%
3210 - Late Fee	4.55	0.00	4.55		4.55	0.00	4.55	
3820 - Interest Income	26.47	45.99	-19.52	-42.44%	26.47	551.00	-524.53	-95.20%
Total Budgeted Income	10,651.47	9,629.85	1,021.62	10.61%	17,662.49	115,556.00	-97,893.51	-84.72%
Other Income								
TRANSFER FROM RESERVES								
8110 - Transfer From Reserve	0.00	166.74	-166.74	-100.00%	1,500.00	2,000.00	-500.00	-25.00%
TRANSFER FROM RESERVES	0.00	166.74	-166.74	-100.00%	1,500.00	2,000.00	-500.00	-25.00%
Total Budgeted Other Income	0.00	166.74	-166.74	-100.00%	1,500.00	2,000.00	-500.00	-25.00%
Expense								
LANDSCAPING								
4010 - Landscape Contract	1,749.00	1,749.00	0.00	0.00%	3,498.00	20,988.00	17,490.00	83.33%
4030 - Trees/Shrubs	0.00	83.37	83.37	100.00%	0.00	1,000.00	1,000.00	100.00%
4050 - Irrigation Repairs	0.00	250.00	250.00	100.00%	0.00	3,000.00	3,000.00	100.00%
4060 - Spraying Contract	587.68	166.74	-420.94	-252.45%	1,250.54	2,000.00	749.46	37.47%
4070 - Pruning Contract	0.00	333.37	333.37	100.00%	0.00	4,000.00	4,000.00	100.00%
4080 - Landscape Misc.	0.00	125.00	125.00	100.00%	0.00	1,500.00	1,500.00	100.00%
LANDSCAPING	2,336.68	2,707.48	370.80	13.70%	4,748.54	32,488.00	27,739.46	85.38%
MAINTENANCE								
4230 - Rec. Facility Maintenance	752.00	791.74	39.74	5.02%	752.00	9,500.00	8,748.00	92.08%

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	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance
4310 - Electrical/HVAC	0.00	50.00	50.00	100.00%	0.00	600.00	600.00	100.00%
4600 - Property Maintenance	126.00	916.74	790.74	86.26%	188.81	11,000.00	10,811.19	98.28%
MAINTENANCE	878.00	1,758.48	880.48	50.07%	940.81	21,100.00	20,159.19	95.54%
UTILITIES								
5010 - Electricity	72.52	89.24	16.72	18.74%	72.52	1,070.00	997.48	93.22%
5020 - Garbage	435.00	430.00	-5.00	-1.16%	870.00	5,160.00	4,290.00	83.14%
5030 - Water & Sewer	1,942.26	1,250.00	-692.26	-55.38%	3,084.20	15,000.00	11,915.80	79.44%
5090 - Cable TV	609.56	643.12	33.56	5.22%	1,218.90	7,717.00	6,498.10	84.21%
UTILITIES	3,059.34	2,412.36	-646.98	-26.82%	5,245.62	28,947.00	23,701.38	81.88%
ADMINISTRATION								
6010 - Insurance	-1,608.00	1,875.00	3,483.00	185.76%	-1,608.00	22,500.00	24,108.00	107.15%
6050 - Management	410.00	410.00	0.00	0.00%	410.00	4,920.00	4,510.00	91.67%
6060 - Professional Fees	0.00	166.74	166.74	100.00%	0.00	2,000.00	2,000.00	100.00%
6100 - Taxes & Licenses	0.00	16.74	16.74	100.00%	0.00	200.00	200.00	100.00%
6240 - Office Supplies/Misc.	118.85	50.00	-68.85	-137.70%	118.85	600.00	481.15	80.19%
6500 - Contingency	0.00	20.87	20.87	100.00%	0.00	250.00	250.00	100.00%
ADMINISTRATION	-1,079.15	2,539.35	3,618.50	142.50%	-1,079.15	30,470.00	31,549.15	103.54%
TRANSFER TO RESERVES								
7010 - General Reserve Transfer	0.00	166.74	166.74	100.00%	0.00	2,000.00	2,000.00	100.00%
7100 - Special Assessment Res Transfer	1,971.64	0.00	-1,971.64		1,971.64	0.00	-1,971.64	
7930 - Reserve Interest Transfer	26.47	45.99	19.52	42.44%	26.47	551.00	524.53	95.20%
TRANSFER TO RESERVES	1,998.11	212.73	-1,785.38	-839.27%	1,998.11	2,551.00	552.89	21.67%
Total Budgeted Expense	7,192.98	9,630.40	2,437.42	25.31%	11,853.93	115,556.00	103,702.07	89.74%

Other Expense

EXPENSES FROM RESERVES								
9410 - General Reserve Expense	7,000.00	166.74	-6,833.26	-4,098.15%	8,500.00	2,000.00	-6,500.00	-325.00%
EXPENSES FROM RESERVES	7,000.00	166.74	-6,833.26	-4,098.15%	8,500.00	2,000.00	-6,500.00	-325.00%
Total Budgeted Other Expense	7,000.00	166.74	-6,833.26	-4,098.15%	8,500.00	2,000.00	-6,500.00	-325.00%

Cash

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	Jan 2011 - Jan 2011				Jan 2011 - Dec 2011			
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance
Operating Account	-2,995.74	0.00	2,995.74		-2,210.53	0.00	2,210.53	
Reserve Funds								
Reserve MM Funds (170)	1,998.11	0.00	-1,998.11		498.11	0.00	-498.11	
Reserve Funds	1,998.11	0.00	-1,998.11		498.11	0.00	-498.11	
Total Budgeted Cash	-997.63	0.00	997.63		-1,712.42	0.00	1,712.42	
Liability								
2115 - Owner Prepayments	545.77	0.00	545.77		-1,019.09	0.00	-1,019.09	
2400 - Reserve								
2410 - General Reserve	0.00	0.00	0.00		-1,500.00	0.00	-1,500.00	
2470 - LCE Reserve	26.47	0.00	26.47		26.47	0.00	26.47	
2500 - Special Assessment Reserve	1,971.64	0.00	1,971.64		1,971.64	0.00	1,971.64	
2400 - Reserve	1,998.11	0.00	1,998.11		498.11	0.00	498.11	
Total Budgeted Liability	2,543.88	0.00	2,543.88		-520.98	0.00	-520.98	