



A Community Presence

September 28, 2025

Hello Cedar Gables Members:

For your review and use, we have enclosed the final 2025-2026 Budget for Cedar Gables, which was approved by your Board of Directors.

After reviewing the Association's financial status, the Board of Directors has resolved to increase the monthly condominium fees to \$215 per month. This change will be effective November 1, 2025.

If your dues are currently being withdrawn via ACH set up through Hunt Management, that will continue without interruption. If you are interested in establishing ACH please complete the included form and return to Hunt Management, Inc,

EFT FORMS should be mailed to:

Cedar Gables Association
c/o Hunt Management
10520 N. Baehr Rd Suite Q
Mequon, WI 53092

For those of you who pay by other means, payment should be mailed to:

Cedar Gables Association
c/o Hunt Management, Inc
P.O. Box 1755
Arlington Heights, IL 60006-1755

Please note that as of this year, remittance coupon booklets will no longer be available. This change is being made to reduce costs and waste. We strongly encourage all members to set up ACH payments to ensure a smooth transition.

As always, your Board of Directors and management team continue their efforts to maintain and improve the financial and physical soundness of the Association, and we thank you for your continued participation and support. If you have any questions about the Association's finances, please do not hesitate to reach out.

Sincerely,

Hunt Management Incorporated, AAMC
Management Company for
Cedar Gables Association, Inc

Antoinette Collins
Portfolio Manager

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

(262)238-1480

www.huntmanagement.com
clientservices@huntmanagement.com

CEDAR GABLES ASSOCIATION, INC
FINANCIAL REVIEW AND
FINAL APPROVED 2025-26 BUDGET

INCOME	CURRENT BUDGET	ACTUAL 2023	ACTUAL 2024	YTD through 7/31/2025	EST. YEAR END	BUDGET 2025-26
MAINTENANCE FEES	140,400	140,400	139,815.00	105,495	140,400	154,800
INSURANCE INCOME	56,202	39,243	110839.68	46,613	47,393	54,502
INTEREST	1,000	4,762	300	3,013	4,100	2,795
LATE FEES	-	425		600	600	-
RESERVE CONTRIBUTION	21,167	20,796	15000	-	-	9,400
MISCELLANEOUS	-	-		39	39	-
PREPAID ASSESSMENTS	-	(490)		1,130	1,130	-
LEGAL REIMBURSEMENT	-			945	945	-
LOAN ASSESSMENT	-			-	-	-
OPERATING INCOME	\$218,769	\$205,136	\$265,955	\$157,834	\$194,607	\$221,497
OPERATING EXPENSES						
MANAGEMENT	16,194	15,422	16194	12,146	16,194	16,679
ACCOUNTING	200	195	195	195	200	200
INTEREST ADJUSTMENT						2,795
INCOME TAX	-	0	1103	1,129	1,103	1,200
LEGAL FEES	500	198	2089	1,909	1,909	1,500
INSURANCE	43,167	37,695	100284.4	42,394	42,394	54,502
POST/PRINT/FAX	750	360	3612	1,755	2,774	3,000
LAWNCARE CONTRACTS	38,523	34,369	29146.34	12,390	15,533	37,822
TREES/LANDSCAPE	2,000	2,881	24705.86	6,100	6,100	4,200
IRRIGATION SYSTEM	1,200	824	4221	1,081	1,081	1,200
SNOW REMOVAL	35,000	40,467	21586	19,701	19,701	35,000
REFUSE/RECYCLING	15,243	14,668	14517.6	10,888	14,517	15,700
HANDYMAN	10,000	1,761	1946	0	0	-
MAIN/REP/SUPP	4,000	171	90	17,500	20,000	18,778
ELECTRICITY	1,452	1,398	2456	1,060	1,148	1,171
WATER (BERM)	1,000	464	5767.74	1,201	1,500	2,100
MISCELLANEOUS	-	0	300	80	80	50
RESERVE	11,737	12,811	13412	6,154	10,257	14,700
LOAN ASSMT TO RSV	-	0		0	0	-
OWNERS GATHERING	900	785	900	0	0	1,500
ELECTRICAL	2,000		166.63	0	6,100	-
OPERATING EXPENSES	\$183,867	\$164,468	\$242,693	\$135,682	\$160,591	\$212,097
CAPITAL EXPENSES*						
RESERVE STUDY	\$0	\$0	1675	\$1,675	\$1,675	\$0
FENCES	\$0	\$10,527	0	\$0	\$0	\$0
CAPITAL IMPROVEMENTS	\$0	\$0		\$0	\$0	\$7,600
LANDSCAPE IMPROVEMENT	\$15,000	\$16,599		\$0	\$0	\$1,800
TOTAL	\$15,000	\$27,126	\$1,675	\$1,675	\$1,675	\$9,400
NET INCOME	\$19,902	\$13,541	\$21,587	\$20,476	\$32,341	\$0

*Paid from Capital Reserve Account