

HIDDEN CREEK CONDOMINIUM ASSOCIATION, INC.  
APPROVED BUDGET FOR JANUARY 1 - DECEMBER 31, 2026

Description	Budget for 2025	Difference in 25/26	Budget for 2026	Cost/Unit Per Month
<b>REVENUE</b>				
ASSESSMENTS	1,040,503.43	55,696.57	1,096,200.00	315.00
TRANSFER FEES	0.00	0.00	0.00	
LATE FEE INCOME	0.00	0.00	0.00	
LATE NOTICE FEES	0.00	0.00	0.00	
MISCELLANEOUS INCOME	0.00	0.00	0.00	
FINES/VIOLATION/CHARGES	0.00	0.00	0.00	
OPERATING INTEREST INCOME	0.00	0.00	0.00	
<b>TOTAL REVENUE</b>	<b>1,040,503.43</b>	<b>55,696.57</b>	<b>1,096,200.00</b>	<b>315.00</b>
<b>OPERATING EXPENSES</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
OFFICE SUPPLIES/COPIES	4,500.00	0.00	4,500.00	1.29
BANK CHARGES/COUPONS	2,500.00	-2,000.00	500.00	0.14
LEGAL	10,000.00	1,500.00	11,500.00	3.30
ENGINEERS	2,000.00	500.00	2,500.00	0.72
YEAR END ACCOUNTING	3,725.00	750.00	4,475.00	1.29
RESERVE STUDY/INS APPRAISAL	4,000.00	-4,000.00	0.00	0.00
MANAGEMENT FEES	13,920.00	1,000.00	14,920.00	4.29
ON-SITE MAINT & MANAGEMENT	150,720.38	3,422.66	154,143.04	44.29
ANNUAL CORP FEE	61.25	0.00	61.25	0.02
CONDO DIVISION FEE	1,160.00	0.00	1,160.00	0.33
INSURANCE-PROP/LIAB/D&O	310,000.00	-70,220.00	239,780.00	68.90
INSURANCE-FLOOD	40,000.00	-7,100.00	32,900.00	9.45
INSURANCE-FLOOD	0.00	40,571.00	40,571.00	11.66
INSURANCE-FLOOD	0.00	0.00	0.00	0.00
INSURANCE-WORKERS COMP	745.00	1,655.00	2,400.00	0.69
BAD DEBT EXPENSE	11,185.00	0.00	11,185.00	3.21
RESERVE REPAYMENT	25,534.80	0.00	25,534.80	7.34
<b>TOTAL ADMINISTRATIVE EXP</b>	<b>580,051.43</b>	<b>-33,921.34</b>	<b>546,130.09</b>	<b>156.93</b>
<b>UTILITIES</b>				
ELECTRIC	10,200.00	800.00	11,000.00	3.16
ELECTRIC-STREET LIGHTS	23,800.00	-430.00	23,370.00	6.72
WATER & SEWER	11,250.00	0.00	11,250.00	3.23
TRASH & GARBAGE REMOVAL	2,400.00	7,600.00	10,000.00	2.87
PROPANE/GAS	3,000.00	-500.00	2,500.00	0.72
TELEPHONE	4,500.00	-700.00	3,800.00	1.09
<b>TOTAL UTILITIES</b>	<b>55,150.00</b>	<b>6,770.00</b>	<b>61,920.00</b>	<b>17.79</b>
<b>BUILDING MAINTENANCE</b>				
COMMON AREA BUILDING	30,000.00	-9,150.00	20,850.00	5.99
PLUMBING/SEWER SYSTEMS	25,000.00	-10,000.00	15,000.00	4.31
LIGHTING/ELECTRICAL REPAIRS	5,000.00	0.00	5,000.00	1.44
AMENITY AREA MAINTENANCE	0.00	4,000.00	4,000.00	1.15
ROOF & GUTTER REPAIRS	0.00	40,000.00	40,000.00	11.49
SIGNAGE REPAIRS/MAINT	500.00	0.00	500.00	0.14

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Description	Budget for 2025	Difference in 25/26	Budget for 2026	Cost/Unit Per Month
EQUIPMENT/CART REP/FUEL	5,000.00	-2,500.00	2,500.00	0.72
PEST CONTROL	1,000.00	1,000.00	2,000.00	0.57
TERMITE BOND	14,074.00	0.00	14,074.00	4.04
TOTAL BUILDING MAINT	80,574.00	23,350.00	103,924.00	29.86
AMENITIES/POOL EXPENSES				
POOL CONTRACT	17,000.00	-800.00	16,200.00	4.66
POOL CHEMICALS/EQUIP REPAIRS	10,000.00	0.00	10,000.00	2.87
POOL LICENSE	1,220.00	258.00	1,478.00	0.42
TOTAL POOL EXPENSES	28,220.00	-542.00	27,678.00	7.95
GROUNDS MAINTENANCE				
GENERAL GROUNDS MAINT/SUPPLIES	13,000.00	-3,000.00	10,000.00	2.87
GATE REPAIRS/MAINT	10,000.00	-2,000.00	8,000.00	2.30
FENCE/WALL REPAIRS/MAINT	5,000.00	0.00	5,000.00	1.44
FOUNTAIN MAINT CONTRACT	2,100.00	-2,100.00	0.00	0.00
POND MAINTENANCE	4,980.00	100.00	5,080.00	1.46
LIFT STATION MAINT	8,000.00	-3,000.00	5,000.00	1.44
STORM/DRAIN/SANITARY PIPE MAINT	25,000.00	-10,600.00	14,400.00	4.14
SECURITY CAMERA MAINT	6,000.00	-3,000.00	3,000.00	0.86
TOTAL GROUND MAINTENANCE	74,080.00	-23,600.00	50,480.00	14.51
LANDSCAPE MAINTENANCE				
LANDSCAPE CONTRACT	76,500.00	4,067.91	80,567.91	23.15
LANDSCAPE REPLACEMENT	500.00	0.00	500.00	0.14
TREE TRIM/REMOVE/MAINT	15,000.00	0.00	15,000.00	4.31
MULCH	500.00	9,500.00	10,000.00	2.87
TOTAL LANDSCAPE MAINT.	92,500.00	13,567.91	106,067.91	30.48
TOTAL OPERATING EXPENSES	910,575.43	-14,375.43	896,200.00	257.53
RESERVE EXPENSES				
POOLED RESERVES	129,928.00	70,072.00	200,000.00	57.47
TOTAL RESERVE EXPENSES	129,928.00	70,072.00	200,000.00	57.47
TOTAL EXPENSES	1,040,503.43	55,696.57	1,096,200.00	315.00
SURPLUS	0.00		0.00	

HIDDEN CREEK CONDOMINIUM ASSOCIATION, INC.  
PROPOSED BUDGET FOR JANUARY 1 - DECEMBER 31, 2026

POOLED FUNDING ALLOCATION BREAKDOWN	Useful Life	Remaining Life	Replacement Cost	Balance at 12/31/25	Funding for 2026	Expenses for 2026	Balance at 12/31/26
Brick & Concrete Entry Planter	35	34	25,725.00			43,700.00	-43,700.00
Cabana Canvas Roofing & Awning	10	9	48,510.00	4,851.00	5,142.06		9,993.06
Cabana Ceiling - Wooden Pergola	20	19	28,325.00	1,416.25			1,416.25
Cabana Flooring - Tile Surface	25	24	7,725.00	309.00			309.00
Cabana - Brick Walls	50	49	50,000.00				0.00
Electrical Allowance	5	4	528,500.00	236,781.67	157,906.56	103,700.00	290,988.23
Fencing - Pool	26	25	25,600.00				0.00
Fencing - Wood	10	9	303,804.00	30,380.40			30,380.40
Fencing - Property Entrance	30	29	28,453.75				0.00
Flag Pole	30	29	1,000.00				0.00
Golf Carts (2)	8	7	16,000.00	2,000.00			2,000.00
Golf Cart Storage / Maint Trailer	20	19	19,000.00	950.00	2,120.00		3,070.00
Grounds Concrete Allowance	10	9	17,500.00	1,750.00	1,855.00		3,605.00
Gutters & Downspouts Replacement	30	25	126,520.00	8,273.18			8,273.18
Irrigation System Allowance	10	9	15,450.00	1,545.00	1,637.70		3,182.70
Lake Retention Wall Allowance	10	9	26,044.00	2,604.40	1,648.72		4,253.12
Landscape Enhancement Allowance	10	9	15,450.00	1,545.00	1,637.70		3,182.70
Lift Station	35	34	75,000.00				0.00
Lighting Allowance-Buildings	10	9	31,284.00	3,128.40	3,316.10		6,444.50
Mailboxes	25	24	10,042.50	401.70			401.70
Office - Air Conditioning	12	11	2,060.00	171.67			171.67
Office - Equipment	10	9	10,000.00	1,000.00	1,060.00		2,060.00
Office - Renovation	20	19	20,000.00	1,000.00			1,000.00
Office - Windows & Doors	30	29	19,000.00				0.00
Painting & Waterproofing-Exterior	11	10	860,287.50	78,207.95			78,207.95
Planter Box Removal	1	1	43,700.00	43,700.00			43,700.00
Plumbing Allowance	5	4	60,000.00	12,000.00			12,000.00
Pool & Spa Equipment Replacement	15	11	50,000.00	13,333.33			13,333.33
Pool & Spa Resurface	12	11	63,274.50	5,272.88			5,272.88
Pool Deck 1 - Stamped Concrete	25	24	41,468.00	1,658.72			1,658.72
Pool Deck 2 - Broom Finish Concrete	25	24	16,280.00	651.20			651.20
Pool Furniture Allowance	10	9	10,000.00	1,000.00	1,060.00		2,060.00
Pool Bathroom Renovation	25	24	40,000.00	2,200.00			2,200.00
Pool Kitchen Renovation	20	19	12,000.00				0.00
Pool Brick Columns and Planter	36	35	13,900.00				0.00
Restoration Allowance	21	20	1,522,473.00	72,498.71			72,498.71
Roofing - Tile w/ structural repairs	35	30	3,977,490.00				0.00
Security Cameras/Video	10	9	15,000.00	1,500.00			1,500.00
Security Gates and Entry Systems	25	24	24,000.00	960.00			960.00
Signage - Property	15	14	6,180.00	412.00			412.00
Signage - Street	15	14	15,000.00	1,000.00			1,000.00
Stairs	35	34	194,224.00				0.00
Storm Water Drainage	10	9	50,000.00	5,000.00	5,300.00		10,300.00
Street & Parking Lot Seal Coat & Striping	6	5	98,016.00	16,336.00	17,316.16		33,652.16
Street & Parking Lot Remilling	20	19	621,396.94	31,069.85			31,069.85
Street Entry Pavers	25	24	12,128.00	485.12			485.12
Unit Door & Storage Door Allowance	15	14	200,970.00	13,398.00			13,398.00
			9,398,781.19	598,791.43	200,000.00	147,400.00	651,391.43

NOTE: Numbers are from Reserve Analysis which can be found on the web site. Pooled required funding per reserve study is \$200,000.  
See Pages 11 and 21-23