

Hayden's Walk HOA
Budget Overview August 2014:

	Annual Dues		Year to Date		Annual Dues	Annual Dues
	\$ 650.00		Current FY		\$ 650.00	\$ 650.00
	2012-2013		2013-2014			2014-2015
	Actual	Budget	Actual (YTD) 8/25/2014	Actual Forecast	Forecast Variance Over/Under Budget	Budget
Income:						
(4100) Assessment Income	\$ 36,222	\$ 40,950	\$ 38,810	\$ 38,810	\$ (2,140)	\$ 40,950
(4200) Interest Income	\$ 5	\$ 12	\$ 7	\$ 7	\$ (5)	\$ 12
(4400) Special Assessment	\$ 28,682	\$ -	\$ 768	\$ 768	\$ 768	\$ -
(4500) Working Capital	\$ -	\$ -	\$ 130	\$ 130	\$ 130	\$ -
(4600) Late Fees	\$ 589	\$ -	\$ 505	\$ 505	\$ 505	\$ -
(4800) Other Income/Fines	\$ 300	\$ -	\$ 5	\$ 5	\$ 5	\$ -
(4805) Interest	\$ -	\$ -	\$ 49	\$ 49	\$ 49	\$ -
(4900) Legal Fees Reimbursement	\$ -	\$ -	\$ 189	\$ 189	\$ 189	\$ -
Total Income:	\$ 65,798	\$ 40,962	\$ 40,463	\$ 40,463	\$ (499)	\$ 40,962
Operating Expenses:						
Landscape						
(5220) Landscaping Supplies	\$ -	\$ 75	\$ -	\$ -	\$ (75)	\$ 75
(5430) Annual Color (Flowers)	\$ 741	\$ 1,400	\$ 1,205	\$ 1,205	\$ (195)	\$ 1,500
(5410) Landscape (Lawn) Maintenance	\$ 4,225	\$ 5,292	\$ 5,360	\$ 5,785	\$ 493	\$ 5,253
(5412) Chemical Treatment	\$ 1,676	\$ 1,785	\$ 1,370	\$ 1,598	\$ (187)	\$ 1,874
(5415) Miscellaneous Landscape Expenses:	\$ 937	\$ 1,000	\$ 550	\$ 550	\$ (450)	\$ -
Retention Pond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Aeration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(5420) Pine Straw / Mulch	\$ 2,228	\$ 1,800	\$ 2,121	\$ 2,121	\$ 321	\$ 2,200
(5210) General Maintenance and Repair (New Item)	\$ -	\$ -	\$ 28	\$ 28	\$ 28	\$ -
(5240) Irrigation System Repairs	\$ 116	\$ 200	\$ 918	\$ 918	\$ 718	\$ 200
(5417) Shrub Trim / Removal / Replacement	\$ 104	\$ 200	\$ -	\$ -	\$ (200)	\$ 200
(5416) Tree Trim / Removal / Replacement	\$ 350	\$ 300	\$ -	\$ -	\$ (300)	\$ 300
Total Landscape:	\$ 10,377	\$ 12,052	\$ 11,550	\$ 12,203	\$ 151	\$ 11,527
Swim & Tennis						
(5280) Pool & Tennis Supplies	\$ -	\$ 263	\$ 184	\$ 184	\$ (79)	\$ 150
(5460) Pool Contract (Pool Maintenance)	\$ 5,417	\$ 5,465	\$ 6,226	\$ 5,500	\$ 35	\$ 5,740
(5270) Pool/Tennis Repairs & Cleaning	\$ 854	\$ 1,000	\$ 159	\$ 885	\$ (115)	\$ 1,000
(5270) Pool Permits	\$ -	\$ 350	\$ 350	\$ 350	\$ -	\$ 350
(5440) Pest Control	\$ 150	\$ 150	\$ 160	\$ 160	\$ 10	\$ 160
Total Swim & Tennis:	\$ 6,421	\$ 7,228	\$ 7,079	\$ 7,079	\$ (149)	\$ 7,250
(5370) Social Committee						
Annual meeting	\$ 125	\$ 505	\$ 58	\$ 108	\$ (397)	\$ 600
Christmas decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Seasonal events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool parties	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Social Committee:	\$ 125	\$ 505	\$ 58	\$ 108	\$ (397)	\$ 600
Utilities						
(5100) Electric -- Frontage	\$ 546	\$ 2,940	\$ 1,900	\$ 1,900	\$ (1,040)	\$ 1,700
(5115) Electric -- Amenity, Pool Area	\$ 2,407	\$ -	\$ 1,332	\$ 1,332	\$ 1,332	\$ 1,600
(5130) Water/Sewage -- Frontage	\$ 674	\$ 3,150	\$ 983	\$ 983	\$ (2,167)	\$ 1,200
(5135) Water --Amenity, Pool, Restroom, Irrigation	\$ 521	\$ -	\$ 595	\$ 595	\$ 595	\$ 700
(5140) Telephone	\$ 547	\$ 600	\$ 1,128	\$ 1,237	\$ 637	\$ 600
Total Utilities:	\$ 4,695	\$ 6,690	\$ 5,938	\$ 6,047	\$ (643)	\$ 5,800
Association Management						
(5390) Insurance, Property & Casualty	\$ 1,396	\$ 1,450	\$ 1,509	\$ 1,509	\$ 59	\$ 1,600
(5330) HOA Management Fees	\$ 3,300	\$ 4,980	\$ 4,450	\$ 4,865	\$ (115)	\$ 4,980
(53??) ACC Management	\$ -	\$ 1,200	\$ -	\$ -	\$ (1,200)	\$ 1,200
(5360) Misc Gen'l & Admin (Printing, Postage)	\$ 813	\$ 750	\$ 634	\$ 634	\$ (116)	\$ 750
(5310) Accounting Fees, Tax Preparation	\$ 200	\$ 200	\$ 200	\$ 200	\$ -	\$ 200
(5320) Legal Fees	\$ -	\$ 1,000	\$ 2,064	\$ 2,064	\$ 1,064	\$ 2,000
(5385) Federal/State taxes	\$ -	\$ 25	\$ -	\$ -	\$ (25)	\$ 25
(5380) Property taxes	\$ -	\$ 30	\$ -	\$ -	\$ (30)	\$ 30
(5375) Newsletter / Website Hosting	\$ -	\$ 800	\$ 585	\$ 585	\$ (215)	\$ 800
(5377) JCCA Dues	\$ 63	\$ 63	\$ 63	\$ 63	\$ -	\$ 63
Total Association Mgmt:	\$ 5,772	\$ 10,498	\$ 9,506	\$ 9,921	\$ (577)	\$ 11,648
Other						
(5395) Contingency (Discretionary Allocation)	\$ 50	\$ 1,000	\$ -	\$ -	\$ (1,000)	\$ 1,000
Total Other:	\$ 50	\$ 1,000	\$ -	\$ -	\$ (1,000)	\$ 1,000
Total Operating Expenses:	\$ 27,439	\$ 37,973	\$ 34,131	\$ 35,359	\$ (2,614)	\$ 37,825
Income minus Op. Expenses:	\$ 38,359	\$ 2,989	\$ 6,332	\$ 5,105	\$ 2,116	\$ 3,137

Capital Budget Overview:

Starting Balance October 1
 - Minus Capital Disbursements
 + Vendor credit water bill
 + Plus Operating Contribution
 Ending Balance

2012-2013	2013-2014				2014-2015
	Actual	Budget	Actual (YTD) 8/25/2014	Actual Forecast	
\$ 18,406	\$ 18,351	\$ 18,351	\$ 18,351	\$ -	\$ 20,064
\$ 33,011	\$ 13,822	\$ 4,619	\$ 7,269	\$ (6,553)	\$ 15,640
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 32,956	\$ 2,989	\$ 6,332	\$ 5,105	\$ 2,116	\$ 3,137
\$ 18,351	\$ 7,518	\$ 20,064	\$ 16,187	\$ 8,669	\$ 7,561

2013-2014 Capital Improvements Budgeted:		Budget	Actuals (YTD)	Forecast	Variance
Landscaping Frontage Project		\$ 3,632	\$ 644	\$ 944	\$ (2,688)
Pool Bed Acid Wash		\$ 500	\$ -	\$ -	\$ (500)
Pool Deck Washing		\$ 500	\$ -	\$ -	\$ (500)
Chlorine / Acid Chemical pumps (2 total)		\$ 350	\$ -	\$ -	\$ (350)
Water Fountain & plumbing supplies		\$ 500	\$ -	\$ -	\$ (500)
Pool House Painting - Interior		\$ 840	\$ -	\$ 1,300	\$ 460
Pool House Painting - Exterior Trim		\$ 700	\$ -	\$ -	\$ (700)
Pool House Painting - Stucco		\$ 500	\$ -	\$ -	\$ (500)
Pool Cover Replacement		\$ 3,800	\$ 3,975	\$ 3,975	\$ 175
Pool Shade fabric & other		\$ 500	\$ -	\$ 1,050	\$ 550
Tennis Court Pressure Wash		\$ 500	\$ -	\$ -	\$ (500)
Replacement Lights Tennis Court		\$ 500	\$ -	\$ -	\$ (500)
Parking Lot Pressure Wash		\$ 500	\$ -	\$ -	\$ (500)
Structure Maintenance Long Term		\$ 500	\$ -	\$ -	\$ (500)
Total Capital Improvements Budgeted 2013-2014		\$ 13,822	\$ 4,619	\$ 7,269	\$ (6,553)
Ending Capital Reserve Projected 9/30/2014				\$ 16,187	

2014-2015 Capital Improvements Budgeted:		2014-2015 Assumptions
Pool Retile		\$ 3,500
Pool Renovation Strip along edge of tile		\$ 600
Pool Bed Acid Wash		\$ 500
Pool Deck Washing		\$ 500
Chlorine / Acid Chemical pumps (2 total)		\$ 350
Water Fountain & plumbing supplies		\$ 500
Pool House Painting - Exterior Trim		\$ 700
Pool House Painting - Stucco		\$ 500
Fence Poles Repainting = ALL		\$ 2,500
Tennis Court Net replacement		\$ 250
Tennis Court Pressure Wash		\$ 500
Replacement Lights Tennis Court		\$ 500
Parking Lot Pressure Wash		\$ 500
Structure Maintenance Long Term		\$ 500
Pool Signage Replacement		\$ 200
Landscaping Frontage Project		\$ 3,500
Frontage No Soliciting Sign		\$ 20
Frontage Homes For Sale Sign		\$ 20
Total Capital Improvements Budgeted 2014-2015		\$ 15,640
Ending Capital Reserve Projected 9/30/2015		\$ 7,561

2015-2016 Capital Improvements Budgeted:		2015-2016 Assumptions
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
Landscaping Frontage Project		\$ 3,500
Total Capital Improvements Budgeted 2015-2016		\$ 13,285
		Annual Dues: \$750.00 Additional funds \$ 6,300
Ending Capital Reserve Projected 9/30/2016		\$ 576

2016-2017 Capital Improvements Budgeted:		2016-2017 Assumptions
Court Surface - Repaint Surface		\$ 5,500
Windscreen/Sign Replacement		\$ 2,800
Parking Lot Pressure Wash		\$ 500
Replacement Fence - Door Into Tennis Court Area		\$ 1,150
Pool Furniture Replacement		\$ 5,000
Total Capital Improvements Budgeted 2016-2017		\$ 14,950
		Annual Dues: \$800.00 Additional funds \$ 9,450
Back dues collection		\$ 15,000
Ending Capital Reserve Projected 9/30/2017		\$ 10,076