

Colonial Woods Homeowners Association, Inc.
Approved 2026 Budget

11/13/2025

	Sep 2025			Total Year-To-Date 2025			2025 Annual Budget	2026 Budget	Comments
	Actual	Budget	Remainin g	Actual	Budget	Remaining			
Income									
414 Association Fees	19,000.00	19,000.00	0.00	171,000.00	171,000.00	0.00	228,000.00	246,000.00	Association Fees \$410 per unit per month (50 Units). This does NOT include any units under construction.
416 Late Payment Fee	100.00		-100.00	900.00	0.00	-900.00	0.00	0.00	
420 Transfer of Ownership Fee			0.00	760.00	0.00	-760.00	0.00	0.00	
421 Legal Fees Income			0.00	4,153.96	0.00	-4,153.96	0.00	0.00	
Total Income	\$ 19,100.00	\$ 19,000.00	-\$ 100.00	\$ 176,813.96	\$ 171,000.00	-\$ 5,813.96	\$ 228,000.00	\$ 246,000.00	
Gross Profit	\$ 19,100.00	\$ 19,000.00	-\$ 100.00	\$ 176,813.96	\$ 171,000.00	-\$ 5,813.96	\$ 228,000.00	\$ 246,000.00	
Expenses									
710 General Maintenance	8,036.71	500.00	-7,536.71	11,765.40	4,500.00	-7,265.40	6,000.00	6,500.00	PMD Maintenance, Geis - Garage Door Maintenance, etc.
710.01 Building Maintenance		716.67	716.67	4,728.00	6,450.03	1,722.03	8,600.00	6,000.00	Plumbing, Masonry Repairs, Door Repairs, Painting, etc.
710.02 Dryer Vent Cleaning	2,250.00	0.00	-2,250.00	2,250.00	2,200.00	-50.00	2,200.00	2,400.00	PMD Maintenance - Estimated 5% increase.
710.03 Pest Control	85.93	125.00	39.07	758.79	1,125.00	366.21	1,500.00	1,500.00	Batzner Pest Control - Monthly service plus a few extra service calls if needed.
710.04 Fire Protection	1,257.54	583.33	-674.21	4,005.47	5,249.97	1,244.50	7,000.00	7,000.00	Guetzke - Monitoring, JF Ahern Fire Sprinkler System, Extinguishers, Emerg. Lights, City of Oak Creek - Inspection Fee & Water Fire Protection Charges
710.05 Roof Repairs		833.33	833.33	3,575.00	7,499.97	3,924.97	10,000.00	10,000.00	SJS Roofing Maintenance Program for all existing units. This budget number does NOT include any repairs.
710.06 Cleaning	150.00	250.00	100.00	1,330.00	2,250.00	920.00	3,000.00	2,500.00	Superior Cleaners at \$150 per month, \$150 for glass cleaning and \$550 extra cleaning if needed.
710.07 Carpet Cleaning		0.00	0.00	830.26	900.00	69.74	900.00	900.00	Promax Carpet Cleaning
710.08 Garage Cleaning		0.00	0.00	877.00	900.00	23.00	900.00	925.00	DeMark's
710.09 Asphalt Repairs		0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	Johnson & Sons Paving - Let's discuss.
710.10 Snow Removal		0.00	0.00	15,672.12	15,672.66	0.54	23,509.00	24,680.00	Bluemel's Snow Removal Contract
710.11 Landscaping	3,783.27	3,769.00	-14.27	18,916.35	18,845.00	-71.35	22,814.00	23,828.00	Bluemel's Landscape Contract
710.12 Landscape Maint/Planting		0.00	0.00	9,811.64	8,224.00	-1,587.64	8,224.00	14,143.00	Bluemel's - Regrade around the 16-family building and install mulch/river rock in the circle.
710.13 Tree Maintenance	165.20	0.00	-165.20	663.99	150.00	-513.99	300.00	920.00	SavATree - Per 2026 Proposal
711 Water/Sewer		0.00	0.00	14,112.46	12,000.00	-2,112.46	16,000.00	20,400.00	City of Oak Creek - Estimated 5% increase. Actual increase TBA.
711.01 Gas/Electric	276.96	541.67	264.71	3,923.32	4,875.03	951.71	6,500.00	5,500.00	WE Energies - Estimated 5% increase.
713 Trash & Recycling	1,373.12	1,000.00	-373.12	9,671.44	9,000.00	-671.44	12,000.00	12,500.00	Waste Management - Estimate
720 Website Hosting/Maintenance		0.00	0.00	1,428.00	1,428.00	0.00	1,428.00	1,428.00	Condo-Communities Website - No increase.
721 Insurance	1,304.16	1,604.17	300.01	11,740.52	14,437.53	2,697.01	19,250.00	19,600.00	State Farm - Renewal Date: July 2026 (Estimated increase 20% - 25%)
723.10 Legal Fees	1,080.00	125.00	-955.00	18,028.59	1,125.00	-16,903.59	1,500.00	5,000.00	Kaman & Cusimano - Legal Advice
723.20 Accounting Fees		0.00	0.00	325.00	325.00	0.00	325.00	335.00	Hammernik & Associates - Annual Tax Return
723.30 Property Mgmt Fees	1,950.00	1,950.00	0.00	17,550.00	17,550.00	0.00	23,400.00	24,720.00	New Vision Management - 12 hours per month plus accounting services.
723.40 DFI - Annual Stock Report		0.00	0.00	25.00	0.00	-25.00	25.00	25.00	DFI - Annual Stock Report
725.1 Meeting Expense		8.33	8.33	754.86	74.97	-679.89	100.00	400.00	Annual meeting room & packets mailing (copies, envelopes, postage).
726 Taxes & Licenses			0.00	570.00	0.00	-570.00	0.00	600.00	IRS Tax Payment - Estimate
731 Bank Charges	13.60	20.83	7.23	179.80	187.47	7.67	250.00	250.00	ACH charges, online payment fees w/vendors, etc.
732 Office Supplies		25.00	25.00	0.00	225.00	225.00	300.00	0.00	Moved to Account #725.1 - Annual meeting packets mailing (copies, envelopes, postage).
738 Miscellaneous Contingencies		364.58	364.58	0.00	3,281.22	3,281.22	4,375.00	6,146.00	Contingency Fund
Total Expenses	\$ 21,726.49	\$ 12,416.91	-\$ 9,309.58	\$ 153,493.01	\$ 138,475.85	-\$ 15,017.16	\$ 182,200.00	\$ 200,200.00	
Net Operating Income	-\$ 2,626.49	\$ 6,583.09	\$ 9,209.58	\$ 23,320.95	\$ 32,524.15	\$ 9,203.20	\$ 45,800.00	\$ 45,800.00	
Other Income									
901 Interest Earned	52.67		-52.67	4,129.56	0.00	-4,129.56	0.00	0.00	
Total Other Income	\$ 52.67	-\$ 52.67	\$ 0.00	\$ 4,129.56	\$ 0.00	-\$ 4,129.56	\$ 0.00	\$ 0.00	
Other Expenses									
950 Transfer to Reserve	3,816.67	3,816.67	0.00	34,349.99	34,349.99	0.00	45,800.00	45,800.00	Contribution to the reserve account for capital projects.
Total Other Expenses	\$ 3,816.67	\$ 3,816.67	\$ 0.00	\$ 34,349.99	\$ 34,349.99	\$ 0.00	\$ 45,800.00	\$ 45,800.00	
Net Other Income	-\$ 3,764.00	-\$ 3,816.67	-\$ 52.67	-\$ 30,220.43	-\$ 34,349.99	-\$ 4,129.56	-\$ 45,800.00	-\$ 45,800.00	
Net Income	-\$ 6,390.49	\$ 2,766.42	\$ 9,156.91	-\$ 6,899.48	-\$ 1,825.84	\$ 5,073.64	\$ 0.00	\$ 0.00	