A Community Presence

August 28, 2025

Re: 2025-2026 Budget & Insurance Assessment

Dear Cherrywood Village Owner,

For your review and file, we have enclosed a copy of the 2025-2026 Budget as adopted by your Board of Directors.

In reviewing the Budget, you will note that the General Budget and Monthly Assessments will increase approximately 7.84% while the Midrise Budget and Monthly Assessments will increase approximately 45.73%. Please begin paying your new General and Midrise assessment(s) on **October 1, 2025**.

These increases will enable the Association to provide the ongoing maintenance and repair service required while accommodating current inflationary pressures. In reviewing the budgets, you will note increases in Water/Sewer service, insurance, snow removal, pool, phone, and continued contributions to the reserves. Reserve Projects in 2025-2026 include roofing, concrete, the pillars in the garage, masonry to the exterior, garage deck sealing repairs, pool heater and updates to the boiler. An update to the reserve study in June and while we are increasing the reserve allocation in 2025-26, we are not fully funding the reserve per the reserve study as we have not yet reviewed and completed results of the study with the reserve company. Reserve allocations are likely to increase accordingly in the 2026-27 budget year. At any time prior to these dates, you may prepay the Insurance Assessment. Please note on the payment which amount is for Insurance Assessment

We have also enclosed information on the recent Insurance Renewal and the Insurance Assessment Summary. You will note that the total 2025-26 premium was increased. Insurance Assessment for all Owners will remain the same as this year for the next fiscal year. Your respective insurance installments are due by **February 1, 2026, and May 1, 2026.**

If you currently pay your monthly assessment through our lock box system a new assessment payment coupon book will be mailed to you soon. The current lock box address is Cherrywood Village c/o Hunt Management, PO Box 1755, Arlington Heights, IL 60006-1755. If you pay electronically, we will continue to debit your account accordingly, at the new assessment amount, and for both insurance assessments. If you currently pay by check and would like to benefit from our electronic payment program, please contact us. If you pay your assessment through on-line banking, please advise your bank of the current mailing address noted above.

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

huntmanagement.com
888-305-1071

Phone: (262)238-1480
Fax: (262)238-1485

A Community Presence

The Board of Directors and Management will continue their efforts toward maintaining a physically and financially sound Cherrywood Village and thank you for your support. Should you ever have any questions, comments, or concerns regarding the Association's financial affairs, please contact Management.

Sincerely,
Hunt Management Incorporated, AAMC
Management Company for
Cherrywood Village Condominium Association, Inc.
Wayne Grabowska
Wayne Grabowska ARM®, CPM®, CMCA
Property Manager

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

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888-305-1071

Phone: (262)238-1480
Fax: (262)238-1485

CHERRYWOOD VILLAGE CONDOMINIUM ASSOCIATION
2025-2026 GENERAL BUDGET

OPERATING INCOME GL ACCOUNT	DESCRIPTION	2024-25 BUDGET	SEPT. 31, 2024 THRU JULY 31, 2025 ACTUAL	PROJECTED 2024-2025	BUDGET 2025-2026
60100-00	ASSOCIATION FEES	$ 587,543.00	$ 494,533.59	$ 587,543.00	$ 633,587.00
60150-00	PREPAIDS	$ -	$ (1,518.82)	$ -	$ -
60200-00	PARKING INCOME	$ 56,000.00	$ 48,601.78	$ 56,000.00	$ 56,000.00
60300-00	OWNER LEGAL FEES REIMBURSEMENT	$ 2,100.00	$ 1,440.70	$ 2,100.00	$ 2,100.00
60400-00	FINES	$ 1,600.00	$ 1,412.99	$ 1,600.00	$ 1,600.00
60500-00	MISCELLANEOUS (REMOTES, BANDS, KEYS, ETC.)	$ -	$ 16,535.76	$ -	$ -
60750-00	REMOTES & SECURITY DEPOSITS	$ 300.00	$ -	$ 300.00	$ 300.00
60800-00	LATE FEES	$ 2,500.00	$ 3,446.37	$ 3,600.00	$ 3,000.00
61000-00	LEASING FEE	$ 9,000.00	$ 7,938.76	$ 9,000.00	$ 9,000.00
61000-00	SPECIAL ASSESSMENT - INSURANCE	$ 100,000.00	$ 100,474.71	$ 100,000.00	$ 100,000.00
	TOTAL GENERAL INCOME	$ 759,043.00	$ 672,865.84	$ 760,143.00	$ 805,587.00

RESERVE INCOME GL ACCOUNT	DESCRIPTION	2024-25 BUDGET	SEPT. 31, 2024 THRU July 31, 2025 ACTUAL	PROJECTED 2024-2025	BUDGET 2025-26
70100-00	INTEREST	$ -	$ 8,110.29	$ 10,000.00	$ -
70200-00	RESERVE CONTRIBUTION	$ 146,095.00	$ 129,911.28	$ 129,911.28	$ 108,800.00
	TOTAL OTHER INCOME	$ 146,095.00	$ 138,021.57	$ 139,911.28	$ 108,800.00

GENERAL OPERATING EXPENSES GL ACCOUNT	DESCRIPTION	2024-25 BUDGET	SEPT. 31, 2024 THRU JULY 31, 2025 ACTUAL	PROJECTED 2024-25	BUDGET 2025-26
80100-00	ELECTRIC SERVICE	$ 8,813.00	$ 6,739.00	$ 8,055.00	$ 8,611.00
80200-00	ELECTRIC-GARAGE SERVICE	$ 4,794.00	$ 2,748.93	$ 3,410.93	$ 3,646.00
80300-00	WATER/SEWER SERVICE	$ 73,958.00	$ 69,026.48	$ 91,026.00	$ 99,000.00
80400-00	PUBLIC FIRE PROTECTION	$ 2,600.00	$ 1,212.13	$ 2,000.00	$ 2,600.00
80500-00	STORM WATER UTILITY	$ 3,000.00	$ -	$ 3,000.00	$ -
80800-00	GARAGE	$ 3,000.00	$ 766.31	$ 1,000.00	$ 1,500.00
80900-00	GARAGE DOOR	$ 2,500.00	$ 685.00	$ 1,000.00	$ 2,000.00
81000-00	LOCKS, KEYS, OPENERS	$ 300.00	$ -	$ -	$ 300.00
81100-00	MANAGEMENT	$ 45,677.00	$ 38,064.20	$ 45,677.00	$ 47,961.00
81150-00	MANAGEMENT - OTHER	$ 1,000.00	$ -	$ -	$ 600.00
81200-00	SURVEILLANCE SYSTEM	$ 500.00	$ 1,746.25	$ 1,745.25	$ 1,800.00
81300-00	EXTERMINATOR	$ 5,700.00	$ 3,795.46	$ 4,100.00	$ 4,800.00
81400-00	GENERAL MAINTENANCE	$ 40,000.00	$ 16,697.05	$ 18,700.00	$ 21,000.00
81700-00	LANDSCAPING	$ 12,000.00	$ 4,124.04	$ 12,000.00	$ 16,000.00
81800-00	PLUMBING	$ 4,500.00	$ 4,613.00	$ 4,900.00	$ 4,900.00
81900-00	ROOF/MANSARDS/GUTTERS	$ 8,000.00	$ 11,675.00	$ 12,500.00	$ 12,500.00
82000-00	PRUNING	$ -	$ -	$ -	$ -
82100-00	LAWN SERVICE CONTRACT	$ 19,779.00	$ 15,627.57	$ 19,779.00	$ 19,432.00
82200-00	SNOW REMOVAL CONTRACT	$ 40,845.00	$ 54,925.20	$ 54,925.20	$ 52,360.00
82300-00	POOL & RECREATION	$ 14,500.00	$ 9,885.45	$ 14,000.00	$ 15,000.00
82400-00	ACCOUNTING SERVICES	$ 1,000.00	$ 450.00	$ 450.00	$ 550.00
82500-00	LEGAL EXPENSE	$ 9,000.00	$ 19,352.27	$ 20,112.00	$ 12,000.00
82600-00	OFFICE SUPPLIES	$ 5,800.00	$ 6,872.60	$ 7,500.00	$ 7,500.00
82650-00	MISCELLANEOUS	$ -	$ 723.72	$ 723.72	$ -
82700-00	POSTAGE EXPENSE	$ -	$ 156.16	$ 156.16	$ -
82800-00	TELEPHONE SERVICE (ELEVATOR, POOL & SURVEILLANCE)	$ 4,700.00	$ 4,007.51	$ 4,900.00	$ 4,900.00
82900-00	INCOME TAX EXPENSE	$ 3,000.00	$ 4,713.89	$ 4,713.89	$ 5,000.00
82950-00	SALES TAX EXPENSE	$ -	$ -	$ -	$ -
83000-00	INSURANCE EXPENSE	$ 202,517.00	$ 172,926.77	$ 207,926.77	$ 210,067.00
83110-00	104-R/E TAX	$ -	$ -	$ -	$ -
83200-00	GENERAL RESERVE CONTRIBUTION	$ 241,560.00	$ 201,300.00	$ 241,560.00	$ 251,560.00
86000-00	CONTINGENCY	$ -	$ -	$ -	$ -
	TOTAL GENERAL OPERATING EXPENSES	**$ 759,043.00**	**$ 652,833.99**	**$ 785,860.92**	**$ 805,587.00**

RESERVE EXPENSES	DESCRIPTION	2024-25 BUDGET	SEPT. 31, 2024 THRU JULY 31, 2025 ACTUAL	PROJECTED 2024-2025	BUDGET 2025-26
90100	ROOF/MANSARDS/GUTTERS (REMAINDER OF MANSARDS)	$ 57,000.00	$ 19,000.00	$ 22,000.00	$ 22,000.00
90200	LANDSCAPING UPGRADES	$ -	$ -	$ -	$ -
90300	FENCING (REPLACEMENT OF NON-DECK FENCES)	$ -	$ -	$ -	$ -
90400	CONCRETE	$ 8,000.00	$ 6,275.00	$ 6,275.00	$ 7,000.00
90401	GARAGE ROOF	$ -	$ -	$ -	$ -
90704	RESERVE STUDY	$ -	$ 1,797.50	$ 3,595.00	$ -
90705	POOL HEATER	$ -	$ -	$ -	$ 5,100.00
90702	GARAGE WALL REPAIRS	$ -	$ -	$ -	$ -
90700	ENTRY SYSTEM UPGRADES	$ -	$ -	$ -	$ -
90701	RETAINING WALL REPLACEMENT (EAST GARAGE)	$ -	$ -	$ -	$ -
90703	GARAGE PILLAR REPAIRS	$ 33,725.00	$ 32,045.00	$ 32,045.00	$ 35,515.00
90800	MASONRY	$ 18,635.00	$ 18,635.00	$ 18,635.00	$ 18,635.00
90803	BASEMENT WALL REPAIRS	$ 21,235.00	$ 9,315.00	$ 9,315.00	$ 10,000.00
90900	WEST DECK REPAIRS	$ 7,500.00	$ -	$ 7,500.00	$ 7,950.00
90901	EXHAUST FAN REPAIRS	$ -	$ -	$ -	$ 2,600.00
91000	INTEREST OFFSET	$ -	$ 8,110.29	$ 8,110.29	$ -
	TOTAL GENERAL RESERVE EXPENSES	$ 146,095.00	$ 95,177.79	$ 107,475.29	$ 108,800.00
	Total General Reserve After Capital Expenses	$ -	$ 42,843.78	$ 32,435.99	$ -

8/28/2025

CHERRYWOOD VILLAGE CONDOMINIUM ASSOCIATION
2025-2026 MIDRISE BUDGET

OPERATING INCOME GL ACCOUNT	DESCRIPTION	2024-25 BUDGET	SEPT. 31, 2024 THRU JULY 31, 2025 ACTUAL	PROJECTED 2024-25	BUDGET 2025-26
65100-00	MIDRISE ASSOCIATION OPERATING FEES	$ 76,164.00	$ 63,470.00	$ 76,164.00	$ 110,993.00
65200-00	LAUNDRY INCOME	$ -	$ -	$ -	$ -
65300-00	LATE FEES	$ -	$ 19.57	$ 19.57	$ -
	TOTAL	**$ 76,164.00**	**$ 63,489.57**	**$ 76,183.57**	**$ 110,993.00**
704000-00	SPECIAL ASSESSMENT MID-RISE	$ -	$ 22,323.89	$ 22,323.89	$ -
	MIDRISE RESERVE CONTRIBUTION FEES	$ 77,040.00	$ 103,032.55	$ 103,032.55	$ 3,776.00
	TOTAL RESERVE CONTRIBUTION	**$ 77,040.00**	**$ 125,356.44**	**$ 125,356.44**	**$ 3,776.00**
	TOTAL MIDRISE ASSOCIATION FEES	**$ 76,164.00**			**$ 110,993.00**

GENERAL OPERATING EXPENSES GL ACCOUNT	DESCRIPTION	2024-25 BUDGET	SEPT. 31, 2024 THRU JULY 31, 2025 ACTUAL	PROJECTED 2024-25	BUDGET 2025-26
83250-00	SA TO RESERVE MID-RISE	$ -	$ 22,329.89	$ 22,329.89	$ -
85100-00	GAS SERVICE	$ 10,500.00	$ 9,856.81	$ 11,134.81	$ 11,692.00
85200-00	ELECTRIC SERVICE	$ 5,000.00	$ 5,211.39	$ 6,007.39	$ 6,421.00
85300-00	GENERAL MAINTENANCE	$ 6,500.00	$ 10,358.40	$ 10,785.40	$ 5,000.00
85400-00	PLUMBING	$ 1,900.00	$ 4,269.25	$ 4,500.00	$ 1,900.00
85500-00	RESERVE CONTRIBUTION	$ 33,600.00	$ 4,269.35	$ 4,269.35	$ 60,000.00
85600-00	PAINTING EXPENSE	$ -	$ -	$ -	$ -
85700-00	CARPET MAINTENANCE (TO INCLUDE QUARTERLY CLEANING	$ 2,400.00	$ 2,727.22	$ 3,100.00	$ 2,400.00
85800-00	JANITORIAL	$ 3,432.00	$ 2,750.00	$ 3,300.00	$ 3,432.00
85900-00	ELEVATOR SERVICE	$ 4,000.00	$ 738.75	$ 738.75	$ 4,000.00
86000-00	BOILER	$ 2,500.00	$ 1,944.37	$ 1,944.37	$ 2,000.00
86100-00	WINDOW CLEANING	$ 700.00	$ 210.00	$ 420.00	$ 420.00
85950-00	ELEVATOR PHONE	$ -	$ 1,662.00	$ 1,900.00	$ 1,900.00
86201-00	WATER DAMAGE	$ -	$ -	$ -	$ -
86202-00	FIRE PROTECTION	$ 4,432.00	$ 5,531.82	$ 5,531.82	$ 5,000.00
86203-00	APPLIANCES	$ -	$ -	$ -	$ -
86204-00	INTERCOM EXPENSE	$ 1,200.00	$ 4,560.38	$ 6,828.00	$ 6,828.00
	TOTAL GENERAL OPERATING EXPENSES	**$ 76,164.00**	**$ 54,089.74**	**$ 60,459.89**	**$ 110,993.00**
86200-00	INSURANCE CLAIM DISBURSEMENTS	$ -	$ -	$ -	$ -
	TOTAL INSURANCE CLAIM DISBURSEMENTS	$ -	$ -	$ -	$ -

RESERVE EXPENSES	DESCRIPTION	2024-25 BUDGET	SEPT. 31, 2024 THRU JULY 31, 2025 ACTUAL	PROJECTED 2024-25	BUDGET 2025-26
90200-00	CARPET REPLACEMENT	$ -	$ -	$ -	$ -
90202-00	ELEVATOR UPDATES	$ 74,215.00	$ 43,339.93	$ 96,544.89	$ -
95750-00	BOILER	$ -	$ 8,048.83	$ 8,048.83	$ 3,776.00
95303-00	A/C SLEEVE REPAIR	$ -	$ -	$ -	$ -
95510-00	ADDITIONAL CAMERAS	$ -	$ 2,373.75	$ 2,373.75	$ -
95700-00	WATER DAMAGE	$ -	$ 3,108.02	$ 3,108.02	$ -
95990-00	INCOME TAX	$ -	$ (8.89)	$ (8.89)	$ -
95101-00	SEWER LINE REPLACEMENT	$ 2,825.00	$ 1,304.00	$ 1,304.00	$ -
	TOTAL RESERVE EXPENSES	**$ 77,040.00**	**$ 58,165.64**	**$ 111,370.60**	**$ 3,776.00**
	Total Midrise Reserve After Capital Expenses	**$ -**	**$ 67,190.80**	**$ 13,985.84**	**$ -**

8/28/2025

CHERRYWOOD VILLAGE CONDOMINIUM ASSOCIATION
MONTHLY ASSESSMENT SPREADSHEET

8/28/2025

UNIT #	% OWNED	% OWNED MIDRISE	GENERAL ASSESSMENT	MIDRISE ASSESSMENT	TOTAL MONTHLY ASSESSMENT
			$ 633,587.00	$ 110,993.00	
101	0.004867	0.033436	$ 256.97	$ 309.26	$ 566.24
102	0.004418	0.03035	$ 233.27	$ 280.72	$ 513.99
103	0.005167	0.035494	$ 272.81	$ 328.30	$ 601.11
104	0.004568	0.031379	$ 241.19	$ 290.24	$ 531.42
105	0.005167	0.035494	$ 272.81	$ 328.30	$ 601.11
106	0.004568	0.031379	$ 241.19	$ 290.24	$ 531.42
107	0.005167	0.035494	$ 272.81	$ 328.30	$ 601.11
108	0.004568	0.031379	$ 241.19	$ 290.24	$ 531.42
109	0.005018	0.034465	$ 264.94	$ 318.78	$ 583.73
110	0.004568	0.031379	$ 241.19	$ 290.24	$ 531.42
201	0.004912	0.033744	$ 259.35	$ 312.11	$ 571.46
202	0.004463	0.030659	$ 235.64	$ 283.58	$ 519.22
203	0.005212	0.035802	$ 275.19	$ 331.15	$ 606.34
204	0.004613	0.031687	$ 243.56	$ 293.09	$ 536.65
205	0.005212	0.035802	$ 275.19	$ 331.15	$ 606.34
206	0.004613	0.031687	$ 243.56	$ 293.09	$ 536.65
207	0.005212	0.035802	$ 275.19	$ 331.15	$ 606.34
208	0.004613	0.031687	$ 243.56	$ 293.09	$ 536.65
209	0.005063	0.034774	$ 267.32	$ 321.64	$ 588.96
210	0.004613	0.031687	$ 243.56	$ 293.09	$ 536.65
301	0.004957	0.034054	$ 261.72	$ 314.98	$ 576.70
302	0.004508	0.030967	$ 238.02	$ 286.43	$ 524.44
303	0.005257	0.036111	$ 277.56	$ 334.01	$ 611.57
304	0.004658	0.031996	$ 245.94	$ 295.94	$ 541.88
305	0.005257	0.036111	$ 277.56	$ 334.01	$ 611.57
306	0.004658	0.031996	$ 245.94	$ 295.94	$ 541.88
307	0.005257	0.036111	$ 277.56	$ 334.01	$ 611.57
308	0.004658	0.031996	$ 245.94	$ 295.94	$ 541.88
309	0.005108	0.035082	$ 269.70	$ 324.49	$ 594.18
310	0.004658	0.031996	$ 245.94	$ 295.94	$ 541.88
4000	0.006891		$ 363.84	$ -	$ 363.84
4001	0.006891		$ 363.84	$ -	$ 363.84
4002	0.006816		$ 359.88	$ -	$ 359.88
4003	0.006816		$ 359.88	$ -	$ 359.88
4004	0.006816		$ 359.88	$ -	$ 359.88
4005	0.006816		$ 359.88	$ -	$ 359.88
4006	0.006891		$ 363.84	$ -	$ 363.84
4007	0.006816		$ 359.88	$ -	$ 359.88
4008	0.008762		$ 462.62	$ -	$ 462.62
4009	0.006816		$ 359.88	$ -	$ 359.88
4010	0.008762		$ 462.62	$ -	$ 462.62
4011	0.006891		$ 363.84	$ -	$ 363.84
4100	0.008762		$ 462.62	$ -	$ 462.62

CHERRYWOOD VILLAGE CONDOMINIUM ASSOCIATION
MONTHLY ASSESSMENT SPREADSHEET

8/28/2025

UNIT #	% OWNED	% OWNED MIDRISE	GENERAL ASSESSMENT	MIDRISE ASSESSMENT	TOTAL MONTHLY ASSESSMENT
4101	0.008762		$ 462.62	$ -	$ 462.62
4102	0.008762		$ 462.62	$ -	$ 462.62
4103	0.008688		$ 458.72	$ -	$ 458.72
4104	0.006966		$ 367.80	$ -	$ 367.80
4105	0.008688		$ 458.72	$ -	$ 458.72
4106	0.006891		$ 363.84	$ -	$ 363.84
4107	0.008762		$ 462.62	$ -	$ 462.62
4108	0.006891		$ 363.84	$ -	$ 363.84
4109	0.006966		$ 367.80	$ -	$ 367.80
4110	0.006891		$ 363.84	$ -	$ 363.84
4111	0.006891		$ 363.84	$ -	$ 363.84
4112	0.006891		$ 363.84	$ -	$ 363.84
4113	0.006891		$ 363.84	$ -	$ 363.84
4114	0.006966		$ 367.80	$ -	$ 367.80
4115	0.006891		$ 363.84	$ -	$ 363.84
4116	0.006996		$ 369.38	$ -	$ 369.38
4117	0.006891		$ 363.84	$ -	$ 363.84
4118	0.006921		$ 365.42	$ -	$ 365.42
4119	0.006966		$ 367.80	$ -	$ 367.80
4120	0.006921		$ 365.42	$ -	$ 365.42
4121	0.006996		$ 369.38	$ -	$ 369.38
4122	0.006921		$ 365.42	$ -	$ 365.42
4123	0.006921		$ 365.42	$ -	$ 365.42
4124	0.006996		$ 369.38	$ -	$ 369.38
4125	0.006921		$ 365.42	$ -	$ 365.42
4126	0.006966		$ 367.80	$ -	$ 367.80
4127	0.006921		$ 365.42	$ -	$ 365.42
4128	0.006891		$ 363.84	$ -	$ 363.84
4129	0.006996		$ 369.38	$ -	$ 369.38
4130	0.006891		$ 363.84	$ -	$ 363.84
4131	0.006966		$ 367.80	$ -	$ 367.80
4132	0.006891		$ 363.84	$ -	$ 363.84
4133	0.006891		$ 363.84	$ -	$ 363.84
4134	0.006891		$ 363.84	$ -	$ 363.84
4135	0.006891		$ 363.84	$ -	$ 363.84
4136	0.006966		$ 367.80	$ -	$ 367.80
4137	0.006891		$ 363.84	$ -	$ 363.84
4139	0.006891		$ 363.84	$ -	$ 363.84
4141	0.006966		$ 367.80	$ -	$ 367.80
4151	0.006966		$ 367.80	$ -	$ 367.80
4153	0.006891		$ 363.84	$ -	$ 363.84
4155	0.006891		$ 363.84	$ -	$ 363.84
4157	0.006966		$ 367.80	$ -	$ 367.80
4200	0.008762		$ 462.62	$ -	$ 462.62

CHERRYWOOD VILLAGE CONDOMINIUM ASSOCIATION
MONTHLY ASSESSMENT SPREADSHEET

8/28/2025

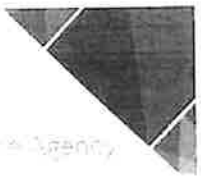
UNIT #	% OWNED	% OWNED MIDRISE	GENERAL ASSESSMENT	MIDRISE ASSESSMENT	TOTAL MONTHLY ASSESSMENT
4201	0.008762		$ 462.62	$ -	$ 462.62
4202	0.008688		$ 458.72	$ -	$ 458.72
4203	0.008688		$ 458.72	$ -	$ 458.72
4204	0.008688		$ 458.72	$ -	$ 458.72
4205	0.008688		$ 458.72	$ -	$ 458.72
4206	0.008762		$ 462.62	$ -	$ 462.62
4207	0.008762		$ 462.62	$ -	$ 462.62
4208	0.008762		$ 462.62	$ -	$ 462.62
4209	0.008762		$ 462.62	$ -	$ 462.62
4210	0.008688		$ 458.72	$ -	$ 458.72
4211	0.008688		$ 458.72	$ -	$ 458.72
4212	0.008688		$ 458.72	$ -	$ 458.72
4213	0.008688		$ 458.72	$ -	$ 458.72
4214	0.008688		$ 458.72	$ -	$ 458.72
4215	0.008688		$ 458.72	$ -	$ 458.72
4216	0.008688		$ 458.72	$ -	$ 458.72
4217	0.008688		$ 458.72	$ -	$ 458.72
4218	0.008688		$ 458.72	$ -	$ 458.72
4219	0.008688		$ 458.72	$ -	$ 458.72
4220	0.008762		$ 462.62	$ -	$ 462.62
4221	0.008762		$ 462.62	$ -	$ 462.62
4250	0.006936		$ 366.21	$ -	$ 366.21
4251	0.006936		$ 366.21	$ -	$ 366.21
4252	0.006861		$ 362.25	$ -	$ 362.25
4253	0.006861		$ 362.25	$ -	$ 362.25
4254	0.006861		$ 362.25	$ -	$ 362.25
4255	0.006861		$ 362.25	$ -	$ 362.25
4256	0.006861		$ 362.25	$ -	$ 362.25
4257	0.006861		$ 362.25	$ -	$ 362.25
4258	0.006861		$ 362.25	$ -	$ 362.25
4259	0.006861		$ 362.25	$ -	$ 362.25
4260	0.006936		$ 366.21	$ -	$ 366.21
4261	0.006936		$ 366.21	$ -	$ 366.21
4262	0.006936		$ 366.21	$ -	$ 366.21
4263	0.006936		$ 366.21	$ -	$ 366.21
4264	0.006861		$ 362.25	$ -	$ 362.25
4265	0.006861		$ 362.25	$ -	$ 362.25
4266	0.006861		$ 362.25	$ -	$ 362.25
4267	0.006861		$ 362.25	$ -	$ 362.25
4268	0.006861		$ 362.25	$ -	$ 362.25
4269	0.006861		$ 362.25	$ -	$ 362.25
4270	0.006861		$ 362.25	$ -	$ 362.25
4271	0.006861		$ 362.25	$ -	$ 362.25
4272	0.006861		$ 362.25	$ -	$ 362.25

CHERRYWOOD VILLAGE CONDOMINIUM ASSOCIATION
MONTHLY ASSESSMENT SPREADSHEET

8/28/2025

UNIT #	% OWNED	% OWNED MIDRISE	GENERAL ASSESSMENT	MIDRISE ASSESSMENT	TOTAL MONTHLY ASSESSMENT
4273	0.006861		$ 362.25	$ -	$ 362.25
4274	0.006936		$ 366.21	$ -	$ 366.21
4275	0.006936		$ 366.21	$ -	$ 366.21
9488	0.006891		$ 363.84	$ -	$ 363.84
9490	0.006816		$ 359.88	$ -	$ 359.88
9492	0.006816		$ 359.88	$ -	$ 359.88
9494	0.006816		$ 359.88	$ -	$ 359.88
9496	0.006816		$ 359.88	$ -	$ 359.88
9498	0.006891		$ 363.84	$ -	$ 363.84
9502	0.006891		$ 363.84	$ -	$ 363.84
9504	0.006816		$ 359.88	$ -	$ 359.88
9506	0.006816		$ 359.88	$ -	$ 359.88
9508	0.006816		$ 359.88	$ -	$ 359.88
9510	0.006816		$ 359.88	$ -	$ 359.88
9512	0.006891		$ 363.84	$ -	$ 363.84
					8/28/2025
	1		$ 52,798.92	$ 9,249.42	$ 62,048.33
			$ 633,587.00	$ 110,993.00	$ 744,580.00

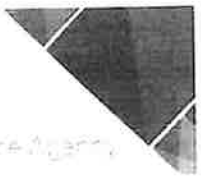
Robertson Ryan Insurance
Maloney Group



2025 Insurance Renewal Summary
Cherrywood Village Condominium Association Inc.
July 31, 2025

Property Primary	2024-2025 WKFC	2025-2026 WKFC
Scheduled Buildings – All Buildings	$5,000,000	$5,000,000
Business Personal Property	10,000	100,000
Deductible – occurrence	50,000 per occurrence	50,000 per occurrence
Water Deductible	50,000 per occurrence	50,000 per occurrence
Wind and Hail Deductible	1% per bldg. $100,000 minimum	1% per building/100,000 minimum
Sewer Backup & Underground Water	50,000	50,000
Ordinance or Law Coverage -		
Coverage A	Building Limit	Building Limit
Coverage B & C Combined	250,000	250,000
Business Income/Extra Expense	650,000	650,000
ACV Roof for over 10 years age	Yes	Yes
Coverage Type	Replacement Cost	Replacement Cost
	$ 130,561.77	**$ 122,926.38**
	25% Minimum Earned	25% Minimum Earned
Property Excess	GEP/RB Jones (Lloyds)	GEP/RB Jones (Lloyds)
Scheduled Buildings – All Buildings	$5M xs $5M	$5M xs $5M
Deductible - occurrence	Per primary	Per Primary
Wind and Hail Deductible	Per primary	Per Primary
	$ 31,322.30	**$ 29,355**
	35% Minimum Earned	35% Minimum Earned
Property Excess	Paragon	Paragon
Scheduled Buildings – All Buildings	$21,101,445 xs $10M	$21,254,449 xs 10M
Deductible - occurrence	Per Primary	Per Primary
Wind and Hail Deductible	Per Primary	Per Primary
	$ 33,346.25	**$ 33,990**
	35% Minimum Earned	35% Minimum Earned
Property Total Premium =	**$ 195,230.32**	**$ 186,271.38**
Optional 100,000 Deductible Quote		**- $ 6,030.65**
Total Building Limits =	**$ 29,991,205**	**$ 31,325,261**

Robertson Ryan Insurance
Maloney Group



General Liability	Cincinnati Surplus	*Replaced with Westchester
Each Occurrence	1,000,000	1,000,000
General Aggregate	2,000,000	2,000,000
	$ 15,514.89	**$ 11,038.38**
Hired & Non-Owned Liability	1,000,000	1,000,000
	$ 485	**Included Above**
Boiler Policy		
Direct Damage Limit	25,000,000	25,000,000
Deductible	5,000	5,000
	$ 1,116	**$ 1,116**
Workers Compensation	Statutory	Statutory
	$ 907 (Net 295 at audit)	**$ 860 (net 295 at audit)**
Umbrella	15,000,000	15,000,000
	$ 5,259	**$ 7,255**
Enhanced Directors & Officers	1,000,000	1,000,000
	$ 2,071	**$ 2,210**
Enhanced Crime – 3-year term		
Employee Theft	625,000	625,000
Forgery	625,000	625,000
Computer Fraud	625,000	625,000
Funds Transfer Fraud	625,000	625,000
Retention	6,000	6,000
Social Engineering	100,000	100,000
Retention	5,000	5,000
	$ 1,821	**$ 1,821**
Entire Total =	**$ 221,792.21**	**$ 210,006.76**
Optional 100,000 Deductible Quote		**- $ 6,030.65**

CHERRYWOOD VILLAGE CONDOMINIUM ASSOCIATION
INSURANCE SPECIAL ASSESSMENT SPREADSHEET

8/28/2025

UNIT #	% OWNED	1ST HALF DUE 2/1/2026	2ND HALF DUE 5/1/2026	TOTAL INSURANCE SPECIAL ASSESSMENT
		$ 100,000.00		
101	0.004867	$ 243.35	$ 243.35	$ 486.70
102	0.004418	$ 220.90	$ 220.90	$ 441.80
103	0.005167	$ 258.35	$ 258.35	$ 516.70
104	0.004568	$ 228.40	$ 228.40	$ 456.80
105	0.005167	$ 258.35	$ 258.35	$ 516.70
106	0.004568	$ 228.40	$ 228.40	$ 456.80
107	0.005167	$ 258.35	$ 258.35	$ 516.70
108	0.004568	$ 228.40	$ 228.40	$ 456.80
109	0.005018	$ 250.90	$ 250.90	$ 501.80
110	0.004568	$ 228.40	$ 228.40	$ 456.80
201	0.004912	$ 245.60	$ 245.60	$ 491.20
202	0.004463	$ 223.15	$ 223.15	$ 446.30
203	0.005212	$ 260.60	$ 260.60	$ 521.20
204	0.004613	$ 230.65	$ 230.65	$ 461.30
205	0.005212	$ 260.60	$ 260.60	$ 521.20
206	0.004613	$ 230.65	$ 230.65	$ 461.30
207	0.005212	$ 260.60	$ 260.60	$ 521.20
208	0.004613	$ 230.65	$ 230.65	$ 461.30
209	0.005063	$ 253.15	$ 253.15	$ 506.30
210	0.004613	$ 230.65	$ 230.65	$ 461.30
301	0.004957	$ 247.85	$ 247.85	$ 495.70
302	0.004508	$ 225.40	$ 225.40	$ 450.80
303	0.005257	$ 262.85	$ 262.85	$ 525.70
304	0.004658	$ 232.90	$ 232.90	$ 465.80
305	0.005257	$ 262.85	$ 262.85	$ 525.70
306	0.004658	$ 232.90	$ 232.90	$ 465.80
307	0.005257	$ 262.85	$ 262.85	$ 525.70
308	0.004658	$ 232.90	$ 232.90	$ 465.80
309	0.005108	$ 255.40	$ 255.40	$ 510.80
310	0.004658	$ 232.90	$ 232.90	$ 465.80
4000	0.006891	$ 344.55	$ 344.55	$ 689.10
4001	0.006891	$ 344.55	$ 344.55	$ 689.10
4002	0.006816	$ 340.80	$ 340.80	$ 681.60
4003	0.006816	$ 340.80	$ 340.80	$ 681.60
4004	0.006816	$ 340.80	$ 340.80	$ 681.60
4005	0.006816	$ 340.80	$ 340.80	$ 681.60
4006	0.006891	$ 344.55	$ 344.55	$ 689.10
4007	0.006816	$ 340.80	$ 340.80	$ 681.60
4008	0.008762	$ 438.10	$ 438.10	$ 876.20

4009	0.006816	$	340.80	$	340.80	$	681.60
4010	0.008762	$	438.10	$	438.10	$	876.20
4011	0.006891	$	344.55	$	344.55	$	689.10
4100	0.008762	$	438.10	$	438.10	$	876.20
4101	0.008762	$	438.10	$	438.10	$	876.20
4102	0.008762	$	438.10	$	438.10	$	876.20
4103	0.008688	$	434.40	$	434.40	$	868.80
4104	0.006966	$	348.30	$	348.30	$	696.60
4105	0.008688	$	434.40	$	434.40	$	868.80
4106	0.006891	$	344.55	$	344.55	$	689.10
4107	0.008762	$	438.10	$	438.10	$	876.20
4108	0.006891	$	344.55	$	344.55	$	689.10
4109	0.006966	$	348.30	$	348.30	$	696.60
4110	0.006891	$	344.55	$	344.55	$	689.10
4111	0.006891	$	344.55	$	344.55	$	689.10
4112	0.006891	$	344.55	$	344.55	$	689.10
4113	0.006891	$	344.55	$	344.55	$	689.10
4114	0.006966	$	348.30	$	348.30	$	696.60
4115	0.006891	$	344.55	$	344.55	$	689.10
4116	0.006996	$	349.80	$	349.80	$	699.60
4117	0.006891	$	344.55	$	344.55	$	689.10
4118	0.006921	$	346.05	$	346.05	$	692.10
4119	0.006966	$	348.30	$	348.30	$	696.60
4120	0.006921	$	346.05	$	346.05	$	692.10
4121	0.006996	$	349.80	$	349.80	$	699.60
4122	0.006921	$	346.05	$	346.05	$	692.10
4123	0.006921	$	346.05	$	346.05	$	692.10
4124	0.006996	$	349.80	$	349.80	$	699.60
4125	0.006921	$	346.05	$	346.05	$	692.10
4126	0.006966	$	348.30	$	348.30	$	696.60
4127	0.006921	$	346.05	$	346.05	$	692.10
4128	0.006891	$	344.55	$	344.55	$	689.10
4129	0.006996	$	349.80	$	349.80	$	699.60
4130	0.006891	$	344.55	$	344.55	$	689.10
4131	0.006966	$	348.30	$	348.30	$	696.60
4132	0.006891	$	344.55	$	344.55	$	689.10
4133	0.006891	$	344.55	$	344.55	$	689.10
4134	0.006891	$	344.55	$	344.55	$	689.10
4135	0.006891	$	344.55	$	344.55	$	689.10
4136	0.006966	$	348.30	$	348.30	$	696.60
4137	0.006891	$	344.55	$	344.55	$	689.10
4139	0.006891	$	344.55	$	344.55	$	689.10
4141	0.006966	$	348.30	$	348.30	$	696.60
4151	0.006966	$	348.30	$	348.30	$	696.60
4153	0.006891	$	344.55	$	344.55	$	689.10
4155	0.006891	$	344.55	$	344.55	$	689.10
4157	0.006966	$	348.30	$	348.30	$	696.60

4200	0.008762	$	438.10	$	438.10	$	876.20
4201	0.008762	$	438.10	$	438.10	$	876.20
4202	0.008688	$	434.40	$	434.40	$	868.80
4203	0.008688	$	434.40	$	434.40	$	868.80
4204	0.008688	$	434.40	$	434.40	$	868.80
4205	0.008688	$	434.40	$	434.40	$	868.80
4206	0.008762	$	438.10	$	438.10	$	876.20
4207	0.008762	$	438.10	$	438.10	$	876.20
4208	0.008762	$	438.10	$	438.10	$	876.20
4209	0.008762	$	438.10	$	438.10	$	876.20
4210	0.008688	$	434.40	$	434.40	$	868.80
4211	0.008688	$	434.40	$	434.40	$	868.80
4212	0.008688	$	434.40	$	434.40	$	868.80
4213	0.008688	$	434.40	$	434.40	$	868.80
4214	0.008688	$	434.40	$	434.40	$	868.80
4215	0.008688	$	434.40	$	434.40	$	868.80
4216	0.008688	$	434.40	$	434.40	$	868.80
4217	0.008688	$	434.40	$	434.40	$	868.80
4218	0.008688	$	434.40	$	434.40	$	868.80
4219	0.008688	$	434.40	$	434.40	$	868.80
4220	0.008762	$	438.10	$	438.10	$	876.20
4221	0.008762	$	438.10	$	438.10	$	876.20
4250	0.006936	$	346.80	$	346.80	$	693.60
4251	0.006936	$	346.80	$	346.80	$	693.60
4252	0.006861	$	343.05	$	343.05	$	686.10
4253	0.006861	$	343.05	$	343.05	$	686.10
4254	0.006861	$	343.05	$	343.05	$	686.10
4255	0.006861	$	343.05	$	343.05	$	686.10
4256	0.006861	$	343.05	$	343.05	$	686.10
4257	0.006861	$	343.05	$	343.05	$	686.10
4258	0.006861	$	343.05	$	343.05	$	686.10
4259	0.006861	$	343.05	$	343.05	$	686.10
4260	0.006936	$	346.80	$	346.80	$	693.60
4261	0.006936	$	346.80	$	346.80	$	693.60
4262	0.006936	$	346.80	$	346.80	$	693.60
4263	0.006936	$	346.80	$	346.80	$	693.60
4264	0.006861	$	343.05	$	343.05	$	686.10
4265	0.006861	$	343.05	$	343.05	$	686.10
4266	0.006861	$	343.05	$	343.05	$	686.10
4267	0.006861	$	343.05	$	343.05	$	686.10
4268	0.006861	$	343.05	$	343.05	$	686.10
4269	0.006861	$	343.05	$	343.05	$	686.10
4270	0.006861	$	343.05	$	343.05	$	686.10
4271	0.006861	$	343.05	$	343.05	$	686.10
4272	0.006861	$	343.05	$	343.05	$	686.10
4273	0.006861	$	343.05	$	343.05	$	686.10
4274	0.006936	$	346.80	$	346.80	$	693.60

4275	0.006936	$	346.80	$	346.80	$	693.60
9488	0.006891	$	344.55	$	344.55	$	689.10
9490	0.006816	$	340.80	$	340.80	$	681.60
9492	0.006816	$	340.80	$	340.80	$	681.60
9494	0.006816	$	340.80	$	340.80	$	681.60
9496	0.006816	$	340.80	$	340.80	$	681.60
9498	0.006891	$	344.55	$	344.55	$	689.10
9502	0.006891	$	344.55	$	344.55	$	689.10
9504	0.006816	$	340.80	$	340.80	$	681.60
9506	0.006816	$	340.80	$	340.80	$	681.60
9508	0.006816	$	340.80	$	340.80	$	681.60
9510	0.006816	$	340.80	$	340.80	$	681.60
9512	0.006891	$	344.55	$	344.55	$	689.10

8/28/2025