Kendals Port Condo Association 2026 Budget - FINAL - Approved 10/29/2025

	Actual 2022	Actual 2023	Actual 2024	Proposed 2025 (in 2024)	Actual 2025 thru 10/23/25	Projected 2025 thru 12/31/25	Proposed 2026	% of Proposed 2026 Budget
Snow Removal (lawncare & snow removal combined in 2025; separate budget 2026)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$9,500.00	19.35%
Lawn care & other landscaping	$6,442.19	$6,446.04	$7,315.29	$9,500.00	$4,288.66	$6,500.00	$7,500.00	15.27%
Condo Insurance	$5,104.00	$7,449.00	$7,580.50	$9,791.00	$8,169.16	$9,800.00	$10,500.00	21.38%
Miscellaneous Repairs/Maintenance	$12,055.50	$31.00	$3,253.00	$4,000.00	$8,000.00	$10,000.00	$10,000.00	20.37%
City of Port - Sewer & Water	$5,612.28	$5,740.19	$6,906.24	$9,230.00	$6,650.25	$8,150.00	$9,000.00	18.33%
Gutter Cleaning	$0.00	$915.00	$1,250.00	$2,500.00	$0.00	$2,500.00	$2,500.00	5.09%
Monitronics/Guardian - Alarm Monitoring	$2,026.56	$2,123.50	$2,180.82	$2,813.38	$1,840.60	$2,208.72	$2,500.00	5.09%
WE Energies - Electric	$1,216.03	$1,314.47	$1,380.30	$1,818.50	$1,396.76	$1,400.00	$1,500.00	3.05%
Pest Control	$0.00	$1,800.00	$0.00	$2,000.00	$0.00	$0.00	$3,300.00	6.72%
Legal Fees	$0.00	$0.00	$750.00	$1,500.00	$0.00	$0.00	$1,000.00	2.04%
Stecker & Assoc (Accounting)	$1,080.00	$965.00	$925.00	$665.00	$745.00	$930.00	$1,000.00	2.04%
Dryer Vent Cleaning (every 3 years, next due 2027)	$0.00	$0.00	$1,960.00	$0.00	$0.00	$0.00	$0.00	0.00%
Driveway Sealing/Repairs (every 3 years, next due 2028)	$0.00	$0.00	$0.00	$4,000.00	$3,895.00	$3,895.00	$0.00	0.00%
Misc Office Supplies + State of WI fee	$115.77	$320.00	$77.20	$300.00	$106.19	$300.00	$300.00	0.61%
Total Expenses	$33,652.33	$27,104.20	$33,578.35	$48,117.88	$35,091.62	$45,683.72	$49,100.00	100.00%

INCREASE IN DUES IN 2026 TO $300.00	
Amount Dues paid = $300.00 per unit per month ($300x16x12)	$57,600.00
Total Estimated Annual Budgeted Expenses for 2026 paid from dues	$49,100.00
Total Estimated to reserves 2026 (Dues collected less budgeted expenses)	$8,500.00

Increase in dues to $300 voted on at annual meeting 10/29/2025; approved.
Increase effective 1/1/2026