Hidden Creek

2026 Proposed Annual Budget

	2025	2026	% Variance
Income			
Assessment Income			
5001 - Association Dues	302,400.00	302,400.00	.00 %
Total Assessment Income	**302,400.00**	**302,400.00**	**.00 %**
Other Income			
5101 - Interest Income	-	1,000.00	100.00 %
5225 - Insurance Charge	46,537.20	53,662.00	15.31 %
Total Other Income	**46,537.20**	**54,662.00**	**17.46 %**
Total Income	**348,937.20**	**357,062.00**	**2.33 %**
Expense			
Administrative Expense			
6210 - Accounting	300.00	180.00	(40.00) %
6223 - Corporate Income Tax	500.00	700.00	40.00 %
6311 - Management Fee	16,369.02	16,974.61	3.70 %
6312 - Office Supplies	535.60	551.00	2.88 %
6941 - Insurance	54,113.70	59,527.00	10.00 %
Total Administrative Expense	**71,818.32**	**77,932.61**	**8.51 %**
Utility Expense			
6450 - Electric-Common	431.91	375.00	(13.18) %
Total Utility Expense	**431.91**	**375.00**	**(13.18) %**
Repair and Maintenance Expense			
6499 - Siding Repairs	23,960.00	46,386.00	93.60 %
6536 - General Maintenance	15,000.00	15,000.00	.00 %
6546 - Painting Expense	13,500.00	20,250.00	50.00 %
Total Repair and Maintenance Expense	**52,460.00**	**81,636.00**	**55.62 %**
Grounds			
6600 - Mulching	42,421.55	-	(100.00) %
6601 - Refuse Removal	7,112.37	7,689.00	8.11 %
6610 - Grounds Contract	58,126.27	61,125.00	5.16 %
6615 - Pond Maintenance	2,288.00	2,379.00	3.98 %
6621 - Tree Maintenance	44,000.00	28,600.00	(35.00) %
6627 - Driveway Sealcoating	7,000.00	-	(100.00) %
6656 - Snow Removal	32,250.00	34,400.00	6.67 %
6666 - Additional Landscape	10,000.00	10,000.00	.00 %
Total Grounds	**203,198.19**	**144,193.00**	**(29.04) %**
Transfer to Replacement Reserve			
6956 - Transfer to Reserve	21,028.76	31,925.00	51.82 %
Total Transfer to Replacement Reserve	**21,028.76**	**31,925.00**	**51.82 %**

Hidden Creek

2026 Proposed Annual Budget

	2025	2026	% Variance
Reserve Expense			
7251 - Driveway Replacement	-	21,000.00	100.00 %
Operating	-	21,000.00	100.00 %
Total Reserve Expense	-	**21,000.00**	**100.00 %**
Total Expense	**348,937.18**	**357,061.61**	**2.33 %**

Hidden Creek

2025 Proposed Annual Budget

	2024	2025	% Variance
Income			
Assessment Income			
5001 - Association Dues	280,800.00	302,400.00	7.69 %
Total Assessment Income	**280,800.00**	**302,400.00**	**7.69 %**
Other Income			
5225 - Insurance Charge	41,723.10	46,537.20	11.54 %
Total Other Income	**41,723.10**	**46,537.20**	**11.54 %**
Total Income	**322,523.10**	**348,937.20**	**8.19 %**
Expense			
Administrative Expense			
6210 - Accounting	200.00	300.00	50.00 %
6223 - Corporate Income Tax	500.00	500.00	.00 %
6311 - Management Fee	15,716.77	16,369.02	4.15 %
6312 - Office Supplies	520.00	535.60	3.00 %
6941 - Insurance	45,600.00	54,113.70	18.67 %
Total Administrative Expense	**62,536.77**	**71,818.32**	**14.84 %**
Utility Expense			
6450 - Electric-Common	395.20	431.91	9.29 %
Total Utility Expense	**395.20**	**431.91**	**9.29 %**
Repair and Maintenance Expense			
6499 - Siding Repairs	21,956.00	23,960.00	9.13 %
6536 - General Maintenance	15,000.00	15,000.00	.00 %
6546 - Painting Expense	30,450.00	13,500.00	(55.67) %
Total Repair and Maintenance Expense	**67,406.00**	**52,460.00**	**(22.17) %**
Grounds			
6600 - Mulching	-	42,421.55	100.00 %
6601 - Refuse Removal	6,938.95	7,112.37	2.50 %
6610 - Grounds Contract	53,214.00	58,126.27	9.23 %
6615 - Pond Maintenance	2,200.00	2,288.00	4.00 %
6621 - Tree Maintenance	38,000.00	44,000.00	15.79 %
6627 - Driveway Sealcoating	10,000.00	7,000.00	(30.00) %
6656 - Snow Removal	30,250.00	32,250.00	6.61 %
6666 - Additional Landscape	10,000.00	10,000.00	.00 %
Total Grounds	**150,602.95**	**203,198.19**	**34.92 %**
Transfer to Replacement Reserve			
6956 - Transfer to Reserve	51,733.12	21,028.78	(59.35) %
Total Transfer to Replacement Reserve	**51,733.12**	**21,028.78**	**(59.35) %**
Total Expense	**332,674.04**	**348,937.20**	**4.89 %**