

December 8, 2025

Dear Harbor Front / Hansen's Landing Homeowners,

RE: 2026 Budget

Attached is the 2026 Budget, as adopted by the Board of Directors on December 1, 2025. As you are aware, expenses have continued to rise across the board. In preparation for the 2026 Budget, the Board carefully reviewed the Reserve Study completed in July 2025, along with current operating costs, and worked diligently to keep association fees as low as possible.

One decision made this year was to eliminate fall window cleaning, which results in savings of \$25,000. We ask that you please review the budget and if you have any questions, please email your questions to Christy at ctrue@FOUNDERS3.com and we will review the questions and send out a response.

Regarding the 2026 Budget, you will note that the monthly Residential Unit has increased by 12.7% and Commercial Unit Assessments have increased to cover the overall operating expenses. The Parking Assessment stayed at the current rate, which is \$35 per month, and the Boat Slip Assessment increased \$18 per month.

Reserve expenses planned for 2026 include ~~will be to~~ completing the Hansen's Landing tuckpointing, sealants and painting on the exterior of the building, replacing the main HVAC units in both buildings, garage heater replacements, and Clubhouse furniture and hallway artwork updates.

The monthly assessments effective January 1, 2026, are as follows:

Residential Unit Assessment	\$603.00
Commercial Unit Assessment	\$478.00
Parking Assessment	\$ 35.00
Boat Slip Assessment	\$143.00

There are four (4) ways for you to pay your monthly assessments:

1. Founders 3 – ACH Program, we will continue to debit your account accordingly, at the new assessment amount.
2. Payments mailed – they should be mailed to: Harbor Front c/o Founders 3, 13400 Bishops Lane, Suite 190, Brookfield, WI 53005.
3. Rent Café – You will need to log into your account and update your monthly payment.
4. On-line Banking - please advise your bank of the new amount and of the mailing address noted above.

If you have any questions regarding the budget, please feel free to contact me at: ctrue@FOUNDERS3.com.

Sincerely,

Christy True, CMCA, AMS
Portfolio Manager

Budget Comparison

75% Reserve and 1 Window Cleaning

		YTD Actual 01/2025-09/2025	2025 Projected	2025 Annual Budget	Approved 2026 Budget
Operating Income					
Income					
4036-0000	Prepaid Assessment	3,264.00	0.00	0.00	
4055-0000	Residential Unit Assessment	768,004.00	1,027,200.00	1,027,200.00	1,157,760.00
4056-0000	Commercial Unit Assessment	33,287.00	40,620.00	40,620.00	51,624.00
4021-0000	Boat Slip Assessment	23,915.00	33,000.00	33,000.00	37,752.00
4223-0000	Parking Assessment	85,055.00	111,300.00	111,300.00	111,300.00
4061-0000	Pet Charge	-2,200.00	0.00	0.00	2,200.00
4042-0000	Insurance Assessment*	134,553.00	139,000.00	139,000.00	145,000.00
Net Assessments		1,050,278.00	1,351,120.00	1,351,120.00	1,505,636.00
Other Income					
4219-0200	Interest Income- Reserves	42,068.62	54,100.00	40,000.00	40,000.00
4221-0000	Misc. Income	157.62	157.62	0.00	0.00
4202-0000	Clubroom Rental	2,050.00	2,200.00	0.00	0.00
4209-0000	Late Charges	1,050.00	1,050.00	0.00	0.00
4222-0000	Key Fobs	875.00	975.00	0.00	0.00
4230-0000	Security- Move In/ Out Fees	1,412.50	1,500.00	0.00	0.00
Total Other Income		47,613.74	59,982.62	40,000.00	40,000.00
Total Operating Income		1,097,891.74	1,411,102.62	1,391,120.00	1,545,636.00
Operating Expenses					
All Unit Expenses					
8171-0000	Trash Removal	21,644.92	29,144.92	37,412.00	31,200.00
8200-0000	F3 Maintenance Labor	108,860.80	147,526.42	120,000.00	109,000
8214-0000	Roof Repairs	8,168.00	11,000.00	3,500.00	10,000.00
8240-0000	Maintenance/ Repair (Vendors)	8,499.30	29,415.00	70,000.00	35,000.00
8202-0000	Maintenance Supplies	3,484.93	5,600.00	9,000.00	6,000.00
8227-0000	Pest Control	2,952.00	5,800.00	7,700.00	6,200.00
8230-0000	Fire & Life Safety	12,750.17	25,000.00	26,000.00	27,000.00
8229-0000	Security- Video- Access Controls	0.00	0.00	1,000.00	2,800.00
8229-0100	Security Equipment/ Repairs	279.46	2,000.00	0.00	500.00
8229-0001	Security- Festivals	14,337.50	15,000.00	7,700.00	15,000.00
8229-0201	Security- Access Control/ Key Fobs	663.59	800.00	500.00	500.00
8228-0000	Access Control/ Video System	0.00	3,500.00	3,500.00	1,000.00
8228-0001	Intercom- Butterfly	5,645.32	5,700.00	4,800.00	13,000.00
8224-0000	Landscaping	36,263.81	47,808.00	35,000.00	40,000.00
8232-0000	Snow Removal / Ice Clearing	13,487.50	25,312.48	30,040.00	25,000.00
8253-0000	Water & Sewer	42,107.57	57,107.00	50,000.00	60,000.00
8330-0000	F3- Management Fees	41,715.00	55,620.00	55,620.00	57,290.00
8331-0000	F3- Manager Salary	51,483.05	67,961.60	80,000.00	72,720.00
8340-0000	Office Supplies- Postage/Printing	2,246.81	2,941.81	2,000.00	3,200.00
8336-0000	Bank Service Charges	676.50	847.50	0.00	1,000.00
8345-0000	Telephone, Internet, Cable	16,888.66	22,334.57	15,000.00	18,000.00
8439-0000	Legal Fees	623.14	2,000.00	3,000.00	1,000.00

8346-0000	Accounting Fees	950.00	950.00	7,000.00	1,500.00
8346-0202	Corporate Income Tax	36,665.97	42,665.97	3,000.00	36,000.00
8360-0000	Technology	1,162.50	1,556.25	1,500.00	1,700.00
8440-0000	Reserve Study	2,750.00	5,500.00	10,000.00	0.00
8461-0000	Insurance	103,793.00	136,000.00	139,000.00	145,000.00
8462-0001	Insurance Appraisal	0.00	5,000.00	5,000.00	5,000.00
TOTAL- All Unit Expenses		543,684.50	541,519.09	727,272.00	724,610.00
Residential Expenses					
8221-0000	Elevator Maintenance	24,934.65	33,134.65	33,000.00	36,000.00
8236-0000	Pool Maintenance & Repairs	3,228.76	4,540.00	8,000.00	8,000.00
8236-0500	Pool Supplies	2,256.23	2,256.23	3,500.00	3,500.00
8251-0000	Electricity	42,669.33	68,058.00	60,000.00	70,000.00
8425-0000	Fitness Equipment Maintenance	2,010.96	2,500.00	2,000.00	2,500.00
8010-0000	Janitorial	21,168.00	28,224.00	28,224.00	31,070.00
8012-0000	Janitorial Supplies	135.00	135.00	0.00	150.00
8011-0000	Dryer Vent Cleaning	0.00	4,000.00	4,000.00	4,000.00
8116-0000	Carpet Cleaning	8,346.00	8,346.00	10,500.00	11,000.00
8117-0000	Mat Services	6,378.12	9,212.70	9,360.00	9,700.00
8223-0000	Lobby Plant Rental/Replacements	1,348.00	1,800.00	8,900.00	9000.00
8116-0001	Lobby Marble Polishing	0.00	6,000.00	6,000.00	7,000.00
8115-0000	Window Clean/ Balcony Spider Control	22,144.80	42,485.60	48,000.00	25,000.00
8229-0006	Security- Move In/ Out	3,183.50	3,200.00	500.00	1,000.00
8120-0000	Clubhouse Equipment	0.00	750.00	1,000.00	2,500.00
8355-0205	Social Committee Expense	1,570.38	10,000.00	15,000.00	15,000.00
TOTAL- Residential Expenses		135,507.68	169,763.00	237,984.00	235,420.00
Commercial Expense					
8115-0203	Window Cleaning	2,961.00	5,300.00	7,700.00	5,300.00
TOTAL- Commercial Only Expense		2,961.00	5,775.03	7,700.00	5,300.00
Parking Expenses					
8472-0002	Parking- Gas	9,982.63	14,535.28	13,000.00	16,000.00
8472-0020	Maintenance & Repair	0.00	2,500.00	5,000.00	2,500.00
8472-0018	Maintenance Supplies	0.00	150.00	500.00	500.00
8472-0012	Garage Doors- Common	5,585.00	6,085.00	7,500.00	7,500.00
8472-0001	Garage Floor Cleaning	5,140.00	2,410.00	5,500.00	5,300.00
TOTAL- Parking Expense		15,371.63	24,859.97	31,500.00	31,800.00
Boat Slip Expenses					
8245-0000	Electricity- Shore Power	226.73	450.00	600.00	550.00
8430-0000	Maintenance & Repair- Dock	1,089.93	1,500.00	4,000.00	6,000.00
8245-0203	Boat Slip Install & Take out	5,875.15	11,750.00	11,000.00	12,500.00
8245-0204	Maintenance Supplies	441.90	500.00	500.00	500.00
TOTAL- Boat Slip Expense		7,633.71	10,450.00	16,100.00	19,550.00
Total Operating Expenses		705,158.52	752,367.09	1,020,556.00	1,016,680.00
Net Operating Income/(Loss)		392,733.22	325,722.88	370,564.00	528,956.00
Reserve Fund					
8767-1000	General Reserve Fund- Residential	55,397.97	73,864.00	73,864.00	99,840.00

8767-2000	Capital Reserves - All Units	150,000.03	200,000.00	200,000.00	291,400.00
8767-3000	Boat Reserves Contribution	12,674.97	16,900.00	16,900.00	18,216.00
8767-4000	Parking Reserves Contribution	59,850.00	79,800.00	79,800.00	79,500.00
8767-0001	Reserve Transfer	-320,141.46	-435,000.00	-435,000.00	-445,895.00
8768-0000	Reserve Interest	42,068.62	0.00	0.00	40,000.00
8769-0000	Reserve Fund Expenses	68,971.64	68,971.64	40,000.00	0.00
8769-0003	Reserve Expense- Manager Office/HVAC	50,226.48	50,226.48	30,000.00	140,000.00
8769-0016	Balcony/ Deck Repairs- General	67,312.34	35,000.00	35,000.00	0.00
8769-0022	Clubhouse Updates-General Reserves	0.00	100,000.00	100,000.00	60,000.00
	Hallway Updates - Residential Units	0.00	0.00	0.00	25,000.00
8769-0023	Exterior Painting- Reserve- ALL	0.00	30,000.00	30,000.00	30,000.00
8769-0009	Facade Repairs- Reserve- ALL	190,895.00	0.00	200,000.00	190,895.00
	Total Reserves	377,255.59	277,922.97	370,564.00	528,956.00
	Net Income/(Loss)	15,477.63	47,799.91	0.00	-