

HOA Annual Financials

	2016-2017	Oct 2017-Sept 2018			2018-2019	2019-2022	NOTE (1)
	Actual	Projected Actual	Fiscal Year Budget	Full Year Variance	BUDGET	FUTURE YEARS ESTIMATES	
Income	40,654	51,023	48,896	2,127	49,000	52,000	
Operating Expenses							
General & Administration	15,176	10,163	17,269	(7,106)	8,547	10,000	NOTE (2)
Landscaping	14,830	15,917	15,938	(21)	14,375	15,000	NOTE (3)
Pool & Tennis	7,859	8,724	7,887	837	9,122	10,000	NOTE (4)
Utilities	6,389	6,415	7,802	(1,388)	7,728	8,000	
Total Operating Expenses	44,254	41,218	48,896	(7,678)	39,772	43,000	
Operating Income	(3,600)	9,805	0	9,805	9,228	9,000	per year
Capital Expenditures:							
2016-2017 Pool & Tile Replacement	16,520						
2016-2017 Pool Plaster Curing	900						
2016-2017 Understructure inspection	<i>Done</i>						
2016-2017 CapEx Spend Subtotal	17,420						
2017-2018 Tennis Court Resurface & Net Replace		4,050	5,000	(950)			
2017-2018 Pool Furniture		5,947	6,000	(53)			
2017-2018 Basketball Pole & Hoop		2,261	1,500	761			
2017-2018 Pool house Ceiling		836	0	836			
2017-2018 Pressure Washing Parking & Pool Area		<i>Done</i>		0			
2017-2018 Understructure Tennis Court Paint		<i>Scheduled</i>	2,500	(2,500)			
2017-2018 CapEx Spend Subtotal		13,095	15,000	(1,905)			
2018-2019 Understructure Tennis Court Paint					5,000		
2018-2019 Pool house Ceiling Insulation					1,200		
2018-2019 Pool Pump Replace					1,250		
2018-2019 Pool Umbrellas Replace					600		
2018-2019 Shrubs at Frontage & Detention Pond					3,800		
2018-2019 Lights at Frontage Re-wire					1,300		
2018-2019 Security Camera Pool Area					500		
2018-2019 CapEx Spend Subtotal					13,650		
2019-2020 Water Fountain Replace						500	
2019-2020 Pool House Interior						2,000	
2019-2020 Pool Shade & Signs Replace						1,200	
2019-2020 Parking Lot Stripes Paint						500	
2019-2020 Frontage Improvement						5,000	
2019-2020 Sediment Removal Under Tennis Court						<i>Unknown</i>	NOTE (5)
2019-2020 CapEx Spend Subtotal						9,200	NOTE (6a)
2020-2021 Pool Plaster Acid Wash						1,000	
2020-2021 Pool House Exterior Paint						1,200	
2020-2021 Fence Poles Paint						4,000	
2020-2021 Metal Fence Door Pool/Tennis						1,150	
2020-2021 Frontage Haydens Walk Signs Paint						750	
2020-2021 Detention Pond Maintenance						1,500	
2020-2021 CapEx Spend Subtotal						9,600	NOTE (6b)
2021-2022 Windscreen Sign Replace						2,800	
2021-2022 Tennis Court Net Replace						250	
2021-2022 Tennis Court Pressure Wash						500	
2021-2022 Trees at Frontage Entrance						3,000	
2021-2022 Understructure Inspection						500	
2021-2022 CapEx Spend Subtotal						7,050	NOTE (6c)
Beginning Cash	54,212	45,412	35,000	10,412	29,903	25,481	
Year to Year Income Adjustments	12,220	(12,220)					
Net Change in Cash	(21,020)	(3,289)	(15,000)	11,710	(4,422)	1,150	
Ending Cash	45,412	29,903	20,000	9,902	25,481	26,631	
Ending Cash Date	9/30/2017	9/30/2018	9/30/2018		9/30/2019	9/30/2022	

2016-2017	Oct 2017-Sept 2018			2018-2019	2019-2022
Actual	Projected Actual	Fiscal Year Budget	Full Year Variance	BUDGET	FUTURE YEARS ESTIMATES

NOTE (1) Annual Dues are scheduled at \$800 per household with historical collection rates for 2018-2019, and increasing to a range of \$825-\$850 each in subsequent years.
 NOTE (2) Management Company removed April 2018, current Board intends to self-manage going forward (saving approximately \$9,000 per year).
 NOTE (3) Notice of non-renewal has been provided to the current landscape company (approximately \$10,000 per year). Proposals are being collected for a replacement vendor.
 NOTE (4) The current 3-year pool service contract expires 9/30/18 (approximately \$6,000 per year). Proposals are being collected from multiple vendors for a new contract.
 NOTE (5) The Board will be obtaining quotes to remove sediment built up underneath the tennis court which serves as a detention pond for the neighborhood. Unknown cost.
 NOTES (6a-6c) 2019-2022 Future Years' Estimates are planned according to the Long Term Capital Budget Plan and subject to change.

	2016-2017 Actual	Oct 2017-Sept 2018			2018-2019 DRAFT BUDGET	2019-2022 FUTURE YEARS ESTIMATES
		Projected Actual	Fiscal Year Budget	Full Year Variance		
OPERATING INCOME DETAIL:						
Income						
40-3001 Assessments	51,575	49,732	48,888	844	48,991	
40-3020 Initiation Closing Fees	215	530	0	530	0	
40-3040 ACC Fines Income	0	263	0	262	0	
40-3050 Late Fee Income	825	488	0	488	0	
Other	259	11	8	2	9	
Total Income	52,874	51,023	48,896	2,127	49,000	52,000 NOTE (1)
Operating Expenses						
General & Administration						
50-4010 Management Fees	6,780	4,045	8,796	(4,751)	0	NOTE (2)
50-4020 Legal Fees	3,108	481	2,400	(1,919)	2,400	
50-4030 Insurance	2,152	2,373	2,300	73	2,500	
50-4050 Social Committee	855	1,006	1,200	(194)	1,200	
50-4060 Offsite Storage	866	676	864	(188)	948	
50-4070 Supplies & Postage	663	744	670	74	360	
50-4080 Website Hosting	159	395	520	(125)	650	
Other	593	443	519	(76)	489	
Subtotal General & Administration	15,176	10,163	17,269	(7,106)	8,547	10,000
Landscaping						
50-5010 Lawn Maint. & Landscape	10,161	9,984	10,188	(204)	7,200	NOTE (3)
50-5020 Seasonal Flowers	984	807	930	(123)	1,050	
50-5030 Pine Straw	1,139	1,064	2,020	(956)	1,500	
50-5040 Landscape/Irrigation Repairs	1,395	324	900	(576)	1,625	
50-5050 Shrub/Tree Removal & Fence Repairs	1,150	3,737	1,900	1,837	3,000	
Subtotal Landscaping	14,830	15,917	15,938	(21)	14,375	15,000
Pool & Tennis						
50-6010 Pool Service	5,500	5,500	5,600	(100)	5,900	NOTE (4)
50-6020 Pool Permits	512	512	512	0	512	
50-6030 Pool/Tennis Repairs	311	2,133	1,400	733	2,250	
50-6040 Pool/Tennis Supplies	711	329	200	129	300	
50-6050 Pest Control	825	250	175	75	160	
Subtotal Pool & Tennis	7,859	8,724	7,887	837	9,122	10,000
Utilities						
50-7010 Electricity - Frontage	910	903	900	3	993	
50-7015 Electricity - Pool Area	2,437	2,384	2,795	(411)	2,622	
50-7020 Water - Frontage	1,600	1,482	1,685	(203)	1,630	
50-7023 Water - Pool Area	747	539	940	(401)	593	
50-7026 Water & Sewer - Pool house	193	547	995	(449)	689	
50-7040 Telephone - Pool house	502	560	487	73	1,200	
50-7050 Pool Trash Service	0	0	0	0	0	
Subtotal Utilities	6,389	6,415	7,802	(1,388)	7,728	8,000
Total Operating Expenses	44,254	41,218	48,896	(7,678)	39,772	43,000
OPERATING INCOME	8,620	9,805	0	9,805	9,228	9,000 per year