

Budget Overview

	2015/2016 Budget	2015/2016 Act/Proj	2016/2017 Budget	Var (W) Act/Proj - 2015/16 Budget	Var Act/Proj vs 2016/17 Budget	Comments
Revenue	\$ 47,262	\$ 49,147	\$ 47,262	\$ 1,885	\$ (1,885)	Revenue up in 2015/16 due to Insurance Payment/Credit, addl Closing Payments
Landscaping	\$ 13,316	\$ 12,699	\$ 13,449	\$ 617	\$ (750)	Significant Savings in Pine Straw; New Service Contract in Budget
Swim & Tennis	\$ 8,483	\$ 9,211	\$ 8,383	\$ (728)	\$ 828	Expensed several improvements 2016 (Replaced Water Heater, Doors, Covers, Pool Signage..)
Social Committee	\$ 935	\$ 935	\$ 1,200	\$ -	\$ (265)	Additional Funds Requested to Contract Tree Lighting
Utilities	\$ 7,078	\$ 6,026	\$ 6,130	\$ 1,052	\$ (104)	Changed Phone Service plan significant savings to budget. Increased Water bill expected due to pool work in fall/Spring
Association Management/Admin	\$ 12,553	\$ 12,769	\$ 14,872	\$ (216)	\$ (2,103)	Looking into purchasing increased services from management company, additional cost reflected in budget
Total Operating Expenses	\$ 42,365	\$ 41,640	\$ 44,034	\$ 725	\$ (2,394)	

Hayden's Walk HOA
Budget Overview Sept 2016:

Annual Dues Year to Date
\$ 750.00 Current FY

Annual Dues
\$ 750.00

	2015-2016			2016-2017
	Budget	Actual Forecast	Forecast Variance B/(W)	Budget
Incor Assessment Income	\$ 47,250	\$ 45,000	\$ (2,250)	\$ 47,250
Interest Income	\$ 12	\$ 12	\$ -	\$ 12
Special Assessment		\$ -	\$ -	\$ -
Working Capital			\$ -	\$ -
Late Fees		\$ -	\$ -	\$ -
*1 Other Income/Fines		\$ 4,135	\$ 4,135	\$ -
Interest			\$ -	\$ -
Legal Fees Reimbursement			\$ -	\$ -
Total Income:	\$ 47,262	\$ 49,147	\$ 1,885	\$ 47,262
Operating Expenses:				
Landscape				
*2 Landscape Contract	\$ 5,355	\$ 6,187	\$ (832)	\$ 9,984
Landscape Supplies	\$ 150	\$ 1,378	\$ (1,228)	\$ 910
Tree Trimming & Removal	\$ 375	\$ 75	\$ 300	\$ 75
Landscape Improvements	\$ 1,903	\$ 3,204	\$ (1,301)	\$ 0
Landscape - Other	\$ 2,071	\$ 430	\$ 1,641	\$ 200
Pine Needles - Straw	\$ 2,242	\$ 1,425	\$ 817	\$ 1,980
Irrigation System & Repair	\$ 1,220	\$ -	\$ 1,220	\$ 300
Total Landscape:	\$ 13,316	\$ 12,699	\$ 617	\$ 13,449
Swim & Tennis				
*3 Pool Service Contract	\$ 6,400	\$ 5,000	\$ 1,400	\$ 6,400
Pool Repairs	\$ 550	\$ 2,815	\$ (2,265)	\$ 550
Pool Supplies & Expense	\$ 300	\$ 500	\$ (200)	\$ 300
Pool Permits	\$ 512	\$ 512	\$ -	\$ 512
Tennis Court Expense	\$ 550	\$ -	\$ 550	\$ 450
Pest Control	\$ 171	\$ 171	\$ -	\$ 171
Playground Expense	\$ -	\$ 213	\$ (213)	\$ -
Total Swim & Tennis:	\$ 8,483	\$ 9,211	\$ (728)	\$ 8,383
Social Committee Total Social Committee:	\$ 935	\$ 935	\$ -	\$ 1,200
Utilities				
Electric -- Frontage	\$ 660	\$ 600	\$ 60	\$ 600
Electric -- Amenity, Pool Area	\$ 2,900	\$ 2,700	\$ 200	\$ 2,700
Water -- Frontage, Irrigation (1355)	\$ 1,600	\$ 1,332	\$ 268	\$ 1,350
Water/Sewage - Amenity, Pool/Restroom (6	\$ 275	\$ 413	\$ (138)	\$ 500
Water -- Amenity, Irrigation (3659)	\$ 620	\$ 600	\$ 20	\$ 600
Telephone	\$ 1,023	\$ 381	\$ 642	\$ 380
Total Utilities:	\$ 7,078	\$ 6,026	\$ 1,052	\$ 6,130
Association Management/Admin				
Insurance, Property & Casualty	\$ 1,850	\$ 1,850	\$ -	\$ 1,850
*4 HOA Management Fees	\$ 5,400	\$ 5,400	\$ -	\$ 8,568
ACC Committee Working Fund	\$ 450	\$ 80	\$ 370	\$ 50
Misc Gen'l & Admin (Printing, Postage)	\$ 550	\$ 795	\$ (245)	\$ 795
Accounting Fees, Tax Preparation	\$ 220	\$ 190	\$ 30	\$ 200
Legal Fees	\$ 2,000	\$ 2,500	\$ (500)	\$ 2,000
Federal/State taxes	\$ 25	\$ 25	\$ -	\$ 25
Property taxes	\$ 1	\$ 1	\$ (0)	\$ 1
Signs	\$ -	\$ 156	\$ (156)	\$ -
Newsletter / Website Hosting	\$ 950	\$ 701	\$ 249	\$ 300
JCCA Dues	\$ 63	\$ 63	\$ -	\$ 63
Annual Meeting	\$ 300	\$ 300	\$ -	\$ 300
Offsite Storage	\$ 744	\$ 708	\$ 36	\$ 720
Total Association Mgmt:	\$ 12,553	\$ 12,769	\$ (216)	\$ 14,872
Other Contingency (Discretionary Allocation)	\$ 1,000	\$ -	\$ (1,000)	\$ 250
Total Operating Expenses:	\$ 43,365	\$ 41,640	\$ (1,725)	\$ 44,284
Income minus Op. Expenses:	\$ 3,897	\$ 7,507	\$ 3,610	\$ 2,978

Notes:

- *1 Increase in revenue represent insurance payment/credit
- *2 New full service Landscaping contract
- *3 Full year of Pool Service contract in budget
- *4 Budget Considers Full-Service Management Company Support

Capital Budget Overview:

	2014-2015 Actual Through 9/30/15	2015- 2016 Projected through 9/30/16	Forecast Y/Y Over/(Under)	2016-2017 Budget
Starting Balance October 1	\$ 18,359	\$ 22,228	\$ 3,869	\$ 28,543
- Minus Capital Disbursements	\$ 5,481	\$ 1,192	\$ (4,289)	\$ 27,250
+ Operating Contribution	\$ 9,350	\$ 7,507	\$ (1,843)	\$ 2,978
Ending Balance	\$ 22,228	\$ 28,543	\$ 6,315	\$ 4,271

	Cost Schedule	2015-2016 Actual Forecast	2016-2017 Budget
2015-2016 Capital Improvements Budgeted:			
Management - Reserve Study	\$ 3,500	\$ -	\$ -
Landscape - frontage project	\$ 3,500	Done	\$ -
Frontage - Pressure washing monument/curbs	\$ 300	\$ -	\$ -
Frontage - ForSale/NoSolicit signs replacement (repairs)	\$ 600		\$ -
Frontage - Street sign post replace	\$ 3,000	\$ -	\$ -
Parking Lot - Trash wall (where river birch is now)	\$ 100	\$ -	\$ -
Parking - Lot/amenities curb pressure wash	\$ 500	\$ -	\$ -
Parking - Lot Re-striping	\$ 375	Done	\$ -
Pool - Bank Retaining Wall (timbers)	\$ 3,000	\$ -	\$ -
Pool - Deck Pressure Wash	\$ 500	\$ -	
Pool - Patio support crack inspection	\$ 1,000	\$ -	\$ -
Pool - Electrical panel - replace / rewire	\$ 1,000	\$ -	\$ -
Pool - Pool resurface	\$ 7,000	\$ -	\$ 12,650
Pool - Retile pool	\$ 3,500	\$ -	\$ 4,200
Pool - Renovation Strip along edge of tile-copping	\$ 600	\$ -	\$ 7,400
Pool - Bed Acid Wash	\$ 1,100	\$ 1,192	\$ -
Pool - Chlorine / Acid Chemical pumps (2 total)	\$ 350	\$ -	\$ -
Pool - Saline Pool	\$ 3,000	\$ -	\$ -
Pool - Fence Door replacement	\$ 1,300	\$ -	\$ -
Pool - Pool house replumb	\$ 3,000	\$ -	\$ 3,000
Pool - Pool house restroom retile	\$ 2,000	\$ -	\$ -
Pool - Pool house painting - interior	\$ 1,500	\$ -	\$ -
Pool - Pool house painting - exterior	\$ 1,500		\$ -
Pool - Pump Room Doors	\$ 750	Done	\$ -
Pool - Amenities Shed	\$ 600	\$ -	\$ -
Pool - Pergolas	\$ 1,000	\$ -	\$ -
Pool - Water fountain & plumbing supplies	\$ 500	\$ -	\$ -
Pool - Signage Replacement	\$ 200	Done	\$ -
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	Done	
Pool - New Clubhouse	\$ 25,000	\$ -	\$ -
Tennis - Signage Replacement	\$ 250	\$ -	
Tennis - Fence Poles Repainting	\$ 500	\$ -	
Tennis Court Net replacement	\$ 200	\$ -	
Tennis - Accessories. Squeegee & cover (\$175), Cup/	\$ 305	\$ -	
Tennis - Replacement Lights Tennis Court	\$ 500	\$ -	\$ -
Tennis - Gated access tennis courts	\$ 400	\$ -	\$ -
Tennis - Entrance repair/maintenance	\$ 300	\$ -	
Tennis - Court structure maint/inspection	\$ 1,000	\$ -	
Tennis - Court repaint	\$ 3,500	\$ -	
Tennis - Court Pressure Wash	\$ 500	\$ -	\$ -
Total	\$ 82,530	\$ 1,192	\$ 27,250
Ending Capital Reserve Projected 9/30/201x		\$ 28,543	\$ 4,271

Notes: 1. Items Marked "Done" were completed but expensed within the operating budget
 2. Pool Replaster, Retile and Copping based on Single Estimate for Budgeting