

**Hidden Creek Homeowners Association
2020 Budget Variance Report**

| Income | 2019 | 2019 | Variance | % CHG | 2019 | 2020 | Variance | % CHG |
|------------------------------------------------------|-------------------|-------------------|--------------------|-----------------|-------------------|-------------------|--------------------|----------------|
| | FORECAST | BUDGET | | | FORECAST | BUDGET | | |
| 40000-Association Fee Income | | | | | | | | |
| 40100-Member Dues | 475,752.00 | 475,752.00 | - | 0.00% | 475,752.00 | 409,150.68 | (66,601.32) | -14.00% |
| 40200-Owner Reserve | 129,824.40 | 129,824.40 | - | 0.00% | 129,824.40 | 213,600.00 | 83,775.60 | 64.53% |
| 40410-Clubhouse Rent | 50.00 | 50.00 | - | 0.00% | 50.00 | 50.00 | - | 0.00% |
| 40416-Water | 20,876.76 | 41,753.52 | (20,876.76) | -50.00% | 20,876.76 | - | (20,876.76) | -100.00% |
| 40417-Sewer | 55,047.60 | 55,047.60 | - | 0.00% | 55,047.60 | 58,020.87 | 2,973.27 | 5.40% |
| 40425-Heat Tape | 33,436.80 | 33,436.80 | - | 0.00% | 33,436.80 | 50,000.00 | 16,563.20 | 49.54% |
| 40435-Trash | - | - | - | 0.00% | - | - | - | 0.00% |
| 40450-Internet Service | 70,590.00 | 82,851.60 | (12,261.60) | -14.80% | 70,590.00 | 77,950.77 | 7,360.77 | 10.43% |
| 40580-Snow Removal | 20,876.76 | | 20,876.76 | 0.00% | 20,876.76 | - | (20,876.76) | -100.00% |
| 41600-Other Income | 2,318.00 | 1,200.00 | 1,118.00 | 93.17% | 2,318.00 | - | (2,318.00) | -100.00% |
| Total for 40000-Association Fee Income | 808,772.32 | 819,915.92 | (11,143.60) | -1.36% | 808,772.32 | 808,772.32 | (0.00) | 0.00% |
| 45000-Other Income | | | | | | | | |
| 45150-Interest Income Reserve | 4,477.22 | - | 4,477.22 | 0.00% | 4,477.22 | 5,700.00 | 1,222.78 | 27.31% |
| 45200-Finance Charges / Late Fees | 5,947.20 | 1,800.00 | 4,147.20 | 230.40% | 5,947.20 | 3,000.00 | (2,947.20) | -49.56% |
| 45205-HOA Violations/Fines Income | 12,600.00 | - | 12,600.00 | 0.00% | 12,600.00 | 3,000.00 | (9,600.00) | -76.19% |
| 45350-Vending Commission | - | 430.00 | (430.00) | 0.00% | - | - | - | 0.00% |
| Total for 45000-Other Income | 23,024.42 | 2,230.00 | 20,794.42 | 932.49% | 23,024.42 | 11,700.00 | (12,547.20) | -54.50% |
| Total Income | 831,796.74 | 822,145.92 | 9,650.82 | 1.17% | 831,796.74 | 820,472.32 | (12,547.20) | -1.51% |
| Expense | | | | | | | | |
| 50000-General & Administration | | | | | | | | |
| 50200-Bank Fees | 468.47 | 38.50 | 429.97 | 1116.81% | 468.47 | 600.00 | 131.53 | 28.08% |
| 50300-Legal and Professional Fees | 12,087.30 | 5,360.00 | 6,727.30 | 125.51% | 12,087.30 | 10,284.23 | (1,803.07) | -14.92% |
| 50400-Audit | 612.75 | - | 612.75 | - | 612.75 | 625.00 | 12.25 | 2.00% |
| 50450-Accounting | 10,900.00 | 10,800.00 | 100.00 | 0.93% | 10,900.00 | 10,900.00 | - | 0.00% |
| 50480-Board of Director Expense | 1,383.08 | 537.00 | 846.08 | 157.56% | 1,383.08 | 1,400.00 | 16.92 | 1.22% |
| 50485-Copier | - | 7.00 | (7.00) | -100.00% | - | - | - | 0.00% |
| 50495-Miscellaneous | 160.06 | 50.00 | 110.06 | 220.12% | 160.06 | 160.00 | (0.06) | -0.04% |
| 50500-Office Supplies | 15.29 | 165.00 | (149.71) | -90.73% | 15.29 | 15.00 | (0.29) | -1.90% |
| 50520-Licenses/Fees/Dues | 670.00 | 10.00 | 660.00 | 6600.00% | 670.00 | 670.00 | - | 0.00% |
| 50525-Management Fees | 46,540.00 | 46,540.00 | - | 0.00% | 46,540.00 | 50,960.00 | 4,420.00 | 9.50% |
| 50535-Printing | 290.24 | 700.00 | (409.76) | -58.54% | 290.24 | 300.00 | 9.76 | 3.36% |
| 50540-Postage | 131.95 | 239.25 | (107.30) | -44.85% | 131.95 | 180.00 | 48.05 | 36.42% |
| 50550-Insurance | 29,768.50 | 24,382.92 | 5,385.58 | 22.09% | 29,768.50 | 31,180.20 | 1,411.70 | 4.74% |
| Total for 50000-General & Administration | 103,027.64 | 88,829.67 | 13,585.22 | 15.98% | 103,027.64 | 107,274.43 | 4,246.79 | 4.12% |
| 51000-Housekeeping/ Maintenance | | | | | | | | |
| 51150-Housekeeping Supplies | 156.28 | 594.00 | (437.72) | -73.69% | 156.28 | 175.00 | 18.72 | 11.98% |
| Total for 51000-Housekeeping/ Maintenance | 156.28 | 594.00 | (437.72) | -73.69% | 156.28 | 175.00 | 18.72 | 11.98% |
| 54000-Security | | | | | | | | |
| 60650-Security Systems | - | 380.00 | (380.00) | -100.00% | - | - | - | 0.00% |
| Total for 54000-Security | - | 380.00 | (380.00) | -100.00% | - | - | - | 0.00% |
| 60000-Repairs & Maintenance | | | | | | | | |
| 60025-Maintenance Labor | 108,295.14 | 105,000.00 | 3,295.14 | 3.14% | 108,295.14 | 107,500.00 | (795.14) | -0.73% |
| 60040-Pool Attendant Labor | 960.00 | 11,650.00 | (10,690.00) | -91.76% | 960.00 | 1,650.00 | 690.00 | 71.88% |
| 60100-Landscape Labor | 23,365.00 | 28,450.00 | (5,085.00) | -17.87% | 23,365.00 | 23,800.00 | 435.00 | 1.86% |
| 60105-Landscape Contract | 39,059.39 | 37,100.00 | 1,959.39 | 5.28% | 39,059.39 | 39,059.39 | - | 0.00% |
| 60120-Compound Maintenance | 481.49 | 300.00 | 181.49 | 60.50% | 481.49 | - | (481.49) | -100.00% |
| 60135-Electrical Repair Labor | 450.00 | 550.00 | (100.00) | -18.18% | 450.00 | 450.00 | - | 0.00% |
| 60138-Electrical Repair Contract | 2,650.43 | - | 2,650.43 | 0.00% | 2,650.43 | 2,675.00 | 24.57 | 0.93% |
| 60150-Building Exterior Repairs | 1,224.18 | 10.50 | 1,213.68 | 11558.86% | 1,224.18 | 1,240.00 | 15.82 | 1.29% |
| 60155-Garage Door Repair | 267.00 | - | 267.00 | 0.00% | 267.00 | 275.00 | 8.00 | 3.00% |
| 60160-Plumbing Labor | 1,785.00 | 4,310.00 | (2,525.00) | -58.58% | 1,785.00 | 1,800.00 | 15.00 | 0.84% |
| 60163-Plumbing Contractor | 648.67 | - | 648.67 | 0.00% | 648.67 | 650.00 | 1.33 | 0.21% |
| 60165-Locks & Keys | 1,413.35 | 371.00 | 1,042.35 | 280.96% | 1,413.35 | 1,425.00 | 11.65 | 0.82% |
| 60170-Parking-Grounds-Roads Labor | 5,681.25 | 3,650.00 | 2,031.25 | 55.65% | 5,681.25 | 6,000.00 | 318.75 | 5.61% |
| 60175-Parking-Grounds-Roads Contractor | 54.00 | - | 54.00 | 0.00% | 54.00 | - | (54.00) | -100.00% |
| 60180-Clubhouse Repairs | - | 460.00 | (460.00) | -100.00% | - | - | - | 0.00% |
| 60200-Roof Repair Labor | 5,086.25 | 8,700.00 | (3,613.75) | -41.54% | 5,086.25 | 5,250.00 | 163.75 | 3.22% |
| 60205-Roof Repair Contractor | 3,574.31 | - | 3,574.31 | 0.00% | 3,574.31 | 3,750.00 | 175.69 | 4.92% |
| 60210-Pool & Spa Maintenance Labor | 5,848.75 | 3,675.00 | 2,173.75 | 59.15% | 5,848.75 | 5,900.00 | 51.25 | 0.88% |
| 60215-Pool & Spa Maintenance Contractor | 856.61 | - | 856.61 | 0.00% | 856.61 | 875.00 | 18.39 | 2.15% |
| 60260-Snow Removal Labor | 5,896.25 | 42,480.00 | (36,583.75) | -86.12% | 5,896.25 | 7,500.00 | 1,603.75 | 27.20% |
| 60215-Snow Removal Contractor | 65,660.75 | - | 65,660.75 | 0.00% | 65,660.75 | 33,000.00 | (32,660.75) | -49.74% |
| 60216-Snow Remval Excess | - | - | - | 0.00% | - | 17,000.00 | 17,000.00 | 0.00% |
| 60350-Common Areas | 527.67 | 118.00 | 409.67 | 347.18% | 527.67 | 540.00 | 12.33 | 2.34% |
| 60450-Pest Control | 2,775.00 | 5,200.00 | (2,425.00) | -46.63% | 2,775.00 | 3,500.00 | 725.00 | 26.13% |
| Total for 60000-Repairs & Maintenance | 276,560.49 | 252,024.50 | 24,535.99 | 9.74% | 276,560.49 | 263,839.39 | (12,721.10) | -4.60% |
| 61000-Supplies | | | | | | | | |
| 61100-Supplies-Building | 1,732.71 | 1,266.50 | 466.21 | 36.81% | 1,732.71 | 1,800.00 | 67.29 | 3.88% |
| 61110-Supplies-Equipment | 2,001.77 | 1,904.00 | 97.77 | 5.13% | 2,001.77 | 2,050.00 | 48.23 | 2.41% |
| 61120-Supplies-Grounds/Parking | 2,624.22 | 2,630.00 | (5.78) | -0.22% | 2,624.22 | 2,650.00 | 25.78 | 0.98% |
| 61140-Supplies-Operating | - | 250.00 | (250.00) | -100.00% | - | - | - | 0.00% |
| 61145-Supplies-Fuel | 533.22 | - | 533.22 | 0.00% | 533.22 | 1,800.00 | 1,266.78 | 237.57% |
| 61150-Supplies-Pool | 4,170.48 | 2,250.00 | 1,920.48 | 85.35% | 4,170.48 | 4,350.00 | 179.52 | 4.30% |
| 61160-Supplies-Paint | 937.58 | 1,066.00 | (128.42) | -12.05% | 937.58 | 950.00 | 12.42 | 1.32% |
| 61170-Supplies-Plumbing | 51.00 | 51.00 | - | 0.00% | 51.00 | 55.00 | 4.00 | 7.84% |
| 61180-Tool Supplies | 803.57 | 390.00 | 413.57 | 106.04% | 803.57 | 850.00 | 46.43 | 5.78% |
| 61200-Supplies-Snow Removal | 1,825.36 | - | 1,825.36 | 0.00% | 1,825.36 | 1,900.00 | 74.64 | 4.09% |
| Total for 61000-Supplies | 14,679.91 | 9,807.50 | 4,872.41 | 49.68% | 14,679.91 | 16,405.00 | 1,650.45 | 11.24% |
| 66000-Utilities | | | | | | | | |
| 66100-Cable TV | 36,588.98 | 32,734.82 | 3,854.16 | 11.77% | 36,588.98 | 37,503.70 | 914.72 | 2.50% |
| 66200-Electric | 63,474.85 | 66,421.13 | (2,946.28) | -4.44% | 63,474.85 | 14,807.82 | (48,667.03) | -76.67% |
| 66275-Heat Tape | - | 7,400.00 | (7,400.00) | -100.00% | - | 50,000.00 | 50,000.00 | 0.00% |
| 66300-Gas | 4,659.26 | 4,795.22 | (135.96) | -2.84% | 4,659.26 | 4,799.04 | 139.78 | 3.00% |
| 66400-Internet | 39,004.66 | 39,093.15 | (88.49) | -0.23% | 39,004.66 | 40,447.07 | 1,442.41 | 3.70% |
| 66500-Sewer | 56,330.94 | 55,550.33 | 780.61 | 1.41% | 56,330.94 | 58,020.87 | 1,689.93 | 3.00% |
| 66700-Trash Removal | - | - | - | 0.00% | - | - | - | 0.00% |
| 66800-Water | 46,520.65 | 76,523.60 | (30,002.95) | -39.21% | 46,520.65 | 13,500.00 | (33,020.65) | -70.98% |
| Total for 66000-Utilities | 246,579.34 | 282,518.25 | (35,938.91) | -12.72% | 246,579.34 | 219,078.50 | (27,500.84) | -11.15% |
| 80000-Other Expenses | | | | | | | | |
| 89000-Income Taxes | 100.00 | - | 100.00 | 0.00% | 100.00 | 100.00 | - | 0.00% |
| 90000-Future Reserve Accrual | 187,992.00 | 187,992.00 | - | 0.00% | 187,992.00 | 213,600.00 | 25,608.00 | 13.62% |
| Total Other Expenses | 188,092.00 | 187,992.00 | 100.00 | 0.05% | 188,092.00 | 213,700.00 | 25,608.00 | 13.61% |
| Total Expenses | 829,095.66 | 822,145.92 | 6,949.74 | 0.85% | 829,095.66 | 820,472.32 | (8,697.98) | -1.05% |
| Excess (Deficiency) of Revenues over Expenses | 2,701.08 | 0.00 | | | 2,701.08 | 0.00 | | |

Hidden Creek Homeowners Association
2023 Capital Budget Plan

| | | | | | | | | | | | | | | |
|-----------------------------------------------------------|--------------------------------------|----|----|------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 1910 | Mower - Replace | 8 | 5 | 550 | | | | | 613 | | | | | |
| 2002 | Water Valves - Partial Replace | 1 | 0 | 15,000 | 21,190 | 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 | 5,695 | | | | | | 42,500 | | | |
| 2201 | Pond - Partial Dredging | 10 | 6 | 8,000 | | | | | | 9,116 | | | | |
| 2203 | Pond Aeration System - Replace | 15 | 11 | 6,000 | | | | | | | | | | |
| 2306 | Dumpster Enclosures - Replace | 30 | 28 | 25,000 | 8,761 | | | | | | | | | |
| | Parking Lot Signs | | | | 2,542 | | | | | | | | | |
| | Building Letters | | | | 9,404 | | | | | | | | | |
| | Concrete | | | | 1,766 | | | | | | | | | |
| | Suana Refurbish/replace heat element | | | | 5,444 | | | | | | | | | |
| | Drain fix | | | | 2,229 | | | | | | | | | |
| | | | | 1,920,573 | 187,908 | 331,926 | 286,465 | 218,593 | 188,965 | 391,226 | 264,221 | 78,550 | 91,835 | 377,136 |
| Anticipated Beginning Capital Balance | | | | | 342,472 | 338,257 | 206,331 | 129,866 | 131,773 | 174,333 | 26,208 | 17,244 | 206,713 | 396,298 |
| Actual / Budgeted Reserve Placement | | | | | 187,992 | 200,000 | 210,000 | 220,500 | 231,525 | 243,101 | 255,256 | 268,019 | 281,420 | 295,491 |
| Special Assessment | | | | | - | - | - | - | - | - | - | - | - | - |
| Anticipated Excess (Deficiency) of Revenues over Expenses | | | | | 2,701 | | | | | | | | | |
| Budgeted Capital Expenses (from above) | | | | | (187,908) | (331,926) | (286,465) | (218,593) | (188,965) | (391,226) | (264,221) | (78,550) | (91,835) | (377,136) |
| Anticipated Ending Cash Capital Balance | | | | | 345,257 | 206,331 | 129,866 | 131,773 | 174,333 | 26,208 | 17,244 | 206,713 | 396,298 | 314,653 |
| Fully Funded Reserve | | | | | 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 | | | | | 46.0% | 23.5% | 13.0% | 16.8% | 20.2% | 2.7% | 1.6% | 16.4% | 27.9% | 20.1% |