

	HAYDEN LAKES COMMUNITY ASSOCIATION, INC.			
	2025			2026
	Approved Budget	Posted Thru Aug 31, 2025	Anticipated Year End	Working Budget
Annual Dues	1,100.00			1,210.00
OPERATING INCOME				
Annual Assessments	734,800.00	489,866.69	734,800.00	808,280.00
Late Fees	9,000.00	12,834.65	13,000.00	9,000.00
Collection Reimbursement	10,000.00	18,237.06	18,500.00	18,000.00
Mow Exp. Reimbursement		330.00	330.00	0.00
Deed Restriction Fines		1,900.00	2,000.00	0.00
Interest Income	150.00	167.93	200.00	150.00
Access Card Fee		225.00	225.00	0.00
Misc Income		250.00	250.00	0.00
Operating transfer to RSRV	(30,000.00)	(20,000.00)	(30,000.00)	(136,400.00)
TOTAL INCOME	723,950.00	503,811.33	739,305.00	699,030.00
OPERATING EXPENSES				
Audit & Tax				
Audit/Tax Prep.	1,000.00	900.00	900.00	900.00
Property Tax	50.00		100.00	100.00
Committees				
Social	4,000.00	2,319.42	3,000.00	4,000.00
Communications	1,000.00	364.46	480.00	500.00
Veteran's	300.00	251.04	251.04	300.00
Welcoming	200.00		0.00	
Common Area Maint.				
General Repairs	1,000.00	775.00	1,000.00	2,500.00
Electrical Repairs	1,000.00		775.00	
Signage	250.00	118.09	118.09	200.00
Fence Maint.	5,000.00		5,000.00	
Insurance				
Insurance - D&O	4,900.00	3,243.00	4,886.00	5,260.00
Insurance- Property	18,187.00	11,834.56	17,985.80	19,680.00
Insurance- Umbrella	2,211.00	1,605.00	2,506.32	2,930.00
Insurance- Workers Comp	425.00	267.36	401.00	401.00
Insurance - Flood	1,000.00	654.00	985.32	1,000.00
Landscape				
Landscape Contract	230,911.93	173,215.36	230,911.93	234,375.61
Landscape Improvements/Repairs	32,500.00	19,241.66	19,241.66	20,000.00
Irrigation Repairs	30,000.00	31,024.12	50,000.00	64,500.00
Arborist	8,000.00	8,770.00	11,445.00	8,000.00
Lake Maintenance				
Lake Management Contract	10,200.00	6,800.00	10,200.00	10,500.00
Lake Chemical and Supplies	16,000.00	6,936.79	13,000.00	13,000.00
Fountain Maintenance And Repairs	15,000.00	1,135.06	4,000.00	6,000.00
Legal				
Assessment Collection	20,000.00	18,474.96	20,000.00	20,000.00
Legal Corporate	7,000.00	1,239.31	5,000.00	5,000.00
Legal Deed Restriction	500.00	225.00	225.00	1,000.00
Administrative Management				
Management Services	28,800.00	19,200.00	33,600.00	28,800.00
Bank Chgs/Fees		10.00	10.00	
Copies and Printing	1,500.00	465.15	1,200.00	1,600.00
Statements/Mailouts	3,000.00	930.00	2,672.00	3,000.00
Misc Office Expense	500.00	42.00	75.00	500.00
Postage	1,000.00	993.37	1,600.00	1,700.00
Record Storage Fees	360.00	210.00	360.00	
Elections	1,100.00		0.00	
Pool/Pavillion				
Pool Management Contract	47,960.00	42,210.00	47,960.00	50,000.00
Pool Chemicals		59.53	59.53	0.00
Pool Equipment	1,000.00	1,394.29	1,394.29	1,000.00
Pool Repairs/Imprvmts	8,000.00	7,061.29	12,000.00	10,000.00
Pool Telephones/Internet	2,700.00	1,355.31	2,549.40	2,600.00
Access Card System	200.00	42.21	42.21	200.00
Pool Furniture	0.00			
Security and Camera Monitoring				
Clubhouse Repairs & Cleaning Supp	1,000.00	487.25	600.00	500.00
Exterminating	500.00	8,330.00	8,455.00	
Janitorial/Cleaning Services	1,700.00	1,020.00	1,785.00	2,125.00

668 homes

90% collection rate of apending on line 54

Resident fee for new pool cards. Offsets card cost, postage
Unplanned income
Recommended \$169,241 in reserve study

Combined with Social line 23

Includes electrical (line 31), fence (33), pavilion (78)
Eliminated

Eliminated

10% increase
10% increase
20% increase

1.5% increase
reduced
increased for anticipated 2-wire system repairs

3% increase
reduced
reduced

Majority of any overage should be recaptured as income from resident
reduced
Increased enforcement of deed restrictions

same

Yearly statement plus election mailout fee

Increase in USPS rate

Eliminated

4% increase estimate

Bathroom supplies only
Eliminated. Combined with line 94
Every other week Mar-Oct. Once/month Nov-Feb

Parks & Playgrounds				
Playground Maintenance and Repair	3,000.00	579.12	650.00	500.00
Dog Park Maintenance	300	50.26	175.00	350.00
Utilities				
Electric	100,000.00	58,543.61	100,000.00	100,000.00
Water & Sewer	105,000.00	33,668.75	62,000.00	70,000.00
Other				
Bad Debt Expense	0.00			
Deed Restriction Maint/Force Mow	100.00	405.00	405.00	0.00
Holiday Decorating	2,500.00		1,300.00	1,500.00
Mosquito Spraying	2,709.00	1,461.00	3,500.00	4,500.00
Operating Expenses	723,563.93	467,912.33	684,804.59	699,021.61
Operating Surplus/Deficit	386.07	35,899.00	54,500.41	8.39
RESERVE INCOME				
RSRV-Trsf from Opr. Fund	30,000.00	20,000.00	30,000.00	136,400.00
RSRV Interest	1,000.00	640.41	1,050.00	1,200.00
Capitalization Fee	0.00	17,600.00	17,050.00	0.00
TOTAL INCOME	31,000.00	38,240.41	48,100.00	137,600.00
RESERVE EXPENSES				
none planned				
TOTAL EXPENSES	0.00	0.00	0.00	0.00
Reserve Surplus/Deficit	31,000.00	38,240.41	48,100.00	137,600.00
ASSOCIATION SURPLUS/DEFICIT	31,386.07	74,139.41	102,600.41	137,608.39

Primarily vandalism repairs

Reduced

Mosquito sprays, pavilion extermination