



November 1, 2024

TO: All Beerline River Homes Condominium Owners

RE: 2025 Approved Budget

For your review, use and file we have enclosed 2025 Approved Budget.

After reviewing the Association's financial status, the Board of Directors has resolved that your monthly condominium fees will increase by 5% for the 2025 fiscal year. This increase will help fund increased Operating costs and contributions to the Reserve Fund. A schedule of fees is included in this mailing.

If you are currently using coupons to pay your monthly fees you will soon be mailed a coupon book at no charge, for your use in 2025. Please note: 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 bank withdrawal, we will continue to withdraw the monthly fee from your account in the same manner as was done in 2024. For those that use online banking to pay your fees, please be sure that checks are sent to the following mailing address:

Beerline River Homes Condominiums
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 the undersigned.

Sincerely,

Hunt Management Incorporated,
Management Company for Beerline River Homes Condominium Association, Ltd.

Michael Landre

Michael Landre
Property Manager

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

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BEERLINE RIVER HOMES CONDOMINIUM ASSOCIATION, LTD.

INCOME	Budget 2024	ACTUAL 1/1/2024 - 8/31/2024	PROJECTED 9/1/2024 - 12/31/2024	PROJECTED 2024	Budget 2025
ASSOCIATION FEES	\$ 361,375	\$ 245,268	\$ 116,107	\$ 361,375	\$ 379,444
SPECIAL ASSESSMENT	\$ -	\$ 4,468	\$ -	\$ 4,468	\$ 360,000
ROWING CLUB CONT.	\$ 2,872	\$ 5,744	\$ -	\$ 5,744	\$ 2,872
LATE FEES	\$ -	\$ 240	\$ -	\$ 240	\$ -
INSURANCE PROCEEDS	\$ -	\$ -	\$ -	\$ -	\$ -
LEGAL REIMBURSEMENT	\$ -	\$ -	\$ -	\$ -	\$ -
INCOME	\$ 364,247	\$ 255,721	\$ 116,107	\$ 371,827	\$ 742,316
LOAN	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ -	\$ 286	\$ 143	\$ 429	\$ -
FINANCING INCOME	\$ -	\$ 286	\$ 143	\$ 429	\$ -
TOTAL INCOME	\$ 364,247	\$ 256,007	\$ 116,250	\$ 372,256	\$ 742,316
EXPENSES					
ACCOUNTING	\$ 500	\$ 600	\$ -	\$ 600	\$ 600
LEGAL	\$ 4,000	\$ 165	\$ -	\$ 165	\$ 4,000
MANAGEMENT	\$ 23,549	\$ 13,737	\$ 9,812	\$ 23,549	\$ 23,549
ADMINISTRATIVE	\$ 800	\$ 13,611	\$ (13,000)	\$ 611	\$ 800
UTILITIES	\$ 20,000	\$ 14,520	\$ 5,480	\$ 20,000	\$ 20,000
ROWING CLUB EXPENSES	\$ 5,000	\$ 4,145	\$ 855	\$ 5,000	\$ 5,000
MAINTENANCE	\$ 26,000	\$ 29,444	\$ 5,000	\$ 34,444	\$ 26,000
JANITORIAL	\$ 15,000	\$ 8,800	\$ 4,400	\$ 13,200	\$ 15,000
PLUMBING	\$ -	\$ 1,163	\$ -	\$ 1,163	\$ 1,000
ROOF	\$ 5,000	\$ 8,258	\$ 5,000	\$ 13,258	\$ 8,000
LANDSCAPING	\$ 20,000	\$ 14,993	\$ 5,007	\$ 20,000	\$ 20,000
SNOW REMOVAL	\$ 14,000	\$ 8,400	\$ 5,600	\$ 14,000	\$ 14,000
INSURANCE	\$ 51,884	\$ 34,286	\$ 17,598	\$ 51,884	\$ 62,717
MISCELLANEOUS	\$ 100	\$ -	\$ 100	\$ 100	\$ 100
WATER & SEWER	\$ 300	\$ 1,672	\$ (1,372)	\$ 300	\$ 300
REFUSE	\$ -	\$ 612	\$ -	\$ 612	\$ -
OPERATING EXPENSES	\$ 186,133	\$ 154,406	\$ 44,480	\$ 198,886	\$ 201,066
LOAN REPAYMENT #2	\$ 33,000	\$ 21,965	\$ 10,982	\$ 32,947	\$ 33,000
FINANCING EXPENSE	\$ 33,000	\$ 21,965	\$ 10,982	\$ 32,947	\$ 33,000
SPECIAL PROJECTS					
MASONRY REST.	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000
PORCH REPLACEMENTS	\$ 35,000	\$ -	\$ -	\$ -	\$ 100,000
ROOF, INCLUDING DECKS	\$ 100,000	\$ 2,659	\$ 62,715	\$ 65,374	\$ 20,000
DRYER VENT CLEANING	\$ -	\$ -	\$ -	\$ -	\$ 4,000
2050 INTERIOR PAINT	\$ -	\$ 16,477	\$ 13,000	\$ 29,477	\$ -
2050 CARPETING					\$ 50,000
2050 SECURITY UPDATES	\$ -	\$ 5,440	\$ -	\$ 5,440	\$ -
2050 DECK REPAIR/STAINING					\$ 50,000
GUTTERS	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
AUTO COURT LIGHTING	\$ 5,000	\$ -	\$ 1,000	\$ 1,000	\$ 5,000
SEAWALL/RIVERWALK	\$ 10,000	\$ -	\$ 20,000	\$ 20,000	\$ 180,000
1975 PROJECT		\$ 35,076	\$ 89,269	\$ 124,345	
CAPITAL PROJECTS	\$ 175,000	\$ 59,653	\$ 205,984	\$ 265,637	\$ 434,000
TOTAL EXPENSES	\$ 394,133	\$ 236,024	\$ 261,447	\$ 497,471	\$ 668,066
Net Income	\$ (29,886)	\$ 19,983	\$ (145,197)	\$ (125,214)	\$ 74,250

Beerline River Homes Condominium Association					
Schedule of Monthly Maintenance Fees					
2025					
ADDRESS	Style/ #	% Ownership	Budgeted Fee	Your Yearly Fee	2025 Monthly Fee
1924 N Booth St.	E	1.81523%	\$379,444	\$6,887.78	\$573.98
1922 N Booth St.	D	1.10562%	\$379,444	\$4,195.21	\$349.60
1918 N Booth St.	G	1.24687%	\$379,444	\$4,731.17	\$394.26
1912 N Booth St.	D	1.10562%	\$379,444	\$4,195.21	\$349.60
1910 N Booth St.	C	2.16919%	\$379,444	\$8,230.86	\$685.91
1955 N Riverwalk Way	A	2.13641%	\$379,444	\$8,106.48	\$675.54
1959 N Riverwalk Way	B	1.88081%	\$379,444	\$7,136.62	\$594.72
1963 N Riverwalk Way	B	1.88081%	\$379,444	\$7,136.62	\$594.72
1967 N Riverwalk Way	B	1.88081%	\$379,444	\$7,136.62	\$594.72
1971 N Riverwalk Way	B	1.88081%	\$379,444	\$7,136.62	\$594.72
1975 N Riverwalk Way	A	2.13641%	\$379,444	\$8,106.48	\$675.54
1915 N Pierce St.	C	2.16919%	\$379,444	\$8,230.86	\$685.91
1917 N Pierce St.	D	1.10562%	\$379,444	\$4,195.21	\$349.60
1923 N, Pierce St.	H	1.32758%	\$379,444	\$5,037.42	\$419.79
1929 N Pierce St.	D	1.10562%	\$379,444	\$4,195.21	\$349.60
1931 N Pierce St.	E	1.81523%	\$379,444	\$6,887.78	\$573.98
1962 N Commerce St.	F	1.65548%	\$379,444	\$6,281.62	\$523.47
1960 N Commerce St.	D	1.10562%	\$379,444	\$4,195.21	\$349.60
1952 N Commerce St.	D	1.10562%	\$379,444	\$4,195.21	\$349.60
1950 N Commerce St.	F	1.65548%	\$379,444	\$6,281.62	\$523.47
2024 N Fratney St.	E	1.81523%	\$379,444	\$6,887.78	\$573.98
2022 N Fratney St.	D	1.10562%	\$379,444	\$4,195.21	\$349.60
2012 N Fratney St.	D	1.10562%	\$379,444	\$4,195.21	\$349.60
2010 N Fratney St.	C	2.16919%	\$379,444	\$8,230.86	\$685.91
2001 N Riverwalk Way	A	2.13641%	\$379,444	\$8,106.48	\$675.54
2005 N Riverwalk Way	B	1.88081%	\$379,444	\$7,136.62	\$594.72
2009 N Riverwalk Way	B	1.88081%	\$379,444	\$7,136.62	\$594.72
2011 N Riverwalk Way	B	1.88081%	\$379,444	\$7,136.62	\$594.72
2015 N Riverwalk Way	A	2.13641%	\$379,444	\$8,106.48	\$675.54
2021 N Riverwalk Way	A	2.13641%	\$379,444	\$8,106.48	\$675.54
2023 N Riverwalk Way	B	1.88081%	\$379,444	\$7,136.62	\$594.72
2027 N Riverwalk Way	B	1.88081%	\$379,444	\$7,136.62	\$594.72
2031 N Riverwalk Way	B	1.88081%	\$379,444	\$7,136.62	\$594.72
2035 N Riverwalk Way	A	2.13641%	\$379,444	\$8,106.48	\$675.54
2030 N Commerce St.	F	1.65548%	\$379,444	\$6,281.62	\$523.47
2028 N Commerce St.	D	1.10562%	\$379,444	\$4,195.21	\$349.60
2022 N Commerce St.	D	1.10562%	\$379,444	\$4,195.21	\$349.60
2018 N Commerce St.	J	1.26957%	\$379,444	\$4,817.31	\$401.44
2012 N Commerce St.	J	1.26957%	\$379,444	\$4,817.31	\$401.44
2006 N Commerce St.	D	1.10562%	\$379,444	\$4,195.21	\$349.60
2002 N Commerce St.	D	1.10562%	\$379,444	\$4,195.21	\$349.60
2000 N Commerce St.	F	1.65548%	\$379,444	\$6,281.62	\$523.47
2050 N Commerce St.	101	1.42932%	\$379,444	\$5,423.47	\$451.96
2050 N Commerce St.	102	1.45706%	\$379,444	\$5,528.73	\$460.73
2050 N Commerce St.	103	1.03247%	\$379,444	\$3,917.65	\$326.47
2050 N Commerce St.	104	1.27882%	\$379,444	\$4,852.41	\$404.37
2050 N Commerce St.	105	1.27882%	\$379,444	\$4,852.41	\$404.37
2050 N Commerce St.	106	1.26284%	\$379,444	\$4,791.77	\$399.31
2050 N Commerce St.	107	1.35533%	\$379,444	\$5,142.72	\$428.56
2050 N Commerce St.	201	1.42932%	\$379,444	\$5,423.47	\$451.96
2050 N Commerce St.	202	1.45706%	\$379,444	\$5,528.73	\$460.73
2050 N Commerce St.	203	1.08376%	\$379,444	\$4,112.26	\$342.69
2050 N Commerce St.	206	1.26284%	\$379,444	\$4,791.77	\$399.31
2050 N Commerce St.	207	1.35533%	\$379,444	\$5,142.72	\$428.56
2050 N Commerce St.	301	1.42932%	\$379,444	\$5,423.47	\$451.96
2050 N Commerce St.	302	1.45706%	\$379,444	\$5,528.73	\$460.73
2050 N Commerce St.	303	1.08376%	\$379,444	\$4,112.26	\$342.69
2050 N Commerce St.	306	1.26284%	\$379,444	\$4,791.77	\$399.31
2050 N Commerce St.	307	1.35533%	\$379,444	\$5,142.72	\$428.56
2050 N Commerce St.	401	1.42932%	\$379,444	\$5,423.47	\$451.96
2050 N Commerce St.	402	1.45706%	\$379,444	\$5,528.73	\$460.73
2050 N Commerce St.	403	1.08376%	\$379,444	\$4,112.26	\$342.69
2050 N Commerce St.	404	1.27882%	\$379,444	\$4,852.41	\$404.37
2050 N Commerce St.	405	1.27882%	\$379,444	\$4,852.41	\$404.37
2050 N Commerce St.	406	1.26284%	\$379,444	\$4,791.77	\$399.31
2050 N Commerce St.	407	1.35533%	\$379,444	\$5,142.72	\$428.56
		100%		\$379,444	\$31,620.33