

12/20/2024

Blankstein Enterprises
1610 N. Prospect Ave. #506
Milwaukee, WI 53202
Account # = '1000660100005069
RE: Newport Corporation 2025 Fees

Dear Blankstein

Enclosed please find the adopted 2025 budget from The Newport Corporation's Board of Directors.

The attached budget will show that there will be an increase in fees for 2025. The budget includes such costs as a new fire alarm panel, exhaust fan and air handler replacements (some original to the building in 1960), increased utility costs (including a new bulk cable & internet package), property tax increase, engineering consultant fees and an upgrade to our Metesys program that controls the HVAC systems.

Based upon this budget, your assessment fees starting January 1, 2025 will be as follows:

Real Estate Taxes	\$570.05
Insurance	\$141.88
Utilities	\$401.58
Operations	\$1189.38
Capital Improvements	\$78.83
SUBTOTAL	\$2381.72

TOTAL MONTHLY AMOUNT DUE EFFECTIVE JANUARY 1, 2025 \$2381.72

During the year 2024 you paid \$6840.59 in property taxes after a lottery credit of \$0. If The Newport is your primary residence (as of January of this year), the lottery credit amount was collected from you in your monthly fee. **Lottery tax credit checks will be mailed from Sentry Management's corporate office and will be distributed by The Newport office in January.**

***If you pay your dues automatically through your financial institution, please remember to contact them with the new amount. If you have an account with Sentry Management this amount will be updated automatically for you.**

****You will notice at the top of this letter that you are now assigned a 16 digit account number. This number must be on ANY payment that you give or send to the office. If your payment is sent directly to the Newport office from your bank, please make sure they put that number on your payment. If you have more than one unit you will have to write separate checks for each unit and reference your account number on each check.**

Questions related to the lottery tax refunds, the budget or your fees should be directed to Lori Ferguson, Property Manager at lferguson436@gmail.com or 414-326-3575.

Sincerely,

The Newport Board of Directors