

Haydens Walk HOA Annual Financials

	2019-2020	2020-2021	Oct 2021-Sept 2022			2022-2023	2024-2026	
	Actual	Actual	Projected Actual	Fiscal Year Budget	Full Year Variance	BUDGET	FUTURE YEARS ESTIMATES	
Income	52,202	51,318	66,649	56,700	9,949	61,692	69,300	NOTE (1)
Operating Expenses								
General & Administration	11,671	11,608	12,342	13,000	(658)	14,100	15,000	NOTE (2)
Landscaping	12,864	14,567	13,146	15,650	(2,504)	16,200	17,000	NOTE (3)
Pool & Tennis	8,985	7,595	9,772	9,208	564	11,712	12,000	NOTE (4)
Utilities	5,765	6,312	8,322	6,757	1,565	9,094	10,000	
Total Operating Expenses	39,285	40,082	43,582	44,615	(1,033)	51,105	54,000	
Operating Income	12,916	11,236	23,067	12,085	10,981	10,587	15,300	
Capital Expenditures:								
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						
2020-2021 Entrance Electrical Re-Wiring		1,800						
2020-2021 Park Bench & Installation by parking lot		1,954						
2020-2021 CapEx Spend Subtotal		7,316						
2021 - 2022 Poolhouse Electrical Panels replace			4,363	4,000	363			
2021 - 2022 Entrance Electrical Rewiring			2,699	-	2,699			
2021 - 2022 Underwater Pool Lights Replace			2,400	2,000	400			
2021 - 2022 Pool Area Side Tree replacements			1,986	1,000	986			
2021 - 2022 Water fountain Replacement			546	800	(254)			
2021 - 2022 Pressure Wash Tennis Court Area			see OpEx	1,350	(1,350)			
2021 - 2022 Poolhouse Bathrooms Renovation			removed	2,500	(2,500)			
2021 - 2022 Detention Pond Shrubs			delayed	1,000	(1,000)			
2021 - 2022 Understructure Tennis Court inspection			delayed	1,200	(1,200)			
2021 - 2022 Pool Pump & Filter Replacements			delayed	5,500	(5,500)			
2021 - 2022 Tennis Court Lights replace			delayed	600	(600)			
2021 - 2022 CapEx Spend Subtotal			11,994	19,950	(7,956)			
2022-2023 Pool Pump & Filter Replacements						5,500		
2022-2023 Tennis Court Lights replace						600		
2022-2023 Understructure Tennis Court inspection						1,200		
2022-2023 Understructure Tennis Court maintenance						2,000		
2022-2023 Parking Lot stripe painting						500		
2022-2023 Irrigation Work						2,500		
2022-2023 Detention Pond Shrubs						2,000		
2022-2023 Entrance Decorations Replace						1,000		
2022-2023 CapEx Spend Subtotal						15,300		
2023-2024 Pool Shade Structure & Fabric replace							1,000	
2022-2023 Windscreen/Sign Replacement							2,800	
2023-2024 Excavate underneath tennis court							15,000	
2023-2024 Tennis Court Resurface: repaint surface							4,000	
2023-2024 Tennis Court Fence Pole Painting							1,500	
2023-2024 CapEx Spend Subtotal							24,300	
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 pool area							1,150	
2024-2025 Replacement Fence door into tennis court area							1,150	
2024-2025 Signage Entrance Replace/Refurbish							1,350	
2024-2025 Tree Replacements - Subdivision Entrance							5,000	
2024-2025 CapEx Spend Subtotal							13,090	
2025-2026 Shrub Replacements - pool area							2,000	
2025-2026 Tree Replacements - pool area							3,000	
2025-2026 Detention Pond maintenance							2,000	
2025-2026 Understructure Tennis Court inspection							1,500	
2025-2026 Structure maintenance long term							5,000	
2025-2026 Water Heater							1,000	
2025-2026 CapEx Spend Subtotal							14,500	
Net Annual Change in Cash	7,663	3,919	11,072	(7,865)	18,937	(4,713)	(1,997)	

Haydens Walk HOA Annual Financials

	2019-2020	2020-2021	Oct 2021-Sept 2022			2022-2023	2024-2026
	Actual	Actual	Projected Actual	Fiscal Year Budget	Full Year Variance	BUDGET	FUTURE YEARS ESTIMATES
<i>Beginning Cash Date</i>	10/1/2019	10/1/2020	10/1/2021	10/1/2021	10/1/2021	10/1/2022	10/1/2023
Beginning Cash	34,223	41,886	45,805	45,805	-	56,878	52,164
Annual Net Change in Cash	7,663	3,919	11,072	(7,865)	18,937	(4,713)	(5,990)
Ending Cash	41,886	45,805	56,878	37,941	18,937	52,164	46,174
<i>Ending Cash Date</i>	9/30/2020	9/30/2021	9/30/2022	9/30/2022	9/30/2022	9/30/2023	9/30/2026

	2019-2020	2020-2021	Oct 2021-Sept 2022			2022-2023	2024-2026
	Actual		Projected Actual	Fiscal Year Budget	Full Year Variance	BUDGET	FUTURE YEARS ESTIMATES
OPERATING INCOME DETAIL:							
Income							
40-3001 Assessments	50,150	50,050	56,185	56,700	(515)	61,690	
40-3020 Initiation Closing Fees	400	640	90	-	90	-	
40-3040 ACC Fines Income	1,325	305	30	-	30	-	
40-3050 Late Fee Income	320	260	275	-	275	-	
Other	7	63	10,069	-	10,069	2	
Total Income	52,202	51,318	66,649	56,700	9,949	61,692	69,300 NOTE (1)
Operating Expenses							
General & Administration							
50-4010 Management Fees	-	-	0	0	-	0	
50-4020 Legal Fees	1,485	886	1,834	1,500	334	1,800	
50-4030 Insurance	3,355	3,445	3,590	3,790	(200)	4,000	
50-4050 Social Committee	664	982	1,156	1,200	(44)	1,200	
50-4040 Holiday Decorating	1,100	1,104	1,100	1,300	(200)	1,500	
50-4060 Offsite Storage	1,003	1,032	1,182	1,162	20	1,367	
50-4070 Supplies & Postage	691	1,064	542	600	(58)	700	
50-4080 Website/HOA Emails	335	679	500	461	39	600	
50-4130 ACC Committee	2,555	2,228	2,206	2,400	(194)	2,400	
Other	483	189	233	588	(355)	533	
Subtotal General & Administration	11,671	11,608	12,342	13,000	(658)	14,100	15,000
Landscaping							
50-5010 Lawn Maint. & Landscape	6,900	7,000	8,295	8,500	(205)	9,000	
50-5020 Seasonal Flowers	1,695	1,772	1,443	1,650	(207)	1,600	
50-5030 Pine Straw	600	625	1,060	1,400	(340)	1,200	
50-5040 Landscape/Irrigation Repairs	139	320	848	1,800	(952)	2,400	
50-5050 Tree Removals/Fence Repairs	3,530	4,850	1,500	2,300	(800)	2,000	
Subtotal Landscaping	12,864	14,567	13,146	15,650	(2,504)	16,200	17,000
Pool & Tennis							
50-6010 Pool Service	5,100	5,750	6,750	5,828	923	8,100	
50-6020 Pool Permits	512	512	512	530	(18)	512	
50-6030 Pool/Tennis Repairs	2,408	993	842	1,050	(208)	1,100	
50-6040 Pool/Tennis Supplies	806	180	194	600	(406)	300	
50-6050 Pressure Washing & Pest Control	160	160	1,473	1,200	273	1,700	
Subtotal Pool & Tennis	8,985	7,595	9,772	9,208	564	11,712	12,000
Utilities							
50-7010 Electricity - Frontage	765	1,623	1,225	1,341	(116)	1,347	
50-7015 Electricity - Pool Area	2,817	2,035	2,916	2,627	289	3,208	
50-7020 Water - Frontage	455	636	932	668	264	1,026	
50-7023 Water - Pool Area	249	728	591	764	(173)	650	
50-7026 Water & Sewer - Pool house	93	154	827	162	665	910	
50-7029 Stormwater Utility	-	-	332	-	332	300	
50-7045 Internet - Pool house	503	600	704	630	74	774	
50-7040 Telephone - Pool house	822	476	734	502	231	813	
50-7045 Ring surveillance storage	60	60	60	63	(3)	66	
50-7050 Pool Trash Service	0	-	0	0	-	0	
Subtotal Utilities	5,765	6,312	8,322	6,757	1,565	9,094	10,000
Total Operating Expenses	39,285	40,082	43,582	44,615	(1,033)	51,105	54,000
OPERATING INCOME	12,917	11,236	23,067	12,085	10,982	10,587	15,300

NOTE (1) Annual Dues will be \$1,000 per household for 2022-2023, and increasing to a range of \$1,100-\$1,300 each in subsequent years.

NOTE (2) Management Company removed April 2018, self-managing (saving \$18k per year). ACC uses online software (\$2,400/yr).

NOTE (3) In 2022 added separate weed/chemical service.

NOTE (4) 3-year Pool Service contract signed for 2020-2022 Summers, but due to increasing supplier costs, the contract was replaced for 1 year in 2022.