A Community Presence

December 3, 2025

TO: Parkway Village Condominium Unit Owner

RE: **2026 Approved Budget**

For your review, use and file we have enclosed 2026 Approved Budget.

After reviewing the Association's financial status, the Board of Directors have resolved that your monthly condominium fees will increase for the 2026 fiscal year. Your monthly condominium fees will increase to $**370.00** per month, beginning January 1, 2026.

If you would like to pay your monthly fees via coupon book, please contact the Hunt Management Client Services Department at (262) 238-1480 or email ClientServices@HuntManagement.com.***Please note: That a coupon is not necessary to make your payment, checks can be mailed directly to the Arlington Heights address listed below.***

If you are paying via automatic withdrawal, we will continue to withdraw the monthly fee from your account in the same manner as was done in 2025. For those of you who have your bank pay your fees, please advise them to send checks to the following mailing address:

Parkway Village Condominium Association
c/o Hunt Management, Inc.,
P.O. Box 1755
Arlington Heights, IL 60006-1755

As always, your Board of Directors and Hunt Management will continue their efforts toward maintaining and improving the financial and physical soundness of the Association and both thank you for your continued understanding and support.

Should you ever have any questions about the Association's financial status, please do not hesitate to contact me at claudia@huntmanagement.com

Sincerely,

Hunt Management Incorporated, AAMC
Management Company for
Parkway Village Condominium Association

Claudia Mendoza
Property Manager

10520 N. Baehr Road, Suite Q
Mequon, WI 53092

huntmanagement.com
888-305-1071

Phone: (262)238-1480
Fax: (262)238-1485

PARKWAY VILLAGE CONDOMINIUM ASSOCIATION						
	Account	Description	2025 Budget	August 2025 Actual	2025 Projected	2026 Budget
Operating Accounts						
Income Accounts						
INCOME						
	60-60100-00	ASSOCIATION FEE	$907,200.00	$598,816.07	**$907,200.00**	$954,600.00
	60-60150-00	PREPAIDS	$0.00	-$6,071.24	**-$6,071.24**	$0.00
	60-60200-00	LATE FEES	$0.00	$10,459.35	**$10,459.35**	$0.00
	60-60400-00	FINE INCOME	$0.00	$175.00	**$175.00**	$0.00
	60-60500-00	MISCELLANEOUS	$0.00	$45.00	**$45.00**	$0.00
	60-60600-00	LEGAL FEES REIMBURSED	$0.00	$3,128.75	**$3,128.75**	$0.00
	60-60800-00	RESERVE CONTRIBUTION	**$173,000.00**	$120,318.00	**$120,318.00**	**$121,000.00**
OTHER INCOME						
	70-70100-00	INTEREST	**$0.00**	$2,795.96	**$2,795.96**	**$0.00**
	70-70200-00	CAPITAL CONTRIBUTION	**$0.00**	$5,570.00	**$5,570.00**	**$0.00**
New						
Income Accounts Total			**$1,080,200.00**	**$735,236.89**	**$1,043,620.82**	**$1,075,600.00**
Expense Accounts						
UTILITIES						
	80-80100-00	ELECTRIC	$21,000.00	$11,668.02	**$15,084.42**	$20,000.00
	80-80200-00	GAS	$1,800.00	$1,612.07	**$1,612.07**	$2,000.00
	80-80300-00	WATER & SEWER	$220,000.00	$202,900.23	**$202,900.23**	$210,000.00
MAINTENANCE & REPAIRS						
	80-81000-00	SIDING REPAIRS	0	$317.75	**$1,100**	0
	81-81100-00	ROOF REPAIRS	$9,000.00	$800.00	**$800.00**	$9,000.00
	81-81150-00	GUTTER CLEANING	$26,000.00	$8,570.00	**$23,570.00**	$30,000.00
	81-81175-00	GUTTER REPAIRS	$0.00	$3,514.80	**$3,514.80**	$0.00
	81-81200-00	GENERAL MAINTENANCE	$35,000.00	$27,248.89	**$30,000.00**	$25,000.00
	81-81300-00	GENERAL SUPPLIES	$2,000.00	$2,573.27	**$2,573.27**	$3,000.00
LANDSCAPING/GROUNDS						
	82-82000-00	LANDSCAPE IMPROVEMENTS	$25,000.00	$13,078.84	**$13,078.84**	$20,000.00
	82-82100-00	LAWN/SNOW COMBINED CONTRACT	$146,340.00	$115,944.71	**$146,340.00**	$140,000.00
POOL						
	83-83000-00	POOL MAINTENANCE	$11,000.00	$10,475.89	**$10,475.89**	$13,000.00
	83-83100-00	POOL SUPPLIES	$6,000.00	$7,999.54	**$7,999.54**	$8,395.00
ADMINISTRATIVE						
	84-84000-00	ACCOUNTING SERVICES	$200.00	$317.00	**$317.00**	$350.00
	84-84100-00	BANKING FEES	$0.00	$0.00	**$0.00**	$0.00
	84-84200-00	LEGAL FEES - COLLECTION	$13,500.00	$2,297.47	**$2,297.47**	$8,000.00

	84-84400-00	LEGAL - COUNSEL	$0.00	$447.18	**$447.18**	$500.00
	84-84500-00	LICENSES, PERMITS & FEES	$300.00	$0.00	**$0.00**	$300.00
	84-84600-00	MEETING / APPOINTMENT	$400.00	$162.94	**$162.94**	$500.00
	84-84700-00	OFFICE SERVICES	$3,500.00	$5,223.70	**$6,000.00**	$6,000.00
	84-84800-00	TELEPHONE	$3,000.00	$0.00	**$0.00**	$0.00
	84-84900-00	MANAGEMENT FEE	$50,155.00	$42,059.23	**$50,155.00**	$51,660.00
INSURANCE						
	85-85000-00	PROPERTY INSURANCE	$165,000.00	$74,512.60	**$74,512.60**	$180,000.00
	85-85100-00	WORKERS COMP INSURANCE	$975.00	$248.00	**$248.00**	$975.00
RESERVE						
	86-86000-00	RESERVE CONTRIBUTIONS	**$201,630.00**	$168,025.00	**$201,630.00**	**$210,920.00**
SPECIAL RESERVE PROJECTS						
	90-90100-00	ASPHALT PAVING	$19,000.00	$18,119.00	**$18,119.00**	$0.00
	90-90200-00	CEMENT & WALK REPLACEMENT	$0.00		**$0.00**	$10,000.00
	90-90300-00	LANDSCAPE/RETAINING WALLS/PLANTERS	$15,000.00	$14,918.00	**$14,918.00**	$0.00
	90-90400-00	ROOF REPLACEMENT	$90,000.00	$85,374.95	**$75,272.55**	$55,000.00
		LIGHT FIXTURES	$0.00	$0.00	**$0.00**	$0.00
		DECK REPLACEMENT	$14,400.00	$0.00	**$0.00**	$15,000.00
	90-90450-00	SIDING	$0.00	$0.00	**$0.00**	$26,000.00
	90-90500-00	RESERVE STUYD/INSURANCE	$0.00	$0.00	**$0.00**	$0.00
	90-90800-00	PORCH FOUNDATION REPAIRS	$0.00	$20,000.00	**$20,000.00**	$30,000.00
Expense Accounts Total			**$1,080,200.00**	**$838,409.08**	**$923,128.80**	**$1,075,600.00**
Operating Accounts Net			$0.00	-$103,172.19	$120,492.02	$0.00