



Oakwood Village 2026 BUDGET | Oakwood Village Condominium Association | FY2026

As of 8/12/2026

Keystone Property Management Co.
160 Southgate Avenue, Suite D
Iowa City, IA 52240
(319) 338-6288

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2026
Income													
Homeowner/Condo Owner Association Dues/Fees	28,709.86	28,709.86	28,709.86	28,709.86	28,709.86	28,709.86	28,709.86	28,709.86	28,709.86	28,709.86	28,709.86	28,709.86	\$344,518.32
Interest Income													
Interest from Checking / Operating Account	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	\$30.00
Interest from Savings/Reserve Accounts	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	\$15.00
Subtotal for Interest Income	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	\$45.00
Insurance Settlement Funds	0.00	0.00	24,569.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$24,569.19
Seasonal Special Assessment	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	\$10,500.00
Total for Income	29,588.61	29,588.61	54,157.80	29,588.61	29,588.61	29,588.61	29,588.61	29,588.61	29,588.61	29,588.61	29,588.61	29,588.61	\$379,632.51
Expenses													
Cleaning Services													
Cleaning Services - Other	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	\$4,920.00
Dog Waste Clean Up and Removal	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	\$3,600.00
Subtotal for Cleaning Services	710.00	710.00	710.00	710.00	710.00	710.00	710.00	710.00	710.00	710.00	710.00	710.00	\$8,520.00
Accounting													
Storm and Basement Door Replacement	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$3,000.00
Insurance - Other	7,172.58	7,172.58	10,369.84	10,369.84	10,369.84	10,369.84	10,369.84	10,369.84	10,369.84	10,369.84	10,369.84	10,369.84	\$118,043.56
Lawn Care and Landscaping													
Landscaping Improvements	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	\$8,000.00
Mowing, Trimming, and Edging	0.00	0.00	0.00	1,425.00	1,425.00	1,425.00	1,425.00	1,425.00	1,425.00	1,425.00	0.00	0.00	\$9,975.00
Shrub Removal and Trimming	0.00	0.00	0.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$7,500.00
Spring and Fall Cleanup	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	\$3,000.00
Subtotal for Lawn Care and Landscaping	666.67	666.67	666.67	3,591.67	9,591.67	2,091.67	2,091.67	2,091.67	2,091.67	2,091.67	2,166.67	666.67	\$28,475.00
Maintenance Repairs and Replacements													
Deck Repair and Replacement	3,375.00	3,375.00	3,375.00	3,375.00	3,375.00	3,375.00	3,375.00	3,375.00	3,375.00	3,375.00	3,375.00	3,375.00	\$40,500.00
Fence Repairs and Replacement	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	\$10,000.00
General Maintenance and Repair	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	\$13,000.00
Insurance Repairs / Replacement	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	\$10,000.00
Plumbing Repairs	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$3,000.00
Subtotal for Maintenance Repairs and Replacements	6,375.00	6,375.00	6,375.00	6,375.00	6,375.00	6,375.00	6,375.00	6,375.00	6,375.00	6,375.00	6,375.00	6,375.00	\$76,500.00
Management Expenses													
Management Fees	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	\$23,400.00
Supplies, Copies, Postage	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	\$500.00
Subtotal for Management Expenses	1,991.67	1,991.67	1,991.67	1,991.67	1,991.67	1,991.67	1,991.67	1,991.67	1,991.67	1,991.67	1,991.67	1,991.67	\$23,900.00



Oakwood Village 2026 BUDGET | Oakwood Village Condominium Association | FY2026

As of 8/12/2026

Keystone Property Management Co.
160 Southgate Avenue, Suite D
Iowa City, IA 52240
(319) 338-6288

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2026
Monitoring and Security Systems	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	\$1,000.00
Pest and Critter Control - Other	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	\$1,800.00
Snow and Ice Removal	4,600.00	4,600.00	4,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,600.00	4,600.00	\$23,000.00
Trash Removal and Recycling Services - Other	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	\$18,000.00
Utilities													
Gas and Electric Service	958.33	958.33	958.33	958.33	958.33	958.33	958.33	958.33	958.33	958.33	958.33	958.33	\$11,500.00
Internet Services	251.00	251.00	251.00	251.00	251.00	251.00	251.00	251.00	251.00	251.00	251.00	251.00	\$3,012.00
Water, Sewer, and Stormwater Services	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	\$55,000.00
Subtotal for Utilities	5,792.67	5,792.67	5,792.67	5,792.67	5,792.67	5,792.67	5,792.67	5,792.67	5,792.67	5,792.67	5,792.67	5,792.67	\$69,512.00
Total for Expenses	29,291.91	29,291.91	32,489.17	30,814.17	36,814.17	29,314.17	29,589.17	29,314.17	29,314.17	29,314.17	33,989.17	32,489.17	\$372,025.56
Net Operating Income	296.70	296.70	21,668.63	-1,225.56	-7,225.56	274.44	-0.56	274.44	274.44	274.44	-4,400.56	-2,900.56	\$7,606.95
Non-operating Income													
Total for Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Non-operating Expenses													
Transfer to Reserves Account	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	\$6,000.00
Total for Non-operating Expenses	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	\$6,000.00
Net Non-operating Income	-500.00	-500.00	-500.00	-500.00	-500.00	-500.00	-500.00	-500.00	-500.00	-500.00	-500.00	-500.00	(\$6,000.00)
Net Income	-203.30	-203.30	21,168.63	-1,725.56	-7,725.56	-225.56	-500.56	-225.56	-225.56	-225.56	-4,900.56	-3,400.56	\$1,606.95