

Reflections At Hidden Lake Condominium Association				
	Account	Description	2025 Budget	2026 Budget
<b>Operating Accounts</b>				
<b>Income Accounts</b>				
<b>INCOME</b>				
	40-4000-00	Assessments	\$1,080,712.66	\$1,113,134.23
	40-4020-00	Late Fees	\$0.00	\$0.00
	40-4025-00	Fines / Violations	\$0.00	\$0.00
	40-4090-00	Miscellaneous	\$0.00	\$0.00
<b>REIMBURSABLE INCOME</b>				
	45-4500-00	Unit Owner - Legal	\$0.00	\$0.00
	45-4510-00	Unit Owner - Maintenance	\$0.00	\$0.00
	45-4520-00	Unit Owner - Other	\$0.00	\$0.00
<b>New</b>				
<b>Income Accounts Total</b>			<b>\$1,080,712.66</b>	<b>\$1,113,134.23</b>
<b>Expense Accounts</b>				
<b>ADMINISTRATIVE</b>				
	50-5000-00	Management - Property	\$61,800.00	\$63,660.00
	50-5010-00	Accounting	\$525.00	\$525.00
	50-5015-00	Consulting	\$2,400.00	\$2,400.00
	50-5020-00	Legal - General	\$3,600.00	\$3,600.00
	50-5025-00	Recording Secretary	\$600.00	\$600.00
	50-5040-00	Copies/Printing	\$1,800.00	\$1,800.00
	50-5045-00	Postage	\$1,200.00	\$1,200.00
	50-5050-00	Website	\$600.00	\$600.00
	50-5075-00	Federal Income Taxes	\$12,000.00	\$12,000.00
	50-5080-00	State Income Taxes	\$2,400.00	\$2,400.00
	50-5095-00	Miscellaneous Admin	\$1,718.66	\$1,620.23
<b>INSURANCE</b>				
	53-5300-00	Insurance Expense	\$25,000.00	\$25,000.00
	53-5310-00	Insurance Premiums	\$290,000.00	\$360,000.00
<b>BUILDINGS</b>				
	55-5500-00	General Repairs and Maintenance	\$15,000.00	\$15,000.00
	55-5535-00	Roofing	\$12,000.00	\$12,000.00
	55-5540-00	Gutter Cleaning & Repairs	\$12,000.00	\$12,000.00
	55-5560-00	Fire Alarm Inspection	\$15,177.00	\$15,177.00
	55-5565-00	Fire Alarm Monitoring	\$19,992.00	\$19,992.00
	55-5570-00	Fire Alarm Repair	\$8,000.00	\$8,000.00
	55-5585-00	Electrical	\$4,200.00	\$4,200.00
	55-5610-00	Pest Control	\$1,000.00	\$1,000.00

<b>GROUNDS</b>				
	60-6000-00	Landscaping - Contract	\$72,800.00	<b>\$75,960.00</b>
	60-6030-00	Tree Care and Pruning	\$24,000.00	<b>\$24,000.00</b>
	60-6040-00	Flowers / Decor	\$0.00	<b>\$0.00</b>
	60-6045-00	Mulch	\$5,000.00	<b>\$21,000.00</b>
	60-6060-00	Drainage, Repairs, & Restoration	\$12,000.00	<b>\$12,000.00</b>
	60-6070-00	Pond Maintenance / Treatment	\$2,400.00	<b>\$2,400.00</b>
	60-6085-00	Concrete / Sidewalk Repairs	\$4,000.00	<b>\$4,000.00</b>
	60-6090-00	Paving / Sealcoating	\$30,000.00	<b>\$3,000.00</b>
	60-6105-00	Snow Plowing and Shoveling	\$42,000.00	<b>\$42,000.00</b>
	60-6110-00	Salting and Ice Control	\$0.00	<b>\$1,500.00</b>
<b>UTILITIES</b>				
	65-6500-00	Electric	\$1,500.00	<b>\$1,500.00</b>
<b>REIMBURSABLE EXPENSE</b>				
	75-7500-00	Unit Owner - Legal	\$0.00	<b>\$0.00</b>
	75-7520-00	Unit Owner - Other	\$0.00	<b>\$0.00</b>
<b>RESERVE CONTRIBUTIONS</b>				
	80-8000-00	General	\$396,000.00	\$363,000.00
<b>New</b>				
<b>Expense Accounts Total</b>			<b>\$1,080,712.66</b>	<b>\$1,113,134.23</b>
<b>Operating Accounts Net</b>			<b>\$0.00</b>	<b>\$0.00</b>
<b>Reserve Accounts</b>				
<b>Income Accounts</b>				
<b>RESERVE INCOME</b>				
	90-9000-00	Reserve Income - General	\$396,000.00	\$363,000.00
	90-9005-00	Reserve Income - Interest	\$36,000.00	\$15,000.00
<b>New</b>				
<b>Income Accounts Total</b>			<b>\$432,000.00</b>	<b>\$378,000.00</b>
<b>Expense Accounts</b>				
<b>RESERVE EXPENDITURES</b>				
	95-9500-00	Reserve Exp - Asphalt	\$59,600.00	\$0.00
	95-9510-00	Reserve Exp - Insurance Prem. Contingency	\$290,000.00	\$0.00
	95-9520-00	Reserve Exp -Painting and Wood Replacement	\$50,000.00	<b>\$25,000.00</b>
	95-9530-00	Reserve Exp - Siding Replacement	\$724,120.86	<b>\$1,120,000.00</b>
<b>New</b>				
<b>Expense Accounts Total</b>			<b>\$1,123,720.86</b>	<b>\$1,145,000.00</b>
<b>Reserve Accounts Net</b>			<b>-\$691,720.86</b>	<b>-\$767,000.00</b>