

Hidden Oaks Association, Inc.

- Annual Meeting -

Saturday, June 7, 2014

Rockport Country Club

10:00 a.m.

Agenda

- Call to Order
- Quorum Status
- Review Agenda
- Welcome & Introduction of Board of Directors
- Introduction of Home Owners
- Old Business
 - Approval of Minutes from 2013 Annual Meeting
 - Accomplishments / Compliments / Concerns / Unfinished Business
 - Financial Report—Nick Johnson
- New Business
 - Goals/Direction
 - Budget Adoption
 - Board
- Adjournment
- Executive Session

Hidden Oaks Association, Inc

Proposed Budget 2014-15

Revenues

| | | |
|----------------------|-----------|-------------------|
| Maintenance Fees | \$ | 198,984.00 |
| Interest Income | | 500.00 |
| Miscellaneous | | 100.00 |
| Total Revenue | \$ | 199,584.00 |

Expenses

| | | |
|--------------------------------|-----------|-------------------|
| Accounting Fees | \$ | 4,250.00 |
| Office Expense | | 2,000.00 |
| Management Fee | | 3,900.00 |
| Meeting Expense | | 225.00 |
| Electricity | | 8,000.00 |
| Cable Fees | | 9,700.00 |
| Water, Sewage, Trash | | 30,000.00 |
| Insurance Coverage | | 49,000.00 |
| Contract Labor* | | 14,000.00 |
| Supplies * | | 7,525.00 |
| Grounds Keeping--Mowing Only | | 10,800.00 |
| Contract Grounds Maintenance** | | 5,500.00 |
| Pool Supply & Repair | | 4,000.00 |
| Pest Control | | 2,000.00 |
| Total | \$ | 150,900.00 |

Other Expenses

| | | |
|----------------------------------|-----------|------------------|
| Major Repairs | \$ | 22,500.00 |
| Windows/Door Replacement*** | \$ | 17,500.00 |
| Electrical, Plumbing and Roofing | \$ | 5,684.00 |
| Capital Outlay | \$ | 3,000.00 |
| Total | \$ | 48,684.00 |

Grand Total \$ 199,584.00

* Building maintenance

** Lawn maintenance

***Materials+labor

June 07, 2014

Five Year Plan

2013 - 2018

| Capital Expense Project | Est'd Expense | 1 st Scenario | Yrs to Comp | FY 13-14 1 st Year | FY 14-15 2 nd Year | FY 15-16 3 rd Year | FY 16-17 4 th Year | FY 17-18 5 th Year |
|--|---------------|--------------------------|-------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| 1. Stucco repair and repaint | 100,000 | 4,000 | 5 | 8,000 | 10,000 | 20,000 | 28,000 | 26,000 |
| 2. Structural repair of utility closets | 35,000 | 8,000 | 1 | 22,000 | 5,000 | | | |
| 3. Fascia Board + flashing | 51,300 | 0 | 5 | 16,300 | 5,000 | 10,000 | 15,000 | 5,000 |
| 4. Window and Doors* | 85,000 | 35,000 | 3 | | 17,500 | 17,500 | 16,000 | |
| 5. Landscaping** | 14,500 | 2,500 | 3 | 4,000 | 5,500 | 1,500 | 500 | |
| 6. Curbing + Driveway + Concrete work | 8,000 | 0 | 2 | 3,000 | | 2,500 | 2,500 | |
| 7. Shut off valves | 7,500 | 0 | 4 | 1,200 | | 1,250 | 1,250 | 1,300 |
| 8. Front yard sprinkler system | 7,500 | 0 | 1 | | | | | 7,500 |
| 9. Entrance Walls and sign | 7,500 | 0 | 1 | 175 | | | | 7,325 |
| 10. Repair or replace steps, risers, treads banisters, railing, front and back | 10,000 | 2675 | 3 | 4,000 | | 2,125 | 1,200 | |
| 11. Electrical *** | 5,684 | | | | 5,684 | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Total | | | | 55,075 | 48,684 | 52,750 | 64,450 | 47,125 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| *including labor | | | | | | | | |
| **including labor | | | | | | | | |