Haydens Crossing North Master

Association 2026 Annual Budget

INCOME	2026 Budget	Notes
Operating Dues	$646,800	Funds collected by the association from homeowner dues.
Assessment Revenue	**$646,800**	**Subtotal**
Interest	$94	Income from the association's interest bearing accounts.
Other Receivables	**$94**	**Subtotal**
TOTAL INCOME	**$646,894**	

OPERATING EXPENSES	2026 Budget	Notes
Federal Taxes	$7,000	Taxes on non-exempt income.
Administrative	$1,000	Costs for portal access and other various administrative costs
Printing and Copies	$1,500	Costs for office expenses associated with printing and copies.
Postage and Delivery	$1,500	Costs associated with association mailings.
Administrative totals	**$11,000**	**Subtotal**
Accounting	$450	Cost for preparation of tax return and contractor 1099s.
Legal	$3,500	Costs incurred for legal services necessary to support and protect the association's interests.
Association Management	$18,000	Professional property management.
Other Professional Services	$3,000	Costs associated with professionals to support the operations of the community.
Professional Services	**$24,950**	**Subtotal**
Clubhouse Supplies	$3,000	Supplies needed for maintaining and cleaning the clubhouse and fitness centers.
Clubhouse Maintenance	$9,000	Repairs and preventative maintenance to association amenities.
Clubhouse Cleaning	$9,000	Costs associated with amenity cleaning services.
Clubhouse Access Control	$3,500	Costs associated with association entry systems services.
Pool	$15,000	Cost for pool opening, closing, upkeep.
Clubhouse / Pool	**$39,500**	**Subtotal**
Insurance Expense	$4,700	Pays for property, liability, and other insurance policies that protect the community.
Insurance	**$4,700**	**Subtotal**
Landscaping expenses	$78,000	Lawn care service including mowing, trimming, fertilization, mulching, etc.
General Grounds	$2,000	Costs for general upkeep of the property.
Pond	$8,000	Costs associated with pond maintenance and upkeep.
Fountains	$3,500	Costs associated with winterization and maintenance on pond fountains.
Snow Removal	$90,000	Costs associated with snow removal and ice treatments.
Trees	$43,200	Costs associated with tree care in the common elements.
Irrigation	$3,000	Costs associated with irrigation maintenance and upkeep in the common elements.
Landscaping Totals	**$227,700**	**Subtotal**
Electric Repair	$882	Repairs needed for common area electric amenities.
Plumbing/Drainage Repair	$500	Plumbing repairs for common areas.
HVAC	$3,000	Costs associated with association HVAC services.
Exterior Maintenance	$5,000	Repairs and preventative maintenance to common elements.
Roof and Gutter	$500	Costs associated with repairs to the roofs and gutters.
Fire Equipment	$3,500	Costs associated with fire prevention equipment.
Pest Control	$11,400	Costs associated with pest control services for the common elements.
Repairs and Maintenance	**$24,782**	**Subtotal**
Real Estate Taxes	$13,000	Property taxes on association owned common areas.
Taxes	**$13,000**	**Subtotal**
Gas	$2,000	Costs associated with association gas utility usage.
Electric	$35,000	Costs associated with association electric utility usage.
Water	$240,000	Costs associated with community water utility usage.
Water Reimbursement	-$236,800	Reimbursement of homeowner water utility expenses.
Refuse Removal	$1,365	Costs associated with association refuse removal services.
Internet	$1,300	Costs associated with association internet services.
Phone/Cable	$700	Costs associated with association phone services.
Utilities	**$43,565**	**Subtotal**
Transfer to Reserve	$257,697	Funds transferred to reserve accounts for future capital repairs and improvements.
Reserve	**$257,697**	**Subtotal**
TOTAL EXPENSES	**$646,894**	

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Administrative totals - $11,000
Federal Taxes , Administrative, Printing and Copies, Postage and Delivery

Professional Services - $24,950
Accounting, Legal, Association Management, Other Professional Services

Clubhouse / Pool - $39,500
Clubhouse Supplies, Clubhouse Maintenance, Clubhouse Cleaning, Clubhouse Access Control, Pool

Insurance - $4,700
Insurance Expense

Landscaping Totals - $227,700
Landscaping expenses, General Grounds, Pond, Fountains, Snow Removal, Trees, Irrigation

Repairs and Maintenance - $24,782
Electric Repair, Plumbing/Drainage Repair, HVAC, Exterior Maintenance, Roof and Gutter, Fire Equipment, Pest Control

Taxes - $13,000
Real Estate Taxes

Utilities - $43,565
Gas, Electric, Water, Water Reimbursement, Refuse Removal, Internet, Phone/Cable

Reserve - $257,697
Transfer to Reserve



