

**Hidden Creek Homeowners Association  
2019 Budget Variance Report**

Income	2018	2018	Variance	% CHG	2018	2019	Variance	% CHG
	FORECAST	BUDGET			FORECAST	BUDGET		
<b>40000-Association Fee Income</b>								
40100-Member Dues	488,605.76	488,616.00	(10.24)	0.00%	488,605.76	475,752.00	(12,853.76)	-2.63%
40200-Owner Reserve	100,421.69	100,420.90	0.79	0.00%	100,421.69	129,824.40	29,402.71	29.28%
40410-Clubhouse Rent	50.00	-	50.00	0.00%	50.00	50.00	-	0.00%
40415-Water/Sewer	48,400.19	48,400.56	(0.37)	0.00%	48,400.19	-	(48,400.19)	-100.00%
40416-Water	20,876.76	6,958.92	13,917.84	200.00%	20,876.76	41,753.52	20,876.76	100.00%
40417-Sewer	27,523.80	27,523.80	-	0.00%	27,523.80	55,047.60	27,523.80	100.00%
40425-Heat Tape	33,372.00	34,000.00	(628.00)	-1.85%	33,372.00	33,436.80	64.80	0.19%
40435-Trash	-	-	-	0.00%	-	-	-	0.00%
40450-Internet Service	82,851.59	83,022.00	(170.41)	-0.21%	82,851.59	82,851.60	0.01	0.00%
41600-Other Income	950.00	5,000.00	(4,050.00)	-81.00%	950.00	1,200.00	250.00	26.32%
<b>Total for 40000-Association Fee Income</b>	<b>803,051.79</b>	<b>793,942.18</b>	<b>9,109.61</b>	<b>1.15%</b>	<b>803,051.79</b>	<b>819,915.92</b>	<b>16,864.13</b>	<b>2.10%</b>
<b>45000-Other Income</b>								
45200-Finance Charges / Late Fees	2,900.00	2,500.00	400.00	16.00%	2,900.00	1,800.00	(1,100.00)	-37.93%
45350-Vending Commission	427.41	-	427.41	0.00%	427.41	430.00	2.59	0.61%
<b>Total for 45000-Other Income</b>	<b>3,327.41</b>	<b>2,500.00</b>	<b>827.41</b>	<b>33.10%</b>	<b>3,327.41</b>	<b>2,230.00</b>	<b>(1,097.41)</b>	<b>-32.98%</b>
<b>Total Income</b>	<b>806,379.20</b>	<b>796,442.18</b>	<b>9,937.02</b>	<b>1.25%</b>	<b>806,379.20</b>	<b>822,145.92</b>	<b>15,766.72</b>	<b>1.96%</b>
<b>Expense</b>								
50000-General & Administration								
50200-Bank Fees	37.31	50.00	(12.69)	-25.38%	37.31	38.50	1.19	3.19%
50300-Legal and Professional Fees	5,314.39	8,799.96	(3,485.57)	-39.61%	5,314.39	5,360.00	45.61	0.86%
50450-Accounting	10,927.50	10,800.00	127.50	1.18%	10,927.50	10,800.00	(127.50)	-1.17%
50480-Board of Director Expense	536.99	600.00	(63.01)	-10.50%	536.99	537.00	0.01	0.00%
50485-Copier	6.70	10.00	(3.30)	-33.00%	6.70	7.00	0.30	4.48%
50495-Miscellaneous	50.00	50.00	-	0.00%	50.00	50.00	-	0.00%
50500-Office Supplies	164.51	170.00	(5.49)	-3.23%	164.51	165.00	0.49	0.30%
50520-Licenses/Fees/Dues	10.00	250.00	(240.00)	-96.00%	10.00	10.00	-	0.00%
50525-Management Fees	45,240.00	46,800.00	(1,560.00)	-3.33%	45,240.00	46,540.00	1,300.00	2.87%
50535-Printing	697.32	700.00	(2.68)	-0.38%	697.32	700.00	2.68	0.38%
50540-Postage	237.45	450.00	(212.55)	-47.23%	237.45	239.25	1.80	0.76%
50550-Insurance	23,858.04	27,600.00	(3,741.96)	-13.56%	23,858.04	24,382.92	524.88	2.20%
<b>Total for 50000-General &amp; Administration</b>	<b>87,080.21</b>	<b>96,279.96</b>	<b>(9,199.75)</b>	<b>-9.56%</b>	<b>87,080.21</b>	<b>88,829.67</b>	<b>1,749.46</b>	<b>2.01%</b>
51000-Housekeeping/ Maintenance								
51150-Housekeeping Supplies	593.49	600.00	(6.51)	-1.09%	593.49	594.00	0.51	0.09%
<b>Total for 51000-Housekeeping/ Maintenance</b>	<b>593.49</b>	<b>600.00</b>	<b>(6.51)</b>	<b>-1.09%</b>	<b>593.49</b>	<b>594.00</b>	<b>0.51</b>	<b>0.09%</b>
54000-Security								
60650-Security Systems	378.00	400.00	(22.00)	-5.50%	378.00	380.00	2.00	0.53%
<b>Total for 54000-Security</b>	<b>378.00</b>	<b>400.00</b>	<b>(22.00)</b>	<b>-5.50%</b>	<b>378.00</b>	<b>380.00</b>	<b>2.00</b>	<b>0.53%</b>
60000-Repairs & Maintenance								
60025-Maintenance Wages	75,761.65	81,000.00	(5,238.35)	-6.47%	75,761.65	105,000.00	29,238.35	38.59%
60040-Pool Attendant	10,994.25	11,000.00	(5.75)	-0.05%	10,994.25	11,650.00	655.75	5.96%
60100-Landscape	27,805.38	28,000.00	(194.62)	-0.70%	27,805.38	28,450.00	644.62	2.32%
60120-Compound Maintenance	289.34	500.00	(210.66)	-42.13%	289.34	300.00	10.66	3.68%
60135-Electrical Repair	533.96	1,000.00	(466.04)	-46.60%	533.96	550.00	16.04	3.00%
60145-Landscape Contract	36,885.98	37,000.00	(114.02)	-0.31%	36,885.98	37,100.00	214.02	0.58%
60150-Building Exterior Repairs	10.13	25.00	(14.87)	-59.48%	10.13	10.50	0.37	3.65%
60160-Plumbing	4,290.00	5,000.00	(710.00)	-14.20%	4,290.00	4,310.00	20.00	0.47%
60165-Locks & Keys	367.33	500.00	(132.67)	-26.53%	367.33	371.00	3.67	1.00%
60170-Parking-Grounds-Roads	3,597.95	3,800.00	(202.05)	-5.32%	3,597.95	3,650.00	52.05	1.45%
60180-Clubhouse Repairs	457.20	500.00	(42.80)	-8.56%	457.20	460.00	2.80	0.61%
60200-Roof Repair	8,617.50	8,700.00	(82.50)	-0.95%	8,617.50	8,700.00	82.50	0.96%
60210-Pool & Spa Maintenance	3,654.36	8,074.96	(4,420.60)	-54.74%	3,654.36	3,675.00	20.64	0.56%
60260-Snow Removal	42,285.67	75,850.00	(33,564.33)	-44.25%	42,285.67	42,480.00	194.33	0.46%
60350-Common Areas	117.43	150.00	(32.57)	-21.71%	117.43	118.00	0.57	0.49%
60450-Pest Control	5,150.00	5,500.00	(350.00)	-6.36%	5,150.00	5,200.00	50.00	0.97%
<b>Total for 60000-Repairs &amp; Maintenance</b>	<b>220,818.13</b>	<b>266,599.96</b>	<b>(45,781.83)</b>	<b>-17.17%</b>	<b>220,818.13</b>	<b>252,024.50</b>	<b>31,206.37</b>	<b>14.13%</b>
61000-Supplies								
61100-Supplies-Building	1,262.15	2,000.00	(737.85)	-36.89%	1,262.15	1,266.50	4.35	0.34%
61110-Supplies-Equipment	1,903.27	3,000.00	(1,096.73)	-36.56%	1,903.27	1,904.00	0.73	0.04%
61120-Supplies-Grounds/Parking	2,621.29	4,000.00	(1,378.71)	-34.47%	2,621.29	2,630.00	8.71	0.33%
61140-Supplies-Operating	247.49	500.00	(252.51)	-50.50%	247.49	250.00	2.51	1.01%
61150-Supplies-Pool	2,124.11	3,050.86	(926.75)	-30.38%	2,124.11	2,250.00	125.89	5.93%
61160-Supplies-Paint	1,061.53	1,500.00	(438.47)	-29.23%	1,061.53	1,066.00	4.47	0.42%
61170-Supplies-Plumbing	50.98	500.00	(449.02)	-89.80%	50.98	51.00	0.02	0.04%
61180-Tool Supplies	388.57	1,500.00	(1,111.43)	-74.10%	388.57	390.00	1.43	0.37%
<b>Total for 61000-Supplies</b>	<b>9,659.39</b>	<b>16,050.86</b>	<b>(6,391.47)</b>	<b>-39.82%</b>	<b>9,659.39</b>	<b>9,807.50</b>	<b>148.11</b>	<b>1.53%</b>
66000-Utilities								
66100-Cable TV	32,092.96	36,600.00	(4,507.04)	-12.31%	32,092.96	32,734.82	641.86	2.00%
66200-Electric	65,439.54	60,000.00	5,439.54	9.07%	65,439.54	66,421.13	981.59	1.50%
66275-Heat Tape	7,288.68	8,988.00	(1,699.32)	-18.91%	7,288.68	7,400.00	111.32	1.53%
66300-Gas	4,655.55	6,000.00	(1,344.45)	-22.41%	4,655.55	4,795.22	139.67	3.00%
66400-Internet	38,251.61	38,400.00	(148.39)	-0.39%	38,251.61	39,093.15	841.54	2.20%
66500-Sewer	55,000.33	57,000.00	(1,999.67)	-3.51%	55,000.33	55,550.33	550.00	1.00%
66800-Water	74,299.11	86,000.00	(11,700.89)	-13.61%	74,299.11	76,523.60	2,224.49	2.99%
<b>Total for 66000-Utilities</b>	<b>277,027.78</b>	<b>292,988.00</b>	<b>(15,960.22)</b>	<b>-5.45%</b>	<b>277,027.78</b>	<b>282,518.25</b>	<b>5,490.47</b>	<b>1.98%</b>
80000-Other Expenses								
89000- Income Taxes	-	-	-	0.00%	-	-	-	0.00%
90000-Future Reserve Accrual	123,523.40	123,523.40	-	0.00%	123,523.40	187,992.00	64,468.60	52.19%
<b>Total Other Expenses</b>	<b>123,523.40</b>	<b>123,523.40</b>	<b>-</b>	<b>0.00%</b>	<b>123,523.40</b>	<b>187,992.00</b>	<b>64,468.60</b>	<b>52.19%</b>
<b>Total Expenses</b>	<b>719,080.40</b>	<b>796,442.18</b>	<b>(77,361.78)</b>	<b>-9.71%</b>	<b>719,080.40</b>	<b>822,145.92</b>	<b>103,065.52</b>	<b>14.33%</b>
<b>Excess (Deficiency) of Revenues over Expenses</b>	<b>87,298.80</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>87,298.80</b>	<b>0.00</b>	<b>-</b>	<b>-</b>



**Hidden Creek Homeowners Association  
2019 Capital Budget Plan**

1910	Mower - Replace	8	5	550					613						
2002	Water Valves - Partial Replace	1	0	15,000	15,330	15,667	16,012	16,364	16,724	17,092	17,468	17,852	18,245	18,647	
2003	Breaker Panels - Replace	99	0	42,500							42,500				
2201	Pond - Partial Dredging	10	6	8,000	9,000					9,116					
2203	Pond Aeration System - Replace	15	11	6,000											
2306	Dumpster Enclosures - Replace	30	28	25,000	7,965	10,000									
	Suana Refurbish/replace heat element					5,500									
	Drain fix				23,583	4,000									
				<b>1,937,373</b>	<b>171,242</b>	<b>315,510</b>	<b>144,448</b>	<b>261,314</b>	<b>254,876</b>	<b>247,016</b>	<b>116,226</b>	<b>104,221</b>	<b>78,550</b>	<b>96,700</b>	<b>377,136</b>
Anticipated Beginning Capital Balance Assumes Bad Debt W/O				313,462	353,042	225,524	269,068	195,746	128,862	69,838	141,604	225,375	334,817	426,109	
Actual / Budgeted Reserve Placement (Anticipated 1/2% increase yearly)				123,523	187,992	187,992	187,992	187,992	187,992	187,992	187,992	187,992	187,992	187,992	187,992
Special Assessment				-	-	-	-	-	-	-	-	-	-	-	
Anticipated Excess (Deficiency) of Revenues over Expenses				87,299											
Budgeted Capital Expenses (from above)				(171,242)	(315,510)	(144,448)	(261,314)	(254,876)	(247,016)	(116,226)	(104,221)	(78,550)	(96,700)	(377,136)	
<b>Anticipated Ending Cash Capital Balance</b>				<b>353,042</b>	<b>225,524</b>	<b>269,068</b>	<b>195,746</b>	<b>128,862</b>	<b>69,838</b>	<b>141,604</b>	<b>225,375</b>	<b>334,817</b>	<b>426,109</b>	<b>236,965</b>	
Fully Funded Reserve				1,103,551	750,242	879,061	1,001,526	785,553	861,125	971,723	1,096,128	1,261,402	1,418,643	1,566,041	
Percent Funded				32.0%	30.1%	30.6%	19.5%	16.4%	8.1%	14.6%	20.6%	26.5%	30.0%	15.1%	