A Community Presence

DATE: December 9, 2025

TO: All Members of Van Buren CityLofts Condominium Association

RE: 2026 Approved Budget

For your review, use, and file, we have enclosed the 2026 Budget as approved by the Board of Directors. Owners contribute to maintenance fees, insurance, capital reserves, façade inspection, and parking based on their ownership percentage. The Condominium Fee Schedule is attached with a monthly cost breakdown by unit.

If you are paying through our no-fee electronic fund transfer (EFT) system, we will continue to withdraw the monthly fee from your account in the same manner as was done in 2025. Contact our office if interested in enrolling in this EFT option. If paying by check or through an online banking system, please ensure the following mailing address is used:

Van Buren CityLofts
c/o Hunt Management
P.O. Box 1755
Arlington Heights, IL 60006-1755

Pre-printed payment coupon booklets are available **by request only**, for $10 per condo unit. Checks may be mailed without using a pre-printed coupon, but please ensure your condo address is on the check.

As always, your Board of Directors and Hunt Management will continue their efforts to maintain and improve the Association's financial and physical soundness. 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,

Michael Landre

Michael Landre, Association Manager
Hunt Management Inc.
Management Company for Van Buren CityLofts Condominium Association

2026 Budget
Van Buren CityLofts Condominium Association

	Account	Description	2025 Budget	Actual 1/1/25 - 10/31/25	Projected 11/1/25 - 12/31/25	2025 Projected Total	2026 Budget
Operating Accounts: Van Buren CityLofts Condominium Association, Inc.							
Income Accounts							
INCOME							
	60-60100-00	ASSOCIATION FEES	$120,778.00	$100,646.80	$20,129.70	**$120,776.50**	**$120,778.00**
	60-60200-00	CAPITAL RESERVES	$58,173.00	$48,476.60	$9,695.50	**$58,172.10**	**$58,173.00**
OTHER INCOME							
	61-61000-00	PARKING INCOME	$30,925.00	$25,398.00	$5,154.20	**$30,552.20**	**$30,925.00**
	61-61100-00	INSURANCE	$25,375.00	$21,145.80	$4,229.20	**$25,375.00**	**$27,000.00**
	61-61500-00	FACADE INSPECTION	$960.00	$801.79	$160.00	**$961.79**	**$960.00**
	61-61600-00	LATE FEES	$0.00	$100.00	$0.00	**$100.00**	**$0.00**
	61-61700-00	MISCELLANEOUS	$0.00	$105.00	$0.00	**$105.00**	**$0.00**
RESERVE							
	70-70100-00	INTEREST INCOME	$0.00	$10,188.41	$0.00	**$10,188.41**	**$9,500.00**
Income Accounts Total			**$236,211.00**	**$206,862.40**	**$39,368.60**	**$246,231.00**	**$247,336.00**
Expense Accounts: Van Buren CityLofts Condominium Association, Inc.							
ADMINSTRATIVE EXPENSE							
	80-80100-00	LEGAL/ACCOUNTING	$600.00	$0.00	$4,000.00	**$4,000.00**	**$14,043.00**
	80-80200-00	CORPORATE INCOME TAX	$4,000.00	$1,076.00	$0.00	**$1,076.00**	**$1,500.00**
	80-80300-00	TELEPHONE/INTERNET	$8,628.00	$20,731.55	$1,611.00	**$22,342.55**	**$10,000.00**
	80-80400-00	MANAGEMENT - FEE	$17,428.00	$14,523.40	$2,904.70	**$17,428.10**	**$17,950.00**
	80-80500-00	ADMINISTRATIVE EXPENSE	$1,100.00	$1,430.49	$200.00	**$1,630.49**	**$1,700.00**
	80-80525-00	CTA COMPLIANCE	$295.00	$295.00	$0.00	**$295.00**	**$0.00**
	80-80550-00	CAI BOARD MEMBERSHIP	$315.00	$0.00	$340.00	**$340.00**	**$340.00**
	80-80600-00	SPECIAL PRIVILEGE	$360.00	$403.82	$0.00	**$403.82**	**$405.00**
	80-80700-00	REAL ESTATE TAXES	$1,000.00	$0.00	$1,000.00	**$1,000.00**	**$1,200.00**
UTILITY EXPENSE							
	81-81000-00	GAS - COMMON	$2,000.00	$1,471.77	$333.30	**$1,805.07**	**$2,000.00**
	81-81100-00	WATER/SEWER	$14,000.00	$13,628.73	$2,333.30	**$15,962.03**	**$16,000.00**
	81-81200-00	ELECTRIC - COMMOM	$25,230.00	$19,759.23	$4,205.00	**$23,964.23**	**$25,000.00**
	81-81300-00	REMOTE ACCESS CLOUD SERVICES	$1,900.00	$1,199.59	$316.70	**$1,516.29**	**$1,600.00**
REPAIR/MAINTENANCE EXPENSE							
	82-82000-00	COMMON AREA CLEANING	$7,300.00	$5,494.61	$1,050.00	**$6,544.61**	**$7,400.00**
	82-82100-00	ELEVATOR CONTRACT	$5,497.00	$5,409.68	$0.00	**$5,409.68**	**$5,840.00**
	82-82150-00	ELEVATOR REPAIRS	$1,000.00	$304.41	$500.00	**$804.41**	**$1,000.00**
	82-82200-00	FIRE SYSTEM EXPENSE	$5,500.00	$7,305.00	$0.00	**$7,305.00**	**$5,500.00**
	82-82225-00	MONITORING/SECURITY	$0.00	$851.05	$0.00	**$851.05**	**$400.00**
	82-82250-00	VIDEO INTERCOM	$1,600.00	$1,615.00	$0.00	**$1,615.00**	**$1,650.00**
	82-82300-00	GENERAL MAINTENANCE	$25,000.00	$19,255.77	$4,166.70	**$23,422.47**	**$25,000.00**
	82-82400-00	GENERAL SUPPLY	$1,200.00	$494.21	$200.00	**$694.21**	**$1,000.00**
	82-82500-00	CLEANING - GARAGE	$1,550.00	$2,350.00	$0.00	**$2,350.00**	**$2,400.00**
	82-82600-00	MAT SERVICE	$2,150.00	$2,064.15	$358.30	**$2,422.45**	**$2,475.00**
GROUNDS EXPENSE							
	83-83000-00	REFUSE REMOVAL	$5,220.00	$4,702.20	$870.00	**$5,572.20**	**$5,700.00**
	83-83100-00	SNOW REMOVAL	$8,763.00	$5,784.00	$3,036.00	**$8,820.00**	**$9,260.00**
	83-83200-00	LANDSCAPE	$3,000.00	$1,342.53	$191.79	**$1,534.32**	**$1,600.00**
FIXED EXPENSE							
	85-85000-00	INSURANCE	$25,375.00	$25,884.31	$0.00	**$25,884.31**	**$27,000.00**
RESERVE							
	86-86000-00	CAPITAL RESERVES	$65,000.00	$48,750.03	$10,833.30	**$59,583.33**	**$58,173.00**
	86-86000-01	FACADE/SILL REPL RESERVE	$1,200.00	$1,000.00	$200.00	**$1,200.00**	**$1,200.00**
Expense Accounts Total			**$236,211.00**	**$207,126.53**	**$38,650.09**	**$245,776.62**	**$247,336.00**
Operating Accounts Net			**$0.00**	**-$264.13**	**$718.51**	**$454.38**	**$0.00**

Van Buren CityLofts Condominium Association, Inc.

2026 Condominium Fee Schedule

	Unit #	SqFt	Percent	Parking Spaces	Condo Fee	Insurance	Capital Reserve	Façade Inspection	Parking Fee	Monthly
1	201	1366	2.30%	1	$ 3,178.37	$ 619.81	$ 1,530.87	$ 25.26	$ 448.19	**$ 483.54**
2	202	1514	2.54%	2	$ 3,178.37	$ 686.97	$ 1,530.87	$ 25.26	$ 896.38	**$ 526.49**
3	203	1329	2.23%	2	$ 3,178.37	$ 603.02	$ 1,530.87	$ 25.26	$ 896.38	**$ 519.49**
4	204	1570	2.64%	2	$ 3,178.37	$ 712.38	$ 1,530.87	$ 25.26	$ 896.38	**$ 528.60**
5	205	835	1.40%	1	$ 3,178.37	$ 378.88	$ 1,530.87	$ 25.26	$ 448.19	**$ 463.46**
6	207	2416	4.06%	2	$ 3,178.37	$ 1,096.24	$ 1,530.87	$ 25.26	$ 896.38	**$ 560.59**
7	208	1329	2.23%	2	$ 3,178.37	$ 603.02	$ 1,530.87	$ 25.26	$ 896.38	**$ 519.49**
8	209	1542	2.59%	2	$ 3,178.37	$ 699.67	$ 1,530.87	$ 25.26	$ 896.38	**$ 527.55**
9	301	1366	2.30%	2	$ 3,178.37	$ 619.81	$ 1,530.87	$ 25.26	$ 896.38	**$ 520.89**
10	302	1514	2.54%	2	$ 3,178.37	$ 686.97	$ 1,530.87	$ 25.26	$ 896.38	**$ 526.49**
11	303	1329	2.23%	2	$ 3,178.37	$ 603.02	$ 1,530.87	$ 25.26	$ 896.38	**$ 519.49**
12	304	2405	4.04%	2	$ 3,178.37	$ 1,091.25	$ 1,530.87	$ 25.26	$ 896.38	**$ 560.18**
13	306	835	1.40%	1	$ 3,178.37	$ 378.88	$ 1,530.87	$ 25.26	$ 448.19	**$ 463.46**
14	307	1581	2.66%	2	$ 3,178.37	$ 717.37	$ 1,530.87	$ 25.26	$ 896.38	**$ 529.02**
15	308	1329	2.23%	1	$ 3,178.37	$ 603.02	$ 1,530.87	$ 25.26	$ 448.19	**$ 482.14**
16	309	1542	2.59%	2	$ 3,178.37	$ 699.67	$ 1,530.87	$ 25.26	$ 896.38	**$ 527.55**
17	401	1366	2.30%	2	$ 3,178.37	$ 619.81	$ 1,530.87	$ 25.26	$ 896.38	**$ 520.89**
18	402	1514	2.54%	2	$ 3,178.37	$ 686.97	$ 1,530.87	$ 25.26	$ 896.38	**$ 526.49**
19	403	1329	2.23%	2	$ 3,178.37	$ 603.02	$ 1,530.87	$ 25.26	$ 896.38	**$ 519.49**
20	404	2405	4.04%	2	$ 3,178.37	$ 1,091.25	$ 1,530.87	$ 25.26	$ 896.38	**$ 560.18**
21	406	835	1.40%	1	$ 3,178.37	$ 378.88	$ 1,530.87	$ 25.26	$ 448.19	**$ 463.46**
22	407	1581	2.66%	2	$ 3,178.37	$ 717.37	$ 1,530.87	$ 25.26	$ 896.38	**$ 529.02**
23	408	1329	2.23%	2	$ 3,178.37	$ 603.02	$ 1,530.87	$ 25.26	$ 896.38	**$ 519.49**
24	409	1542	2.59%	2	$ 3,178.37	$ 699.67	$ 1,530.87	$ 25.26	$ 896.38	**$ 527.55**
25	501	1366	2.30%	2	$ 3,178.37	$ 619.81	$ 1,530.87	$ 25.26	$ 896.38	**$ 520.89**
26	502	1514	2.54%	2	$ 3,178.37	$ 686.97	$ 1,530.87	$ 25.26	$ 896.38	**$ 526.49**
27	503	1329	2.23%	2	$ 3,178.37	$ 603.02	$ 1,530.87	$ 25.26	$ 896.38	**$ 519.49**
28	504	1570	2.64%	2	$ 3,178.37	$ 712.38	$ 1,530.87	$ 25.26	$ 896.38	**$ 528.60**
29	505	835	1.40%	1	$ 3,178.37	$ 378.88	$ 1,530.87	$ 25.26	$ 448.19	**$ 463.46**
30	506	835	1.40%	1	$ 3,178.37	$ 378.88	$ 1,530.87	$ 25.26	$ 448.19	**$ 463.46**
31	507	1581	2.66%	2	$ 3,178.37	$ 717.37	$ 1,530.87	$ 25.26	$ 896.38	**$ 529.02**
32	508	1329	2.23%	1	$ 3,178.37	$ 603.02	$ 1,530.87	$ 25.26	$ 448.19	**$ 482.14**
33	509	1542	2.59%	2	$ 3,178.37	$ 699.67	$ 1,530.87	$ 25.26	$ 896.38	**$ 527.55**
34	601	2101	3.53%	2	$ 3,178.37	$ 953.31	$ 1,530.87	$ 25.26	$ 896.38	**$ 548.68**
35	602	1901	3.19%	2	$ 3,178.37	$ 862.57	$ 1,530.87	$ 25.26	$ 896.38	**$ 541.12**
36	603	2132	3.58%	2	$ 3,178.37	$ 967.38	$ 1,530.87	$ 25.26	$ 896.38	**$ 549.85**
37	604	3785	6.36%	2	$ 3,178.37	$ 1,717.42	$ 1,530.87	$ 25.26	$ 896.38	**$ 612.36**
38	606	1982	3.33%	2	$ 3,178.37	$ 899.32	$ 1,530.87	$ 25.26	$ 896.38	**$ 544.18**
	Excess	0	0.00%	1	n/a	n/a	n/a		$ 448.19	$ 37.35
Total:		59505	1	69	$ 120,778.00	$ 27,000.00	$ 58,173.00	$ 960.00	$ 30,925.00	$ 19,819.67

PAYMENTS ARE DUE ON THE FIRST DAY
OF EACH MONTH BEGINNING ON JANUARY 1, 2026
A LATE FEE WILL BE ASSESSED AFTER THE 10TH OF EACH MONTH.