

Hidden Creek HOA 2017 Actual / Projected & 2018 Ratified

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2017	2017 Budget	2018 BUDGET
Revenue															
Assessments															
Cable & Internet	\$ 6,851.19	\$ 6,851.19	\$ 6,851.19	\$ 972.31	\$ 6,851.19	\$ 12,729.93	\$ 6,851.00	\$ 6,851.00	\$ 6,879.98	\$ 6,798.08	\$ 6,904.30	\$ 6,904.30	\$ 82,295.66	\$ 82,214.28	\$ 83,022.00
Heat Tape	\$ 2,764.80	\$ 2,764.80	\$ 2,764.80	\$ 2,451.02	\$ 2,764.80	\$ 3,078.78	\$ 2,765.00	\$ 2,720.91	\$ 2,720.91	\$ 2,721.60	\$ 2,764.80	\$ 2,764.80	\$ 33,047.02	\$ 33,177.60	\$ 34,000.00
HOA Dues	\$ 47,006.78	\$ 47,006.78	\$ 46,430.03	\$ 47,006.78	\$ 47,006.78	\$ 48,011.78	\$ 53,147.00	\$ 39,500.58	\$ 46,527.42	\$ 46,174.88	\$ 47,155.13	\$ 47,155.13	\$ 562,129.07	\$ 564,081.36	\$ 603,567.06
Income Other	\$ 2,003.85	\$ -	\$ 6,164.72	\$ 2,863.63	\$ -		\$ 900.00	\$ 150.00	\$ 50.00	\$ 176.97	\$ -		\$ 12,309.17		\$ 5,000.00
Late Fees & Fines	\$ 1,475.00	\$ 975.00	\$ 1,326.75		\$ -	\$ (489.00)	\$ -	\$ 900.00	\$ 572.56	\$ 528.23	\$ 957.53		\$ 6,246.07		\$ 2,500.00
Water & Sewer	\$ 8,130.39	\$ 8,130.39	\$ 8,130.39	\$ 8,130.39	\$ 8,130.39	\$ 8,130.39	\$ 7,982.00	\$ 8,038.22	\$ 8,038.22	\$ 7,978.72	\$ 8,101.82	\$ 8,031.70	\$ 96,953.02	\$ 97,564.68	\$ 100,000.00
Revenue Total	\$ 68,232.01	\$ 65,728.16	\$ 71,667.88	\$ 61,424.13	\$ 64,753.16	\$ 71,461.88	\$ 71,645.00	\$ 58,160.71	\$ 64,789.09	\$ 64,378.48	\$ 65,883.58	\$ 64,855.93	\$ 792,980.01	\$ 777,037.92	\$ 828,089.06
Operating Expenses															
Administrative															
Legal & Professional Fees	\$ 246.00	\$ -	\$ 789.35	\$ -	\$ -		\$ -	\$ 3,316.00		\$ 1,559.57	\$ 2,800.00		\$ 8,710.92	\$ 10,800.00	\$ 8,800.00
Bank Fees									\$ 39.20	\$ 79.24	\$ 65.00	\$ 65.00	\$ 248.44		\$ 780.00
Management Fees	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 3,900.00	\$ 1,900.00	\$ (400.00)	\$ 1,900.00	\$ 5,800.00	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00	\$ 34,700.00	\$ 22,800.00	\$ 46,800.00
Printing & Postage	\$ 294.00	\$ 242.55	\$ 152.32	\$ -	\$ -	\$ 286.13	\$ -	\$ 204.04	\$ 96.85	\$ 26.40		\$ 50.00	\$ 1,352.29	\$ 1,920.00	\$ 1,500.00
Trustee Expense (Board)										\$ 392.51				\$ 300.00	\$ 350.00
Taxes / Licenses	\$ -	\$ -	\$ 200.00		\$ -		\$ -	\$ -	\$ 15.00				\$ 215.00	\$ 250.00	\$ 250.00
Accounting								\$ 2,700.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 6,300.00		\$ 10,800.00
Website Mngt. Software	\$ -	\$ -	\$ -	\$ 100.00	\$ 100.00	\$ 400.00	\$ 100.00	\$ 100.00					\$ 800.00	\$ 1,200.00	\$ -
Employee Expense															
Employee Expense Other	\$ 186.84	\$ 137.70	\$ 180.90		\$ -		\$ -	\$ 185.65					\$ 691.09		
Employee Wage	\$ -	\$ 5,556.00	\$ -	\$ 17,033.25	\$ 4,669.50	\$ 2,820.25	\$ 3,435.00	\$ 9,510.00	\$ 6,800.00	\$ 4,920.00	\$ 5,650.00	\$ 6,750.00	\$ 67,144.00	\$ 80,466.00	\$ 81,000.00
Payroll Expense	\$ -	\$ 948.64	\$ -	\$ 3,135.98	\$ 676.09	\$ 322.29	\$ 409.00	\$ 1,710.00					\$ 7,202.00		
Insurance Expense															
	\$ 7,409.00	\$ 3,467.66	\$ 3,961.32	\$ 2,469.32	\$ -		\$ 801.70	\$ -	\$ 1,975.67	\$ 1,975.67	\$ 610.00	\$ 1,975.67	\$ 24,646.01	\$ 27,000.00	\$ 28,000.00
Landscaping and Grounds															
Landscaping															
Landscaping Contract	\$ -	\$ -	\$ -		\$ 3,755.00		\$ -	\$ 2,190.00	\$ 2,190.00		\$ -	\$ 2,000.00	\$ 10,135.00	\$ 25,900.00	\$ 27,000.00
Trees & Shrubs & Ponds	\$ -	\$ -	\$ -		\$ 2,985.00	\$ 355.00	\$ 250.00	\$ -	\$ 3,154.38	\$ 290.00			\$ 7,034.38	\$ 30,074.00	\$ 15,000.00
Snow Removal															
Ice Melt/Salt	\$ 3,354.00	\$ 719.53	\$ 4,591.93	\$ 781.00	\$ -		\$ -	\$ -			\$ 500.00	\$ 500.00	\$ 10,446.46	\$ 8,000.00	\$ 8,000.00
Snow Removal Contract	\$ 9,300.00	\$ 20,600.00	\$ 12,898.00	\$ (11,300.00)	\$ -	\$ 3,700.00	\$ -	\$ -			\$ 5,940.00	\$ 9,500.00	\$ 50,638.00		\$ 40,000.00
Snow Removal Other	\$ 10,832.64	\$ -	\$ 570.00	\$ 20,600.00	\$ -		\$ -	\$ -					\$ 32,002.64	\$ 64,800.00	\$ 64,800.00
Maintenance and Repairs															
Maintenance General															
Maint - Heat Tape	\$ -	\$ -	\$ -	\$ 190.00	\$ -	\$ 314.00	\$ -	\$ -					\$ 504.00		
Maint-Other	\$ -	\$ -	\$ 4,547.88		\$ -	\$ 980.12	\$ -	\$ -	\$ 53.05	\$ 171.72	\$ 545.68	\$ 2,500.00	\$ 8,798.45	\$ 32,700.00	\$ 60,000.00
Maint - Plumbing	\$ -	\$ 2,481.35	\$ -		\$ -	\$ 143.65	\$ -	\$ -	\$ -	\$ 266.05	\$ -	\$ 1,000.00	\$ 3,891.05	\$ 5,040.00	
Maintenance General - Other	\$ 503.78	\$ 3,183.00	\$ -	\$ (3,686.78)	\$ -		\$ -	\$ -		\$ 127.31	\$ 750.00	\$ 750.00	\$ 1,627.31	\$ 23,200.00	
Lighting Repair											\$ 1,037.86		\$ 1,037.86		
Roof Repair										\$ 607.50			\$ 607.50		
Materials & Supplies	\$ -	\$ -	\$ -		\$ -		\$ -	\$ -					\$ -		

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Pool & Clubhouse															
Pool & Clubhouse Supplies	\$ -	\$ -	\$ 721.60	\$ 395.00	\$ -	\$ 146.40	\$ 326.00	\$ 82.28	\$ 1,939.91	\$ 173.81		\$ 500.00	\$ 4,285.00	\$ 4,260.00	\$ 10,000.00
Pool Maintenance	\$ 60.00	\$ 262.50	\$ 942.50	\$ 100.00	\$ -	\$ 596.00	\$ -	\$ -	\$ 2,142.00	\$ 455.05	\$ 216.18	\$ 500.00	\$ 5,274.23	\$ -	
Housekeeping Supplies										\$ 25.59		\$ 100.00	\$ 125.59		
Security Patrol									\$ 1,911.00			\$ 1,000.00	\$ 2,911.00		
Tools & Equipment															
Equipment (Power)	\$ -	\$ 1,551.52	\$ 242.56	\$ 2,658.36	\$ 439.93	\$ -	\$ -	\$ -					\$ 4,892.37		\$ 5,000.00
Maintenance and Repairs - Other	\$ -	\$ -	\$ -		\$ -		\$ -	\$ -					\$ -		
Utilities															
Cable TV/Internet Fee	\$ 5,869.38	\$ -	\$ 5,869.38	\$ 5,869.38	\$ 5,873.00	\$ 5,873.00	\$ 5,873.00	\$ -	\$ 5,791.73	\$ 5,943.51	\$ 5,866.61	\$ 5,941.70	\$ 58,770.69	\$ 73,992.00	\$ 75,000.00
Gas	\$ -	\$ 1,996.12	\$ -	\$ 97.29	\$ 100.00	\$ 200.00	\$ 386.59	\$ 424.22	\$ 437.67	\$ 325.96	\$ 306.13	\$ 1,000.00	\$ 5,273.98	\$ 6,000.00	\$ 6,000.00
Power	\$ 10,542.49	\$ 9,852.31	\$ 7,992.84	\$ 1,237.02	\$ 782.33	\$ 793.00	\$ -	\$ 262.42	\$ 459.39	\$ 1,035.80	\$ 1,132.41	\$ 500.00	\$ 34,590.01	\$ 6,000.00	\$ 35,000.00
Heat Tape							\$ -	\$ 4,500.00			\$ -	\$ 4,500.00	\$ 9,000.00	\$ 33,180.00	\$ 11,000.00
Sewer	\$ -	\$ -	\$ 4,817.76	\$ 14,453.28	\$ 4,817.76		\$ 4,579.00	\$ 9,541.39	\$ 4,720.04	\$ 4,579.09	\$ 4,579.09	\$ 4,580.00	\$ 56,667.41	\$ 52,992.00	\$ 57,000.00
Water	\$ 4,817.76	\$ 9,312.88	\$ 4,458.56	\$ (5,195.50)	\$ 4,296.50	\$ 4,329.80	\$ 4,178.00	\$ 8,703.79	\$ 4,235.09	\$ 4,141.38	\$ 4,195.13	\$ 4,200.00	\$ 51,673.39	\$ 82,000.00	\$ 100,000.00
Trash		\$ 2,988.00							\$ 2,988.00	\$ -			\$ 5,976.00	\$ 2,988.00	\$ 2,988.00
Other Income/Expense															
Grounds Reserve Exp	\$ -	\$ -	\$ -		\$ -		\$ -	\$ -					\$ -		
Pool & Clubhouse Reserve Exp	\$ -	\$ -	\$ -		\$ -		\$ -	\$ -					\$ -		
Operating Expense Total	\$ 55,415.89	\$ 65,299.76	\$ 54,936.90	\$ 52,837.60	\$ 30,395.11	\$ 20,859.64	\$ 22,238.29	\$ 49,229.79	\$ 43,748.98	\$ 31,896.16	\$ 38,994.09	\$ 52,712.37	\$ 518,172.07	\$ 595,862.00	\$ 695,068.00
Operating Income / (Loss)	\$ 12,816.12	\$ 428.40	\$ 16,730.98	\$ 8,586.53	\$ 34,358.05	\$ 50,602.24	\$ 49,406.71	\$ 8,930.92	\$ 21,040.11	\$ 32,482.32	\$ 26,889.49	\$ 12,143.56	\$ 274,415.43	\$ 181,175.92	\$ 133,021.06
Other Income & Expense		\$ 300.00	\$ 114.00										\$ 414.00	\$ 4,692.00	
Future Reserve Accrual	\$ 4,700.00	\$ 4,700.00	\$ 4,700.00	\$ 4,700.00	\$ 4,700.00	\$ 4,700.00	\$ 4,700.00	\$ 4,700.00	\$ 4,700.00	\$ 4,700.00	\$ 4,700.00	\$ 4,700.00	\$ 56,400.00	\$ 56,400.00	\$ 133,021.06
Net Operating Income	\$ 8,116.12	\$ (4,571.60)	\$ 11,916.98	\$ 3,886.53	\$ 29,658.05	\$ 45,902.24	\$ 44,706.71	\$ 4,230.92	\$ 16,340.11	\$ 27,782.32	\$ 22,189.49	\$ 7,443.56	\$ 217,601.43	\$ 120,083.92	\$ (0.00)
Reserve Expenditures															
Electric									\$ 12,001.50				\$ 12,001.50		
Grounds Reserve	\$ 1,750.00	\$ -	\$ 429.00		\$ -		\$ 2,179.00	\$ -					\$ 4,358.00		
Dumpster Corrals	\$ -	\$ -	\$ 1,421.64		\$ -	\$ 2,048.36	\$ -	\$ 3,470.00		\$ 1,025.00			\$ 7,965.00		
Decks & Stairs	\$ 1,770.00							\$ 1,770.00					\$ 3,540.00		
Clubhouse					\$ 1,422.00		\$ 1,422.00						\$ 2,844.00		
Asphalt										\$ 11,908.00			\$ 11,908.00		
Total Reserve Expense	\$ 3,520.00	\$ -	\$ 1,850.64	\$ -	\$ 1,422.00	\$ 2,048.36	\$ 3,601.00	\$ 5,240.00	\$ 12,001.50	\$ 12,933.00	\$ -	\$ -	\$ 42,616.50		
Comprehensive Income	\$ 4,596.12	\$ (4,571.60)	\$ 10,066.34	\$ 3,886.53	\$ 28,236.05	\$ 43,853.88	\$ 41,105.71	\$ (1,009.08)	\$ 4,338.61	\$ 14,849.32	\$ 22,189.49	\$ 7,443.56	\$ 174,984.93	\$ 120,083.92	\$ (0.00)