

Annual Budget 2027

HIDDEN RESERVE CONDOMINIUM ASSOCIATION

Account Name	2026 Budget	YTD Actual MAY 31 2026	YTD \$ Var.	2027 Budget
Income				
INCOME				
Association Dues	291,600.00	121,049.99	170,550.01	291,600.00 \$450 x 54 Units x 12 months
Insurance Reimbursement	146,400.00	128,041.15	18,358.85	146,400.00
Rubbish Removal	2,268.00	675.00	1,593.00	2,268.00
Interest Income	0.00	477.03	-477.03	0.00
Misc Income	0.00	200.00	0.00	0.00
Total INCOME	440,268.00	250,443.17	189,824.83	440,268.00
FEES				
Ins Deductable or Fees	0.00	0.00	0.00	0.00
Total Operating Income	440,268.00	250,443.17	189,824.83	440,268.00
Expense				
EXPENSES				
Snow Removal	64,800.00	27,900.00	36,900.00	68,040.00 1st yr of 2yr agreement (5% projected)
Landscaping	101,587.12	25,448.02	76,139.10	104,845.86 2nd of 3 yr Agreement (3% increase)
Pest control	750.00	0.00	750.00	750.00 Muskrats etc.
Property Insurance	146,400.00	65,106.00	81,294.00	146,400.00 Subject to insurers inflation/rate increase
Workers Comp	891.00	746.00	145.00	891.00
Insurance Claims	0.00	0.00	0.00	0.00
Accounting	500.00	380.00	120.00	500.00 Tax prep, new checks
Other/Misc Admin	500.00	78.99	421.01	500.00 Copies, postage, bank fee, supplies, meetings
Miscellaneous Expense	3,000.00	0.00	3,000.00	5,000.00 Get Together Event
General Repairs	500.00	0.00	500.00	500.00 Sign maint, misc
Electricity	1,970.00	749.35	1,220.65	1,970.00
Garbage and Recycling	36,600.00	18,364.00	18,236.00	40,500.00
Owner Paid Expenses	0.00	-775.00	775.00	0.00
Landscape - Trees & Other	21,400.00	8,350.33	13,049.67	22,400.00 Repairs \$1000 / Davey Tree / Mulch \$1400
Pond	5,200.00	1,206.56	3,993.44	5,500.00 Pond Maint
Landscaping - Natural Area	17,200.00	5,886.90	11,313.10	11,245.00 1st of 2 year Agreement proposed - No burn
Management fees	12,528.00	5,220.00	7,308.00	12,912.00 3%
Total EXPENSES	413,826.12	158,661.15	255,164.97	421,953.86
Total Operating Expense	413,826.12	158,661.15	255,164.97	421,953.86
Total Operating Income	440,268.00	250,443.17	189,824.83	440,268.00
Total Operating Expense	413,826.12	158,661.15	255,164.97	421,953.86
NOI - Net Operating Income	26,441.88	91,782.02	-65,340.14	18,314.14
Other Expense				
Reserve Contribution	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00
Total Income	440,268.00	250,443.17	189,824.83	440,268.00
Total Expense	413,826.12	158,661.15	255,164.97	421,953.86
Net Income	26,441.88	91,782.02		18,314.14

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Annual Budget 2025

HIDDEN RESERVE CONDOMINIUM ASSOCIATION

Account Name	2024 Budget	YTD Actual May 31 2024	YTD \$ Var.	2025 Budget	
Income					
INCOME					
Association Dues	272,160.00	113,305.00	158,855.00	281,880.00	\$435 x 54 Units x 12 months
Insurance Reimbursement	93,055.45	106,720.00	-13,664.55	115,574.87	
Rubbish Removal	2,268.00	720.00	1,548.00	2,268.00	
Interest Income	0.00	469.39	-469.39	0.00	
Misc Income	0.00	0.00	0.00	0.00	
Total INCOME	367,483.45	221,214.39	146,269.06	399,722.87	
FEES					
Ins Deductable or Fees	0.00	0.00	0.00	0.00	
Total Operating Income	367,483.45	221,214.39	146,269.06	399,722.87	
Expense					
EXPENSES					
Snow Removal	64,800.00	26,100.03	38,699.97	66,975.00	New agreement Base of \$45,675 (5%)
Landscaping	95,755.60	23,938.90	71,816.70	98,628.27	3rd yr of 3 year agreement (3% Increase over 2024)
Pest control	750.00	0.00	750.00	750.00	Muskrats etc.
Property Insurance	93,055.45	53,367.00	39,688.45	115,574.87	8% Inflationary Increase + estimated 15% increase
Workers Comp	891.00	161.00	730.00	891.00	
Insurance Claims	0.00	0.00	0.00	0.00	
Accounting	500.00	300.00	200.00	500.00	Tax prep, new checks
Other/Misc Admin	500.00	106.50	393.50	500.00	Copies, postage, bank fee, supplies, meetings
Miscellaneous Expense	3,000.00	0.00	3,000.00	3,000.00	Get Together Event
General Repairs	500.00	0.00	500.00	500.00	Sign maint, misc
Electricity	1,970.00	373.04	1,596.96	1,970.00	
Garbage and Recycling	28,754.00	14,103.84	14,650.16	30,000.00	
Owner Paid Expenses	0.00	0.00	0.00	0.00	
Landscape - Trees & Other	21,400.00	6,428.12	14,971.88	21,400.00	Repairs \$1000 / Davey Tree / Mulch \$1400
Pond	12,700.00	1,118.44	11,581.56	5,200.00	Pond Maint
Landscaping - Natural Area	8,300.00	3,217.25	5,082.75	12,900.00	1st of 2 year agreement
Management fees	11,800.00	4,916.65	6,883.35	12,156.00	3% Proposed
Total EXPENSES	344,676.05	134,130.77	210,545.28	370,945.14	
Total Operating Expense	344,676.05	134,130.77	210,545.28	370,945.14	
Total Operating Income	367,483.45	221,214.39	146,269.06	399,722.87	
Total Operating Expense	344,676.05	134,130.77	210,545.28	370,945.14	
NOI - Net Operating Income	22,807.40	87,083.62	-64,276.22	28,777.73	
Other Expense					
Reserve Contribution	0.00	0.00	0.00	0.00	
Total Other Expense	0.00	0.00	0.00	0.00	
Net Other Income	0.00	0.00	0.00	0.00	
Total Income	367,483.45	221,214.39	146,269.06	399,722.87	
Total Expense	344,676.05	134,130.77	210,545.28	370,945.14	
Net Income	22,807.40	87,083.62		28,777.73	

Annual Budget 2026

HIDDEN RESERVE CONDOMINIUM ASSOCIATION

Account Name	2025 Budget	YTD Actual May 31 2025	YTD \$ Var.	2026 Budget	
Income					
INCOME					
Association Dues	281,880.00	117,000.00	164,880.00	291,600.00	\$450 x 54 Units x 12 months
Insurance Reimbursement	115,574.87	126,283.90	-10,709.03	146,400.00	
Rubbish Removal	2,268.00	675.00	1,593.00	2,268.00	
Interest Income	0.00	472.30	-472.30	0.00	
Misc Income	0.00	0.00	0.00	0.00	
Total INCOME	399,722.87	244,431.20	155,291.67	440,268.00	
FEES					
Ins Deductable or Fees	0.00	0.00	0.00	0.00	
Total Operating Income	399,722.87	244,431.20	155,291.67	440,268.00	
Expense					
EXPENSES					
Snow Removal	64,800.00	27,900.00	36,900.00	64,800.00	3rd yr of 3yr agreement
Landscaping	98,628.27	24,657.06	73,971.21	101,587.12	1st Year of New Agreement (est. 3%)
Pest control	750.00	0.00	750.00	750.00	Muskrats etc.
Property Insurance	115,574.87	126,284.00	-10,709.13	146,400.00	8% Inflationary Increase + estimated 15% increase
Workers Comp	891.00	785.00	106.00	891.00	
Insurance Claims	0.00	0.00	0.00	0.00	
Accounting	500.00	350.00	150.00	500.00	Tax prep, new checks
Other/Misc Admin	500.00	198.81	301.19	500.00	Copies, postage, bank fee, supplies, meetings
Miscellaneous Expense	3,000.00	0.00	3,000.00	3,000.00	Get Together Event
General Repairs	500.00	0.00	500.00	500.00	Sign maint, misc
Electricity	1,970.00	436.88	1,533.12	1,970.00	
Garbage and Recycling	33,000.00	16,033.23	16,966.77	36,600.00	
Landscaping - Trees & Other	21,400.00	26,859.48	-5,459.48	21,400.00	Repairs \$1000 / Davey Tree / Mulch \$1400
Pond	5,200.00	13,317.43	-8,117.43	5,200.00	Pond Maint
Landscaping - Natural Area	12,900.00	1,108.23	11,791.77	17,200.00	2nd of 2 year - Includes controlled burn
Management fees	12,156.00	5,065.00	7,091.00	12,528.00	3%
Total EXPENSES	371,770.14	242,995.12	128,775.02	413,826.12	
Total Operating Expense	371,770.14	242,995.12	128,775.02	413,826.12	
Total Operating Income	399,722.87	244,431.20	155,291.67	440,268.00	
Total Operating Expense	371,770.14	242,995.12	128,775.02	413,826.12	
NOI - Net Operating Income	27,952.73	1,436.08	26,516.65	26,441.88	
Other Expense					
Reserve Contribution	0.00	0.00	0.00	0.00	
Total Other Expense	0.00	0.00	0.00	0.00	
Net Other Income	0.00	0.00	0.00	0.00	
Total Income	399,722.87	244,431.20	155,291.67	440,268.00	
Total Expense	371,770.14	242,995.12	128,775.02	413,826.12	
Net Income	27,952.73	1,436.08		26,441.88	