Hidden Lakes Condominium Association
3500-3632 West Rawson Avenue
Franklin, WI 53132
2026 Operating Budget

		Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Total
	RENT INCOME													
5460-0000	Association Fees - $330/mo x 48	$ 15,840.00	$ 15,840.00	$ 15,840.00	$ 15,840.00	$ 15,840.00	$ 15,840.00	$ 15,840.00	$ 15,840.00	$ 15,840.00	$ 15,840.00	$ 15,840.00	$ 15,840.00	$ 190,080.00
5610-0100	Parking Fee - Condos	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 2,400.00
5800-0000	Late Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	TOTAL INCOME	$ 16,040.00	$ 16,040.00	$ 16,040.00	$ 16,040.00	$ 16,040.00	$ 16,040.00	$ 16,040.00	$ 16,040.00	$ 16,040.00	$ 16,040.00	$ 16,040.00	$ 16,040.00	$ 192,480.00
	DIRECT EXPENSES													
6260-0000	Landscaping	$ -	$ -	$ -	$ 2,759.38	$ 2,759.38	$ 2,759.38	$ 2,759.38	$ 2,759.37	$ 2,759.37	$ 2,759.37	$ 2,759.37	$ -	$ 22,075.00
6260-0001	Landscape Planting	$ -	$ -	$ -	$ -	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ -	$ -	$ -	$ -	$ 8,000.00
6260-0002	Tree Service	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ -	$ -	$ -	$ -	$ 4,500.00
6265-0000	Parking Lot Repairs	$ -	$ -	$ -	$ -	$ -	$ 6,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000.00
6265-1000	Snow Removal	$ 3,250.00	$ 3,250.00	$ 3,250.00	$ 3,250.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,250.00	$ 3,250.00	$ 19,500.00
6270-0000	Structural/Roof/Contract Materials	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ 1,500.00	$ -	$ -	$ -	$ -	$ 3,000.00
6270-0005	Exterior Repair & Maintenance	$ -	$ -	$ -	$ 2,583.00	$ 2,583.00	$ 2,583.00	$ 2,583.00	$ 2,584.00	$ 2,584.00	$ -	$ -	$ -	$ 15,500.00
6270-0007	Concrete Work (Patio Repairs)	$ -	$ -	$ -	$ -	$ 8,155.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,155.00
6295-0000	Exterminating Contract	$ -	$ -	$ -	$ -	$ 375.00	$ 375.00	$ 375.00	$ 375.00	$ -	$ -	$ -	$ -	$ 1,500.00
6300-0000	Management Fees	$ 1,820.00	$ 1,820.00	$ 1,820.00	$ 1,820.00	$ 1,820.00	$ 1,820.00	$ 1,820.00	$ 1,820.00	$ 1,820.00	$ 1,820.00	$ 1,820.00	$ 1,820.00	$ 21,840.00
6310-0000	Fire & Life Protection Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,850.00	$ -	$ -	$ 1,850.00
6320-0000	Insurance-Property	$ 2,364.20	$ 2,364.20	$ 2,364.20	$ 2,364.20	$ 2,364.20	$ 2,364.20	$ 2,364.20	$ 2,364.20	$ 2,364.20	$ 2,364.20	$ 2,364.20	$ 2,364.20	$ 28,370.40
6410-0000	Electricity	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 3,000.00
6430-0000	Water & Sewer	$ 1,666.67	$ 1,666.67	$ 1,666.67	$ 1,666.67	$ 1,666.67	$ 1,666.67	$ 1,666.67	$ 1,666.67	$ 1,666.66	$ 1,666.66	$ 1,666.66	$ 1,666.66	$ 20,000.00
6450-0000	Trash/Recycling	$ 115.00	$ 115.00	$ 115.00	$ 115.00	$ 115.00	$ 115.00	$ 115.00	$ 115.00	$ 115.00	$ 115.00	$ 115.00	$ 115.00	$ 1,380.00
7420-0000	Office Supplies	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500.00
7610-0000	Legal Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ 2,000.00
7630-0100	Online Portal Fee	$ 48.00	$ 48.00	$ 48.00	$ 48.00	$ 48.00	$ 48.00	$ 48.00	$ 48.00	$ 48.00	$ 48.00	$ 48.00	$ 48.00	$ 576.00
7635-7000	Accountant Fees	$ -	$ -	$ -	$ -	$ 400.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 400.00
	RESERVE													
7799-0010	Transfer to Reserve	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 24,000.00
7799-0011	Transfer from Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	TOTAL OPERATING EXPENSES	$ 11,513.87	$ 11,513.87	$ 12,013.87	$ 16,856.25	$ 24,536.25	$ 23,481.25	$ 18,981.25	$ 20,982.24	$ 13,607.23	$ 12,873.23	$ 14,273.23	$ 11,513.86	$ 192,146.40
	NET OPERATING INCOME	**$ 4,526.13**	**$ 4,526.13**	**$ 4,026.13**	**$ (816.25)**	**$ (8,496.25)**	**$ (7,441.25)**	**$ (2,941.25)**	**$ (4,942.24)**	**$ 2,432.77**	**$ 3,166.77**	**$ 1,766.77**	**$ 4,526.14**	**$ 333.60**

Hidden Lakes Condominiums - 2026 Budget	
	Year 2026
Income	
Association Dues ($330/month - 48 units)	$ 190,080.00
Parking Income	$ 2,400.00
Late Fee	$ -
Total Income	$ 192,480.00
Expenses	
Landscaping	$ 22,075.00
Landscape Planting/Maintenance	$ 8,000.00
Tree Maintenance	$ 4,500.00
Parking Lot Repairs	$ 6,000.00
Snow Removal	$ 19,500.00
Structural Roof	$ 3,000.00
Exterior Repairs	$ 15,500.00
Concrete Work (Patio Repairs)	$ 8,155.00
Electrical Contracts/Materials	$ -
Exterminating Contract	$ 1,500.00
Management Fees	$ 21,840.00
Fire & Life	$ 1,850.00
Insurance	$ 28,370.40
Electricity	$ 3,000.00
Water & Sewer	$ 20,000.00
Trash/Recycling	$ 1,380.00
Office Supplies	$ 500.00
Legal Fees	$ 2,000.00
Online Portal Fee	$ 576.00
Accountant Fees	$ 400.00
Mail/Delivery Expense	$ -
Misc. Expense	$ -
Transfer to Reserve	$ 24,000.00
Total Operating Expense	$ 192,146.40

$ 333.60

Hidden Lakes Condominium Association
2026 Operating Budget

Non-highlighted expenses are hidden on Budget tab

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Direct Expenses													
6200-0000 Maintenance - Recoverable													
													0.00
													0.00
Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6205-0000 Maintenance - Unrecoverable													
													0.00
													0.00
Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6205-1000 R&M Insurance Claim													
													0.00
													0.00
Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6210-000 Repairs													
													0.00
													0.00
Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6220-0000 Janitorial													
													0.00
													0.00
Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6230-0000 Painting													
													0.00
													0.00
Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6240-0000 HVAC													
													0.00
													0.00
Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6250-0000 Elevator Inspection & Repair													
													0.00
													0.00
Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6260-0000 Landscaping													
Mowing Contract w/SKB Outdoors				2,759.38	2,759.38	2,759.38	2,759.38	2,759.37	2,759.37	2,759.37	2,759.37		22,075.00
April - November ($22,075)													
Totals	**0.00**	**0.00**	**0.00**	**2,759.38**	**2,759.38**	**2,759.38**	**2,759.38**	**2,759.37**	**2,759.37**	**2,759.37**	**2,759.37**	**0.00**	**22,075.00**
6260-0001 Landscape Planting/Maintenance													
Tree/Bush Removal/Replacement (8K)					2,000.00	2,000.00	2,000.00	2,000.00					8,000.00
SKB Outdoors													0.00
Totals	**0.00**	**0.00**	**0.00**	**0.00**	**2,000.00**	**2,000.00**	**2,000.00**	**2,000.00**	**0.00**	**0.00**	**0.00**	**0.00**	**8,000.00**
6260-0002 Tree Maintenance													
Dorshak (June, July, August)						1,500.00	1,500.00	1,500.00					4,500.00
Spray: Pine, Spruce, Crab Apple													0.00
Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,500.00**	**1,500.00**	**1,500.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4,500.00**
6265-0000 Parking Lot Repairs													

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		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
	PLM-Crack Fill, Seal Coat and Stripe						6,000.00							6,000.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**6,000.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**6,000.00**
6265-0100	**Parking Lot/Sidewalk Cleaning**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6265-1000	**Snow Removal**													
	Snow Contract w/SKB Outdoors	3,250.00	3,250.00	3,250.00	3,250.00							3,250.00	3,250.00	19,500.00
	November - April (19,500)													0.00
	Totals	**3,250.00**	**3,250.00**	**3,250.00**	**3,250.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3,250.00**	**3,250.00**	**19,500.00**
6270-0000	**Structural/Roof/Contract Materials**													
	Contingency							1,500.00	1,500.00					3,000.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,500.00**	**1,500.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3,000.00**
6270-0005	**Exterior Repairs & Maintenance**													
	Building, Common, Plumbing, Electrical				2,583.00	2,583.00	2,583.00	2,583.00	2,584.00	2,584.00				15,500.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**2,583.00**	**2,583.00**	**2,583.00**	**2,583.00**	**2,584.00**	**2,584.00**	**0.00**	**0.00**	**0.00**	**15,500.00**
6270-0007	**Concrete Work (Patio Repairs)**													
	Front Stoops (White Rabbit - $8,155)					8,155.00								8,155.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**8,155.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**8,155.00**
6275-0000	**Interior Maintenance Common**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6280-0000	**Signage**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6285-0000	**Plumbing Contracts/Repairs**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6285-1000	**Electrical Contracts/Materials**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6285-1005	**Locks & Keys**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Hidden Lakes Condominium Association
2026 Operating Budget

****Non-highlighted expenses are hidden on Budget tab****

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
6295-0000	**Exterminating Contract**													
						375.00	375.00	375.00	375.00					1,500.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**375.00**	**375.00**	**375.00**	**375.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,500.00**
6300-0000	**Management Fees**													
	Per Management Agreement	1,820.00	1,820.00	1,820.00	1,820.00	1,820.00	1,820.00	1,820.00	1,820.00	1,820.00	1,820.00	1,820.00	1,820.00	21,840.00
													0.00	0.00
	Totals	**1,820.00**	**1,820.00**	**1,820.00**	**1,820.00**	**1,820.00**	**1,820.00**	**1,820.00**	**1,820.00**	**1,820.00**	**1,820.00**	**1,820.00**	**1,820.00**	**21,840.00**
6300-1000	**Association Fees**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6310-0000	**Fire & Life Protection Services**													
	Based on Ogdens 2025 Budget										1,850.00			1,850.00
	Annual Inspection													0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,850.00**	**0.00**	**0.00**	**1,850.00**
6320-0000	**Insurance**													
	Per Travelers (Mid States) Business $2,259.20 + Umbrella $99 + Install $6	2,364.20	2,364.20	2,364.20	2,364.20	2,364.20	2,364.20	2,364.20	2,364.20	2,364.20	2,364.20	2,364.20	2,364.20	28,370.40
	Totals	**2,364.20**	**2,364.20**	**2,364.20**	**2,364.20**	**2,364.20**	**2,364.20**	**2,364.20**	**2,364.20**	**2,364.20**	**2,364.20**	**2,364.20**	**2,364.20**	**28,370.40**
6320-0010	**Insurance-Liability**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6410-0000	**Electricity - Common Area**													
	Based on Ogdens 2025 Budget	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
														0.00
	Totals	**250.00**	**250.00**	**250.00**	**250.00**	**250.00**	**250.00**	**250.00**	**250.00**	**250.00**	**250.00**	**250.00**	**250.00**	**3,000.00**
6420-0000	**Gas**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6430-0000	**Water & Sewer**													
	Based on Ogdens 2025 Budget	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.66	1,666.66	1,666.66	1,666.66	20,000.00
														0.00
	Totals	**1,666.67**	**1,666.67**	**1,666.67**	**1,666.67**	**1,666.67**	**1,666.67**	**1,666.67**	**1,666.67**	**1,666.66**	**1,666.66**	**1,666.66**	**1,666.66**	**20,000.00**
6430-0500	**Sewer Utility**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6430-0600	**Water Utility**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
6440-0000	**Telephone**													

Non-highlighted expenses are hidden on Budget tab

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	0.00
6450-0000	**Trash/Recycling**													
	John's Disposal ($115/month)	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	1,380.00
														0.00
	Totals	**115.00**	**115.00**	**115.00**	**115.00**	**115.00**	**115.00**	**115.00**	**115.00**	**115.00**	**115.00**	**115.00**	**115.00**	**1,380.00**
7420-0000	**Office Supplies**													
	Annual Meeting & Contingency			500.00										500.00
														0.00
	Totals	**0.00**	**0.00**	**500.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**500.00**
7610-0000	**Legal Fees**													
	Contingency								2,000.00					2,000.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2,000.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2,000.00**
7620-0000	**Taxes & Licenses**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
7630-0000	**Bank Charges Expense**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
7630-0100	**Online Portal Fee**													
	Per Appfolio for online transacations	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	576.00
														0.00
	Totals	**48.00**	**48.00**	**48.00**	**48.00**	**48.00**	**48.00**	**48.00**	**48.00**	**48.00**	**48.00**	**48.00**	**48.00**	**576.00**
7630-2000	**Late Charges**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
7635-7000	**Accountant Fees**													
						400.00								400.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**400.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**400.00**
7635-7110	**Professional Fees**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
7660-0000	**Mail/Delivery Expense**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
7700-0000	**Misc. Expense**													
														0.00
														0.00
	Totals	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Hidden Lakes Condominium Association
2026 Operating Budget

****Non-highlighted expenses are hidden on Budget tab****

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
7799-0010	Transfer to Reserve													
	(2025) $2,107.81	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
	Totals	**2,000.00**	**2,000.00**	**2,000.00**	**2,000.00**	**2,000.00**	**2,000.00**	**2,000.00**	**2,000.00**	**2,000.00**	**2,000.00**	**2,000.00**	**2,000.00**	**24,000.00**