



A Community Presence

September 20, 2024

TO: All Ravina Parc Condominium Unit Owners

RE: **2025 Approved Budget**

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

After reviewing the Association's financial status, the Board of Directors has resolved that your monthly condominium fees will not be increasing in 2025.

If you have been paying your monthly assessment through our lockbox system a new assessment payment coupon book will be sent to you in the near future. Note that the coupon book does not include envelopes. The last page of the book has address labels that must be affixed to your own envelope and mailed. **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 2024. For those of you who have your bank pay your fees, please advise them to send checks to the following mailing address:

**Ravina Parc Owner's 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 angie@huntmanagement.com

Sincerely,

Hunt Management Incorporated, AAMC
Management Company for
Ravina Parc Owner's Association

Angie Rosploch

Angie Rosploch, CMCA
Property Manager

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

huntmanagement.com
888-305-1071

Phone: (262)238-1480
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RAVINA PARC CONDOMINIUMS
2024 INCOME/EXPENSE SUMMARY
AND Approved 2025 BUDGET

	INCOME	2024 BUDGET	2025 BUDGET
	ASSOCIATION FEES	\$ 97,178.00	\$ 97,178.00
	BMO CONTRIBUTION	\$ -	\$ -
	SPECIAL ASSESSMENT	\$ 7,406	\$ -
	LAUNDRY INCOME	\$ 3,200	\$ 3,000
	TOTAL	\$107,784	\$100,178
	EXPENSES		
	ACCOUNTING (TAX PREP)	\$ 210	\$ 210
	ELECTRIC	\$ 5,000	\$ 5,100
	GAS	\$ 12,000	\$ 11,500
	INTERNET	\$ 1,300	\$ 1,400
	FIRE ALARM TESTING	\$ 350	\$ 300
	INSURANCE	\$ 11,800	\$ 14,000
	HOUSEKEEPING	\$ 3,660	\$ 4,500
	LAWN SERVICE	\$ 3,600	\$ 2,800
	LEGAL	\$ 500	\$ 500
	MAINTENANCE	\$ 5,000	\$ 5,000
	CARPET CLEANING	\$ 825	\$ 880
	MANAGEMENT (HUNT)	\$ 14,444	\$ 14,800
	EXTERMINATION	\$ 1,720	\$ 2,000
	ADMINISTRATIVE	\$ 500	\$ 500
	PETTY CASH	\$ 400	\$ 400
	RESERVE CONTR	\$ 19,594	\$ 12,488
	SEWER / WATER	\$ 18,390	\$ 17,200
	SNOW REMOVAL	\$ 5,000	\$ 3,500
	WATER HEATER RENTAL	\$ 3,085	\$ 3,100
	CONTINGENCY	\$ -	\$ -
	TOTAL	\$107,378	\$100,178
	SPECIAL PROJECTS		
	RESERVE PROJECTS	\$0	\$0
	TOTALS	\$0	\$0
	GRAND TOTAL	\$107,378	\$100,178
	OVER/UNDER	\$0	\$0

Unit #	2025 Fees
1	330.00
2	273.90
3	278.30
4	273.90
5	304.70
6	273.90
7	273.90
8	273.90
9	304.70
10	273.90
11	273.90
12	273.90
13	304.70
14	273.90
15	273.90
16	273.90
17	316.80
18	312.40
19	273.90
20	312.40
21	281.60
22	273.90
23	361.90
24	273.90
25	278.30
26	273.90
27	330.00
28	273.90

Garage Account			
INCOME			
	GARAGE INCOME	\$ 2,000	\$ 2,000
EXPENSE			
	GARAGE REPAIRS	\$ 1,400	\$ 1,400
	GARAGE ELECTRIC	\$ 600	\$ 600
	TOTAL	2000	2000