



Kingwood Management

Professional Real Estate Management

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kingwoodmanagement.com

November 5, 2025

RE: 2026 Budget & Dues

Dear Stillwater Crossings Homeowners,

2026 Budget and Association Dues

This letter serves as notice to all Stillwater Crossings Condominium Association members as required; *at least thirty (30) days prior to the beginning of the Association's fiscal year*. After reviewing the 2025 Expenses, 2026 projected costs for operating expenses, and the Association Reserve Fund the **Board of Directors** have voted to increase the monthly association dues by \$35. A copy of the 2026 Budget is included.

Effective January 1, 2026 the association dues will be \$340.00 per month.

The monthly Dues payment is due in full on the 1st of each month. A late fee of \$30.00 will be charged to any account not paid in full by the 15th of the month.

Payment Options

Auto Pay via online portal	If you currently set up Dues payments as Auto Pay via the online portal, <u>please review your settings</u> to ensure the correct Dues amount is sent January 2026.
Monthly Online Payment via online portal	If you log in monthly to pay your Dues via the online portal, <u>please be sure the correct amount is entered</u> for January 2026.
Electronic Funds Transfer (aka - ACH)	If you previously signed up for automatic withdraws from your bank account each month (via a form with voided check), <u>your Dues amount will be deducted from your account between the 3rd-5th</u> of each month. *You do not have to do anything*
Personal check, money order, cashiers check	If mailing a payment, please be sure to <u>send the correct Dues amount</u> & allow for additional mailing time (the mail has been slower than usual these days). Feel free to use the drop box by our front office door also!

If you would like to sign up for online portal access, please send an email to: office@kingwoodmanagement.com. In the portal, you can also access the Homeowner Information form, see Board Meeting Minutes and/or other property notices. We highly encourage this!

If you would like sign up for Electronic Funds Transfer for Dues payments, please send an email to: office@kingwoodmanagement.com.

If you pay by personal check, enclosed are the 2026 Dues coupons (these are omitted for those that pay online or via EFT/ACH).

Homeowner Information

If you have personal contact information to update our office with (i.e. - name, phone number, email, etc.), you can access a copy of the Homeowner Information form via your online portal. Feel free to email our office also.

If you need a copy sent to you via USPS or email, please contact us. If nothing has changed, no further action is needed.

Please contact us by email at sjenkins@kingwoodmanagement.com or telephone 651-439-7812 Extension 412 should you have any questions or concerns.

Thank you,

Sara Jenkins, Property Manager
Kingwood Management

Only in its Capacity as Managing Agent for Stillwater Crossings Homeowners Association

Fiscal Year Budget

Property: Stillwater Crossings

1/1/2026-12/31/2026 Profit & Loss

	JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	JUL 26	AUG 26	SEP 26	OCT 26	NOV 26	DEC 26	TOTAL
INCOME													
4300 Association													
4305 Dues	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	579,360.00
4300 Total Association	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	579,360.00
TOTAL INCOME	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	579,360.00
EXPENSE													
5000 Repairs & Maintenance													
5001 Building Maintenance	1,306.25	1,306.25	1,306.25	1,306.25	1,306.25	1,306.25	1,306.25	1,306.25	1,306.25	1,306.25	1,306.25	1,306.25	15,675.00
5002 Maintenance Supplies	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5015 Irrigation Maintenance/Sprin	0.00	0.00	0.00	0.00	0.00	250.00	500.00	500.00	500.00	0.00	0.00	0.00	1,750.00
5025 Parking Lot/Driveway/Sidew	0.00	0.00	0.00	0.00	0.00	8,435.00	0.00	0.00	0.00	0.00	0.00	0.00	8,435.00
5036 Dryer Vents	0.00	0.00	0.00	0.00	0.00	4,970.00	0.00	0.00	0.00	0.00	0.00	0.00	4,970.00
5045 Extermination	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00	3,000.00
5047 Monitoring	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.66	1,666.66	1,666.66	1,666.66	20,000.00
5000 Total Repairs & Maintenanc	3,097.92	3,097.92	3,097.92	3,097.92	3,597.92	17,252.92	4,097.92	4,097.92	4,097.91	3,597.91	3,097.91	3,097.91	55,330.00
5100 Lawn/Snow													
5105 Lawn Care	0.00	0.00	0.00	7,330.00	7,330.00	7,330.00	7,330.00	7,830.00	7,330.00	7,330.00	0.00	0.00	51,810.00
5106 Non-Contract Lawn Work	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	175.00	175.00	0.00	0.00	500.00
5110 Snow Removal	6,730.00	6,730.00	6,730.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,730.00	6,730.00	33,650.00
5111 Non-Contract Snowwork	0.00	125.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
5120 Landscaping	0.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00	3,500.00
5125 Tree Replacement/Removal	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00	3,000.00
5100 Total Lawn/Snow	6,730.00	6,855.00	6,855.00	7,830.00	8,330.00	8,330.00	8,330.00	8,980.00	8,505.00	8,505.00	6,730.00	6,730.00	92,710.00
5300 Utilities													
5315 Electricity & Gas	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
5320 Rubbish Removal	5,041.67	5,041.67	5,041.67	5,041.67	5,041.67	5,041.67	5,041.67	5,041.67	5,041.66	5,041.66	5,041.66	5,041.66	60,500.00
5325 Sewer	14,000.00	0.00	0.00	18,000.00	0.00	0.00	18,500.00	0.00	0.00	18,500.00	0.00	0.00	69,000.00
5330 Water	7,000.00	0.00	0.00	7,000.00	0.00	0.00	7,000.00	0.00	0.00	7,000.00	0.00	0.00	28,000.00
5300 Total Utilities	27,291.67	6,291.67	6,291.67	31,291.67	6,291.67	6,291.67	31,791.67	6,291.67	6,291.66	31,791.66	6,291.66	6,291.66	172,500.00
5500 Administration													
5505 Accounting	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
5510 Legal	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00
5515 Bank Service Charge	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00
5525 Printing/Copies/Postage	83.34	83.34	83.34	83.34	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
5558 Donations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	100.00
5565 Software/Website	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.66	66.66	66.66	66.66	800.00

	JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	JUL 26	AUG 26	SEP 26	OCT 26	NOV 26	DEC 26	TOTAL
5500 Total Administration	233.35	233.35	833.35	233.35	233.34	233.34	233.34	233.34	233.31	333.31	233.31	233.31	3,500.00
5600 Management Company Fees													
5605 Property Management Fee	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	42,600.00
5616 Contracting Fee	0.00	0.00	0.00	0.00	0.00	650.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00
5600 Total Management Compan	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	4,200.00	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	43,250.00
5700 Taxes & Insurance													
5710 Income/Estimated/Withholdi	0.00	0.00	1,505.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,505.00
5715 Insurance	0.00	0.00	0.00	0.00	129,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	129,000.00
5700 Total Taxes & Insurance	0.00	0.00	1,505.00	0.00	129,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	130,505.00
6000 Reserves (Assoc)													
6005 Reserve Contribution	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	84,000.00
6007 Reserve Withdrawals	0.00	0.00	0.00	0.00	-129,000.00	-8,435.00	0.00	0.00	0.00	0.00	0.00	0.00	-137,435.00
6008 Reserve Operating Contribu	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
6009 Reserve Insurance Contribu	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	129,000.00
6000 Total Reserves (Assoc)	18,250.00	18,250.00	18,250.00	18,250.00	-110,750.00	9,815.00	18,250.00	18,250.00	18,250.00	18,250.00	18,250.00	18,250.00	81,565.00
TOTAL EXPENSE	59,152.94	38,277.94	40,382.94	64,252.94	40,252.93	46,122.93	66,252.93	41,402.93	40,927.88	66,027.88	38,152.88	38,152.88	579,360.00
NET INCOME	-10,872.94	10,002.06	7,897.06	-15,972.94	8,027.07	2,157.07	-17,972.93	6,877.07	7,352.12	-17,747.88	10,127.12	10,127.12	0.00

	JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	JUL 26	AUG 26	SEP 26	OCT 26	NOV 26	DEC 26	TOTAL
NET INCOME SUMMARY													
Income	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	48,280.00	579,360.00
Expense	-59,152.94	-38,277.94	-40,382.94	-64,252.94	-40,252.93	-46,122.93	-66,252.93	-41,402.93	-40,927.88	-66,027.88	-38,152.88	-38,152.88	-579,360.00
NET INCOME	-10,872.94	10,002.06	7,897.06	-15,972.94	8,027.07	2,157.07	-17,972.93	6,877.07	7,352.12	-17,747.88	10,127.12	10,127.12	0.00

