HUNT MANAGEMENT INCORPORATED SINCE 1982

A Community Presence

December 1, 2025

Dear NPV Homeowner,
Re: 2026 Budget

For your review and file, we have enclosed a copy of the 2026 budget as prepared and adopted by your Board of Directors. 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 beginning January 1, 2026. This increase will help the Association keep pace with the increase in costs related to maintaining the property. Accordingly, the payment schedule beginning January 1st, 2026 will be $397 per month, per unit. Please note that all payments are due on or before the first day of each month.

The additional monthly dues will allow help off-site the increased operating expenses, allocate funds for the pool retaining wall, landscaping improvements and deposit reserve funds.

If you pay electronically, we will continue to debit your account accordingly, at the new assessment amount. If you currently pay by check and would like to benefit from our electronic payment program, please contact us at 262-238-1480. Please know that assessment payments may only be made through either our lock box program or electronic funds transfer program.

For those of you that have your bank pay your fees, or if you would like to mail your payment, please send checks to the following lock box mailing address:

New Port Vista
c/o Hunt Management
PO Box 1755
Arlington Heights, IL 60006-1755

Should you ever have any questions, comments, or concerns regarding the Association's financial affairs, please contact Management.

Sincerely,
Hunt Management Incorporated, AAMC
New Port Vista Condominium Association, Inc.

Jenny Stephens
Portfolio Manager
office: (262) 238-1480 email: jstephens@HuntManagement.com

NEW PORT VISTA CONDOMINIUM 2026 BUDGET PROJECTION							
	Account	Description	2025 Budget	2025 Actual	2025 Remaining	2025 Projected	2026 Budget
Operating Accounts							
Income Accounts							
INCOME							
	60-60100-00	ASSOCIATION FEES	$304,197.00	$ 228,148.00	$76,049.00	**$304,197.00**	$307,450.00
	60-60150-00	PREPAIDS	$0.00	$ 1,736.89	$0.00	**$1,736.89**	$0.00
	60-60300-00	LATE FEES	$0.00	$ 600.00	$0.00	**$600.00**	$0.00
	60-60500-00	CLUBHOUSE RENTAL FEES	$1,200.00	$ 900.00	$300.00	**$1,200.00**	$1,200.00
	60-60600-00	MISCELLANEOUS	$0.00	$ 200.00	$0.00	**$200.00**	$0.00
	60-60800-00	DRYER VENT CLEANING	$0.00	$ 43.75	$0.00	**$43.75**	$0.00
	Total Operating Income		$305,397.00	$231,628.64	$76,349.00	$307,977.64	$308,650.00
RESERVE INCOME							
	70-70100-00	INTEREST	$2,500.00	$4,999.45	$0.00	**$2,500.00**	$1,500.00
	70-70200-00	RESERVE CONTRIBUTION FEES	$99,000.00	$74,250.00	$24,750.00	**$99,000.00**	$149,760.00
Total Reserve Income			**$101,500.00**	**$79,249.45**	**$24,750.00**	**$101,500.00**	**$151,260.00**
Total Income			**$406,897.00**	**$310,878.09**	**$101,099.00**	**$409,477.64**	**$458,410.00**
Expense Accounts							
CLUBHOUSE							
	80-80100-00	CLUBHOUSE GAS & ELECTRIC	$20,000.00	$6,577.00	$13,423.00	**$20,000.00**	$20,000.00
	80-80200-00	CLUBHOUSE WATER	$5,000.00	$8,938.00	$0.00	**$8,938.00**	$10,000.00
	80-80300-00	CLUBHOUSE CABLE TV/PHONE	$3,300.00	$1,760.00	$1,540.00	**$3,300.00**	$3,300.00
	80-80400-00	CLUBHOUSE HVAC SERVICE	$3,000.00	$1,170.00	$1,830.00	**$3,000.00**	$3,000.00
	80-80500-00	FITNESS EQUIPMENT REPAIR	$1,200.00	$704.00	$496.00	**$1,200.00**	$800.00
	80-80600-00	POOL & SPA REPAIRS	$11,500.00	$8,233.00	$3,267.00	**$11,500.00**	$11,500.00
	80-80625-00	POOL & SPA SUPPLIES / TEST/CLEAN	$9,650.00	$7,074.00	$2,576.00	**$9,650.00**	$9,650.00
	80-80650-00	POOL/SPA TEST & CLEAN	$0.00		$0.00	**$0.00**	$0.00
	80-80700-00	CLUBHOUSE FURNISHINGS	$0.00		$0.00	**$0.00**	$0.00
	808000-00	Clubhouse Plumbing		$1,066.00	$0.00		$500.00
		Pool Testing outside/Stipend	$8,000.00	$8,000.00	$0.00	**$8,000.00**	$8,000.00
	Clubhouse Totals		$61,650.00	$43,522.00	$23,132.00	$65,588.00	$66,750.00
ADMINISTRATIVE			**2025 Budget**	**2025 Actual**	**2025 Remaining**	**2025 Projected**	**2026 Budget**
	81-81000-00	LEGAL	$1,500.00	$4,995.00	$0.00	$4,995.00	$10,000.00
	81-81100-00	TAXES	$1,500.00	$1,898.00	$0.00	$1,898.00	$1,500.00
	81-81200-00	COMMUNICATION EXPENSE	$0.00		$0.00	$0.00	$0.00
	81-81300-00	MANAGEMENT CONTRACT	$23,364.00	$17,523.00	$5,841.00	$23,364.00	$24,100.00
	81- xxxx-xx	MANAGEMENT EXPENSE CHARGES	$500.00	$2,933.00	$0.00	$2,933.00	$1,000.00
	81-81350-00	OFFICE EXPENSES	$830.00	$375.00	$455.00	$830.00	$2,500.00
	81-81400-00	PERMITS/CERTIFICATIONS	$600.00	$450.00	$150.00	$600.00	$600.00
	81-81500-00	TELEPHONE	$5,000.00	$5,026.00	$0.00	$5,026.00	$5,000.00
	81-81600-00	INSURANCE	$45,000.00	$38,000.00	$7,000.00	$45,000.00	$48,000.00
	Administrative Espenses total		$78,294.00	$71,200.00	$13,446.00	$84,646.00	$92,700.00
UTILITIES							
	82-82000-00	WATER & SEWER	$8,000.00	$5,237.00	$2,763.00	$8,000.00	$10,000.00
	82-82100-00	GAS & ELECTRIC	$20,000.00	$22,442.00	$0.00	$22,442.00	$22,000.00
	Utilities Total Expenses		$28,000.00	$27,679.00	$2,763.00	$30,442.00	$32,000.00
MAINTENANCE & REPAIR							
	83-83000-00	EXTERMINATING	$3,000.00	$2,167.00	$833.00	$3,000.00	$3,500.00
	83-83100-00	FIRE SYSTEMS	$4,000.00	$3,915.00	$85.00	$4,000.00	$4,500.00
	83-83200-00	GENERAL MAINTENANCE	$17,000.00	$15,502.00	$1,498.00	$17,000.00	$19,000.00
	83-83300-00	GENERAL SUPPLIES	$5,000.00	$876.00	$4,124.00	$5,000.00	$2,000.00
	Total Maintenance & Repairs Expenses		$29,000.00	$22,460.00	$6,540.00	$29,000.00	$29,000.00
GROUNDS			**2025 Budget**	**2025 Actual**	**2025 Remaining**	**2025 Projected**	**2026 Budget**
	84-84000-00	LAWN CONTRACT	$38,577.00	$34,799.00	$3,778.00	$38,577.00	$40,000.00
		Mulch	$20,000.00			$20,000.00	$0.00
	84-84200-00	PLANT /Tree Maint.	$6,000.00	$5,000.00	$1,000.00	$6,000.00	$6,000.00
	84-84300-00	SNOW CONTRACT	$33,762.00	$8,417.00	$25,345.00	$33,762.00	$35,000.00

	84-84400-00	POND MAINTENANCE	$5,100.00	$5,739.00		$5,739.00	$6,000.00
	Total Grounds Expenses		$103,439.00	$53,955.00	$30,123.00	$104,078.00	$87,000.00
PROJECTED OPERATION EXPENSES TOTAL			**$300,383.00**	**$218,816.00**	**$76,004.00**	**$313,754.00**	**$307,450.00**
RESERVE FUND			**2025 Budget**	**2025 Actual**	**2025 Remaining**	**2025 Projected**	**2026 Budget**
	88-88000-00	RESERVE TRANSFER	$96,679.00	$68,051.00	$28,628.00	**$96,679.00**	$149,760.00
		Beginning Balance	$345,000.00	$345,000.00			$139,679.00
		Total Reserve Contributions	$441,679.00	$413,051.00			$289,439.00
PROJECTED RESERVE EXPENSES							
	90-90100-00	PAINTING				**$0.00**	$0.00
	90-90200-00	RETAINING WALL		$14,567.00		**$14,567.00**	$20,000.00
	90-90500-00	FILTRATION PUMP REPLACEMENT				**$0.00**	$0.00
		SPA HVAC REPLACEMENT	$0.00			**$0.00**	$0.00
		NEW LANDSCAPE	$5,000.00	$3,750.00	$0.00	**$3,750.00**	$30,000.00
		BALCONY PROJECT	$297,000.00	$297,000.00	$0.00	**$297,000.00**	$65,000.00
	90-90300-00	SIDING REPAIRS	$0.00			**$0.00**	$0.00
	90-90400-00	ROOFING	$0.00			**$0.00**	$0.00
		Total Reserve expenses	$302,000.00	$300,750.00	$0.00		$115,000.00
		Ending Balance	$139,679.00	$112,301.00	$27,378.00	**$139,679.00**	$174,439.00

Asset Accounts - Balance Sheet

Bank Accounts

			September Actual
	10000-00	Operation Checking	$18,642.42
	10050-00	Reserve Account	$98,965.55
	10080-00	Enterprise Cash Sweep	$1.64
Total Assets			**$117,609.61**

Liabilities & Equity

	50-50100-00	Equity/Fund Balance	$387,461.12
	50-50200-00	Reconcilation Account	282806.73
	Net Income Gain/Loss		$12,955.22