

**Delafield Country Aire
Condominiums 2026 Budget
Approved**

	2024	2025	2026	
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	
INCOME				
Association Dues	\$219,960.00	\$224,640.00	\$240,480.00	Dues - \$280 starting Feb. 1, 2026
Other Income	\$0.00	\$0.00	\$0.00	
Interest		\$0.00	\$0.00	
Special Assessment	\$0.00	\$0.00	\$0.00	
TOTAL INCOME	\$219,960.00	\$224,640.00	\$240,480.00	
EXPENSES				
Accounting Fees	\$318.00	\$290.00	\$250.00	
Administrative Fees	\$21,120.00	\$21,840.00	\$22,932.00	
Admin.-Miscellaneous	\$1,478.00	\$1,600.00	\$1,600.00	
Association Meeting Expense	\$55.00	\$90.00	\$90.00	
Insurance	\$21,266.95	\$24,500.00	\$24,500.00	Should see flat renewal(february)
Landscape Maintenance	\$17,250.00	\$16,380.00	\$16,872.00	MJS Contract
Landscape - Trees/Other	\$3,850.00	\$6,000.00	\$3,000.00	Misc Landscape
Legal	\$3,150.00	\$1,500.00	\$1,000.00	
Pest Control	\$892.50	\$1,000.00	\$2,000.00	Rodent/Stinging/box elder
Pond Maint	\$1,500.00	\$1,500.00	\$0.00	
Repairs Structural	\$14,700.00	\$14,835.00	\$50,115.00	4863 & 4875 Lintels/masonry/garagemasonry
Painting			\$13,500.00	balcony painting
Repairs - Roofs	\$4,500.00	\$4,500.00	\$3,000.00	gutter clean/misc repair
Repairs - Dryer Vent	\$0.00	\$2,500.00	\$2,500.00	
Repairs - General	\$6,300.00	\$7,500.00	\$7,500.00	
Snow Removal	\$28,160.00	\$24,450.00	\$25,062.00	MJS Contract
Supplies - Building	\$2,100.00	\$0.00	\$0.00	combined with General repairs
Fire Alarm & Exit Testing	\$787.50	\$800.00	\$800.00	
Trash Collection	\$14,661.00	\$17,800.00	\$19,795.00	
Utilities-Electric	\$9,555.00	\$9,400.00	\$8,400.00	
Well/Pump Maintenance	\$9,200.00	\$13,800.00	\$9,600.00	water testing
Water Softener Salt/Rentals	\$13,650.00	\$14,200.00	\$15,800.00	4863 replacement needed/rental
TOTAL EXPENSES	\$174,493.95	\$184,485.00	\$228,316.00	
NET OPERATING INCOME	\$45,466.05	\$40,155.00	\$12,164.00	
Reserve contribution		\$40,355.00	\$12,164.00	
TOTAL ADJUSTMENTS			\$12,164.00	
NET INCOME			\$0.00	