

CWV 2026 Budget

September 9, 2025

Item	2025	2026	Notes and Comments:
Monthly Fee	350	385	
Income			
Association Dues	428400	471240	\$385 per month x 102 units
Club House Rental	600	600	Based on past usage
Carry Over from Previous Year	20415		
Total Income	\$449,415	\$471,840	
Expenses			
Administrative			
Management Fee	19699	20235	Per Ogden Contract
Corporate US Tax	5200	6500	Estimate based on CD interest at 4.5%
Office Supplies	1000	1000	Based on past charges
Legal	750	1000	Based on past charges
Total Administrative	\$26,649	\$28,735	
Utility Expense			
Gas/Electric Common	4000	4000	Based on past usage
Water/Irrigation	12605	12685	Per John Kaminski
Total Utility	\$16,605	\$16,685	
Repair and Maintenance			
General Maintenance	18715	16000	Based on past charges
Total Repair and Maintenance	\$18,715	\$16,000	
Grounds			
Pond Maintenance	1000	1000	Required by City of Muskego
Landscape Maintenance	138287	145448	Per Chris Duelge
Irrigation Maintenance	5872	6206	Per John Kaminski
Snow Removal	48000	54000	Based on past snowfall and limited icemelt usage
Total Grounds	\$193,159	\$206,654	
Fixed Expense			
Insurance	52810	63372	Est per Ryan Associates (+20%)
Total Fixed	\$52,810	\$63,372	
Reserve Fund Contributions	\$141,477	\$140,394	Remainder based on \$385 monthly fee
Total Operating Expenses	\$449,415	\$471,840	