

**HIDDEN CREEK CONDOMINIUM ASSOCIATION, INC.  
APPROVED BUDGET FOR JANUARY - DECEMBER 31, 2025**

ACCT	DESCRIPTION	COST THRU SEP 30 2024	ESTIMATE THRU DEC 31 2024	290 UNITS YEARLY 2024 BUDGET	INCREASE/ (DECREASE)	290 UNITS YEARLY 2025 BUDGET	MONTHLY 2025 BUDGET
	<b>REVENUE</b>						
6200	Assessments	722,970.00	963,960.00	963,960.00	76,543.43	1,040,503.43	86,708.62
6450	Late Fee Income	9,596.03	12,794.71	0.00	0.00	0.00	0.00
6480	Late Notice Fees	0.00	0.00	0.00	0.00	0.00	0.00
6500	Miscellaneous Income	14,287.50	19,050.00	0.00	0.00	0.00	0.00
6530	Interest Income-Oper	4,848.82	6,465.09	0.00	0.00	0.00	0.00
6540	Interest Income-Res	0.00	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL REVENUE</b>	<b>751,702.35</b>	<b>1,002,269.80</b>	<b>963,960.00</b>	<b>76,543.43</b>	<b>1,040,503.43</b>	<b>86,708.62</b>
	<b>PER UNIT FEE</b>						<b>299.00</b>
	<b>ADMINISTRATIVE</b>						
8110	Office Expenses	3,209.59	4,279.45	4,500.00	0.00	4,500.00	375.00
8115	Bank Charges/Coupons	12.00	16.00	4,176.00	-1,676.00	2,500.00	208.33
8125	Legal	15,983.78	21,311.71	7,500.00	2,500.00	10,000.00	833.33
8135	Engineers	0.00	0.00	2,000.00	0.00	2,000.00	166.67
8135	Year End Accounting	6,013.00	7,057.00	3,725.00	0.00	3,725.00	310.42
8140	Reserve Study/Ins Appraisal	0.00	3,250.00	0.00	4,000.00	4,000.00	333.33
8145	Permits, Licenses, Etc	0.00	0.00	20.00	-20.00	0.00	0.00
8150	Management Fees	29,278.99	34,754.99	37,636.20	-23,716.20	13,920.00	1,160.00
8155	Annual Corp Fee	86.25	121.25	62.00	-0.75	61.25	5.10
8160	Condo Division Fee	1,160.00	1,160.00	1,160.00	0.00	1,160.00	96.67
8170	Insurance-Prop/Liab/D&O	209,248.92	278,998.56	376,821.00	-66,821.00	310,000.00	25,833.33
8175	Insurance-Flood	25,871.14	34,494.85	40,000.00	0.00	40,000.00	3,333.33
8180	Insurance-Workers Comp	0.00	509.00	745.00	0.00	745.00	62.08
8190	Bad Debt Expense	8,388.72	11,184.96	11,185.00	0.00	11,185.00	932.08
8195	Reserve Repayment	0.00	25,534.80	25,534.80	0.00	25,534.80	2,127.90
8196	Miscellaneous	0.00	0.00	500.00	-500.00	0.00	0.00
	<b>TOTAL ADMINISTRATIVE</b>	<b>299,252.39</b>	<b>422,672.57</b>	<b>515,565.00</b>	<b>-86,233.95</b>	<b>429,331.05</b>	<b>35,777.59</b>
	<b>UTILITIES</b>						
8210	Electric	7,607.33	10,143.11	10,000.00	200.00	10,200.00	850.00
8215	Electric-Street Lights	16,573.55	22,098.07	24,000.00	-200.00	23,800.00	1,983.33
8230	Water & Sewer	8,425.91	11,234.55	10,110.00	1,140.00	11,250.00	937.50
8250	Trash Removal	1,950.00	2,600.00	2,400.00	0.00	2,400.00	200.00
8260	Propane/Gas	1,327.86	1,770.48	500.00	2,500.00	3,000.00	250.00
8265	Entry Phone	3,226.81	4,302.41	4,500.00	0.00	4,500.00	375.00
	<b>TOTAL UTILITIES</b>	<b>39,111.46</b>	<b>52,148.61</b>	<b>51,510.00</b>	<b>3,640.00</b>	<b>55,150.00</b>	<b>4,595.83</b>
	<b>CONTRACTED PR EXPENSE</b>						
8310	Management Staff		0.00	0.00	65,542.00	65,542.00	5,461.83
8320	Payroll Burden Management		0.00	0.00	5,669.38	5,669.38	472.45
8330	Maintenance Staff	57,086.02	76,114.69	49,871.15	16,128.85	66,000.00	5,500.00
8335	Payroll Burden Maintance		0.00	4,313.85	1,395.15	5,709.00	475.75
8340	Off-Duty Officers	338.00	450.67	7,800.00	0.00	7,800.00	650.00
	<b>TOTAL CONTRACT PR EXPENSE</b>	<b>57,424.02</b>	<b>76,565.36</b>	<b>61,985.00</b>	<b>88,735.38</b>	<b>150,720.38</b>	<b>12,560.03</b>
	<b>AMENITIES</b>						
8510	Contracted Pool Maint	12,403.00	16,537.33	17,000.00	0.00	17,000.00	1,416.67
8515	Pool/Equipment Repairs	6,518.45	8,691.27	10,000.00	0.00	10,000.00	833.33
8520	Pool Permit	880.70	880.70	1,220.00	0.00	1,220.00	101.67
8525	Bathroom Supplies	0.00	0.00	500.00	-500.00	0.00	0.00
8530	Cabana Repairs	2,686.00	2,686.00	0.00	0.00	0.00	0.00
8535	Clubhouse Repairs	596.50	596.50	0.00	0.00	0.00	0.00
	<b>TOTAL AMENITIES</b>	<b>23,084.65</b>	<b>29,391.80</b>	<b>28,720.00</b>	<b>-500.00</b>	<b>28,220.00</b>	<b>2,351.67</b>

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	<b>BUILDING MAINTENANCE</b>						
8410	Building Repairs/Maint	11,705.33	15,607.11	10,000.00	20,000.00	30,000.00	2,500.00
8415	Building Maint/Supplies	0.00	0.00	500.00	-500.00	0.00	0.00
8420	Janitorial Supplies						0.00
8425	Plumbing/Sewer Repairs	19,847.23	26,462.97	3,000.00	22,000.00	25,000.00	2,083.33
8430	Electric/Lighting/Supplies	2,800.00	3,733.33	9,000.00	-4,000.00	5,000.00	416.67
8435	Signage Repairs/Maint	107.56	107.56	500.00	0.00	500.00	41.67
8450	Golf Cart Repairs/Fuel	2,138.98	2,138.98	0.00	5,000.00	5,000.00	416.67
8460	Pest Control	3,100.00	3,100.00	0.00	1,000.00	1,000.00	83.33
8465	Termite Bond	10,555.50	14,074.00	12,000.00	2,074.00	14,074.00	1,172.83
8490	Miscellaneous Maint	6,103.04	8,137.39	20,000.00	-20,000.00	0.00	0.00
	<b>TOTAL BUILDING MAINT</b>	<b>56,357.64</b>	<b>73,361.34</b>	<b>55,000.00</b>	<b>25,574.00</b>	<b>80,574.00</b>	<b>6,714.50</b>
	<b>GROUNDS MAINTENANCE</b>						
8605	General Grounds Maint/Supplies	10,600.00	14,133.33	8,000.00	5,000.00	13,000.00	1,083.33
8610	General Grounds Supplies	360.00	480.00	5,000.00	-5,000.00	0.00	0.00
8615	Gate Repairs/Maint	8,090.00	10,786.67	5,000.00	5,000.00	10,000.00	833.33
8620	Fence/Wall Repairs/Maint	0.00	0.00	5,000.00	0.00	5,000.00	416.67
8625	Fountain Maintenance	165.00	220.00	2,100.00	0.00	2,100.00	175.00
8630	Pond Maintenance	660.00	7,080.00	11,000.00	-6,020.00	4,980.00	415.00
8635	Life Station Maint	19,081.56	25,442.08	8,000.00	0.00	8,000.00	666.67
8640	Storm/Drain Pipe Maint	18,300.00	24,400.00	15,000.00	10,000.00	25,000.00	2,083.33
8645	Security Camera Maint	0.00	0.00	4,080.00	1,920.00	6,000.00	500.00
	<b>TOTAL GROUNDS MAINTENANCE</b>	<b>57,256.56</b>	<b>82,542.08</b>	<b>63,180.00</b>	<b>10,900.00</b>	<b>74,080.00</b>	<b>16.67</b>
	<b>LANDSCAPE MAINT.</b>						
8710	Contract	57,375.00	76,500.00	76,500.00	0.00	76,500.00	6,375.00
8720	Pest Control/Fertilizer	0.00	0.00	0.00	0.00	0.00	0.00
8730	Irrigation Repair	0.00	0.00	500.00	-500.00	0.00	0.00
8740	Landscape Replacement	0.00	500.00	500.00	0.00	500.00	41.67
8750	Tree Trim/Removal	21,400.00	21,400.00	10,000.00	5,000.00	15,000.00	1,250.00
8760	Mulch	0.00	0.00	500.00	0.00	500.00	41.67
	<b>TOTAL LANDSCAPE</b>	<b>78,775.00</b>	<b>98,400.00</b>	<b>88,000.00</b>	<b>4,500.00</b>	<b>92,500.00</b>	<b>7,708.33</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>611,261.72</b>	<b>835,081.77</b>	<b>863,960.00</b>	<b>46,615.43</b>	<b>910,575.43</b>	<b>69,724.62</b>
	<b>RESERVES</b>	<b>74,999.97</b>	<b>99,999.96</b>	<b>100,000.00</b>	<b>29,928.00</b>	<b>129,928.00</b>	<b>10,827.33</b>
	<b>TOTAL EXPENSES</b>	<b>686,261.69</b>	<b>935,081.73</b>	<b>963,960.00</b>	<b>76,543.43</b>	<b>1,040,503.43</b>	<b>80,551.95</b>
	<b>SURPLUS</b>	<b>69,765.46</b>	<b>80,226.43</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>