

Haydens Walk HOA Annual Financials

	2018-2019	2019-2020	Oct 2020-Sept 2021			2021-2022	2023-2025	
	Actual	Actual	Projected Actual	Fiscal Year Budget	Full Year Variance	BUDGET	FUTURE YEARS ESTIMATES	
Income	49,416	52,202	50,988	49,922	1,066	56,700	59,850	NOTE (1)
Operating Expenses								
General & Administration	9,721	11,671	12,577	12,923	(346)	13,000	15,000	NOTE (2)
Landscaping	14,297	12,864	16,322	15,600	722	15,650	16,000	NOTE (3)
Pool & Tennis	7,847	8,985	7,780	14,277	(6,497)	9,208	9,500	NOTE (4)
Utilities	6,762	5,765	6,435	6,833	(397)	6,757	7,000	
Total Operating Expenses	38,627	39,285	43,114	49,633	(6,518)	44,615	47,500	
Operating Income	10,789	12,916	7,874	289	7,585	12,085	12,350	
Capital Expenditures:								
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 2019 Holiday Decorations		1,035						
2019-2020 Pool Patio Shed		1,528						
2019-2020 Tennis Pole Painting		2,690						
2019-2020 CapEx Spend Subtotal		5,253						
2020-2021 Detention Pond Excavation & RipRap			3,562	3,700	(138)			
2020-2021 Entrance Electrical Re-Wiring			1,800	0	1,800			
2020-2021 Park Bench & Installation by parking lot			1,954	0	1,954			
2020-2021 Understructure Tennis Court inspection			500	500	-			
2020-2021 Detention Pond Shrub replacements			delayed	1,000	(1,000)			
2020-2021 Parking Lot stripe painting			delayed	500	(500)			
2020-2021 Water fountain replace			delayed	800	(800)			
2020-2021 Pool Gate closure replace			delayed	400	(400)			
2020-2021 Tennis Court Lights replace			delayed	600	(600)			
2020-2021 Signage Replacements			delayed	400	(400)			
2020-2021 CapEx Spend Subtotal			7,816	7,900	(84)			
2021 - 2022 Pool Pump & Filter Replacements						5,500		
2021 - 2022 Poolhouse Electrical Panels replace						4,000		
2021 - 2022 Poolhouse Bathrooms Renovation						2,500		
2021 - 2022 Underwater Pool Lights Replace						2,000		
2021 - 2022 Water fountain replace						800		
2021 - 2022 Pressure Wash Tennis Court, Parking Lot & Pool Area						1,350		
2021 - 2022 Tennis Court Lights replace						600		
2021 - 2022 Detention Pond Shrub replacements						1,000		
2021 - 2022 Pool Area Tree & Shrub replacements						1,000		
2021 - 2022 CapEx Spend Subtotal						18,750		
2022-2023 Pool Shade Structure & Fabric replace							1,000	
2022-2023 WindScreen/Sign Replacement							2,800	
2022-2023 Tennis Court Fence Pole Painting							1,500	
2022-2023 Excavate underneath tennis court							15,000	
2022-2023 Understructure Tennis Court maintenance							2,000	
2022-2023 Parking Lot stripe painting							500	
2022-2023 Entrance Decorations Replace							1,000	
2022-2023 CapEx Spend Subtotal							23,800	
2023-2024 Replacement Fence door into pool area							1,150	
2023-2024 Tennis Court Resurface: repaint surface							4,000	
2023-2024 Signage Entrance Replace/Refurbish							1,350	
2023-2024 Tree Replacements - Subdivision Entrance							5,000	
2023-2024 CapEx Spend Subtotal							11,500	

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2024-2025 Pool Bed Acid Wash & Strip Replace							2,400
2024-2025 Pool House Painting - Interior & Exterior							2,040
2024-2025 Replacement Fence door into tennis court area							1,150
2024-2025 Structure maintenance long term							5,000
2024-2025 CapEx Spend Subtotal							10,590
Net Annual Change in Cash	825	7,663	57	(7,611)	7,668	(6,665)	(2,947)
<i>Beginning Cash Date</i>	10/1/2018	10/1/2019	10/1/2020	10/1/2020	10/1/2020	10/1/2021	
Beginning Cash	33,398	34,223	41,886	37,983	3,903	41,944	35,279
Other							
Year to Year Income Adjustments	0						
Net Change in Cash	825	7,663	57	(7,611)	7,668	(6,665)	(8,840)
Ending Cash	34,223	41,886	41,944	30,372	11,571	35,279	26,439
<i>Ending Cash Date</i>	9/30/2019	9/30/2020	9/30/2021	9/30/2021	9/30/2021	9/30/2022	9/30/2025

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OPERATING INCOME DETAIL:								
Income								
40-3001 Assessments	48,265	50,150	49,840	48,420	1,420	56,700		
40-3020 Initiation Closing Fees	480	400	560	240	320	-		
40-3040 ACC Fines Income	210	1,325	310	0	310	-		
40-3050 Late Fee Income	240	320	220	800	(580)	-		
Other	221	7	58	462	(404)	-		
Total Income	49,416	52,202	50,988	49,922	1,066	56,700	59,850	NOTE (1)
Operating Expenses								
General & Administration								
50-4010 Management Fees	-	-	0	0	-	0		NOTE (2a)
50-4020 Legal Fees	3,072	1,485	1,470	1,500	(30)	1,500		
50-4030 Insurance	2,800	3,355	3,445	3,500	(55)	3,790		
50-4050 Social Committee	1,045	664	1,093	1,200	(107)	1,200		
50-4040 Holiday Decorating	-	1,100	1,104	1,100	4	1,300		NOTE (2b)
50-4060 Offsite Storage	948	1,003	1,032	1,080	(48)	1,162		
50-4070 Supplies & Postage	644	691	1,219	600	619	600		
50-4080 Website/HOA Emails	484	335	679	560	119	461		
50-4130 ACC Committee	351	2,555	2,247	2,400	(153)	2,400		NOTE (2a)
Other	378	483	287	983	(696)	588		
Subtotal General & Administration	9,721	11,671	12,577	12,923	(346)	13,000	15,000	
Landscaping								
50-5010 Lawn Maint. & Landscape	7,996	6,900	7,200	7,500	(300)	8,500		NOTE (3a)
50-5020 Seasonal Flowers	817	1,695	1,772	1,800	(28)	1,650		
50-5030 Pine Straw	448	600	1,250	1,800	(550)	1,400		
50-5040 Landscape/Irrigation Repairs	1,186	139	1,100	1,500	(400)	1,800		
50-5050 Tree Removals/Fence Repairs	3,850	3,530	5,000	3,000	2,000	2,300		NOTE (3b/3c)
Subtotal Landscaping	14,297	12,864	16,322	15,600	722	15,650	16,000	
Pool & Tennis								
50-6010 Pool Service	5,300	5,100	5,550	5,350	200	5,828		NOTE (4a)
50-6020 Pool Permits	512	512	512	512	-	530		
50-6030 Pool/Tennis Repairs	1,343	2,408	1,222	2,580	(1,358)	1,050		
50-6040 Pool/Tennis Supplies	532	806	336	1,425	(1,089)	600		
50-6050 Pest Control & Cleaning	160	160	160	4,410	(4,250)	1,200		NOTE (4b)
Subtotal Pool & Tennis	7,847	8,985	7,780	14,277	(6,497)	9,208	9,500	
Utilities								
50-7010 Electricity - Frontage	731	765	1,277	793	484	1,341		
50-7015 Electricity - Pool Area	2,622	2,817	2,502	2,999	(497)	2,627		
50-7020 Water - Frontage	1,877	455	636	1,078	(441)	668		
50-7023 Water - Pool Area	671	249	728	462	266	764		
50-7026 Water & Sewer - Pool house	203	93	154	98	56	162		
50-7045 Internet - Pool house	200	503	600	640	(40)	630		
50-7040 Telephone - Pool house	458	822	478	700	(222)	502		
50-7045 Ring surveillance storage		60	60	63	(3)	63		
50-7050 Pool Trash Service	0	0	0	0	-	0		
Subtotal Utilities	6,762	5,765	6,435	6,833	(397)	6,757	7,000	
Total Operating Expenses	38,627	39,285	43,114	49,633	(6,518)	44,615	47,500	
OPERATING INCOME	10,789	12,917	7,874	289	7,585	12,085	12,350	

NOTE (1) Annual Dues will be \$900 per household for 2021-2022, and increasing to a range of \$950-\$1,150 each in subsequent years.

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

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

NOTE (3a) Expanded Fall & Spring flower planting in 2019-2020 and paid landscaper to install. In 2022 intend to add separate weed service.

NOTE (3b) Trees around the Parking Lot, Tennis Court & Pool/Patio are scheduled to be trimmed in September 2021.

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

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

NOTE (4b) The Board is considering hiring a cleaning service for the bathrooms for the summer 2022.