

**HIDDEN SPRINGS TOWN ASSOCIATION  
2021 BUDGET AND FINANCIAL COMPARISON**

	2019 Actual	2020 Budget	2020 Actual	2020 Budget/2020 Actual	2021 Budget	2021 Budget/2020 Budget
<b>Income</b>						
41000 Assessments	890,923	902,008	884,531	-2%	946,448	5%
41010 Condo Fees	10,217	9,597	7,221	-25%	6,625	-31%
42000 Set up fees	8,100	9,450	6,550	-31%	6,550	-31%
42010 Late fees	10,432	10,687	8,139	-24%	8,139	-24%
45500 Legal Reimbursement	1,810	1,708	3,413	100%	1,810	6%
42020 Transfer fees	127,393	87,495	108,063	24%	90,000	3%
45100 HSSC Oversight	12,000	12,000	12,000	0%	16,800	40%
43000 Cell Tower leases	20,333	20,839	20,840	0%	21,880	5%
43010 CTC lease	2,700	2,700	2,497	-8%	2,854	6%
45000 Clubhouse/Barn rentals	18,079	24,239	15,232	-37%	12,000	-50%
46000 Interest	6,570	9,986	6,664	-33%	6,664	-33%
49000 Miscellaneous	1,402	7,420	9,546	29%	7,420	0%
<b>Total Income</b>	<b>1,109,958</b>	<b>1,098,129</b>	<b>1,084,695</b>	<b>-1%</b>	<b>1,127,190</b>	<b>3%</b>
<b>Expenses</b>						
58020 Depreciation-Conservation	15,108	15,108	15,108	0%	15,108	0%
58010 Depreciation-Operating	49,260	49,260	49,260	0%	49,260	0%
<b>Staffing</b>						
51015 Management Staff	109,667	117,000	118,175	1%	122,328	5%
51100 Site Hourly labor	58,245	52,806	42,250	-20%	56,846	8%
51025 Payroll Taxes & Overhead	22,546	22,023	21,183	-4%	22,022	0%
51200 Open Space Manager	12,000	12,000	12,000	0%	12,000	0%
<b>Total Staffing</b>	<b>202,458</b>	<b>203,829</b>	<b>193,608</b>	<b>-5%</b>	<b>213,196</b>	<b>5%</b>
<b>Administrative</b>						
52010 Accounting/Tax Prep	3,820	3,820	3,400	-11%	3,400	-11%
52030 Legal	3,720	3,910	5,855	50%	4,600	18%
52100 Supplies/Printing/Postage	8,211	9,053	9,692	7%	9,692	7%
52200 Taxes	972	-	-	-	-	-
52300 Insurance	12,637	13,707	13,994	2%	13,365	-2%
52400 Management Fee	28,083	28,925	28,925	0%	29,798	3%
52900 Miscellaneous	1,506	1,332	1,309	-2%	1,309	-2%
<b>Total Administrative</b>	<b>58,949</b>	<b>60,747</b>	<b>63,176</b>	<b>4%</b>	<b>62,165</b>	<b>2%</b>
<b>Office</b>						
53010 Rent	16,156	18,411	20,598	12%	18,916	3%
53020 Postal Room Lease	15,326	16,984	16,030	-6%	16,937	0%
53100 Phone/internet	9,288	10,260	10,377	1%	10,377	1%

		2019 Actual	2020 Budget	2020 Actual	2020 Budget/2020 Actual	2021 Budget	2021 Budget/2020 Budget
<b>Office Continued</b>							
53200	Furniture/Fixtures/Equipment	1,019	1,500	659	-56%	1,500	0%
53300	Copier Lease/maintenance	6,947	5,940	6,642	12%	7,095	19%
<b>Total Office</b>		<b>48,736</b>	<b>53,094</b>	<b>54,307</b>	<b>2%</b>	<b>54,825</b>	<b>3%</b>
<b>Community Programs Services</b>							
54010	Events/Programs	31,702	33,844	11,910	-65%	33,844	0%
54200	Website	2,160	3,240	3,490	8%	3,340	3%
54400	Sponsorships/Donations	3,500	3,500	3,500	0%	3,500	0%
<b>Total Community Programs</b>		<b>37,362</b>	<b>40,583</b>	<b>18,900</b>	<b>-53%</b>	<b>40,683</b>	<b>0%</b>
<b>Facilities Operations</b>							
58050	Post Office	3,839	3,932	3,275	-17%	3,689	-6%
58060	Barn	9,642	8,609	9,724	13%	10,024	16%
58030	Clubhouse	10,215	10,045	11,722	17%	17,206	71%
58040	Fitness Center	6,726	7,176	6,155	-14%	11,655	62%
55010	Janitorial	4,871	7,074	12,607	78%	22,809	222%
55200	Pool Monitors	20,407	21,513	-	-100%	-	-100%
55210	Pool Maintenance	25,449	34,643	38,959	12%	38,137	10%
58045	Facility Operations Other	4,309	4,583	6,151	34%	6,151	34%
<b>Total Facilities Operations</b>		<b>85,457</b>	<b>97,575</b>	<b>88,591</b>	<b>-9%</b>	<b>109,670</b>	<b>12%</b>
<b>Open Space</b>							
50010	Operations and Maint.	88,582	72,970	72,800	0%	80,835	11%
50020	Repairs and Improvements	41,820	11,147	50,021	349%	41,304	271%
50030	Farm	9,326	19,818	12,209	-38%	19,845	0%
50065	Vehicles/heavy equip maint.	882	1,920	35	-98%	900	-53%
50080	Trails	5,021	5,100	3,883	-24%	3,883	-24%
50085	DCHS/Farmstead	-	-	5,000		5,000	
50045	Community Programs	5,846	3,411	(23)	-101%	1,009	-70%
<b>Total Open Space</b>		<b>151,478</b>	<b>114,366</b>	<b>143,996</b>	<b>26%</b>	<b>152,847</b>	<b>34%</b>
<b>Site Operations</b>							
55100	Subcontracted landscape	272,950	288,019	277,806	-4%	301,605	5%
55400	Street Lighting	5,685	4,693	5,317	13%	5,799	24%
55410	Snow removal	1,899	2,130	23	-99%	1,937	-9%
55500	Suez Water	12,876	14,364	6,728	-53%	6,728	-53%
55510	Electric/gas/other	28,193	30,604	23,210	-24%	29,838	-3%
55520	Trash	9,355	8,598	7,016	-18%	9,542	11%
55900	Pest Control	11,739	11,260	10,798	-4%	11,974	6%
56010	Vehicles/heavy equip maint.	1,172	2,719	2,880	6%	2,880	6%
56020	Tools/light equip maint.	2,766	2,708	1,002	-63%	2,821	4%

	2019 Actual	2020 Budget	2020 Actual	2020 Budget/2020 Actual	2021 Budget	2021 Budget/2020 Budget
<b>Site Operations Continued</b>						
56100 Chemicals	150	355	-	-100%	153	-57%
56110 Supplies/Fuel	3,427	3,488	2,290	-34%	2,844	-18%
56200 Landfill	78	26	537	1967%	140	438%
<b>Total Site Operations</b>	<b>350,617</b>	<b>368,964</b>	<b>337,607</b>	<b>-8%</b>	<b>376,261</b>	<b>2%</b>
<b>Site Repairs/ Improvements</b>						
57010 Buildings/Structures	2,574	4,500	9,553	112%	5,000	11%
57020 Fences/Bridges/Trails	3,700	5,200	12,266	136%	5,200	0%
57030 Facilities/Parks	11,417	11,741	16,998	45%	6,000	-49%
57040 Clubhouse/Fitness/ Pools	678	1,000	5,407	441%	6,000	500%
57100 Irrigation System	9,408	6,290	2,899	-54%	6,290	0%
57200 Trees	55,407	52,260	16,037	-69%	52,000	0%
57210 Other plantings	1,524	1,512	885	-41%	885	-41%
<b>Total Repairs/Improvements</b>	<b>84,848</b>	<b>82,503</b>	<b>64,045</b>	<b>-22%</b>	<b>81,375</b>	<b>-1%</b>
<b>Total Expense</b>	<b>1,084,272</b>	<b>1,086,030</b>	<b>1,028,598</b>	<b>-5%</b>	<b>1,155,391</b>	<b>6%</b>
<b>Net Ordinary income</b>	<b>25,686</b>	<b>12,099</b>	<b>56,097</b>		<b>(28,201)</b>	
<b>Operating Cash Flow</b>	<b>90,054</b>	<b>76,467</b>	<b>120,465</b>	<b>58%</b>	<b>36,167</b>	<b>-53%</b>
<b>2021 Reserve/Capital Expenses</b>						
Website/Communications		5000				
Concrete repairs project moved from 2020 to 2021		10110				
Asphalt Repairs Clubhouse		8720				
Asphalt Path Repairs Andy's Gulch & Town Ridge		30200				
Play Park Replace (3) Repair (2)		80000				
Replace Retaining Wall & Replace shrub beds		6000				
Replace Pool Covers		15000				
Capital Reserve Study		8000				
<b>Total 2021 Reserve/Capital Expenses</b>		<b>163030</b>				
<b>2022 Reserve/Capital Expenses</b>						
SMP Mushroom/Splash Pool Leak Repair		80000				
<b>Total 2022 Reserve/Capital Expenses</b>		<b>80000</b>				