

HOA Annual Financials

	2016-2017	2017-2018	2018-2019	Oct 2019-Sept 2020			2020-2021	
	Actual	Actual	Actual	Projected Actual	Fiscal Year Budget	Full Year Variance	BUDGET	
Income	40,654	50,933	49,416	50,922	48,585	2,337	49,922	NOTE (1)
Operating Expenses								
General & Administration	15,176	9,722	9,721	12,543	15,268	(2,725)	12,923	NOTE (2)
Landscaping	14,830	13,905	14,297	15,289	15,000	289	15,600	NOTE (3)
Pool & Tennis	7,859	8,561	7,847	8,836	8,410	426	14,277	NOTE (4)
Utilities	6,389	5,445	6,762	5,816	6,731	(915)	6,833	
Total Operating Expenses	44,254	37,633	38,627	42,484	45,409	(2,925)	49,633	
Operating Income	(3,600)	13,300	10,789	8,438	3,175	5,262	289	
Capital Expenditures:								
2016-2017 Pool & Tile Replacement	16,520							
2016-2017 Pool Plaster Curing	900							
2016-2017 Understructure inspection	<i>Operating Exp.</i>							
2016-2017 CapEx Spend Subtotal	17,420							
2017-2018 Tennis Court Resurface & Net Replace		4,050						
2017-2018 Pool Furniture		5,947						
2017-2018 Basketball Pole & Hoop		2,261						
2017-2018 Pool house Ceiling Ladder		836						
2017-2018 CapEx Spend Subtotal		13,095						
2018-2019 Understructure Tennis Court Paint			4,900					
2018-2019 Pool house Ceiling Insulation			1,545					
2018-2019 Pool Pump Replace			785					
2018-2019 Pool Umbrellas Replace			517					
2018-2019 Entrance & Detention Pond Shrubs			1,165					
2018-2019 Entrance Lights Re-wire			620					
2018-2019 Security Cameras Pool Area			431					
2018-2019 CapEx Spend Subtotal			9,963					
2019-2020 Water Fountain Replace				-	800	(800)		
2019-2020 Entrance Signage Replace/Repair				-	750	(750)		
2019-2020 Pool Gate Closure				-	400	(400)		
2019-2020 Pool Pergola Shade Replace				1,528	1,200	328		
2019-2020 Parking Lot Stripes Paint				-	500	(500)		
2019-2020 Other Tennis Items				-	800	(800)		
2019-2020 Entrance Decorations - Materials				1,035		1,035		
2019-2020 Tennis Court Poles Painting				2,400		2,400		
2019-2020 Detention Pond Improvements				3,700		3,700		
2019-2020 CapEx Spend Subtotal				8,663	4,450	4,213		
2020-2021 Understructure Inspection							500	
2020-2021 Repaint "Haydens Walk" on Windscreen							200	
2020-2021 New "Homes for Sale" Sign							200	
2020-2021 Parking Lot Stripes Paint							500	
2020-2021 Water Fountain Replace							800	
2020-2021 Pool Gate Closure							400	
2020-2021 Tennis Court Lights replace							600	
2020-2021 Entrance / Frontage Improvements							1,000	
2020-2021 CapEx Spend Subtotal							4,200	
Beginning Cash	54,212	45,412	33,398	34,223	31,647	2,576	33,998	
Year to Year Income Adjustments	12,220	(12,220)		-				
Net Change in Cash	(21,020)	206	825	(225)	(1,275)	1,049	(3,911)	
Ending Cash	45,412	33,398	34,223	33,998	30,372	3,625	30,087	
Ending Cash Date	9/30/2017	9/30/2018	9/30/2019	9/30/2020	9/30/2020	9/30/2020	9/30/2021	

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	Actual	Actual	Actual	Projected Actual	Fiscal Year Budget	Full Year Variance	BUDGET	
OPERATING INCOME DETAIL:								
Income								
40-3001 Assessments	51,575	49,682	48,265	48,950	47,960	990	48,420	
40-3020 Initiation Closing Fees	215	450	480	320	320	-	240	
40-3040 ACC Fines Income	0	263	210	1,115	210	905	-	
40-3050 Late Fee Income	825	528	240	320	85	235	800	
Other	259	11	221	217	10	207	462	
Total Income	52,874	50,933	49,416	50,922	48,585	2,127	49,922	NOTE (1)
Operating Expenses								
General & Administration								
50-4010 Management Fees	6,780	4,045	-	0	0	-	0	NOTE (2a)
50-4020 Legal Fees	3,108	81	3,072	1,985	3,600	(1,615)	1,500	
50-4030 Insurance	2,152	2,373	2,800	3,355	3,545	(190)	3,500	
50-4050 Social Committee	855	922	1,045	764	1,200	(436)	1,200	
50-4040 Holiday Decorating	0	0	-	1,100	1,700	(600)	1,100	NOTE (2b)
50-4060 Offsite Storage	866	676	948	1,003	1,020	(17)	1,080	
50-4070 Supplies & Postage	663	789	644	584	600	(16)	600	
50-4080 Website/HOA Emails	159	395	484	535	700	(165)	560	
50-4130 ACC Committee	-	198	351	2,555	2,400	155	2,400	NOTE (2a)
Other	593	242	378	663	503	160	983	
Subtotal General & Administration	15,176	9,722	9,721	12,543	15,268	(7,106)	12,923	
Landscaping								
50-5010 Lawn Maint. & Landscape	10,161	9,984	7,996	7,225	7,500	(275)	7,500	
50-5020 Seasonal Flowers	984	947	817	1,695	1,800	(105)	1,800	NOTE (3a)
50-5030 Pine Straw	1,139	42	448	1,200	1,500	(300)	1,800	
50-5040 Landscape/Irrigation Repairs	1,395	394	1,186	469	1,200	(731)	1,500	
50-5050 Tree Removals/Fence Repairs	1,150	2,537	3,850	4,700	3,000	1,700	3,000	NOTE (3b)
Subtotal Landscaping	14,830	13,905	14,297	15,289	15,000	(21)	15,600	
Pool & Tennis								
50-6010 Pool Service	5,500	5,500	5,300	5,100	5,775	(675)	5,350	NOTE (4)
50-6020 Pool Permits	512	512	512	512	525	(13)	512	
50-6030 Pool/Tennis Repairs	311	2,083	1,343	2,158	1,350	808	2,580	
50-6040 Pool/Tennis Supplies	711	306	532	906	600	306	1,425	
50-6050 Pest Control & Cleaning	825	160	160	160	160	-	4,410	
Subtotal Pool & Tennis	7,859	8,561	7,847	8,836	8,410	837	14,277	
Utilities								
50-7010 Electricity - Frontage	910	884	731	767	836	(69)	793	
50-7015 Electricity - Pool Area	2,437	2,297	2,622	2,857	2,907	(50)	2,999	
50-7020 Water - Frontage	1,600	1,047	1,877	455	1,164	(709)	1,078	
50-7023 Water - Pool Area	747	333	671	249	474	(224)	462	
50-7026 Water & Sewer - Pool house	193	333	203	93	185	(92)	98	
50-7045 Internet - Pool house	0	0	200	507	468	39	640	
50-7040 Telephone - Pool house	502	550	458	828	698	131	700	
50-7045 Ring surveillance storage	0	0	0	60	-	60	63	
50-7050 Pool Trash Service	0	0	0	0	0	-	0	
Subtotal Utilities	6,389	5,445	6,762	5,816	6,731	(1,388)	6,833	
Total Operating Expenses	44,254	37,633	38,627	42,484	45,409	(2,925)	49,633	
OPERATING INCOME	(3,600)	13,300	10,789	8,438	3,175	5,052	289	

NOTE (1) Annual Dues are scheduled to remain at \$800 per household for 2020-2021, and increasing to a range of \$850-\$950 each in subsequent years.

NOTE (2a) Management Company removed April 2018, self-managing one more year (saving \$13k per year). ACC uses online software (\$2,400/yr).

NOTE (2b) Purchased new holiday decorations in 2019 and hired company to decorate entrance to subdivision.

NOTE (3a) Expanded Fall & Spring flower planting in 2019-2020 and paid landscaper to install.

NOTE (3b) Annual treatments continue to extend life of Cherry Trees at entrance, but they will eventually need replacing.

NOTE (4) The Board signed a 3-year contract renewal for 2020-2022.