

HIDDEN LAKE PROPERTY OWNERS ASSN INC

Budget 2026 **FINAL**

	Actual 9/2025	PROJ 12/2025	Budget 2026
Income			
4000 Dues			
4023 Dues 2023			
4024 Dues 2024			
4025 Dues 2025	147,200.00		
4026 Dues 2026			158,400.00
Total 4000 Dues	\$ 147,200.00	\$ 158,400.00	\$ 158,400.00
4100 Special assessments			
4110 Building/Road Use Fee	12,078.00		0.00
Total 4100 Special assessments	\$ 12,078.00		\$ 0.00
4150 Finance Charges (from past due invoices)	240.50	300.63	
4250 Driveway Snow Plowing/Owner Work	3,913.61	4,892.01	3,000.00
4260 Gate Remotes	200.00	200.00	200.00
4351 Diesel & Gasoline Fuel Sales	883.38	1,104.23	1,200.00
Total Income	\$ 164,515.49		\$ 162,800.00
Expenses			
6120 Bank Service Charges	24.17		\$ 25.00
6130 Bookkeeping & Online QB Subscription	4,762.50	5,953.13	\$ 7,536.00
6150 Equipment Replacement Funds	15,374.97	19,218.71	\$ 15,000.00
6170 Equipment Rental Caretaker	1,020.00	1,275.00	\$ 500.00
6174 Firewise Activities	1,062.00		250.00
6174A Clean Up Day			200.00
Total 6174 Firewise Activities	1,062.00		\$ 450.00
6175 Road Maint. including culverts	15,725.52		\$ 20,000.00
6180 Insurance			
6192 Work Comp	1,255.00	1,568.75	1,600.00
6199 General Liability	4,372.00	5,465.00	5,600.00
Total 6180 Insurance	\$ 5,627.00	\$ 7,033.75	\$ 7,100.00
6250 Postage and Delivery	181.55	226.94	\$ 230.00
6270 Professional Fees			
AUDIT EXPENSE (every 3 years)			3,500.00
6272 Accounting	1,796.36		1,800.00
Total 6270 Professional Fees	\$ 1,796.36		\$ 5,300.00

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6280 Legal Fees	4,168.47	5,210.59	\$ 4,500.00
6310 Fuel & service equipment			
6311 R&M Equipment - service & parts	27,706.77		\$ 14,000.00
6312 Fuel	6,085.36	7,606.70	\$ 7,700.00
Total 6310 Fuel & service equipment	\$ 33,792.13		\$ 21,700.00
6320 Supplies	815.48	1,019.35	\$ 1,000.00
6330 Small tools and Cabin Supplies	761.70		\$ 250.00
6335 Snow Removal (outside services)	0.00		\$ 0.00
6340 Telecommunications			
6341 BOD Conference Calls	171.93		180.00
6344 Cell Phone	994.81		780.00
6345 Internet expenses	515.53		525.00
Total 6340 Telecommunications	\$ 1,682.27		\$ 1,485.00
6346 Website Expenses	623.52		\$ 625.00
6350 Travel (Caretaker)			
6352 Mileage Reimbursement	991.45	1,239.31	1,300.00
Total 6350 Travel	\$ 991.45	\$ 1,239.31	\$ 1,300.00
6370 Annual Meeting	179.96		\$ 250.00
6376 Cabin Maintenance	376.32		\$ 5,000.00
6377 Lake Maintenance			
6377A Lake aeration system			
6377B Lake Consultant & Testing	1,560.45		2,000.00
6377C Lake Fish Stock	5,843.84		6,000.00
6377E Lake Water Treatment - (incl. Biochem Sock)	3,592.51		4,500.00
Total 6377 Lake Maintenance	\$ 10,996.80		\$ 12,500.00
6378 Boundary Fence			
6378A Security System & Gate	264.20		250.00
6378B Boundary Fencing	0.00		250.00
Total 6378 Boundary Fence	\$ 264.20		\$ 500.00
6380 Refuse Expense	1,776.00	2,220.00	\$ 2,500.00

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6390 Utilities			
6391 Electricity	2,009.23	2,511.54	2,637.11
6392 Propane	3,794.69	4,743.36	4,980.53
6393 Lake Pump	2,940.88	3,676.10	3,859.91
Total 6390 Utilities	\$ 8,744.80	\$ 10,931.00	\$ 11,477.55
 6550 Office Supplies	 446.75		 \$ 500.00
 6560 Payroll Expenses			
6562 Staff wages	33,333.40	40,000.00	42,000.00
6563 Bonus	0.00	1,500.00	0.00
6565 FICA-Company	2,066.67	2,583.34	2,600.00
6566 MCARE-Company	483.33	604.16	605.00
6567 SUTA	109.56	136.95	140.00
6568 FUTA	42.00	52.50	55.00
6569 WC-1	17.70	22.13	25.00
Total 6560 Payroll Expenses	\$ 36,052.66	\$ 44,899.08	\$ 45,425.00
 6820 Taxes			
6840 State	10.00		10.00
6850 Property	1,493.70		1,493.70
Total 6820 Taxes	\$ 1,503.70		\$ 1,503.70
 Total Expenses	\$ 148,750.28		\$ 167,282.25
Net Operating Income	\$ 15,765.21		-\$ 4,482.25
 Other Income			
7010 Interest Income (Flourish Acct) now 3.75%	2,268.67	3,042.67	2,750.64
7030 Other Income	0.00	0.00	0.00
Total Other Income	\$ 2,268.67		\$ 2,750.64
Net Income	\$ 18,592.04		-\$ 1,731.61

Planned Capital Purchases/Expenses

Culverts

Mowing deck

ph meter, do meter 2000

machine shed 20000