HUNT MANAGEMENT INCORPORATED SINCE 1982

A Community Presence

November 6, 2025

TO: All Woodlands of Ville Du Parc Homeowners

RE: **2026 Budget**

For your review, use and file we have enclosed the following:

2025 Income and Expense Summary & 2026 Budget

Please know that after an extensive review of the Association's financial status, the Directors have resolved that it ***WILL be necessary to increase the MONTHLY association maintenance fee to $745.00 per unit, per MONTH beginning January 1, 2026.*** This increase of approximately 7.2%, will help the Association keep pace with the costs related to maintaining the property, which have been accompanied by **significant increases in property insurance costs,** and the continuing need to fund the Association's Reserve Account.

Your Board of Directors and Management will continue their efforts toward maintaining and improving the financial and physical soundness of The Woodlands of Ville Du Parc and thank you for both your continued understanding and support.

Lastly, if you are currently using coupons to pay your monthly fees you will soon receive a coupon book in the mail for your use in 2026. If you are paying via electronic funds transfer (EFT), we will withdraw the MONTHLY FEE from your account on, or around the 5th of EACH MONTH. For those of you that have your bank pay your fees, please advise them to send MONTHLY checks to the following mailing address: The Woodlands of Ville Du Parc, c/o Hunt Management, P.O. Box 1755, Arlington Heights, IL 60006-1755.

Should you ever have any questions regarding the Association's financial status, please feel free to contact me at this office.

Sincerely,

Hunt Management Incorporated, AAMC
Management Company for
The Woodlands of Ville Du Parc Condominium Association, Inc.

Terry R Handel

Terry R. Handel, CMCA, AMS, PCAM
Assistant General Manager
thandel@huntmanagement.com

Enclosure

THE WOODLANDS OF VILLE DU PARC CONDOMINIUM ASSOCIATION, INC.
2025 INCOME & EXPENSE SUMMARY
AND 2026 BUDGET

FINAL

INCOME	BUDGET 2025	ACTUAL 1-1-25- 9-30-25	PROJECTED 10-1-25 12-31-25	PROJECTED 2025	BUDGET 2026
MAINTENANCE FEES	433,680	325,525	108,155	433,680	464,880
SPECIAL ASSESSMENT	0	0	0	0	0
PRIOR YEAR SURPLUS	0	0	0	0	0
LATE CHARGES	0	0	0	0	0
INTEREST	4,500	3,984	900	4,884	4,000
LEGAL REIMBURSE	0	0	0	0	0
INS. PROCEEDS	0	0	0	0	0
RES. FUND CONTRIBUTION	182,000	138,152	29,574	167,726	182,000
MISCELLANEOUS	0	0	0	0	0
TRANSFER FEES	0	100	50	150	0
TOTAL	**$620,180**	**$467,761**	**$138,679**	**606,440**	**$650,880**
EXPENSES					
MANAGEMENT	17,904	13,428	4,476	17,904	18,444
LEGAL	2,500	0	1,000	1,000	2,500
ACCOUNTING	2,900	700	4,000	4,700	0
INSURANCE	70,000	66,392	23,827	90,219	100,000
INSURANCE DISBURSE	0	0	0	0	0
BANK CHARGES	0	0	0	0	0
ADMIN FEES	800	1,240	540	1,780	1,500
ELECTRICITY	1,700	829	650	1,479	1,700
LANDSCAPE IMPROVE	10,000	0	8,557	8,557	10,000
FORESTRY	20,000	14,440		14,440	20,000
LANDSCAPE MAINT.	65,200	58,040	7,160	65,200	65,200
SNOW REMOVAL	15,000	9,160	4,580	13,740	15,000
IRRIG. SYSTEM MAINT.	0	0	0	0	0
IRRIG. SYSTEM WATER	700	310	155	465	500
MAIN/REP./SUP.	17,000	12,382	5,000	17,382	18,000
ASPHALT	8,000	3,500	1,895	5,395	8,000
ROOF & GUTTER MAINT.	19,000	7,165	7,000	14,165	19,000
PAYROLL	0	0	0	0	0
PAYROLL TAXES	0	0	0	0	0
INCOME TAX	2,600	677	300	977	2,000
STATUTORY RESERVE	180,000	135,000	45,000	180,000	180,000
SURVEY	0	0	0	0	0
INTEREST ADJUSTMENT	4,500	3,984	900	4,884	4,000
CONTINGENCY	376	0	0	0	3,036
MISC.	0	0	0	0	0
TOTAL	**$438,180**	**$327,247**	**$115,040**	**$442,287**	**$468,880**
RESERVE PROJECTS					
SIDING & TRIM REP./REPL.	25,000	16,679	4,125	20,804	25,000
PAINTING	26,000	23,624	0	23,624	26,000
ROOF/GUTTER REPLACE.	105,000	101,738	0	101,738	105,000
CONCRETE & MUD JACK.	5,000	985	7,785	8,770	5,000
CHIMNEY / MASONRY REP.	5,000	7,990	0	7,990	5,000
BASEMENT REPAIRS	16,000	4,800	0	4,800	16,000
RESERVE STUDY	0	0	0	0	0
TOTAL	**$182,000**	**$155,816**	**$11,910**	**$167,726**	**$182,000**
GRAND TOTAL	**$620,180**	**$483,063**	**$126,950**	**$610,013**	**$650,880**
PROFIT / LOSS	**$0**	**($15,302)**	**$11,729**	**($3,573)**	**$0**