

From Our President



Your Board of Directors is considering a nominal increase in the homeowners' dues to help offset the increasing operating costs of the Association. Our dues have remained at \$12.50 a month since the beginning. In the past, some expenses have been paid out of reserve funds and some maintenance items have been deferred. Last year our water costs for the lake and grounds where \$4,058 a considerable increase over the year 1983 when it was \$1,094. Using the same years, insurance went from \$834 to \$4,314, accounting from \$1,184 to \$3,500, and the totals for those same years were \$22,577 to \$36,920.

We are now faced with the need to seal the lake bottoms to reduce leakage and hopefully our water requirements as well. This project alone is expected to cost \$1,500 minimum and could be substantially higher.

To protect and maintain our valuable common areas, and to continue to provide the activities and services that make Hidden Lakes a special community to live in, it has been proposed that effective July 1, 1990, the dues be increased by \$0.87 a month. This small amount will help to offset some of the expenses while allowing us to maintain adequate reserves for the future.

Your comments on this proposal are invited. A note to the Post Office Box or your attendance at the next scheduled board meeting on Tuesday, May 8 at 7:30 p.m. at the San Francisco Federal conference room will be appreciated.

R. J. Sherman

HIDDEN LAKES ESTATES BUDGET OF INCOME AND EXPENSES For the Year Ending December 31, 1990

	Annual 1990
Revenue:	
Members Dues	\$ 29,850.00
Social Events	1,000.00
Interest	1,500.00
Penalties & late fees	
Total Revenue	<u>\$ 32,350.00</u>
Expenses:	
Landscaping	
Garden Services	7,200.00
Supplies	2,000.00
Other	
Subtotal	<u>\$ 9,200.00</u>
Utilities	
Lights	350.00
Pump	1,200.00
Water-Lake	2,100.00
Water-Entrance	257.00
Garbage	273.00
Subtotal	<u>\$ 4,200.00</u>
Repair & Maintenance	
Labor	300.00
Supplies	200.00
Other	500.00
Subtotal	<u>\$ 1,000.00</u>
Administration	
Accounting	3,400.00
Legal	500.00
Insurance	4,500.00
Supplies	150.00
Newsletter	600.00
Postage	450.00
Other	250.00
Subtotal	<u>\$ 9,850.00</u>
Social	
4th of July	4,500.00
Octoberfest	800.00
Other	400.00
Subtotal	<u>\$ 5,700.00</u>
Replacement Provision	<u>1,200.00</u>
Income Tax Provision	<u>600.00</u>
Total expenses	<u>\$ 32,350.00</u>