

Shared expense *Red zone = Pool, Rec Rm, Tennis* **HAYDEN BAY HOMES ASSOCIATION -- 2018-2019 Operating Budget --- Approved**

	Last Year 2016-2017 Actual	This Year 2017-2018 Budget	This Year 2017-2018 Forecast*	2018-2019 Approved BUDGET	
INCOME					
Association Dues -Operating	\$ 84,048	\$ 90,576	\$ 90,576	\$ 90,576	Monthly Operating Dues - increase \$16/per lot
Late Fees & NSF Funds	300	-	200	-	HOA dues are due on the 1st of each month
Interest - Operating Account	6	9	9	7	Bank interest - Operating Account
Total Operating Income	\$ 84,354	\$ 90,585	\$ 90,785	\$ 90,583	

EXPENSES

RED ZONE EXPENSE -- Shared Common Areas with Condo Assoc.

Red - Landscaping	\$ (20,243)	\$ (18,689)	\$ (17,056)	\$ (24,405)	Red Zone Landscaping and Grounds Maintenance
Red - Utilities-Rec Ctr/Pool City Water	(444)	(500)	(787)	(520)	Rec Ctr - City Water/Sewer
Red - Utilities-Rec Center Electric	(2,795)	(2,800)	(1,828)	(1,850)	Rec Ctr - Electric
Red - Utilities-Rec Center Gas	(313)	(350)	(190)	(440)	Gas - Pool Heater
Red - Pool Emergency Phone	(408)	(420)	(420)	(420)	Required Direct Dial Emergency Only Pool Phone
Red - Pool Service	(1,567)	(1,570)	-	(1,970)	One weekly Pool Service visit
Red - Pool Chemicals	(648)	(650)	-	(650)	Pool Chemicals
Red - Pool Health Dept License	(380)	(380)	(395)	(395)	Multnomah County Health Dept License
Red - Pool Equipment Repairs	(5,032)	(2,000)	-	(2,000)	Pool Equipment repairs (solar panels, sand filter, pump, etc)
Red- Tennis Court Maintenance	(445)	(490)	(998)	(1,000)	Tennis Court Pressure Washing
Red - Janitorial Services & Supplies	(630)	(680)	(450)	(900)	Cleaning of Rec Center (\$750) Supplies (\$150)
Red - Maintenance General	-	(100)	(270)	(100)	Rec Center - General Minor Repairs/Maintenance
Red - Rec Center Complex Insurance	-	-	(901)	(1,080)	Rec Center Complex Insurance
Subtotal	\$ (32,905)	\$ (28,629)	\$ (23,295)	\$ (35,730)	Red Zone Expense before Reimbursement
Less Condo Charge for Shared Areas	11,389	9,917	8,058	12,369	Condo Reimbursement for Shared Common Area Expense-34.615%
Less Condo Charge for Well Water	1,002	1,002	1,002	1,200	Condo Reimbursement for Shared Common Area Expense-Flat Rate
Total - Homes Red Zone Expense	\$ (20,514)	\$ (17,710)	\$ (14,235)	\$ (22,161)	Red Zone Property Expense - Homes Association

YELLOW ZONE EXPENSE -- Homes HOA Property Expense

Yellow - Landscaping	\$ (45,110)	\$ (48,911)	\$ (50,815)	\$ (44,790)	Landscaping and Grounds maintenance
Yellow - Utilities - Electric	(4,611)	(4,660)	(4,643)	(4,658)	Electric - Street & Path
Yellow - Utilities - City Water (meters)	(464)	(500)	(780)	(468)	Water Meter basic charge 3 meters @ \$39 per meter per quarter
Yellow - Security	(4,216)	(4,220)	(4,170)	(4,088)	Security for Rec Center and Street
Yellow - Path Lighting Repairs	-	(200)	-	(200)	Repairs / maintenance of path lighting - Replacement parts
Yellow - Gate & Flag Pole Maintenance	(985)	(850)	(120)	(2,000)	Maintenance and Repair - entrance gate & flag pole
Yellow - Misc General Maintenance	(43)	(350)	(166)	(350)	General Minor Miscellaneous Repairs
Yellow - Street Sweeping	(1,331)	(1,500)	(1,332)	(1,380)	Street sweeping and cleaning
Yellow - Well Pump Maintenance	-	(1,000)	(165)	(1,000)	Well Pump maintenance
Subtotal - Yellow Property Expense	\$ (56,760)	\$ (62,191)	\$ (62,191)	\$ (58,934)	Yellow Zone Property Expense

*Forecast based on 9 months actual results plus 3 months of estimated expenses

HAYDEN BAY HOMES ASSOCIATION -- 2018-2019 Reserve Budget --- Approved

	Last Year 2016-2017 Actual	This Year 2017-2018 Budget	This Year 2017-2018 Forecast*	2018-2019 Approved BUDGET	Bill Smith Judy Alden Tony Martinez
Reserve Fund					
Reserves Fund Dues	\$ 32,208	\$ 32,208	\$ 32,208	\$ 32,208	Monthly Reserve Fund Dues
Interest - Reserve Accounts	392	204	340	37	Bank Interest - Reserve Cash Acct & CD Account
Total - Reserve Income	\$ 32,600	\$ 32,412	\$ 32,548	\$ 32,245	
Major Project Expense					
Yellow Project-Street Asphalt	\$ -	\$ (84,265)	\$ (63,700)	\$ (74,250)	Street asphalt overlay in 2018 - repairs done spring 2017
Yellow Project-Pathway Asphalt	-	(5,000)	-	(5,000)	Repair path cracks and reseal surface
Yellow Project-Gate Mechanism	(455)	(7,592)	(7,592)	-	Gate repair - mechanical arm
Subtotal Yellow Zone Projects	\$ (455)	\$ (96,857)	\$ (71,292)	\$ (79,250)	Yellow Zone Project - 100% Homes Obligation
Red Project-Pool Enclosure	-	(115,295)	(115,145)	-	Pool Enclosure Project - done 2017-2018
Red Project-Pool Deck Furniture	-	-	-	(5,385)	New pool area furniture
Red Project-Rec Ctr FOB System	-	-	-	(5,000)	Install FOB security system at Rec Center
Red Project-Tennis Ct Resurface	-	-	-	(11,850)	Resurface tennis court
Red Project-Tennis Ct RE Wall	-	-	-	(5,250)	Repair of tennis court retaining wall
Red Project-Pool Solar Panels	-	-	-	(5,255)	Install new solar panels
Red Project-Rec Ctr Entry Walkways	-	-	-	(11,740)	Replace deteriorating entryway
Red Project-Rec Ctr Exterior Lighting	-	-	-	(1,075)	Install "dawn-to-dusk" automatic lights on Rec Carter Bldg
Red Project-Pool Heater	-	(4,335)	(4,814)	-	Replaced Pool Gas Heater - 2017-2018
Adjustment - Condo Reimbursement	-	41,410	41,523	15,770	Condo share - Red Zone projects 34.615%
Subtotal Red Zone Projects	\$ -	\$ (78,220)	\$ (78,436)	\$ (29,785)	Red Zone Obligation - 34.615% Condos + 65.385% Homes
Total Major Project Expense	\$ (455)	\$ (175,077)	\$ (149,728)	\$ (109,035)	Total Reserve Projects
Reserve Fund Increase/(Decrease)	\$ 32,145	\$ (142,665)	\$ (117,180)	\$ (76,790)	Increase/(Decrease) in Reserve Fund Balance

*Forecast based on 9 months actual results plus 3 months of estimated expenses

HAYDEN BAY HOMES ASSOCIATION -- 2018-2019 Operating Budget --- Approved

	Last Year 2016-2017 Actual	This Year 2017-2018 Budget	This Year 2017-2018 Forecast*	2018-2019 Approved BUDGET	
YELLOW OVERHEAD EXPENSE -- Homes HOA Expense					
Accounting Services	\$ (2,275)	\$ (2,275)	\$ (2,075)	\$ (2,075)	Annual Financial Review / Tax Return Preparation
Bookkeeping Services	(2,700)	(3,000)	(3,000)	(3,000)	Bookkeeping services to bill homeowners, bill condos, pay bills
Operating Supplies, Postage, Copies	(1,005)	(1,100)	(1,121)	(1,143)	Copies, postage, monthly statements, envelopes etc.
HOA Binder Review/Updates	-	(250)	(134)	(150)	HOA Homeowner Binder updates
Christmas Decorations - Street	-	(50)	(60)	(50)	Christmas decorations - Gate and Street
Hospitality - Get Togethers	(310)	(400)	-	(400)	Get Together/Hospitality for HOA
Licenses & Fees (HOA license)	(50)	(50)	(50)	(50)	State License
Legal	-	(2,000)	-	(500)	Funds to address CC&Rs updates
Budget Contingency	-	-	-	-	Funds to address unforeseen emergencies
Bad Debt Expense	-	-	-	-	Write off of uncollectible Homeowners Dues
Insurance - Homes Assn	(1,665)	(1,804)	(849)	(720)	Insurance for Common Areas -- slight increase expected
Subtotal - Yellow Overhead Expense	\$ (8,005)	\$ (10,929)	\$ (7,289)	\$ (8,088)	Yellow Overhead expense
Total Operating Expense	\$ (85,279)	\$ (90,830)	\$ (83,715)	\$ (89,183)	
Net Operating Fund (Decrease)	\$ (925)	\$ (245)	\$ 7,070	\$ 1,400	Increase/(Decrease) in Operating Fund Balance

*Forecast based on 9 months actual results plus 3 months of estimated expenses