

	HAYDEN LAKES COMMUNITY ASSOCIATION, INC.					
	2023		2024			2025
	Approved Budget	Actual Year End	Approved Budget	Posted Thru Oct 23	Anticipated Year End	Working Budget
Annual Dues	1,000.00		1,100.00			1,100.00
OPERATING INCOME						
Annual Assessments	668,000.00	668,000.00	734,800.00	551,100.06	734,800.00	734,800.00
Late Fees	7,500.00	11,193.90	7,500.00	11,762.87	12,000.00	9,000.00
Collection Reimbursement		25,636.70		23,182.56	23,182.56	10,000.00
Mow Exp. Reimbursement		200.00				
Deed Restriction Fines		2,150.00		1,975.00	1,975.00	
Interest Income	150.00	146.03	150.00	146.05	170.00	150.00
Access Card Fee		397.00		380.00	380.00	
Misc Income		1,000.00		5,752.39	5,752.39	
Operating transfer to RSRV	(15,000.00)	(15,000.00)	(15,000.00)	(11,250.00)	(15,000.00)	(30,000.00)
TOTAL INCOME	660,650.00	693,723.63	727,450.00	583,048.93	763,259.95	723,950.00
OPERATING EXPENSES						
Audit &Tax						
Audit/Tax Prep.	1,000.00	900.00	1,000.00		900.00	1,000.00
Property Tax	2,300.00	2,396.92	300.00	2.67	35.00	50.00
Reserve Study			5,000.00		3,550.00	
Committees						
Social	4,000.00	2,464.38	4,000.00	3,419.51	4,500.00	4,000.00
Communications	1,000.00	281.60	1,000.00	378.48	463.00	1,000.00
Veteran's	300.00	0.00	300.00			300.00
Welcoming	500.00	200.00	500.00		75.00	200.00
Yard of the Month	250.00	250.00	250.00	250.00	250.00	0.00
Common Area Maint.						
General Repairs	1,000.00	248.87	1,000.00	412.59	412.59	1,000.00
Electrical Repairs	1,500.00	2,061.50	1,500.00	2,091.00	2,091.00	1,000.00
Signage	1,500.00		2,000.00		200.00	250.00
Fence Maint.	500.00		500.00		300.00	5,000.00
Insurance						
Insurance - D&O	4,175.00	4,083.34	4,600.00	3,370.00	4,570.00	4,900.00
Insurance- Property	15,850.00	16,030.66	17,435.00	12,517.15	16,779.64	18,187.00
Insurance- Umbrella	2,000.00	1,912.66	2,200.00	1,500.97	2,027.73	2,211.00
Insurance- Workers Comp	425.00	401.06	425.00	300.74	401.00	425.00
Insurance - Flood	1,000.00	624.64	1,000.00	715.66	957.64	1,000.00
Landscape						
Landscape Contract	238,000.00	230,911.95	238,000.00	213,061.41	230,911.93	230,911.93
Landscape Improvements/Repairs	24,000.00	29,303.33	27,500.00	12,368.22	27,500.00	32,500.00
Irrigation Repairs	30,000.00	24,766.18	30,000.00	14,535.37	25,000.00	30,000.00
Arborist	5,000.00	3,368.49	4,000.00	7,876.49	10,500.00	8,000.00
Lake Maintenance						
Lake Management Contract	16,800.00	16,800.00	16,800.00	14,000.00	16,800.00	10,200.00
Lake Chemical and Supplies	10,500.00	17,527.73	16,000.00	9,315.26	12,000.00	16,000.00
Fountain Maintenance And Repairs	7,500.00	15,386.09	15,000.00	5,555.64	7,000.00	15,000.00

Legal						
Assessment Collection	10,000.00	23,967.45	15,000.00	20,810.87	25,000.00	20,000.00
Legal Corporate	4,000.00	4,753.59	6,000.00	6,037.19	7,000.00	7,000.00
Legal Deed Restriction	250.00	1,025.00	1,000.00	225.00	300.00	500.00
Administrative Management						
Management Services	30,550.00	30,549.96	31,466.50	23,599.89	31,466.50	28,800.00
Bank Chgs/Fees		(35.00)		10.00		
Copies and Printing	1,500.00	1,394.70	1,500.00	871.95	1,350.00	1,500.00
Statements/Mailouts	2,100.00	2,940.23	2,100.00	740.00	2,025.00	3,000.00
Misc Office Expense	500.00	656.27	500.00	111.75	120.00	500.00
Meeting expense	150.00					
Postage	500.00	1,316.96	1,000.00	460.77	700.00	1,000.00
Record Storage Fees	450.00	445.00	540.00	240.00	360.00	360.00
Elections	750.00	1,060.44	1,100.00		0.00	1,100.00
Pool/Pavillion						
Pool Management Contract	48,000.00	46,000.00	45,750.00	42,965.00	45,750.00	47,960.00
Pool Chemicals		2,850.00		199.58	199.58	
Pool Equipment	1,000.00		1,000.00	112.58	312.58	1,000.00
Pool Repairs/Imprvmts	8,000.00	2,794.00	8,000.00	7,076.60	7,076.60	8,000.00
Pool Telephones/Internet	3,000.00	2,745.95	2,700.00	2,020.46	2,668.13	2,700.00
Access Card System	500.00	400.53	500.00	25.78	25.78	200.00
Pool Furniture	2,000.00		500.00			0.00
Security and Camera Monitoring	2,500.00	1,585.36	500.00			
Clubhouse Repairs & Cleaning Suppl	4,000.00	272.06	1,000.00	344.34	400.00	1,000.00
Exterminating	700.00	460.00	600.00	345.00	460.00	500.00
Janitorial/Cleaning Services	3,300.00	2,970.00	2,800.00	1,530.00	1,530.00	1,700.00
Parks & Playgrounds						
Playground Maintenance and Repai	1,000.00	117.90	500.00	117.90	117.90	3,000.00
Dog Park Maintenance	500.00	265.43	700.00	440.51	440.51	300
Utilities						
Electric	80,000.00	89,172.81	100,000.00	71,359.18	90,000.00	100,000.00
Water & Sewer	80,000.00	106,318.67	105,000.00	51,929.20	80,000.00	105,000.00
Other						
Bad Debt Expense	500.00	6,849.30	500.00			0.00
Deed Restriction Maint/Force Mow		94.50		16.00	25.00	100.00
Holiday Decorating	2,000.00	1,958.00	4,000.00		3,000.00	2,500.00
Mosquito Spraying	3,150.00	2,410.00	2,800.00	1,990.00	2,500.00	2,709.00
Operating Expenses	660,000.00	705,258.51	727,366.50	535,250.71	670,052.11	723,563.93
Operating Surplus/Deficit	650.00	(11,534.88)	83.50	47,798.22	93,207.84	386.07
RESERVE INCOME						
RSRV-Trsf from Opr. Fund	15,000.00	15,000.00	15,000.00	11,250.00	15,000.00	30,000.00
RSRV Interest		669.96	0.00	586.73	700.00	1,000.00
Capitalization Fee		18,397.50	0.00	16,075.00	16,075.00	0.00
TOTAL INCOME	15,000.00	34,067.46	15,000.00	27,911.73	31,775.00	31,000.00
RESERVE EXPENSES						
RSRV-Access Card Maint				5,933.72	5,933.72	
TOTAL EXPENSES	0.00	0.00	0.00	5,933.72	5,933.72	0.00
Reserve Surplus/Deficit	15,000.00	34,067.46	15,000.00	21,978.01	25,841.28	31,000.00

ASSOCIATION SURPLUS/DEFICIT	15,650.00	22,532.58	15,083.50	69,776.23	119,049.12	31,386.07
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