

**Hayden's Walk HOA**  
Budget Overview August 2013:

	Annual Dues \$ 650.00	Year to Date Current FY	Annual Dues \$ 650.00	Annual Dues \$ 650.00	
	2011-2012	2012-2013			2013-2014
	Actual	Budget	Actuals thru 7/2012	Actual (Forecast)	Variance Over (Under) Budget
<b>Income:</b>					
Semi-annual dues	\$ 39,665	\$ 40,950	\$ 36,186	\$ 36,966	\$ (3,984)
Semi-annual dues prior FYE			\$ -	\$ -	\$ -
Late fees collected	\$ 442	\$ -	\$ 560	\$ 560	\$ 560
ACC fines collected	\$ -	\$ -		\$ -	\$ -
Other income	\$ 865	\$ -	\$ 300	\$ 300	\$ 300
Interest income bank accounts	\$ 323	\$ 12	\$ 4	\$ 7	\$ (5)
Special Assessment	\$ 650		\$ 28,620	\$ 28,620	
<b>Total Income:</b>	\$ 41,945	\$ 40,962	\$ 65,670	\$ 66,453	\$ (3,129)
<b>Operating Expenses:</b>					
<b>Landscape</b>					
Flowers, shrubs, trees	\$ 1,394	\$ 1,200	\$ 741	\$ 941	\$ (259)
Monthly lawn maintenance	\$ 5,181	\$ 5,040	\$ 4,225	\$ 5,462	\$ 422
Chemical application	\$ 1,130	\$ 1,700	\$ 1,448	\$ 1,688	\$ (12)
<i>Other landscaping expenses:</i>			\$ 937		
Aeration / Retention Pond	\$ 510	\$ 610		\$ -	\$ (610)
Aeration	\$ -				\$ 500
Retention Pond	\$ -				\$ 500
Pine straw applications	\$ 1,585	\$ 1,600	\$ 2,228	\$ 2,228	\$ 628
Irrigation system repairs	\$ 349	\$ 200	\$ 116	\$ 116	\$ (84)
Shrub replacement / designs	\$ 143	\$ 200	\$ 104	\$ 104	\$ (96)
Tree trim / remove / replace	\$ 200	\$ 300	\$ 350	\$ 350	\$ 50
<b>Total Landscape</b>	\$ 10,492	\$ 10,850	\$ 10,148	\$ 10,888	\$ 38
<b>Swim &amp; Tennis</b>					
Monthly pool maintenance	\$ 5,550	\$ 5,253	\$ 5,149	\$ 7,229	\$ 1,976
Pool/Tennis repairs & cleaning	\$ 840	\$ 1,500	\$ 854	\$ 1,604	\$ 104
Pool permits	\$ 350	\$ 350		\$ -	\$ (350)
Termite Treatment poolhouse	\$ 150	\$ 150	\$ 150	\$ 150	\$ -
Engrg Inspection of Tennis Wall					\$ -
<b>Total Swim &amp; Tennis</b>	\$ 6,890	\$ 7,253	\$ 6,153	\$ 8,983	\$ 1,730
<b>Social Committee</b>					
Annual meeting	\$ -	\$ 30		\$ 30	\$ -
Christmas decorations	\$ 175	\$ 100		\$ -	\$ (100)
Seasonal events	\$ 93	\$ -		\$ -	\$ -
Pool parties	\$ -	\$ 300	\$ 125	\$ 225	\$ (75)
<b>Total Social Committee</b>	\$ 268	\$ 430	\$ 125	\$ 255	\$ (175)
<b>Utilities &amp; Consumables</b>					
Electric	\$ 3,539	\$ 2,800	\$ 2,473	\$ 3,273	\$ 473
Water	\$ 2,502	\$ 3,000	\$ 858	\$ 903	\$ (2,097)
Landscaping supplies	\$ 30	\$ 125		\$ 30	\$ (95)
Pool & Tennis supplies	\$ 143	\$ 250		\$ 35	\$ (215)
Telephone	\$ 559	\$ 400	\$ 447	\$ 647	\$ 247
<b>Total Utilities</b>	\$ 6,773	\$ 6,575	\$ 3,778	\$ 4,888	\$ (1,687)
<b>Association Management</b>					
Property & casualty insurance	\$ 1,379	\$ 1,300	\$ 1,396	\$ 1,396	\$ 96
HOA Management	\$ 3,099	\$ 3,600	\$ 3,000	\$ 3,750	\$ 150
Printing/ Postage (HOAM)	\$ 634	\$ 150	\$ 737	\$ 787	\$ 637
ACC Management	\$ -			\$ -	\$ -
Tax Preparation	\$ -		\$ 200	\$ 200	\$ 200
Legal Fees, net	\$ 1,161	\$ 1,000		\$ -	\$ (1,000)
Corporate registration fee	\$ 50	\$ 60	\$ 60	\$ 60	\$ -
Federal taxes	\$ -	\$ 25		\$ -	\$ (25)
Property taxes	\$ -	\$ 30		\$ -	\$ (30)
Newsletter / Website Hosting	\$ 295	\$ 665		\$ -	\$ (665)
Newsletter	\$ -				\$ 400
Website Hosting	\$ -				\$ 400
PACT Neighborhood Watch	\$ 276	\$ 170		\$ -	\$ (170)
Bank Fees	\$ 12	\$ 20		\$ -	\$ (20)
Dues - JCCA	\$ 63	\$ 63	\$ 63	\$ 63	\$ -
<b>Total Association Mgmt</b>	\$ 6,969	\$ 7,083	\$ 5,456	\$ 6,256	\$ (827)
<b>Other</b>					
Discretionary Budget Allocation	\$ 44	\$ 1,000	\$ 50	\$ 350	\$ (650)
<b>Total Other</b>	\$ 44	\$ 1,000	\$ 50	\$ 350	\$ (650)
<b>Total Operating Expenses:</b>	\$ 31,436	\$ 33,191	\$ 25,710	\$ 31,620	\$ (1,571)
<b>Income minus Op. Expenses:</b>	\$ 10,509	\$ 7,771	\$ 39,961	\$ 34,833	\$ 27,062

Capital Budget Overview:	2011-2012	2012-2013				2013-2014
	Actual	Budget	Actuals thru 7/2012	Actual (Forecast)	Variance Over (Under) Budget	Budget
Starting Balance October 1	\$ 23,504	\$ 18,406	\$ 18,406	\$ 18,406	\$ -	\$ 21,078
- Minus Capital Disbursements	\$ 32,160	\$ 33,190	\$ 32,160	\$ 32,160	\$ (1,030)	\$ 13,822
+ Vendor credit water bill				\$ -	\$ -	
+ Plus Operating Contribution	\$ 27,062	\$ 7,771	\$ 27,062	\$ 34,833	\$ 27,062	\$ 4,009
Ending Balance	\$ 18,406	\$ (7,013)	\$ 13,307	\$ 21,078	\$ 28,092	\$ 11,265

	2012-2013			
	Budget	Actuals	Projected	Variance
<b>2012-2013 Capital Improvements Budgeted:</b>				
<b>Tennis Court Structure Renovation - part 2 (sp)</b>	\$ 29,000	\$ 28,770	\$ 28,770	\$ (230)
Pool Deck & Wall Repair	\$ 500	\$ 3,390	\$ 3,390	\$ 2,890
Chlorine / Acid Chemical pumps (2 total)	\$ 350			\$ (350)
Water Fountain & plumbing supplies	\$ 500			\$ (500)
Pool House Painting - Interior	\$ 840			\$ (840)
Pool Shade fabric & other	\$ 500			\$ (500)
Parking Lot Pressure Wash	\$ 500			\$ (500)
Replace Timers	\$ 200			\$ (200)
Landscaping Frontage Project	\$ 800			\$ (800)
Tennis Court Fence Repair	\$ -	851.14	\$ 851	\$ 851
<b>Total Capital Improvements Budgeted 2012-2013</b>	\$ 33,190	\$ 32,160	\$ 32,160	\$ (179)
<b>Ending Capital Reserve Projected 9/30/2013</b>			\$ 21,078	

	2013-2014
	Assumptions
<b>2013-2014 Capital Improvements Budgeted:</b>	
Pool Bed Acid Wash	\$ 500
Pool Deck Washing	\$ 500
Chlorine / Acid Chemical pumps (2 total)	\$ 350
Water Fountain & plumbing supplies	\$ 500
Pool House Painting - Interior	\$ 840
Pool House Painting - Exterior Trim	\$ 700
Pool House Painting - Exterior Stucco	\$ 500
Pool Cover Replacement	\$ 3,800
Pool Shade fabric & other	\$ 500
Tennis Court Pressure Wash	\$ 500
Replacement Lights Tennis Court	\$ 500
Parking Lot Pressure Wash	\$ 500
Frontage Project Phase IV	\$ 3,632
Structure maintenance long term	\$ 500
<b>Total Capital Improvements Budgeted 2013-2014</b>	\$ 13,822
<b>Ending Capital Reserve Projected 9/30/2014</b>	\$ 11,265

	2014-2015
	Assumptions
<b>2014-2015 Capital Improvements Budgeted:</b>	
Pool Retile	\$ 3,500
Pool Renovation Strip along edge of tile	\$ 600
Fence Poles Repainting = ALL	\$ 3,000
Tennis Court Net replacement	\$ 250
Pool Signage Replacement	\$ 200
Frontage Homes for Sale Sign	\$ 300
Frontage No Soliciting Sign	\$ 300
Street sign replacement	\$ 3,914
<b>Total Capital Improvements Budgeted 2014-2015</b>	\$ 12,064
	Annual Dues: \$700.00
	Additional funds \$ 3,150
<b>Ending Capital Reserve Projected 9/30/2015</b>	\$ 6,360

	2015-2016
	Assumptions
<b>2015-2016 Capital Improvements Budgeted:</b>	
Pool Bed Resurface	\$ 6,785
Pump Replacement	\$ 800
Replacement Lights Tennis Court	\$ 500
Structure maintenance long term	\$ 500
Replace Timers	\$ 200
Structural engineering survey of tennis court structure?	\$ 1,000
<b>Total Capital Improvements Budgeted 2015-2016</b>	\$ 9,785
	Annual Dues: \$700.00
	Additional funds \$ 3,150
<b>Ending Capital Reserve Projected 9/30/2016</b>	\$ 3,734