



HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING

May 11, 2023

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its regularly scheduled meeting electronically for the purposes and at the times as described below on Thursday, May 11, 2023.

This meeting will be an electronic meeting without an anchor location pursuant to Mayor Rubin's April 16, 2023 No Anchor Site Determination Letter.

All public meetings are available via ZOOM conference call and YouTube Live.

Interested parties may join by dialing in as follows:

Zoom Meeting URL: <https://zoom.us/j/4356594739>

To join by telephone dial: US: +1 408 638 0986

Meeting ID: 435 659 4739

YouTube Live Channel: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Regular Meeting

6:00 PM

I. Call to Order

- [1.](#) No Anchor Site Determination Letter

II. Roll Call

III. Approval of Council Minutes

- [1.](#) January 12, 2023 Town Council Regular Meeting Minutes DRAFT

IV. Follow Up Items from Approved Minutes

V. Update on Golden Eagle Subdivision

VI. Public Input - Floor open for any attendee to speak on items not listed on the agenda

VII. Agenda Items

- [1.](#) Discussion and possible approval of Resolution 2023-R-XX to adopt the Town of Hideout Tentative Budget for Fiscal Year 2023-2024 and setting a Public Hearing for the Final Budget to be held on June 8, 2023

VIII. Agenda Items

1. Planning Commission - Peter Ginsberg
2. Community Engagement Committee - Council Member Jacobs
3. Design Review Committee (DRC) - Thomas Eddington
4. Transportation Committee - Council Member Haselton

IX. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed

X. Meeting Adjournment

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.

HIDEOUT TOWN COUNCIL

10860 N. Hideout Trail

Hideout, UT 84036

Phone: 435-659-4739

Posted 05/10/2023



April 16, 2023

DETERMINATION REGARDING CONDUCTING TOWN OF HIDEOUT PUBLIC MEETINGS
WITHOUT AN ANCHOR LOCATION

The Mayor of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(5) and Hideout Town Resolution 2022-R-17. The facts upon which this determination is based include: The seven-day rolling percent and number of positive COVID-19 cases in Utah has been over 12.86% of those tested since March 29, 2023. The seven-day number of positive cases has been, on average, 138.1 per day since April 5, 2023.

This meeting will not have a physical anchor location. All participants will connect remotely. All public meetings are available via YouTube Live Stream on the Hideout, Utah YouTube channel at: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Interested parties may join by dialing in as follows:

Meeting URL: <https://zoom.us/j/4356594739>

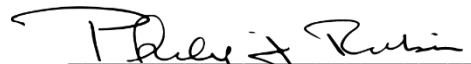
To join by telephone dial: US: +1 408-638-0986

Meeting ID: 4356594739

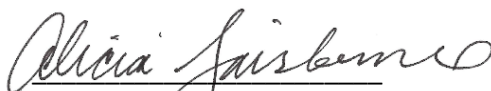
Additionally, comments may be emailed to hideoututah@hideoututah.gov. Emailed comments received prior to the scheduled meeting will be considered by Council and entered into public record.

This determination will expire in 30 days on May 16, 2023.

BY:


Phil Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk



Minutes
Town of Hideout
Hideout Town Council Regular Meeting
January 12, 2023

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on January 12, 2023 at 6:00 p.m. electronically via Zoom due to the ongoing COVID-19 health crisis.

Regular Meeting

I. Call to Order

1. No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 6:01 p.m. and reminded participants there was no physical anchor site for the meeting.

II. Roll Call

Present: Mayor Phil Rubin
Council Member Chris Baier
Council Member Carol Haselton
Council Member Sheri Jacobs
Council Member Bob Nadelberg
Council Member Ralph Severini (*joined at 6:03 p.m.*)

Staff Present: Town Attorneys Polly McLean and Cameron Platt
Town Administrator Jan McCosh
Director of Engineering Timm Dixon
Director of Public Works Daniel Allen
Recorder for Hideout Alicia Fairbourne

Others Present: Brian Cooper, Katie Shepley, Damian Taitano and others who may have logged in using a partial name or using only a phone number.

III. Update on Golden Eagle Subdivision

Director of Engineering Timm Dixon provided an update of the progress on the Golden Eagle Subdivision; specifically on the pump house. He noted the power had been connected and Staff had verified it was in working order. The developer needed to obtain an operating permit for the pump house from the State of Utah in order to be complete.

Mr. Dixon further noted the roads had not been completed although there had been some snow plowing performed. The main roads were covered in snow.

Mayor Rubin reminded Council there was a scheduled court ruling on Friday at 8:30 a.m. Ms. McLean would send a website link to the Council Members to view the livestream video.

1 **IV. Public Input - Floor open for any attendee to speak on items not listed on the agenda**

2 Mayor Rubin opened the floor for public comments at 6:06 p.m.

3 *Brian Cooper* expressed concern over the issues with the snowplowing throughout the town and
4 wanted to discuss potential solutions. He had observed a Staff member struggling with the
5 snowblower and suggested starting the process of using the snowblower earlier while the snow
6 was softer. He also mentioned the slush from the road had been plowed onto the ends of driveways
7 and would freeze overnight, making it very difficult for residents to exit their driveways in the
8 mornings. He suggested the plows circle in the same direction in order to push the snow and slush
9 to the opposite side of the road from houses.

10 Mayor Rubin addressed Mr. Cooper's concerns and explained what remedies Staff were taking
11 and what additional equipment was needed. Mayor Rubin also explained additional staff was
12 needed but there had been very little interest from potential employees. Mr. Cooper offered to
13 assist in writing grants for additional equipment, or researching what type of equipment could be
14 procured for the Town's operations. Council Member Jacobs expressed her concern of the
15 emergency vehicle access and suggested renting the equipment from areas with less snow, such
16 as Salt Lake, in order to obtain the equipment quickly and with less cost. Mayor Rubin agreed
17 and asked Mr. Dixon to explore options to rent the equipment and discuss a plan with him in the
18 following week.

19 *Damian Taitano* offered his personal Kubota Tractor to the Town. Mayor Rubin thanked Mr.
20 Taitano and asked Mr. Dixon to discuss the possibility with Mr. Taitano.

21 There being no further public comment, Mayor Rubin closed public input at 6:24 p.m.

22 **V. Agenda Items**

23 **1. Discussion regarding nightly rentals within Hideout**

24 Mayor Rubin and Town Planner Thomas Eddington explained the Deer Springs Cottages
25 Subdivision was the only area for consideration for nightly rentals at this time. Mr. Eddington
26 suggested an overlay zone could be made, which would allow nightly rentals without disrupting
27 the current zoning within the existing neighborhoods.

28 Council Member Severini asked if the overlay zone would only affect the Deer Springs Cottages
29 Subdivision, or if it was being investigated for approval for the Town as a whole. Mr. Eddington
30 explained at this time it was only for the Deer Springs Cottages Subdivision and did not
31 recommend approval of nightly rentals for other existing communities.

32 The current Hideout Zoning Map was displayed, and Mr. Eddington pointed out that the beige
33 area fell within the Master Homeowners Association (HOA) and was not subject to allow nightly
34 rentals.

35 Council Member Severini discussed if allowing nightly rentals would be fiscally beneficial to the
36 Town and if property values would be affected. Council Member Jacobs stated small areas where
37 nightly rentals were allowed should not negatively affect the existing property values. She also
38 noted potential investment buyers who may not have investigated a purchase in Hideout may be
39 drawn to the Town in areas where nightly rentals were allowed. She suggested limiting the rentals
40 to weekly instead of nightly to reduce transient traffic.

1 Mayor Rubin discussed allowing nightly rentals in certain areas would generate some revenue for
2 the Town. He reminded Council this was only a discussion item during this meeting and would
3 be brought forth through the Planning Commission and Council at a later time when a specific
4 project would be presented.

5 Council Member Baier stated the area and smaller cottages proposed for nightly rentals would be
6 ideal for affordable or workforce housing. She opined that workforce housing was discussed and
7 negotiated with the developer when the Richardson Flats Annexation was presented and was
8 desired to be included in the Town's housing.

9 Mr. Eddington reminded Council that Master Developer Nate Brockbank was approved several
10 years ago for approximately thirty-four (34) townhomes in the Deer Springs Phase 8 development.
11 However, in an attempt to negotiate and diversify product, he was willing to entertain a cottage
12 concept if nightly rentals would be allowed. When the concept of the cottages and nightly rentals
13 were presented to the Planning Commission, suggestions were made to include a community
14 center, retail, and one (1)-to three (3) units of affordable units, potentially above the community
15 center or retail shop.

16 Mr. Eddington had the thought of suggesting that Mr. Brockbank swap some of the townhomes
17 in Deer Springs Phases 3, 4, 5, 6, and 7 for affordable, cottage homes if he were to amend the
18 Master Development Agreement for the subdivision.

19 Council Member Haselton inquired if a business license was required for nightly rentals in Utah.
20 Ms. McLean stated it was not legally required by the State, however; some municipalities had
21 incorporated that requirement into their code.

22 Mr. Eddington reviewed the Staff Report and outlined nightly rentals were currently allowed in
23 Deer Springs Phase 1 and the KLAIM Subdivision, and, per the Ordinance passed in September
24 of 2022, were required to be managed by a company and obtain a Hideout-issued business license.
25 There were several recommendations of conditions for consideration if the Council were to move
26 forward and approve an overlay zone, which included:

- 27 • Managed by a professional property management company
- 28 • Obtain a Hideout-issued business license
- 29 • Limit the home to a maximum size
- 30 • Adopt a formal permit requirement
- 31 • Limit the number of occupants allowed on the property
- 32 • Limit the number of vehicles allowed on the property
- 33 • Require a "good neighbor" brochure be provided to renters which would include
- 34 instructions on when garbage collection or recycling would be collected
- 35 • Require a safety inspection of the property

36 Mr. Eddington noted there was an analysis included in the Staff Report, however; it was for the
37 subdivision as a whole and not just for the Cottages portion. Mayor Rubin stated the area was
38 included in the Military Installation Development Authority (MIDA) and the Subdivision MDA
39 may need to be renegotiated on how the taxes would be managed. Council Member Severini asked
40 for additional data regarding other communities where nightly rentals were allowed.

2. Consideration and possible approval of an Ordinance amending Hideout Municipal Code Title 3 to change reference from the Board of Adjustment to Administrative Law Judge

Ms. McLean explained an ordinance was passed in 2021 which changed the Board of Adjustment to Administrative Law Judge, however; the Title of the Code did not get changed. This Ordinance would make that change as well as other any other corrections which may have been missed.

There being no questions from Council, Mayor Rubin asked for a motion.

Motion: Council Member Baier moved to adopt Ordinance 2023-O-01 amending Hideout Municipal Code Title 3 to change reference from the Board of Adjustment to Administrative Law Judge. Council Member Nadelberg made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, Council Member Severini. None Opposed. Motion carried.

3. Consideration and possible approval of an Ordinance amending Hideout Municipal Code Title 7.18 and 8.09 to correct the timeframe to clear snow from fire hydrants, and to clarify snow plowing limitations

Mayor Rubin explained he had reviewed Hideout Municipal Code for adopted language in regard to snow clearing, however; he found there were timeframes mentioned in Section 7 and Section 8 for clearing snow around fire hydrants that was inconsistent. One Section allowed sixteen (16) hours and the other allowed seventy-two (72) hours. He asked for Council's input on how much time should be allotted.

Council Member Baier expressed her preference of seventy-two (72) hours for clearing of the fire hydrants. Council agreed.

Mayor Rubin also discussed Section 7.18.140 which outlined the owner's responsibility for clearing snow around fire hydrants located on the homeowner's property. He explained the homeowners and HOA's were responsible for clearing the fire hydrants. Council Member Baier asked how hydrants located on vacant lots would be handled and the Code enforced. Ms. McLean suggested the Town could provide a service to clear the fire hydrant for a fee, or the Town could opt to enforce the non-compliance fine as set in the Town's current Fee and Rate Schedule.

Town Administrator Jan McCosh noted because it was a health and safety issue, the fee to clear the snow by the Town Staff could be added to the Fee and Rate Schedule. Mayor Rubin stated there was not the manpower – either with Staff or a contracted company – who had the time to clear the hydrants. Discussion ensued. It was mentioned the Town may consider contracting with the HOA's to clear hydrants on vacant lots and charge the owner. Council Member Baier suggested mapping and prioritizing each hydrant, with hydrants near structures first and hydrants on vacant lots second. Assistant Town Attorney Cameron Platt mentioned the Wasatch County Fire Department may want to be involved in what hydrants were prioritized because they might need more than one hydrant for adequate pressure. Mayor Rubin would work with Mr. Dixon and the Public Works Staff to determine how many hydrants were located on vacant lots and determine if Staff would be able to handle the extra workload.

Mayor Rubin brought to Council's attention several comments made by residents asking for the snowplow drivers to lift the plow when crossing over a driveway so as not to create a berm of snow at the end of the driveway. Mayor Rubin explained it was not possible to lift the plow because the road would not be cleared if the drivers were to do that. He suggested adding language

to Town Code to explain it was not the Town's responsibility to clear the end of the homeowner's driveway.

Mayor Rubin noted other areas of the Hideout Town Code which outlined parking on the street during and after snowfall, and stated stronger enforcement needed to be made. He asked Mr. Dixon to inform the contractors of the Code and stronger enforcement during the pre-construction meetings. Contact would also be made to each active construction site.

Council Member Haselton asked if there could be enforcement regarding parking in front of the mailbox clusters when several residents were waiting to get the mail and the road became impassable. Mayor Rubin stated the HOA's were responsible for clearing the snow around the mailboxes. He mentioned to Mr. Eddington that a small pull-out lane may be considered into the Subdivision plans where mailbox clusters are located.

Council Member Baier wanted to discuss how parking would be enforced and by whom. Mayor Rubin stated he would discuss stronger communication and enforcement to contractors and residents with Mr. Dixon.

There being no further discussion from Council, Mayor Rubin asked for a motion.

Motion: Council Member Baier moved to approve Ordinance 2023-O-02 to amend Title 7.18 and 8.09 to correct the timeframe to clear the snow from hydrants and to clarify snowplowing limitations as modified during the meeting. Council Member Severini made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. None opposed. Motion carried.

VI. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed

There was no need for an executive session.

VII. Meeting Adjournment

There being no further business, Mayor Rubin asked for a motion to adjourn.

Motion: Council Member Jacobs moved to adjourn the meeting. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. None opposed. Motion carried.

The meeting was adjourned at 7:55 p.m.

Alicia Fairbourne, Recorder for Hideout

Town of Hideout - FY23 Budget Restatement

Town of Hideout - FY23 Budget Restatement General Fund (10)						
	Budget FY23	YTD Actuals FY23	Forecast FY23	Actuals + Fcst FY23	Budget Adjustments	Revised Budget
Revenues						
Total Taxes	\$503,403	\$504,711	\$71,875	\$576,586	\$73,183	\$576,586
Total License and Permits	\$1,163,420	\$458,518	\$289,190	\$747,708	(\$415,711)	\$747,708
Total Miscellaneous Revenues	\$14,343	\$13,646	\$14,569	\$28,215	\$13,872	\$28,215
Total Contributions & Transfers	\$110,411	\$0	\$266,636	\$266,636	\$156,225	\$266,636
Total General Fund Revenues	\$1,791,577	\$976,875	\$642,270	\$1,619,145	(\$172,432)	\$1,619,145
Expenditures						
Salaries and Benefits	\$606,721	\$401,799	\$80,275	\$482,074	\$124,647	\$482,074
Administration	\$76,844	\$110,272	(\$33,367)	\$76,905	(\$61)	\$76,905
Professional Services	\$693,218	\$575,068	\$191,421	\$766,489	(\$73,271)	\$766,489
Public Safety	\$81,089	\$66,643	\$22,214	\$88,858	(\$7,769)	\$88,858
Streets	\$279,505	\$196,547	(\$41,278)	\$155,269	\$124,236	\$155,269
Parks	\$27,000	\$9,294	\$0	\$9,294	\$17,706	\$9,294
Debt Services	\$27,200	\$37,446	\$2,811	\$40,257	(\$13,057)	\$40,257
Total General Fund Expenditures	\$1,791,577	\$1,397,070	\$222,075	\$1,619,145	\$172,432	\$1,619,145
Surplus/(Deficit)	(\$0)	(\$420,195)	\$420,195	\$0	\$0	\$0

Restatement of FY23 Budget is required due to a revenue shortfall driven by fewer new subdivisions being developed and higher legal professional costs offset by lower salary/benefit expense, utilization of state road funds for street repairs/maintenance and higher sales/property tax revenue as well as increased use of capital funds to balance the budget.

Town of Hideout – FY24 Budget Assumptions

Item # 1.

1. Investment in Town staff (10 full time and 4 part time employees)

- Addition of 2 full-time employees
- Moving one part-time employee to a full-time employee
- Addition of enhanced family/spouse benefits
- 5% COLA increase

2. Investment in Town growth

- 27% building permit increase (83 to 105) – 6.5% increase over FY23 plus release of Golden Eagle building permits
- 12.5% increase in residences (662 to 745 residences) - MIDA increase of 33.1% and non-MIDA increase of 6.7%.
- 7.8% change in Certificate of Occupancy (CO 77 to 83) assuming timeline between building permits and CO is approx. 12 months

3. Investment in sewer, storm, water and streets

- Water line repairs as well as storm, sewer and water maintenance
- Upgrade water meters to smart meters
- Ditch maintenance, silt removal, sod, hydro seed

Town of Hideout – General Fund FY24 Budget

Item # 1.

Town of Hideout - General Fund FY24 Budget YTD FY23 Actuals as of April 30, 2023 plus Forecast					
	FY22	FY23 Act/Fcst	FY24 Budget	Act/Fcst vs. Budget \$	Act/Fcst vs. Budget %
Total Taxes	\$547,858	\$576,586	\$633,170	\$56,584	10%
Total License and Permits	\$946,538	\$747,708	\$915,522	\$167,814	22%
Total Miscellaneous Revenues	\$98,444	\$28,215	\$71,625	\$43,410	154%
Total Contributions & Transfers	(\$455,694)	\$266,636	\$0	(\$266,636)	-100.0%
Total General Fund Revenues	\$1,137,146	\$1,619,146	\$1,620,317	\$1,171	0.1%
Expense	FY22	FY23 Act/Fcst	FY24 Budget	Act/Fcst vs. Budget \$	Act/Fcst vs. Budget %
Total Salary/Wages/Benefits	\$321,235	\$482,074	\$657,962	(\$175,888)	-36.5%
Total Administration	\$65,196	\$76,905	\$95,750	(\$18,845)	-24.5%
Total Professional Services	\$759,103	\$766,489	\$907,858	(\$141,370)	-18.4%
Total Public Safety	\$79,927	\$88,858	\$99,745	(\$10,887)	-12.3%
Total Streets	(\$116,022)	\$155,269	\$156,344	(\$1,075)	-0.7%
Total Parks	\$6,314	\$9,294	\$28,000	(\$18,706)	-201.3%
Total Debt Service	\$21,393	\$40,257	\$33,685	\$6,572	16.3%
Total General Fund Expenditures	\$1,137,146	\$1,619,146	\$1,979,345	(\$360,199)	-22.2%
Surplus/(Deficit)	\$0	\$0	(\$359,028)	(\$359,028)	NA

The budget deficit of \$359k will need to be funded by an increase in property taxes and town fees and well as continued control of town expenses and utilization of prior year capital fund surpluses.

Town of Hideout – Enterprise Fund FY24 Budget

Item # 1.

Town of Hideout - Enterprise Fund FY24 Budget YTD FY23 Actuals as of April 30, 2023 plus Forecast					
Revenue	FY22	FY23 Act/Fcst	FY24 Budget	Act/Fcst vs. Budget \$	Act/Fcst vs. Budget %
Total Water Service Revenue	\$1,037,599	\$1,335,016	\$1,328,690	(\$6,326)	-0.5%
Total Water Meter Connection Fees	\$145,081	\$399,810	\$430,679	\$30,869	7.7%
Total Miscellaneous Revenue	\$68,629	\$14,205	\$47,722	\$33,516	235.9%
Total Revenues	\$1,251,308	\$1,749,032	\$1,807,090	\$58,059	3.3%
Total Salaries and Benefits	\$398,063	\$458,273	\$703,754	(\$245,481)	-192.2%
Public Works Department	\$74,236	\$84,115	\$419,569	(\$335,453)	NA
General Water Service Expense	\$500,649	\$412,879	\$446,024	(\$33,144)	NA
Total Administrative Expense	\$69,295	\$59,861	\$63,153	(\$3,292)	-5.5%
Total Professional	\$43,962	\$62,479	\$65,603	(\$3,124)	-5.0%
Total Bad Debt and Depreciation Expense	\$398,993	\$215,491	\$215,491	\$0	0.0%
Total Expense	\$1,485,198	\$1,293,098	\$1,913,593	(\$620,495)	-48.0%
Surplus/(Deficit)	(\$233,890)	\$455,934	(\$106,502)	(\$562,436)	-123.4%

The FY24 Budget deficit of \$106k and negative year over year variance of \$562k is driven by increased investment in Town staff as well as investments in the town's roads, sewer, storm and water systems.

HIDEOUT, UTAH RESOLUTION NO. 2023-R-06

A RESOLUTION ADOPTING THE TENTATIVE BUDGET FOR THE TOWN OF HIDEOUT, UTAH, FOR THE FISCAL YEAR 2024 BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024 AND TO SET A TIME AND PLACE FOR A PUBLIC HEARING ON JUNE 8, 2023 AT 6:00 PM ELECTRONICALLY VIA ZOOM.

WHEREAS, State law requires the filing of a tentative budget for each municipality located within the State of Utah; and

WHEREAS, the Hideout Council ("Council") met in a regular session on May 11, 2023, to consider, among other things, adopting a fiscal year 2024 tentative budget; and,

WHEREAS, the tentative budget complies with the requirements set out in U.C.A. § 10-6-110 through 112; and

WHEREAS, the budget shall be reviewed, considered, and tentatively adopted by the governing body and may be amended or revised in such manner as is considered advisable prior to final adoption.

WHEREAS, the Council shall set a time and date of June 8, 2023 at 6:00 PM to hold a public hearing concerning the fiscal year 2024 budget and will publish public notice of the hearing as the requirements set out in U.C.A. § 10-6-113; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF HIDEOUT, STATE OF UTAH, as follows:

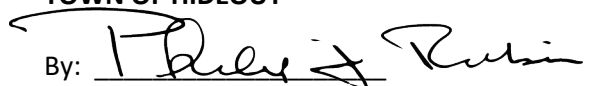
Section 1. That the Town of Hideout, hereby adopts the following tentative budget for the fiscal year beginning July 1, 2023 and ending June 30, 2024 attached hereto as Exhibit 1.

Section 2. The Town of Hideout shall hold a public hearing on June 8, 2023 at 6:00 PM concerning the fiscal year 2024 budget and will publish public notice of the hearing at least seven days before the hearing as the requirements set out in U.C.A. § 10-6-113.

Section 3. That this Resolution shall become effective immediately upon the passage thereof.

PASSED AND APPROVED this 11th day of May 2023.

TOWN OF HIDEOUT

By: 
Phil Rubin, Mayor

ATTEST:

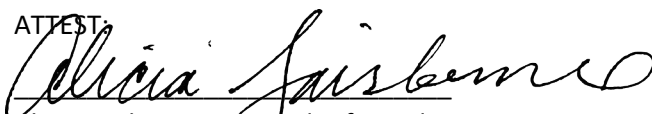

Alicia Fairbourne, Recorder for Hideout



Exhibit 1: Tentative Budget FY ending June 30, 2024

Town of Hideout
Budgeting Worksheet

10 General Fund - 07/01/2023 to 06/30/2024

	Account No.	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	2024 Original Budget	Notes
Change In Net Position								
Revenue:								
Taxes								
3110 Property taxes - current	3110	\$ 113,955.00	\$ 236,475.00	\$ 251,359.00	\$ 245,615.00	\$ -	\$ 268,308.00	
3120 Prior year property taxes - delinquent paid	3120	\$ 46,974.00	\$ 16,820.00	\$ 29,710.00	\$ 47,357.00	\$ -	\$ 42,285.00	
3121 Prior year property taxes - delinquent owed	3121	\$ -	\$ 53,958.00	\$ -	\$ -	\$ -	\$ -	
3124 Fee-in-lieu of property taxes	3124	\$ 4,944.00	\$ 5,283.00	\$ 4,503.00	\$ 5,586.00	\$ -	\$ 6,409.00	
3130 Sales tax	3130	\$ 148,045.00	\$ 176,734.00	\$ 162,036.00	\$ 135,999.00	\$ -	\$ 235,750.00	
3136 Transient Room Tax Revenue	3136	\$ -	\$ -	\$ 1,040.00	\$ -	\$ -	\$ 4,368.00	
3137 Franchise Fee Revenue	3137	\$ 1,550.00	\$ 3,614.00	\$ 3,986.00	\$ 4,919.00	\$ -	\$ 5,359.00	
3140 Municipal energy taxes	3140	\$ 44,362.00	\$ 54,974.00	\$ 57,016.00	\$ 63,927.00	\$ -	\$ 70,691.00	
Total Taxes		\$ 359,829.00	\$ 547,858.00	\$ 509,650.00	\$ 503,403.00	\$ -	\$ 633,170.00	
Licenses and permits								
3210 Business licenses	3210	\$ 1,125.00	\$ 1,875.00	\$ 1,050.00	\$ 1,882.00	\$ -	\$ 1,470.00	
3215 MDA revenue	3215	\$ -	\$ -	\$ 108,000.00	\$ -	\$ -	\$ 108,000.00	
3221 Building permits	3221	\$ 662,888.00	\$ 457,848.00	\$ 248,953.00	\$ 520,279.00	\$ -	\$ 392,606.00	
3222 Roadway Fee	3222	\$ 57,500.00	\$ 39,281.00	\$ 33,500.00	\$ 46,258.00	\$ -	\$ 43,332.00	
3223 Excavation Permit Fee Revenue	3223	\$ -	\$ 22,828.00	\$ 7,498.00	\$ -	\$ -	\$ 9,997.00	
3225 Application Fee Revenue	3225	\$ -	\$ 800.00	\$ 10,050.00	\$ -	\$ -	\$ 13,000.00	
3227 Construction/Other Sign Fee	3227	\$ -	\$ -	\$ 5,400.00	\$ -	\$ -	\$ 6,480.00	
3229 Subdivision Development Fees	3229	\$ 55,780.00	\$ 94,420.00	\$ (500.00)	\$ -	\$ -	\$ -	
3230 5% Project (Engineering) Fees	3230	\$ 30,391.00	\$ 320,886.00	\$ 57,366.00	\$ 595,000.00	\$ -	\$ 190,500.00	
3231 Planning & Zoning Fees	3231	\$ 4,864.00	\$ 8,600.00	\$ 97,522.00	\$ -	\$ -	\$ 150,137.00	
Total Licenses and permits		\$ 812,547.00	\$ 946,538.00	\$ 568,839.00	\$ 1,163,419.00	\$ -	\$ 915,522.00	
Intergovernmental revenue								
3310 Grant Revenue	3310	\$ -	\$ 56,695.00	\$ -	\$ -	\$ -	\$ -	
Total Intergovernmental revenue		\$ -	\$ 56,695.00	\$ -	\$ -	\$ -	\$ -	
Charges for services								
3490 Other services revenue	3490	\$ 11,833.00	\$ 2,026.00	\$ 2,446.00	\$ 2,500.00	\$ -	\$ 3,441.00	
Total Charges for services		\$ 11,833.00	\$ 2,026.00	\$ 2,446.00	\$ 2,500.00	\$ -	\$ 3,441.00	
Fines and forfeitures								
3510 Fines and forfeitures	3510	\$ 8,000.00	\$ 5,875.00	\$ -	\$ 6,000.00	\$ -	\$ 791.00	
Total Fines and forfeitures		\$ 8,000.00	\$ 5,875.00	\$ -	\$ 6,000.00	\$ -	\$ 791.00	
Interest								

Town of Hideout
Budgeting Worksheet

10 General Fund - 07/01/2023 to 06/30/2024

	Account No.	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	2024 Original Budget	Notes
3610 Interest earnings	3610	\$ 3,384.00	\$ 2,391.00	\$ 11,637.00	\$ 1,481.00	\$ -	\$ 67,393.00	
Total Interest		\$ 3,384.00	\$ 2,391.00	\$ 11,637.00	\$ 1,481.00	\$ -	\$ 67,393.00	
Miscellaneous revenue								
3690 Other revenue	3690	\$ 2,305.00	\$ 4,457.00	\$ (436.00)	\$ 4,362.00	\$ -	\$ -	
Total Miscellaneous revenue		\$ 2,305.00	\$ 4,457.00	\$ (436.00)	\$ 4,362.00	\$ -	\$ -	
Contributions and transfers								
3848 Transfer From Class C Road Fund	3848	\$ -	\$ 8.00	\$ -	\$ -	\$ -	\$ -	
3890 General Fund Balance to be Appropriated	3890	\$ -	\$ -	\$ -	\$ 110,411.00	\$ -	\$ -	
3891 Gain/Loss on Sale of Assets	3891	\$ -	\$ 27,000.00	\$ -	\$ -	\$ -	\$ -	
Total Contributions and transfers		\$ -	\$ 27,008.00	\$ -	\$ 110,411.00	\$ -	\$ -	
Total Revenue:		\$ 1,197,899.00	\$ 1,592,848.00	\$ 1,092,135.00	\$ 1,791,576.00	\$ -	\$ 1,620,317.00	
Expenditures:								
General government								
Administrative								
5001.1 Admin Contract services	5001.1	\$ 3,242.00	\$ 5,627.00	\$ 7,763.00	\$ 4,526.00	\$ -	\$ 5,228.00	
5001.2 Admin Council pay	5001.2	\$ 3,286.00	\$ 392.00	\$ 594.00	\$ 3,579.00	\$ -	\$ 407.00	
5001.4 Admin Insurance	5001.4	\$ 11,746.00	\$ 7,303.00	\$ 14,175.00	\$ 7,795.00	\$ -	\$ 11,380.00	
5001.6 Admin Mileage reimbursement	5001.6	\$ 2,702.00	\$ 2,997.00	\$ 3,640.00	\$ 3,388.00	\$ -	\$ 2,630.00	
5001.7 Admin Office supplies	5001.7	\$ 5,936.00	\$ 7,082.00	\$ 6,162.00	\$ 7,648.00	\$ -	\$ 4,452.00	
5001.8 Admin Personnel	5001.8	\$ 92,228.00	\$ 173,527.00	\$ 295,442.00	\$ 393,790.00	\$ -	\$ 426,328.00	
5001.9 Admin Public notices	5001.9	\$ 2,077.00	\$ 32.00	\$ 1,631.00	\$ 484.00	\$ -	\$ 1,055.00	
5001.A Admin Security Alarm Monitoring	5001.A	\$ 6,076.00	\$ 640.00	\$ 1,765.00	\$ 745.00	\$ -	\$ 1,189.00	
5003 Admin Benefits	5003	\$ 33,963.00	\$ 34,507.00	\$ 112,976.00	\$ 212,931.00	\$ -	\$ 231,634.00	
5004 Admin Other	5004	\$ 1,115.00	\$ 1,710.00	\$ 2,124.00	\$ 597.00	\$ -	\$ 1,705.00	
5009 Admin CARES Act Expenditures	5009	\$ 11,072.00	\$ -	\$ -	\$ -	\$ -	\$ -	
5010 Admin Information Technology	5010	\$ 10,267.00	\$ 13,707.00	\$ 26,684.00	\$ 19,420.00	\$ -	\$ 20,982.00	
5016 Admin Telephone	5016	\$ 6,050.00	\$ 5,099.00	\$ 8,667.00	\$ 5,796.00	\$ -	\$ 5,859.00	
5017 Admin Training	5017	\$ 1,766.00	\$ 1,748.00	\$ 4,855.00	\$ 3,000.00	\$ -	\$ 10,500.00	
5018 Admin Website	5018	\$ 723.00	\$ 350.00	\$ 843.00	\$ 373.00	\$ -	\$ 553.00	
5019 Admin Membership	5019	\$ 1,706.00	\$ 5,159.00	\$ 12,013.00	\$ 6,416.00	\$ -	\$ 8,650.00	
5030 Admin Repairs & Maintenance	5030	\$ 4,154.00	\$ 3,304.00	\$ 6,993.00	\$ 3,613.00	\$ -	\$ 4,499.00	
5050 Admin Utilities	5050	\$ 9,692.00	\$ 7,475.00	\$ 18,052.00	\$ 8,014.00	\$ -	\$ 11,662.00	
5069 Miscellaneous	5069	\$ 1,103.00	\$ 2,572.00	\$ (581.00)	\$ 1,451.00	\$ -	\$ 5,000.00	
5070 Bad Debt Expense	5070	\$ -	\$ (8,913.00)	\$ -	\$ -	\$ -	\$ -	
Total Administrative		\$ 208,904.00	\$ 264,317.00	\$ 523,798.00	\$ 683,566.00	\$ -	\$ 753,713.00	

Town of Hideout
Budgeting Worksheet

10 General Fund - 07/01/2023 to 06/30/2024

	Account No.	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	2024 Original Budget	Notes
Professional services								
5002.1 Accounting	5002.1	\$ -	\$ 18,979.00	\$ 62,553.00	\$ 72,647.00	\$ -	\$ 80,958.00	
5002.2 Legal	5002.2	\$ 109,064.00	\$ 130,536.00	\$ 194,052.00	\$ 104,200.00	\$ -	\$ 248,672.00	
5002.3 Engineering 5% project/escrow	5002.3	\$ 206,604.00	\$ 248,851.00	\$ 34,135.00	\$ 188,086.00	\$ -	\$ 87,079.00	
5002.35 Town Engineering	5002.35	\$ -	\$ -	\$ 40,529.00	\$ -	\$ -	\$ 57,009.00	
5002.36 Town Engineering - projects	5002.36	\$ -	\$ -	\$ 23,215.00	\$ -	\$ -	\$ 32,501.00	
5002.4 Building inspection	5002.4	\$ 203,745.00	\$ 241,617.00	\$ 140,074.00	\$ 196,716.00	\$ -	\$ 246,495.00	
5002.5 Plan prints	5002.5	\$ 853.00	\$ 3,544.00	\$ 3,765.00	\$ 3,732.00	\$ -	\$ 6,625.00	
5002.50 Engineering DRC Review	5002.5	\$ 475.00	\$ -	\$ -	\$ -	\$ -	\$ -	
5002.6 Auditor	5002.6	\$ 15,903.00	\$ 6,744.00	\$ 1,440.00	\$ 15,000.00	\$ -	\$ 8,775.00	
5002.60 Planning	5002.6	\$ 42,250.00	\$ 89,950.00	\$ 46,140.00	\$ 105,530.00	\$ -	\$ 64,904.00	
5002.65 Building Plan Review	5002.65	\$ 6,625.00	\$ 18,881.00	\$ 46,438.00	\$ 7,305.00	\$ -	\$ 65,321.00	
Total Professional services		\$ 585,519.00	\$ 759,103.00	\$ 592,340.00	\$ 693,216.00	\$ -	\$ 898,339.00	
Total General government		\$ 794,424.00	\$ 1,023,420.00	\$ 1,116,138.00	\$ 1,376,782.00	\$ -	\$ 1,652,052.00	
Public Safety								
5101 Safety Personnel	5101	\$ 4,920.00	\$ -	\$ -	\$ -	\$ -	\$ -	
5103 Safety Maintenance	5103	\$ 5,849.00	\$ 6,371.00	\$ -	\$ 6,817.00	\$ -	\$ 6,000.00	
5105 Safety Police department	5105	\$ 12,829.00	\$ 67,440.00	\$ 64,148.00	\$ 64,167.00	\$ -	\$ 80,842.00	
5305 Animal Services	5305	\$ -	\$ 6,115.00	\$ 9,172.00	\$ 10,105.00	\$ -	\$ 12,902.00	
Total Public Safety		\$ 23,599.00	\$ 79,927.00	\$ 73,320.00	\$ 81,089.00	\$ -	\$ 99,744.00	
Streets								
5201 Streets Personnel	5201	\$ 35,125.00	\$ 98,125.00	\$ 425.00	\$ -	\$ -	\$ -	
5202 Streets Auto maintenance	5202	\$ 7,086.00	\$ 12,406.00	\$ 2,784.00	\$ 14,505.00	\$ -	\$ 3,525.00	
5203 Streets Benefits	5203	\$ 2,211.00	\$ 15,076.00	\$ 8,686.00	\$ -	\$ -	\$ -	
5204 Streets Fuel	5204	\$ 6,871.00	\$ 8,739.00	\$ 12,192.00	\$ 15,000.00	\$ -	\$ 20,000.00	
5205 Streets Materials & Supplies	5205	\$ 18,808.00	\$ 19,396.00	\$ 97,033.00	\$ 95,000.00	\$ -	\$ 98,000.00	
5208 Streets Repair & maintenance	5208	\$ 130,551.00	\$ (159,063.00)	\$ 60,100.00	\$ 108,750.00	\$ -	\$ 126,000.00	
5208.1 Street/Road Expenses	5208.1	\$ -	\$ -	\$ -	\$ 46,250.00	\$ -	\$ -	
5209 Streets Equipment lease	5209	\$ 13,910.00	\$ 2,500.00	\$ 25,000.00	\$ -	\$ -	\$ 32,500.00	
5210 Streets Insurance	5210	\$ 62.00	\$ -	\$ -	\$ -	\$ -	\$ -	
5211 Utilization of Class C Road Funds	5211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (95,000.00)	
5212 Street Impact Fees	5212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (29,405.00)	
5215 Streets Utilities	5215	\$ -	\$ -	\$ 572.00	\$ -	\$ -	\$ 725.00	
Total Streets		\$ 214,623.00	\$ (2,821.00)	\$ 206,793.00	\$ 279,505.00	\$ -	\$ 156,345.00	

Town of Hideout
Budgeting Worksheet

10 General Fund - 07/01/2023 to 06/30/2024

	Account No.	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	2024 Original Budget	Notes
Parks								
5450 Parks and Recreation	5450	\$ 530.00	\$ 1,391.00	\$ 5,834.00	\$ 15,000.00	\$ -	\$ 15,000.00	
5480 CAPITAL PROJECTS	5480	\$ -	\$ 1,485.00	\$ -	\$ -	\$ -	\$ -	
Total Parks		\$ 530.00	\$ 2,876.00	\$ 5,834.00	\$ 15,000.00	\$ -	\$ 15,000.00	
Miscellaneous								
5650 Community Development	5650	\$ -	\$ 3,438.00	\$ 3,460.00	\$ 12,000.00	\$ -	\$ 13,000.00	
Total Miscellaneous		\$ -	\$ 3,438.00	\$ 3,460.00	\$ 12,000.00	\$ -	\$ 13,000.00	
Debt service								
5800 Principal	5800	\$ 15,000.00	\$ 19,439.00	\$ 15,802.00	\$ 15,000.00	\$ -	\$ 15,802.00	
5801 Interest	5801	\$ 10,631.00	\$ 10,867.00	\$ 8,054.00	\$ 12,200.00	\$ -	\$ 9,665.00	
5802 penalties and fines	5802	\$ -	\$ -	\$ 13,028.00	\$ -	\$ -	\$ 8,218.00	
Total Debt service		\$ 25,631.00	\$ 30,306.00	\$ 36,884.00	\$ 27,200.00	\$ -	\$ 33,685.00	
Total Expenditures:		\$ 1,058,807.00	\$ 1,137,146.00	\$ 1,442,429.00	\$ 1,791,576.00	\$ -	\$ 1,969,826.00	
Total Change In Net Position		\$ 139,092.00	\$ 455,702.00	\$ (350,294.00)	\$ -	\$ -	\$ (349,509.00)	

51 Water Fund - 07/01/2023 to 06/30/2024

	Account No.	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	2024 Original Budget	Notes
Income or Expense								
Income From Operations:								
Operating income								
3310 Grant Revenue	3310	\$ -	\$ 61,419.00	\$ -	\$ -	\$ -	\$ -	
5110 Interest earnings	5110	\$ 214.00	\$ -	\$ -	\$ -	\$ -	\$ 36,000.00	
5140 Water service	5140	\$ 577,816.00	\$ 810,888.00	\$ 764,041.00	\$ 1,164,710.00	\$ -	\$ 934,532.00	
5141 Standby water	5141	\$ 136,208.00	\$ 281.00	\$ 271,584.00	\$ 134,232.00	\$ -	\$ 136,599.00	
5142 Water reservation fee	5142	\$ 50,411.00	\$ -	\$ (960.00)	\$ -	\$ -	\$ -	
5143 Meter rental	5143	\$ 400.00	\$ 2,900.00	\$ 450.00	\$ 3,103.00	\$ -	\$ 200.00	
5145 Storm water service	5145	\$ 24,446.00	\$ 30,638.00	\$ 29,940.00	\$ 29,538.00	\$ -	\$ 36,040.00	
5150 Sewer service	5150	\$ 168,513.00	\$ 195,792.00	\$ 183,717.00	\$ 280,044.00	\$ -	\$ 221,518.00	
5310 Connection fees	5310	\$ 206,050.00	\$ 142,181.00	\$ 332,800.00	\$ 724,546.00	\$ -	\$ 430,479.00	
5315 Water Transfer fees	5315	\$ 6,618.00	\$ 3,260.00	\$ 1,900.00	\$ 3,724.00	\$ -	\$ 2,277.00	
5410 Late penalties and fees	5410	\$ 5,329.00	\$ 950.00	\$ 4,644.00	\$ 3,502.00	\$ -	\$ 8,945.00	
5490 Other operating income	5490	\$ 2,972.00	\$ 3,000.00	\$ 355.00	\$ -	\$ -	\$ 500.00	
Total Operating income		\$ 1,178,978.00	\$ 1,251,308.00	\$ 1,588,471.00	\$ 2,343,399.00	\$ -	\$ 1,807,090.00	
Operating expense								
5001.2 Admin Council Pay	5001.2	\$ -	\$ 417.00	\$ -	\$ 3,821.00	\$ -	\$ 323.00	
5001.4 Admin Insurance	5001.4	\$ -	\$ -	\$ -	\$ 8,324.00	\$ -	\$ -	
5001.6 Admin Mileage Reimbursement	5001.6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,978.00	
5001.9 Admin Public Notices	5001.9	\$ -	\$ 33.00	\$ -	\$ 516.00	\$ -	\$ 793.00	
5001.A Admin Security Alarm Monitoring	5001.A	\$ -	\$ 680.00	\$ -	\$ 796.00	\$ -	\$ 894.00	
5004 Admin Other	5004	\$ -	\$ 7,800.00	\$ (766.00)	\$ 637.00	\$ -	\$ 474.00	
5018 Admin Website	5018	\$ -	\$ -	\$ -	\$ 398.00	\$ -	\$ -	
5019 Admin Membership	5019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,506.00	
5030 Admin Repairs & Maintenance	5030	\$ -	\$ 3,513.00	\$ 1,590.00	\$ 3,858.00	\$ -	\$ 3,384.00	
5050 Admin Utilites	5050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,771.00	
5069 Miscellaneous	5069	\$ -	\$ 449.00	\$ -	\$ 1,549.00	\$ -	\$ 1,750.00	
5070 Bad Debt Expense	5070	\$ -	\$ 182,697.00	\$ -	\$ -	\$ -	\$ -	
5080 Interest Expense	5080	\$ 542.00	\$ 637.00	\$ 368.00	\$ -	\$ -	\$ 491.00	
6001.1 Insurance	6001.1	\$ -	\$ 23,231.00	\$ -	\$ -	\$ -	\$ 8,559.00	
6005 Accounting and Audit	6005	\$ -	\$ 27,745.00	\$ 14,570.00	\$ 77,579.00	\$ -	\$ 25,124.00	
6006 Consulting Services - PW	6006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	
6010 Information Technology	6010	\$ 7,358.00	\$ 17,433.00	\$ -	\$ 20,738.00	\$ -	\$ 15,358.00	
6016 Telephone	6016	\$ 2,296.00	\$ 5,421.00	\$ -	\$ 6,190.00	\$ -	\$ 4,407.00	
6017 Training	6017	\$ -	\$ 2,397.00	\$ 225.00	\$ 6,474.00	\$ -	\$ 2,258.00	
6018 Website	6018	\$ -	\$ 371.00	\$ -	\$ -	\$ -	\$ 416.00	
6120 Depreciation Expense	6120	\$ 192,937.00	\$ 215,659.00	\$ -	\$ 208,438.00	\$ -	\$ 215,000.00	
6140 Engineering	6140	\$ 26,831.00	\$ 27,854.00	\$ 49,331.00	\$ 32,213.00	\$ -	\$ -	
6141 Engineering - projects	6141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,064.00	
6150 Legal	6150	\$ 6,913.00	\$ 16,216.00	\$ 29,487.00	\$ 18,416.00	\$ -	\$ 40,480.00	
6155 Contract Services	6155	\$ -	\$ -	\$ -	\$ 4,833.00	\$ -	\$ -	

51 Water Fund - 07/01/2023 to 06/30/2024

	Account No.	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	2024 Original Budget	Notes
6205 materials and supplies	6205	\$ -	\$ -	\$ 20,923.00	\$ -	\$ -	\$ 35,000.00	
6210 Meters	6210	\$ 39,682.00	\$ 30,031.00	\$ 38,099.00	\$ 478,619.00	\$ -	\$ 122,569.00	
6240 Office expenses	6240	\$ -	\$ 7,550.00	\$ -	\$ 8,168.00	\$ -	\$ 3,349.00	
6241 Contract Services	6241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,932.00	
6250 Operating expenses	6250	\$ 1,614.00	\$ (694.00)	\$ 1,337.00	\$ 25,500.00	\$ -	\$ 7,000.00	
6305 Repairs and Maint - Sewer	6305	\$ 25,621.00	\$ 29,098.00	\$ 240.00	\$ 99,311.00	\$ -	\$ 65,000.00	
6310 Repairs and Maint - Water	6310	\$ 15,693.00	\$ 15,802.00	\$ 1,998.00	\$ 59,828.00	\$ -	\$ 150,000.00	
6315 Repairs and Maint - Storm	6315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000.00	
6350 Salaries and wages	6350	\$ 185,154.00	\$ 304,595.00	\$ 316,745.00	\$ 415,707.00	\$ -	\$ 446,564.00	
6355 Benefits	6355	\$ 13,718.00	\$ 93,469.00	\$ 82,697.00	\$ 232,201.00	\$ -	\$ 257,189.00	
6360 Software and technology	6360	\$ -	\$ -	\$ 695.00	\$ -	\$ -	\$ -	
6390 Utilities	6390	\$ -	\$ 7,945.00	\$ -	\$ 8,558.00	\$ -	\$ -	
6405 JSSD - Sewer	6405	\$ 42,408.00	\$ 99,384.00	\$ 40,156.00	\$ 62,171.00	\$ -	\$ 45,479.00	
6410 JSSD - Water	6410	\$ 290,110.00	\$ 309,904.00	\$ 230,976.00	\$ 444,952.00	\$ -	\$ 275,116.00	
6412 Water reservation fees	6412	\$ 55,332.00	\$ 55,562.00	\$ 56,365.00	\$ 55,562.00	\$ -	\$ 56,365.00	
6610 Depreciation Expense	6610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Operating expense		\$ 906,208.00	\$ 1,485,198.00	\$ 885,036.00	\$ 2,285,357.00	\$ -	\$ 1,913,593.00	
Total Income From Operations:		\$ 272,770.00	\$ (233,890.00)	\$ 703,435.00	\$ 58,042.00	\$ -	\$ (106,503.00)	
Total Income or Expense		\$ 272,770.00	\$ (233,890.00)	\$ 703,435.00	\$ 58,042.00	\$ -	\$ (106,503.00)	