

Hayden's Walk HOA  
Budget Overview August 2015:

Annual Dues \$ 650.00    Year to Date Current FY    Annual Dues \$ 750.00

	2014-2015			2015-2016	
	Budget	Actual Forecast	Forecast Variance	Budget	
<b>Incom</b> Assessment Income	\$ 40,950	\$ 48,505	\$ 7,555	\$ 47,250	
Interest Income	\$ 12	\$ 12	\$ -	\$ 12	
Special Assessment		\$ 500	\$ 500	\$ -	
Working Capital		\$ 65	\$ 65	\$ -	
Late Fees		\$ 325	\$ 325	\$ -	
Other Income/Fines		\$ 300	\$ 300	\$ -	
Interest		\$ 25	\$ 25	\$ -	
Legal Fees Reimbursement		\$ 629	\$ 629	\$ -	
<b>Total Income:</b>	\$ 40,962	\$ 50,361	\$ 9,399	\$ 47,262	
<b>Operating Expenses:</b>					
<b>Landscape</b>					
Landscaping Supplies	\$ 75	\$ 75	\$ -	\$ 250	
Annual Color (Flowers)	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	
Landscape (Lawn) Maintenance	\$ 5,253	\$ 5,253	\$ -	\$ 5,355	
Chemical Treatment	\$ 1,874	\$ 1,874	\$ -	\$ 1,930	
Detention Pond		\$ 1,605	\$ 1,605	\$ 1,020	
Aeration & Overseeding	\$ -	\$ -	\$ -	\$ 400	
Pine Straw / Mulch	\$ 2,200	\$ 2,242	\$ 42	\$ 2,200	
General Maintenance and Repair (New Item)	\$ -	\$ -	\$ -	\$ -	
Irrigation System Repairs	\$ 200	\$ 200	\$ -	\$ 200	
Shrub Trim / Removal / Replacement	\$ 200	\$ 206	\$ 6	\$ 200	
Tree Trim / Removal / Replacement	\$ 300	\$ 375	\$ 75	\$ 300	
<b>Total Landscape:</b>	\$ 11,602	\$ 13,330	\$ 1,728	\$ 13,355	
<b>Swim &amp; Tennis</b>					
Pool/Tennis Supplies	\$ 150	\$ 300	\$ 150	\$ 330	
Pool Contract (Pool Maintenance)	\$ 5,740	\$ 4,975	\$ (765)	\$ 6,100	
Pool/Tennis Repairs	\$ 1,000	\$ 1,000	\$ -	\$ 1,100	
Restroom Cleaning (Pool Contract/Professional)	\$ -	\$ 400	\$ 400	\$ 1,000	
Pool Permits	\$ 350	\$ 512	\$ 162	\$ 512	
Pest Control	\$ 160	\$ 171	\$ 11	\$ 190	
<b>Total Swim &amp; Tennis:</b>	\$ 7,400	\$ 7,358	\$ (42)	\$ 9,232	
<b>Social Committee</b>	<b>Total Social Committee:</b>	\$ 600	\$ 633	\$ 33	\$ 935
<b>Utilities</b>					
Electric -- Frontage	\$ 600	\$ 600	\$ -	\$ 660	
Electric -- Amenity, Pool Area	\$ 2,700	\$ 2,800	\$ 100	\$ 3,080	
Water -- Frontage, Irrigation (1355)	\$ 1,200	\$ 1,600	\$ 400	\$ 2,000	
Water/Sewage - Amenity,Pool/Restroom (6040)	\$ 300	\$ 250	\$ (50)	\$ 275	
Water -- Amenity, Irrigation (3659)	\$ 400	\$ 600	\$ 200	\$ 660	
Telephone	\$ 600	\$ 1,023	\$ 423	\$ 1,680	
<b>Total Utilities:</b>	\$ 5,800	\$ 6,873	\$ 1,073	\$ 8,355	
<b>Association Management</b>					
Insurance, Property & Casualty	\$ 1,600	\$ 1,679	\$ 79	\$ 1,850	
HOA Management Fees	\$ 4,980	\$ 4,980	\$ -	\$ 5,400	
ACC Management	\$ 1,200	\$ -	\$ (1,200)	\$ 1,700	
ACC Committee Working Fund	\$ -	\$ -	\$ -	\$ 450	
Misc Gen'l & Admin (Printing, Postage)	\$ 750	\$ 500	\$ (250)	\$ 550	
Accounting Fees, Tax Preparation	\$ 200	\$ 200	\$ -	\$ 220	
Legal Fees	\$ 2,000	\$ 3,000	\$ 1,000	\$ 2,000	
Federal/State taxes	\$ 25	\$ -	\$ (25)	\$ 25	
Property taxes	\$ 30	\$ 1	\$ (29)	\$ 1	
Newsletter / Website Hosting	\$ 800	\$ 200	\$ (600)	\$ 950	
JCCA Dues	\$ 63	\$ 63	\$ -	\$ 63	
Annual Meeting	\$ -	\$ 150	\$ 150	\$ 300	
Offsite Storage	\$ -	\$ 476	\$ 476	\$ 744	
<b>Total Association Mgmt:</b>	\$ 11,648	\$ 11,249	\$ (399)	\$ 14,253	
<b>Other</b> Contingency (Discretionary Allocation)	\$ 1,000	\$ 650	\$ (350)	\$ 1,000	
<b>Total Operating Expenses:</b>	\$ 38,050	\$ 40,093	\$ 2,043	\$ 47,130	
<b>Income minus Op. Expenses:</b>	\$ 2,912	\$ 10,268	\$ 7,356	\$ 132	

**Capital Budget Overview:**

Starting Balance October 1  
 - Minus Capital Disbursements  
 + Operating Contribution  
 Ending Balance

2013-2014 Actual Through 9/30/14	2014-2015 Projected through 9/30/15	Forecast Y/Y Over/(Under)	2015-2016 Budget
\$ 11,794	\$ 18,359	\$ 6,565	\$ 23,146
\$ 6,990	\$ 5,481	\$ (1,509)	\$ 14,305
\$ 13,555	\$ 10,268	\$ (3,287)	\$ 132
\$ 18,359	\$ 23,146	\$ 4,787	\$ 8,973

	Cost Schedule	2014-2015 Actual Forecast	2015-2016 Budget	2016-2017 Budget
<b>2015-2016 Capital Improvements Budgeted:</b>				
Management - Reserve Study	\$ 3,500	\$ -	\$ -	\$ 3,500
Landscape - frontage project	\$ 3,500	\$ 1,776	\$ 3,500	\$ 3,500
Frontage - Pressure washing monument/curbs	\$ 300	\$ -	\$ 300	\$ -
Frontage - ForSale/NoSolicit signs replacement (repaired 2015)	\$ 600	\$ 64	\$ -	\$ 600
Frontage - Street sign post replace	\$ 3,000	\$ -	\$ -	\$ 3,000
Parking Lot - Trash wall (where river birch is now)	\$ 100	\$ -	\$ 100	\$ -
Parking - Lot/ammenites curb pressure wash	\$ 500	\$ 513	\$ 300	\$ -
Parking - Lot Re-striping	\$ 375	\$ 375	\$ -	\$ -
Pool - Bank Retaining Wall (timbers)	\$ 3,000	\$ -	\$ -	\$ -
Pool - Deck Pressure Wash	\$ 500	\$ 513	\$ 500	\$ 500
Pool - Patio support crack inspection	\$ 1,000	\$ -	\$ 1,000	\$ -
Pool - Electrical panel - replace / rewire	\$ 1,000	\$ -	\$ -	\$ -
Pool - Pool resurface	\$ 7,000	\$ -	\$ -	\$ -
Pool - Retile pool	\$ 3,500	\$ -	\$ -	\$ -
Pool - Renovation Strip along edge of tile	\$ 600	\$ -	\$ -	\$ -
Pool - Bed Acid Wash	\$ 1,100	\$ -	\$ 1,100	\$ -
Pool - Chlorine / Acid Chemical pumps (2 total)	\$ 350	\$ -	\$ -	\$ -
Pool - Saline Pool	\$ 3,000	\$ -	\$ -	\$ -
Pool - Fence Door replacement	\$ 1,300	\$ 1,181	\$ -	\$ -
Pool - Pool house replumb	\$ 3,000	\$ -	\$ -	\$ -
Pool - Pool house restroom retile	\$ 2,000	\$ -	\$ -	\$ -
Pool - Pool house painting - interior	\$ 1,500	\$ -	\$ -	\$ -
Pool - Pool house painting - exterior	\$ 1,500	\$ 545	\$ -	\$ -
Pool - Pump Room Doors	\$ 750	\$ -	\$ 750	\$ -
Pool - Amenities Shed	\$ 600	\$ -	\$ -	\$ -
Pool - Pergolas	\$ 1,000	\$ -	\$ -	\$ -
Pool - Water fountain & plumbing supplies	\$ 500	\$ -	\$ -	\$ -
Pool - Signage Replacement	\$ 200	\$ -	\$ -	\$ -
Pool - WiFi Access	\$ 1,200	\$ -	\$ -	\$ -
Pool - Camera monitoring of pool area	\$ 1,000	\$ -	\$ -	\$ -
Pool - Lights for fence/pergolas wiring	\$ 500	\$ -	\$ -	\$ -
Pool - Key card access	\$ 1,400	\$ -	\$ -	\$ -
Pool - Water heater replace	\$ 700	\$ -	\$ 700	\$ -
Pool - New Clubhouse	\$ 25,000	\$ -	\$ -	\$ -
Tennis - Signage Replacement	\$ 250	\$ -	\$ 250	\$ -
Tennis - Fence Poles Repainting	\$ 500	\$ -	\$ 500	\$ -
Tennis Court Net replacement	\$ 200	\$ -	\$ 200	\$ -
Tennis - Accessories. Squeegee & cover (\$175), Cup/Trashcan	\$ 305	\$ -	\$ 305	\$ -
Tennis - Replacement Lights Tennis Court	\$ 500	\$ -	\$ -	\$ -
Tennis - Gated access tennis courts	\$ 400	\$ -	\$ -	\$ 400
Tennis - Entrance repair/maintenance	\$ 300	\$ -	\$ 300	\$ -
Tennis - Court structure maint/inspection	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Tennis - Court repaint	\$ 3,500	\$ -	\$ 3,500	\$ -
Tennis - Court Pressure Wash	\$ 500	\$ 513	\$ -	\$ -
<b>Total Capital Improvements Budgeted 2015-2016</b>	<b>\$ 82,530</b>	<b>\$ 5,481</b>	<b>\$ 14,305</b>	<b>\$ 12,500</b>
<b>Ending Capital Reserve Projected 9/30/201x</b>		<b>\$ 23,146</b>	<b>\$ 8,973</b>	