



Hidden Oaks 2026 Annual Meeting

Agenda

- Call to Order
- 2025 Financials
- Garage Sale
- Vote for Board & Count
- Ward 3 Update
- Announce Results
- Adjourn



2025 Financials

Stephen Johannes

2025 to 2026 Expense & Income Summary

- April 2025 to March 2026
 - Expenses – \$16,494.63
 - Income – \$24,709.46
 - Assessment Rate 2025 - \$115, Assessment Rate 2026 - \$126.50
 - Paid in 2025 Assessments – \$10,368.17
 - Paid in 2026 Assessments – \$14,341.29
 - Includes past-due / pre-paid for next year

April 2025 to March 2026 Highlights

- Decreased Costs
 - Common Ground Insurance Renewal
 - Original 2026 Renewal quote approximately - \$9000
 - New Carrier(2026) - \$2517, previous year 2025 - \$7692
 - Largest costs are insurance, common ground maintenance, collection fees
 - Insurance
 - Common Ground Maintenance
 - Collection Fee

Ongoing Cost Drivers

- Cost of Insurance has dramatically increased since 2020.
 - Director's Liability Insurance went from \$1273 to \$1453
 - General Liability was reduced but expect rate increase on first renewal (Was \$4163 in 2021, \$2517 with new carrier)
- Mowing/Trimming costs have risen slightly also.
- 15% of assessment fees are paid to City and Village Tax Office to administer collection of assessments and payment of bills
- We are legally required to hold insurance and maintain the common areas (mowing/trimming). - Article V – Sections 10(e) & 10(p).




April 2026 to March 2027 Budget


Stephen Johannes

April 2026 to March 2027 Budget Drivers

Increased revenue due to new assessment rate(2026) \$126.50 has eliminated structural deficit



Outstanding Assessments > 90 days outstanding total ~\$1300 and represent ten owners.



Cost of Insurance is expected to increase again. We have switched providers in 2026 and was able to reduce cost from \$9K to \$2.5K. Director's liability insurance increased.

April 2026 to March 2027 Budget Assumptions

- Insurance expected to increase – 10% or more
- Max Income - \$24,035 before collection fees and delinquent accounts
- Expected income - \$22,517
- Expected expenses \$21,689 (includes collection fees)
- We will have a deficit/surplus of ~\$800 assuming insurance increases at current rates.



2027 to 2028 Budget Trends

Budget Goal to have one year of expenses in reserve and be able to reduce deferred spending backlog for common ground

Expenses are expected to continue to rise due to insurance

2027 Assessment Rate Recommendation

- 2027 Assessment Recommendation – Hold steady for 2027
 - Projected Max Income - \$24035 before collection fees and delinquent accounts.
 - Expected max income after delinquent accounts \$22,517.
- Current CC&R allows 10% max increase by directors without vote of owners.
- The incoming board will set the annual rate for 2027. Recommend setting rate in January 2027 before mailing to account for insurance costs.



Garage Sale

Stephen Johannes

2026 Spring Garage Sale

- May 1st 5PM to 7:30PM
- May 2nd 8AM to 12Noon
- Contact Jean Verzino at 314-249-8692 for more info





Vote & Count

Stephen Johannes

Vote & Count

- 19 Owners in person or proxy required for quorum.
- Please write two names for director both terms end in April 2028
- Results will be announced after the Q&A with Vince
- Thank you for attending today and voting!





City and Ward 3 Update

Vince Ratchford – City Council Member
Ward 3



Announce Results

Stephen Johannes