

**Hiddenbrooke Property Owners Association, Inc.
Revenue and Expense Detail Notes**

Fund: Operating Fund

Revenues

Assessments

Regular Assessments

Regular Assessments - Full Rate (4010)

Full Rate (4010) Annual Budget: \$132,316

The Annual Assessment for 2025 will be increased to \$116.27 per unit per year.

TOTAL of Regular Assessments Annual Budget: \$132,316

TOTAL of Assessments Annual Budget: \$132,316

Other Income

Miscellaneous Income (4530)

HMD Fund Receivables (4530) Annual Budget: \$12,645

HMD Funds Reimbursements for the following.

This line item is to track reimbursement of all expenses from the HMD Funds. This is a total of the following expenses that are covered.

*Janitorial of Welcome Center:
2 visits a month is \$220, plus supplies.
\$270 per month
Budget \$3,240 Annually
Security Flock Cameras: \$5,000
Dog Waste Bags: \$513 every order quarterly order =2052 Annually*

TOTAL of Other Income Annual Budget: \$12,645

TOTAL of Revenues Annual Budget: \$144,961

Expenses

Operating Expenses

Direct Operating Expenses

Maintenance

Repairs and Maint. - General (5420)

HMD Expenses For Reimbursement (5420) Annual Budget: \$12,645

HMD Funds Reimbursements for the following.

This line item is to track reimbursement of all expenses from the HMD Funds. This is a total of the following expenses that are covered.

*Janitorial of Welcome Center:
2 visits a month is \$220, plus supplies.
\$270 per month \$3,240 Annually
Security Flock Cameras: \$5000
Dog Waste Bags: \$520 Semi Annual order =Annually \$1700*

TOTAL of Direct Operating Expenses Annual Budget: \$12,645

General and Administrative Expenses

Professional Fees

Professional Fees (6010)

Accounting (6010) Annual Budget: \$1,550

Annual CPA expense for tax preparation and annual financial review.

Architectural (6010) Annual Budget: \$12,000

HARC processing fees. \$892.50 a month, as well as additional costs for supplies and meeting room rentals.

Legal (6010) Annual Budget: \$10,000

Legal Fees

Bad Debts

Bad Debts (6020)

Bad Debt Expense (6020) Annual Budget: \$10,000

Bad Debt-This line item is designed to account for those delinquent accounts that are deemed uncollectible.

Collection Expense

Collection Expense (6040)		
Collection Expense (6040)	Annual Budget:	\$17,310
<i>Assessment Collection Costs</i>		
Homeowner Activities		
Homeowner Activities (6110)		
Social Committee (6110)	Annual Budget:	\$4,000
<i>Social Committee Event Expenses.</i>		
National Night Out (6110)	Annual Budget:	\$700
<i>Annual Community Event.</i>		
Insurance		
Insurance - General, Property & Liability (6210)		
General, Property & Liability (6210)	Annual Budget:	\$28,592
<i>Insurance Policies. Please see Insurance Disclosure for details.</i>		
Contracted Services		
Management Fee (6310)		
Management Contract (6310)	Annual Budget:	\$18,480
<i>Management Contract fee for Community Management and Financial Management Services as outlined in the RealManage contract.</i>		
Administrative		
Administration (6410)		
Computer & Web Services (6410)	Annual Budget:	\$1,500
<i>Computer & Web Services Birgit Maintains HPOA Website.</i>		
Administration (6410)	Annual Budget:	\$20,184
<i>Administration as outlined in Management contract.</i>		
Miscellaneous Admin & Storage (6410)	Annual Budget:	\$8,000
<i>Professional fees for any outside consultants as well as additional non-routine Management for items outside of the contract. This also includes storage, office supplies, printing, and posting.</i>		
TOTAL of General and Administrative Expenses	Annual Budget:	\$132,316
TOTAL of Operating Expenses	Annual Budget:	\$144,961
Capital Expenditures (Non-capitalized)		
Depreciation		
TOTAL of Expenses	Annual Budget:	\$144,961
Net Surplus (Deficit)	Annual Budget:	\$0