HIDDEN SPRINGS TOWN ASSOCIATION

2023 BUDGET AND FINANCIAL COMPARISON

Revised following Mailing and Annual Meeting 2022

	2023 Budget	2022 Actual	2022 Budget	2023 Budget to 2022 Actual (%)	2022 Actual to 2022 Budget (\$)	2023 Budget to 2022 Budget (\$)	2023 Budget to 2022 Budget (%)
INCOME	Budget	Actual	Budget	(/0)	(*)	(*)	(70)
41000 Assessments	1,126,273	946,448	946,448	19%	0	179,825	19%
41010 Condo Fees	16,440	14,958	10,794	10%	4,164	5,646	52%
42000 Set up fees	2,100	5,250	4,200	-60%	1,050	(2,100)	-50%
42010 Late fees	10,513	15,070	4,200	-30%	6,934	2,377	-50%
45500 Legal Reimbursement	300	205	1,810	46%	(1,605)	(1,510)	-83%
42020 Transfer fees	43,500	144,624	70,000	-70%	74,624	(1,510)	-38%
Carry Over Transfer Fee	45,500	144,024	65,000	-70%	74,024	(20,500)	-30/0
45100 HSSC Management & Admin	37,997	36,188	36,188	5%	0	1,809	5%
43000 Cell Tower leases	-			3%	6	672	3%
	22,886	22,220	22,214				
43010 CTC lease	2,954	2,886	2,800	2%	86	154	5%
45000 Clubhouse/Barn rentals	13,800	15,377	16,000	-10%	(623)	(2,200)	-14%
46000 Operating (CIT) Bank Interest	1,921	1,921	4,148	0%	(2,227)	(2,227)	-54%
46050 Investment Bank Interest	3,122	3,193	0	-2%	3,193	3,122	
45700 Design Review	1,800	2,605	0	-31%	2,605	1,800	
46100 Interest Income (Deling)	1,080	1,080	0	0%	1,080	1,080	
46200 Bank Fee Reimbursed	185	185	0	0%	185	185	
49000 Miscellaneous Total Income	1,500 1,286,371	1,445 1,213,654	1,800 1,189,538	4% 6%	(356) 24,116	(300) 96,833	-17%
58020 Conservation Reserve	36,000	18,708	18,708	92%	0	17,292	
58010 Operating Reserves	72.000				0		92% 26%
58010 Operating Reserves	72,000	56,940	56,940	26%		15,060	
Staffing	,	56,940	56,940	26%	0	15,060	26%
Staffing 51015 Management Staff	135,300	56,940	56,940	26%	8,775	15,060 8,580	26%
Staffing 51015 Management Staff 51100 Site Hourly labor	135,300 77,655	56,940 135,495 52,362	56,940 126,720 58,790	26% 0% 48%	8,775 (6,428)	15,060 8,580 18,865	26% 7% 32%
Staffing 51015 Management Staff 51100 Site Hourly labor 51025 Payroll Taxes	135,300 77,655 18,652	56,940 135,495 52,362 16,095	56,940	26% 0% 48% 16%	8,775 (6,428) (7,693)	15,060 8,580 18,865 (5,136)	26% 7% 32%
Staffing 51015 Management Staff 51100 Site Hourly labor 51025 Payroll Taxes 51026 Payroll Fees	135,300 77,655 18,652 3,223	56,940 135,495 52,362 16,095 2,984	56,940 126,720 58,790	26% 0% 48% 16% 8%	0 8,775 (6,428) (7,693) 2,984	15,060 8,580 18,865 (5,136) 3,223	26% 7% 32%
Staffing 51015 Management Staff 51100 Site Hourly labor 51025 Payroll Taxes 51026 Payroll Fees 51030 Workers Comp	135,300 77,655 18,652 3,223 2,641	56,940 135,495 52,362 16,095 2,984 2,501	56,940 126,720 58,790 23,788	26% 0% 48% 16% 8% 6%	0 8,775 (6,428) (7,693) 2,984 2,501	15,060 8,580 18,865 (5,136) 3,223 2,641	26% 7% 32% -22%
Staffing 51015 Management Staff 51100 Site Hourly labor 51025 Payroll Taxes 51026 Payroll Fees 51030 Workers Comp 51200 Open Space Manager	135,300 77,655 18,652 3,223 2,641 13,800	56,940 135,495 52,362 16,095 2,984 2,501 2,820	56,940 126,720 58,790 23,788 12,000	26% 0% 48% 16% 8% 6% 389%	0 8,775 (6,428) (7,693) 2,984 2,501 (9,180)	15,060 8,580 18,865 (5,136) 3,223 2,641 1,800	26% 7% 32% -22%
Staffing 51015 Management Staff 51100 Site Hourly labor 51025 Payroll Taxes 51026 Payroll Fees 51030 Workers Comp	135,300 77,655 18,652 3,223 2,641	56,940 135,495 52,362 16,095 2,984 2,501	56,940 126,720 58,790 23,788	26% 0% 48% 16% 8% 6%	0 8,775 (6,428) (7,693) 2,984 2,501	15,060 8,580 18,865 (5,136) 3,223 2,641	92% 26% 7% 32% -22% 15% 14%
Staffing 51015 Management Staff 51100 Site Hourly labor 51025 Payroll Taxes 51026 Payroll Fees 51030 Workers Comp 51200 Open Space Manager	135,300 77,655 18,652 3,223 2,641 13,800	56,940 135,495 52,362 16,095 2,984 2,501 2,820	56,940 126,720 58,790 23,788 12,000	26% 0% 48% 16% 8% 6% 389%	0 8,775 (6,428) (7,693) 2,984 2,501 (9,180)	15,060 8,580 18,865 (5,136) 3,223 2,641 1,800	26% 7% 32% -22%
Staffing 51015 Management Staff 51100 Site Hourly labor 51025 Payroll Taxes 51026 Payroll Fees 51030 Workers Comp 51200 Open Space Manager Total Staffing	135,300 77,655 18,652 3,223 2,641 13,800	56,940 135,495 52,362 16,095 2,984 2,501 2,820	56,940 126,720 58,790 23,788 12,000	26% 0% 48% 16% 8% 6% 389%	0 8,775 (6,428) (7,693) 2,984 2,501 (9,180)	15,060 8,580 18,865 (5,136) 3,223 2,641 1,800	26% 7% 32% -22% 15% 14%
Staffing 51015 Management Staff 51100 Site Hourly labor 51025 Payroll Taxes 51026 Payroll Fees 51030 Workers Comp 51200 Open Space Manager Total Staffing Administrative	135,300 77,655 18,652 3,223 2,641 13,800 251,271	56,940 135,495 52,362 16,095 2,984 2,501 2,820 212,257	56,940 126,720 58,790 23,788 12,000 221,298	26% 0% 48% 16% 8% 6% 389% 18%	0 8,775 (6,428) (7,693) 2,984 2,501 (9,180) (9,040)	15,060 8,580 18,865 (5,136) 3,223 2,641 1,800 29,973	26% 7% 32% -22% 15% 14%
Staffing 51015 Management Staff 51100 Site Hourly labor 51025 Payroll Taxes 51026 Payroll Fees 51030 Workers Comp 51200 Open Space Manager Total Staffing Administrative 52010 Accounting/Tax Prep	135,300 77,655 18,652 3,223 2,641 13,800 251,271 4,050	56,940 135,495 52,362 16,095 2,984 2,501 2,820 212,257 3,750	56,940 126,720 58,790 23,788 12,000 221,298	26% 0% 48% 16% 8% 6% 389% 18%	0 8,775 (6,428) (7,693) 2,984 2,501 (9,180) (9,040) 0	15,060 8,580 18,865 (5,136) 3,223 2,641 1,800 29,973 300	26% 7% 32% -22% 15% 14% 8%
Staffing 51015 Management Staff 51100 Site Hourly labor 51025 Payroll Taxes 51026 Payroll Fees 51030 Workers Comp 51200 Open Space Manager Total Staffing Administrative 52010 Accounting/Tax Prep 52020 Bank Fees Charged	135,300 77,655 18,652 3,223 2,641 13,800 251,271 4,050 135	56,940 135,495 52,362 16,095 2,984 2,501 2,820 212,257 3,750 135	56,940 126,720 58,790 23,788 12,000 221,298 3,750	26% 0% 48% 16% 8% 6% 389% 18% 8% 0%	0 8,775 (6,428) (7,693) 2,984 2,501 (9,180) (9,040) 0 135	15,060 8,580 18,865 (5,136) 3,223 2,641 1,800 29,973 300 135	26% 7% 32% -22% 15% 14% 8% 0%
Staffing 51015 Management Staff 51100 Site Hourly labor 51025 Payroll Taxes 51026 Payroll Fees 51030 Workers Comp 51200 Open Space Manager Total Staffing Administrative 52010 Accounting/Tax Prep 52020 Bank Fees Charged 52030 Legal	135,300 77,655 18,652 3,223 2,641 13,800 251,271 4,050 135 4,800	56,940 135,495 52,362 16,095 2,984 2,501 2,820 212,257 3,750 135 5,530	56,940 126,720 58,790 23,788 12,000 221,298 3,750 4,800	26% 0% 48% 16% 8% 6% 389% 18% 8% 0% -13%	0 8,775 (6,428) (7,693) 2,984 2,501 (9,180) (9,040) (9,040) 0 135 730	15,060 8,580 18,865 (5,136) 3,223 2,641 1,800 29,973 300 135 0	26% 7% 32% -22% 15% 14% 8% 0%
Staffing \$1015 Management Staff \$1100 Site Hourly labor \$1025 Payroll Taxes \$1026 Payroll Fees \$1030 Workers Comp \$1200 Open Space Manager Total Staffing Administrative \$2010 Accounting/Tax Prep \$2020 Bank Fees Charged \$2030 Legal \$2100 Supplies/Printing/Postage	135,300 77,655 18,652 3,223 2,641 13,800 251,271 4,050 135 4,800 18,984	56,940 135,495 52,362 16,095 2,984 2,501 2,820 212,257 3,750 135 5,530 14,707	56,940 126,720 58,790 23,788 12,000 221,298 3,750 4,800 11,448	26% 0% 48% 16% 8% 6% 389% 18% 8% 0% -13% 29%	0 8,775 (6,428) (7,693) 2,984 2,501 (9,180) (9,040) (9,040) 0 135 730 3,259	15,060 8,580 18,865 (5,136) 3,223 2,641 1,800 29,973 300 135 0 7,535	26% 7% 32% -22% 15% 14% 8% 0% 66%
Staffing 51015 Management Staff 51100 Site Hourly labor 51025 Payroll Taxes 51026 Payroll Fees 51030 Workers Comp 51200 Open Space Manager Total Staffing Administrative 52010 Accounting/Tax Prep 52020 Bank Fees Charged 52030 Legal 52100 Supplies/Printing/Postage 52200 Taxes	135,300 77,655 18,652 3,223 2,641 13,800 251,271 4,050 135 4,800 18,984 1,334	56,940 135,495 52,362 16,095 2,984 2,501 2,820 212,257 3,750 135 5,530 14,707 1,334	56,940 126,720 58,790 23,788 12,000 221,298 3,750 4,800 11,448 0	26% 0% 48% 16% 8% 6% 389% 18% 8% 0% -13% 29% 0%	0 8,775 (6,428) (7,693) 2,984 2,501 (9,180) (9,040) (9,040) 0 135 730 3,259 1,334	15,060 8,580 18,865 (5,136) 3,223 2,641 1,800 29,973 300 135 0 7,535 1,334	26% 7% 32% -22%
Staffing 51015 Management Staff 51100 Site Hourly labor 51025 Payroll Taxes 51026 Payroll Fees 51030 Workers Comp 51200 Open Space Manager Total Staffing Administrative 52010 Accounting/Tax Prep 52020 Bank Fees Charged 52030 Legal 52100 Supplies/Printing/Postage 52200 Taxes 52300 Insurance	135,300 77,655 18,652 3,223 2,641 13,800 251,271 4,050 135 4,800 18,984 1,334 19,204	56,940 135,495 52,362 16,095 2,984 2,501 2,820 212,257 3,750 135 5,530 14,707 1,334 17,782	56,940 126,720 58,790 23,788 12,000 221,298 3,750 4,800 11,448 0 17,093	26% 0% 48% 16% 8% 6% 389% 18% 8% 0% -13% 29% 0% 8%	0 8,775 (6,428) (7,693) 2,984 2,501 (9,180) (9,040) (9,040) 0 135 730 3,259 1,334 689	15,060 8,580 18,865 (5,136) 3,223 2,641 1,800 29,973 300 135 0 7,535 1,334 2,111	26% 7% 32% -22% 15% 14% 8% 0% 66% 12%

	2023 Budget	2022 Actual	2022 Budget	2023 Budget to 2022 Actual (%)	2022 Actual to 2022 Budget (\$)	2023 Budget to 2022 Budget (\$)	2023 Budget to 2022 Budget (%)
				((4)	(+)	()
Office	24.707	20.770	10 700		4 450	2 0 7 7	110
53010 Rent	21,393	20,770	19,320	3%	1,450	2,073	11%
53020 Postal Room Lease	20,135	19,549	17,933	3%	1,615	2,202	12%
53100 Phone/internet	13,774	13,774	11,400	0%	2,374	2,374	21%
53200 Furniture/Fixt/Equip	1,500	8,456	1,500	-82%	6,956	0	0%
53300 Copier Lease/maintenance	7,664	7,045	7,664	9%	(619)	0	0%
53400 Tech Resources Total Office	1,709 66,174	1,709 71,302	1,720 59,537	0% -7%	(11) 11,765	(11) 6,637	-1% 11%
Community Programs Services							
54010 Events/Programs	42,976	37,525	38,075	15%	(550)	4,901	13%
54200 Website	4,698	3,510	3,340	34%	(550)	4,901	41%
54400 Sponsorships/Donations	(10,110)	2,000	(5,000)	-606%	7,000	(5,110)	102%
Total Community Programs	37,564	43,034	36,415	-000%	6,619	1,149	3%
Facilities Operations							
58050 Post Office	4,225	3,229	3,929	31%	(699)	296	8%
58060 Barn	6,600	12,749	5,917	-48%	6,832	683	12%
58030 Clubhouse	19,850	17,705	14,092	12%	3,613	5,758	41%
58040 Fitness Center	10,800	9,197	15,752	17%	(6,555)	(4,952)	-31%
55010 Janitorial	5,397	4,997	13,638	8%	(8,641)	(8,241)	-60%
55210 Pool Maintenance	67,363	61,747	41,670	9%	20,077	25,693	62%
58045 Facility Operations Other	8,655	9,468	5,415	-9%	4,052	3,240	60%
Total Facilities Operations	122,890	119,091	100,413	3%	18,678	22,477	22%
Open Space							
50010 Operations and Maint.	76,619	74,387	79,520	3%	(5,132)	(2,901)	-4%
50020 Repairs and Improvements	28,500	28,486	37,500	0%	(9,014)	(9,000)	-24%
	4 4 9 9 9			100/	(1.00()	4 4 9 9	10%
50030 Farm	16,900	14,204	15,300	19%	(1,096)	1,600	10/0
50030 Farm 50035 Ag Fields	16,900 17,400	14,204 16,685	15,300 31,008	4%	(1,096) (14,323)	1,600 (13,608)	-44%
	-		-				-44%
50035 Ag Fields	17,400	16,685	31,008	4%	(14,323)	(13,608)	
50035 Ag Fields 50065 Vehicles/heavy equip maint.	17,400 951	16,685 540	31,008 951	4% 76%	(14,323) (411)	(13,608) 0	-44% 0% -83%
50035 Ag Fields 50065 Vehicles/heavy equip maint. 50080 Trails	17,400 951 3,500	16,685 540 20,000	31,008 951 20,000	4% 76% -83%	(14,323) (411) 0	(13,608) 0 (16,500)	-44% 0% -83% 0%
50035 Ag Fields 50065 Vehicles/heavy equip maint. 50080 Trails 50085 DCHS/Farmstead	17,400 951 3,500 5,000	16,685 540 20,000 5,000	31,008 951 20,000 5,000	4% 76% -83% 0%	(14,323) (411) 0 0	(13,608) 0 (16,500) 0	-44% 0% -83% 0% -17%
50035 Ag Fields 50065 Vehicles/heavy equip maint. 50080 Trails 50085 DCHS/Farmstead 50045 Community Programs	17,400 951 3,500 5,000 1,245	16,685 540 20,000 5,000 696	31,008 951 20,000 5,000 1,500	4% 76% -83% 0% 79%	(14,323) (411) 0 0 (804)	(13,608) 0 (16,500) 0 (255)	-44% 0% -83% 0% -17% 136%
50035 Ag Fields 50065 Vehicles/heavy equip maint. 50080 Trails 50085 DCHS/Farmstead 50045 Community Programs 50070 Chemicals Total Open Space Site Operations	17,400 951 3,500 5,000 1,245 975 151,090	16,685 540 20,000 5,000 696 975 160,972	31,008 951 20,000 5,000 1,500 414 191,192	4% 76% -83% 0% 79% 0% -6%	(14,323) (411) 0 (804) 561 (30,220)	(13,608) 0 (16,500) 0 (255) 561 (40,102)	-44% 0% -83% 0% -17% <u>136%</u> -21%
50035 Ag Fields 50065 Vehicles/heavy equip maint. 50080 Trails 50085 DCHS/Farmstead 50045 Community Programs 50070 Chemicals Total Open Space Site Operations 55100 Subcontracted landscape	17,400 951 3,500 5,000 1,245 975 151,090 295,200	16,685 540 20,000 5,000 696 975 160,972 287,791	31,008 951 20,000 5,000 1,500 414 191,192 287,220	4% 76% -83% 0% 79% 0% -6%	(14,323) (411) 0 (804) 561 (30,220) 571	(13,608) 0 (16,500) 0 (255) 561 (40,102) 7,980	-44% 0% -83% 0% -17% 136% -21%
50035 Ag Fields 50065 Vehicles/heavy equip maint. 50080 Trails 50085 DCHS/Farmstead 50045 Community Programs 50070 Chemicals Total Open Space Site Operations 55100 Subcontracted landscape 55400 Street Lighting	17,400 951 3,500 5,000 1,245 975 151,090 295,200 6,356	16,685 540 20,000 5,000 696 975 160,972 287,791 7,106	31,008 951 20,000 5,000 1,500 414 191,192 287,220 3,931	4% 76% -83% 0% 79% 0% -6% 3% -11%	(14,323) (411) 0 (804) 561 (30,220) 571 3,175	(13,608) 0 (16,500) 0 (255) 561 (40,102) 7,980 2,425	-44% 0% -83% 0% -17% 136% -21% 3% 62%
50035 Ag Fields 50065 Vehicles/heavy equip maint. 50080 Trails 50085 DCHS/Farmstead 50045 Community Programs 50070 Chemicals Total Open Space Site Operations 55100 Subcontracted landscape 55400 Street Lighting 55410 Snow removal	17,400 951 3,500 5,000 1,245 975 151,090 295,200 6,356 2,500	16,685 540 20,000 5,000 696 975 160,972 287,791 7,106 2,232	31,008 951 20,000 5,000 1,500 414 191,192 287,220 3,931 1,000	4% 76% -83% 0% 79% 0% -6% -6% 3% -11% 12%	(14,323) (411) 0 (804) 561 (30,220) 571 3,175 1,232	(13,608) 0 (16,500) 0 (255) 561 (40,102) 7,980 2,425 1,500	-44% 0% -83% 0% -17% 136% -21% 3% 62% 150%
50035 Ag Fields 50065 Vehicles/heavy equip maint. 50080 Trails 50085 DCHS/Farmstead 50045 Community Programs 50070 Chemicals Total Open Space Site Operations 55100 Subcontracted landscape 55400 Street Lighting 55410 Snow removal 55500 Veolia Water	17,400 951 3,500 5,000 1,245 975 151,090 295,200 6,356 2,500 23,483	16,685 540 20,000 5,000 696 975 160,972 287,791 7,106 2,232 9,415	31,008 951 20,000 5,000 1,500 414 191,192 287,220 3,931 1,000 18,524	4% 76% -83% 0% 79% 0% -6% -6% -11% 12% 149%	(14,323) (411) 0 (804) 561 (30,220) 571 3,175 1,232 (9,109)	(13,608) 0 (16,500) 0 (255) 561 (40,102) 7,980 2,425 1,500 4,959	-44% 0% -83% 0% -17% 136% -21% 3% 62% 150% 27%
50035 Ag Fields 50065 Vehicles/heavy equip maint. 50080 Trails 50085 DCHS/Farmstead 50045 Community Programs 50070 Chemicals Site Operations 55100 Subcontracted landscape 55400 Street Lighting 55410 Snow removal 55500 Veolia Water 55510 Electric/gas/other	17,400 951 3,500 1,245 975 151,090 295,200 6,356 2,500 23,483 30,625	16,685 540 20,000 5,000 696 975 160,972 287,791 7,106 2,232 9,415 30,625	31,008 951 20,000 5,000 1,500 414 191,192 287,220 3,931 1,000 18,524 31,619	4% 76% -83% 0% 79% 0% -6% 3% -11% 12% 149% 0%	(14,323) (411) 0 (804) 561 (30,220) 571 3,175 1,232 (9,109) (994)	(13,608) 0 (16,500) 0 (255) 561 (40,102) 7,980 2,425 1,500 4,959 (994)	-44% 0% -83% 0% -17% 136% -21% 3% 62% 150% 27% -3%
50035 Ag Fields 50065 Vehicles/heavy equip maint. 50080 Trails 50085 DCHS/Farmstead 50045 Community Programs 50070 Chemicals State Operations 55100 Subcontracted landscape 55410 Snow removal 55500 Veolia Water 55510 Electric/gas/other 55520 Trash	17,400 951 3,500 1,245 975 151,090 295,200 6,356 2,500 23,483 30,625 7,233	16,685 540 20,000 5,000 696 975 160,972 287,791 7,106 2,232 9,415 30,625 7,233	31,008 951 20,000 5,000 1,500 414 191,192 287,220 3,931 1,000 18,524 31,619 8,041	4% 76% -83% 0% 79% 0% -6% 3% -11% 12% 149% 0% 0%	(14,323) (411) 0 (804) 561 (30,220) 571 3,175 1,232 (9,109) (994) (808)	(13,608) 0 (16,500) 0 (255) 561 (40,102) 7,980 2,425 1,500 4,959 (994) (808)	-44% 0% -83% 0% -17% 136% -21% 3% 62% 150% 27% -3% -10%
50035 Ag Fields 50065 Vehicles/heavy equip maint. 50080 Trails 50085 DCHS/Farmstead 50045 Community Programs 50070 Chemicals Total Open Space Site Operations 55100 Subcontracted landscape 55400 Street Lighting 55410 Snow removal 55500 Veolia Water 55510 Electric/gas/other 55520 Trash 55900 Pest Control	17,400 951 3,500 5,000 1,245 975 151,090 295,200 6,356 2,500 23,483 30,625 7,233 12,600	16,685 540 20,000 5,000 696 975 160,972 287,791 7,106 2,232 9,415 30,625 7,233 12,614	31,008 951 20,000 5,000 1,500 414 191,192 287,220 3,931 1,000 18,524 31,619 8,041 7,146	4% 76% -83% 0% 79% 0% -6% 3% -11% 12% 149% 0% 0%	(14,323) (411) 0 (804) 561 (30,220) 571 3,175 1,232 (9,109) (994) (808) 5,468	(13,608) 0 (16,500) 0 (255) 561 (40,102) 7,980 2,425 1,500 4,959 (994) (808) 5,454	-44% 0% -83% 0% -17% 136% -21% 3% 62% 150% 27% -3% -10% 76%
50035 Ag Fields 50065 Vehicles/heavy equip maint. 50080 Trails 50085 DCHS/Farmstead 50045 Community Programs 50070 Chemicals Total Open Space Site Operations 55100 Subcontracted landscape 55400 Street Lighting 55410 Snow removal 55500 Veolia Water 55510 Electric/gas/other 55520 Trash 55900 Pest Control 56010 Vehicles/heavy equip maint.	17,400 951 3,500 5,000 1,245 975 151,090 295,200 6,356 2,500 23,483 30,625 7,233 12,600 2,120	16,685 540 20,000 5,000 696 975 160,972 287,791 7,106 2,232 9,415 30,625 7,233 12,614 2,120	31,008 951 20,000 5,000 1,500 414 191,192 287,220 3,931 1,000 18,524 31,619 8,041 7,146 665	4% 76% -83% 0% 79% 0% -6% 3% -11% 12% 149% 0% 0% 0%	(14,323) (411) 0 (804) 561 (30,220) 571 3,175 1,232 (9,109) (994) (808)	(13,608) 0 (16,500) 0 (255) 561 (40,102) 7,980 2,425 1,500 4,959 (994) (808) 5,454 1,456	-44% 0% -83% 0% -17% 136% -21% 3% 62% 150% 27% -3% -10% 76% 219%
50035 Ag Fields 50065 Vehicles/heavy equip maint. 50080 Trails 50085 DCHS/Farmstead 50045 Community Programs 50070 Chemicals Total Open Space Site Operations 55100 Subcontracted landscape 55400 Street Lighting 55410 Snow removal 55500 Veolia Water 55510 Electric/gas/other 55520 Trash 55900 Pest Control 56010 Vehicles/heavy equip maint. 56020 Tools/light equip maint.	17,400 951 3,500 5,000 1,245 975 151,090 295,200 6,356 2,500 23,483 30,625 7,233 12,600	16,685 540 20,000 5,000 696 975 160,972 287,791 7,106 2,232 9,415 30,625 7,233 12,614	31,008 951 20,000 5,000 1,500 414 191,192 287,220 3,931 1,000 18,524 31,619 8,041 7,146 665 2,426	4% 76% -83% 0% 79% 0% -6% 3% -11% 12% 149% 0% 0%	(14,323) (411) 0 (804) 561 (30,220) 571 3,175 1,232 (9,109) (994) (808) 5,468	(13,608) 0 (16,500) 0 (255) 561 (40,102) 7,980 2,425 1,500 4,959 (994) (808) 5,454	-44% 0% -83% 0% -17% 136% -21% 3% 62% 150% 27% -3% -10% 219% 3%
50035 Ag Fields 50065 Vehicles/heavy equip maint. 50080 Trails 50085 DCHS/Farmstead 50045 Community Programs 50070 Chemicals Total Open Space Site Operations 55100 Subcontracted landscape 55400 Street Lighting 55410 Snow removal 55500 Veolia Water 55510 Electric/gas/other 55520 Trash 55900 Pest Control 56010 Vehicles/heavy equip maint. 56020 Tools/Light equip maint. 56100 Chemicals	17,400 951 3,500 1,245 975 151,090 295,200 6,356 2,500 23,483 30,625 7,233 12,600 2,120 2,500 148	16,685 540 20,000 5,000 696 975 160,972 287,791 7,106 2,232 9,415 30,625 7,233 12,614 2,120 2,239 148	31,008 951 20,000 5,000 1,500 414 191,192 287,220 3,931 1,000 18,524 31,619 8,041 7,146 665 2,426 106	4% 76% -83% 0% 79% 0% -6% 3% -11% 12% 149% 0% 0% 0%	(14,323) (411) 0 (804) 561 (30,220) 571 3,175 1,232 (9,109) (994) (808) 5,468 1,456 (188) 42	(13,608) 0 (16,500) 0 (255) 561 (40,102) 7,980 2,425 1,500 4,959 (994) (808) 5,454 1,456	-44% 0% -83% 0% -17% 136% -21% 3% 62% 150% 27% -3% -10% 219% 3%
50035 Ag Fields 50065 Vehicles/heavy equip maint. 50080 Trails 50085 DCHS/Farmstead 50045 Community Programs 50070 Chemicals Total Open Space Site Operations 55100 Subcontracted landscape 55400 Street Lighting 55410 Snow removal 55500 Veolia Water 55510 Electric/gas/other 55520 Trash 55900 Pest Control 56010 Vehicles/heavy equip maint. 56020 Tools/light equip maint.	17,400 951 3,500 1,245 975 151,090 295,200 6,356 2,500 23,483 30,625 7,233 12,600 2,120 2,500	16,685 540 20,000 5,000 696 975 160,972 287,791 7,106 2,232 9,415 30,625 7,233 12,614 2,120 2,239	31,008 951 20,000 5,000 1,500 414 191,192 287,220 3,931 1,000 18,524 31,619 8,041 7,146 665 2,426	4% 76% -83% 0% 79% 0% -6% -6% -11% 12% 149% 0% 0% 0% 0% 0% 12%	(14,323) (411) 0 (804) 561 (30,220) 571 3,175 1,232 (9,109) (994) (808) 5,468 1,456 (188)	(13,608) 0 (16,500) 0 (255) 561 (40,102) 7,980 2,425 1,500 4,959 (994) (808) 5,454 1,456 74	-44% 0% -83% 0% -17% 136% -21%

	2023 Budget	2022 Actual	2022 Budget	2023 Budget to 2022 Actual (%)	2022 Actual to 2022 Budget (\$)	2023 Budget to 2022 Budget (\$)	2023 Budget to 2022 Budget (%)
Site Repairs/Maint/Minor Imp							
57010 Buildings/Structures	7,200	13,208	5,004	-45%	8,204	2,196	44%
57020 Fences/Bridges/Trails	3,600	1,421	5,196	153%	(3,775)	(1,596)	-31%
57030 Facilities/Parks	9,000	10,388	5,100	-13%	5,288	3,900	76%
57040 Clubhouse/Fitness/Pools	5,700	5,823	5,100	-2%	723	600	12%
57100 Irrigation System	7,200	9,525	6,288	-24%	3,237	912	15%
57200 Trees	46,750	43,347	43,500	8%	(153)	3,250	7%
57210 Other plantings	720	208	600	247%	(392)	120	20%
57900 Miscellaneous	0	400	0	-100%	400	0	
Total Site Repairs/Maint/Minor Imp	80,170	84,320	70,788	-5%	13,532	9,382	13%
Total Expense	1,285,945	1,207,344	1,188,157	7%	19,187	97,788	8%
Net Ordinary Income	426	6,310	1,381	-93%	4,928	(955)	-69%
Contribution to Reserves	108,000	75,648	75,648	43%	0	32,352	43%
Reserve/Capital Improvements 2023							
Additional Green Spaces (2-3 of the 5)			75,960				
CB Fridge & Freezer			4,000				
Facility Landscape Refresh			5,000				
Painting Street Lamps			6,500				

Notes

2023 Budgets reflects total annual assessments including 19% increase for 859 members

Transfer Fees budgetted conservatively in response to fewer home sales (Average of 4 homes a quarter plus 2 in summer vs. 7 in 2022 and 12 in 2021) Cell Tower and CTC Lease Income 3% annual increase

Increased rental fees CH \$80 (was \$75), Barn \$250 (was \$225) and Weddings \$2000 3 day rental (was \$1500 2 day rental) to help cover increased O&M costs Formerly Interest was combined under 46000 and Interest Income (Delinquent Accounts) with Late Fees 42010

18,000

109.460

Bank Fees Reimbursed formerly combined with Late Fees 42010

Contribution to reserves adjusted to keep increase as low as possible. Fitness Room Expansion, Clubhouse Rehab, postponed.

Insurance 8% increase /less 25% to HSSC

Fitness Equipment

Total Reserve/Capital Improvements 2023

AMI 3% increase annually in June

Events budget includes contribution from CRTA and special event insurance

Sponsorship Library and CRTA contribution to DCHS from Event Sponsorship

Janitorial Service 20% increase / Cut back CH surface touch cleaning from 3 to 1 a week

Pool Maintenance 14% increase for labor and 8% for chemicals / Pool Season will remain End of May to End of September

Farm budget includes Farm Consultant, to oversee community farm, u-pick and farm events

Hopkins 2% (Annual Increase and Leaf pick up) + .5% for additional costs

Notes for Revisions Post Mailing to Members December 2022 and Post Annual Meeting 2022

Management Staff - Orig \$133,560 and updated due to error in calculating management staff salaries

Payroll Taxes - Orig \$22,497 and adjusted when updated due to an error in calculating salaries and removal of increase

Total Staffing - \$2,105 less than originally forecasted for the budget

Supplies/Printing/Postage - Org \$12,188 and adjusted in Dec for increased costs for printing and postage

Insurance - Org \$23,714 and changed due to cell error

Total Administrative - \$2,106 more than originally forecasted for the budget

Events - Org \$44,075 and reduced based on lower event costs

Website - Org \$3,610 and increased due to unknowns with new website and communication platforms

Total Community Programs - \$11 less than originally forecasted for the budget

Total Expenses - \$170 more than originally forecasted for the budget

Net Ordinaory Income - \$170 less than originally forecasted for the budget