NORTHRIDGE LAKES - EAST BAY OWNERS' ASSOCIATION, INC.

DISCLOSURE MATERIALS

SECTION F

ANNUAL OPERATING BUDGET

A Community Presence

March 2, 2026

TO: All Northridge Lakes East Bay Owner

RE: **2026-2027 Approved Budget**

For your review, use and file we have enclosed 2026-27 Approved Budget.

After reviewing the Association's financial status, the Board of Directors has determined that your monthly condominium fees will decrease this upcoming fiscal year. Please see the attached sheet for your monthly condominium fees, beginning April 1, 2026.

If you are currently using coupons to pay your monthly fees you must call to request one and the cost will be $10. Please note: That a coupon is **not necessary** to make your payment, checks can be mailed directly to the Arlington Heights address listed below.

If you are paying via automatic withdrawal, we will continue to withdraw the monthly fee from your account in the same manner as was done in 2025-2026. For those of you that have your bank pay your fees, please advise them to send checks to the following mailing address:

Northridge Lakes East Bay Condominiums
c/o Hunt Management, Inc.,
P.O. Box 1755
Arlington Heights, IL 60006-1755

As always, your Board of Directors and Hunt Management will continue their efforts toward maintaining and improving the financial and physical soundness of the Association and both 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,

Hunt Management Incorporated, AAMC
Management Company for
Northridge Lakes East Bay Condominium Association

Claudia Mendoza

Claudia Mendoza
Property Manager

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

huntmanagement.com
888-305-1071

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

NLEB - FY26/27 Budget

		EBOA 2025-2026 Annual Budget	EBOA 2026-2027 Annual Budget	NOTES
	Operating Income			
60-60100-00	ASSOCIATION FEES	$712,661.00	$680,022.48	This will Equal Total Expenses
60-60150-00	PREPAIDS			
60-60500-00	DELINQUENT INTEREST			
60-60550-00	ADMINISTRATIVE FEES			
60-60600-00	LEGAL FEES REIMBURSEMENT			
60-60700-00	FINE INCOME			
60-61000-00	MISCELLANEOUS			
60-61100-00	INSURANCE PROCEEDS			
70-70100-00	INTEREST			
70-7200-00	RESERVE CONTRIBUTION			
70-7300-00	TRANSFER FEE			
	TOTAL INCOME	$712,661.00	$680,022.48	
	Operating Expense			
80-80100-00	ACCOUNTING FEES	$250.00	$250.00	
80-80200-00	LEGAL	$2,000.00	$2,000.00	Retainer Fees and Non Collections Legal
80-80300-00	PRINTING	$0.00	$0.00	
80-80400-00	ADMIN EXPENSE / OFFICE SUPPLIES	$3,000.00	$3,000.00	
80-80600-00	BANK FEES	$250.00	$250.00	Expenses for overdraft fees etc.
80-80700-00	RENTAL-MEETING ROOM	$250.00	$250.00	
80-80800-00	POSTAGE	-	-	Moved to 80-80400-00 ADMIN EXPENSES
80-81000-00	MISCELLANEOUS	$2,000.00	$2,000.00	
80-81200-00	MANAGEMENT FEE	$33,475.00	$34,479.00	
80-81250-00	MANAGEMENT FEE-OTHER			
80-81200-00	PROPERTY MANAGER	$3,600.00	$3,600.00	This is for Hunt to attend meetings @ $100/hr
	MAINTENANCE & GENERAL REPAIR			
82-82000-00	REPAIRS & SUPPLIES-BLDG	$30,000.00	$30,000.00	
82-82100-00	POOL	$18,000.00	$18,000.00	
82-82200-00	LANDSCAPING GENERAL	$29,750.00	$30,650.00	Year 2 of Brightview contract
82-82600-00	SUPPLIES-GROUNDS	$250.00	$250.00	
	GROUNDS			
83-83000-00	REPAIRS-PLUMBING	$3,500.00	$3,500.00	
83-83100-00	REPAIRS-ELECTRICAL	$2,500.00	$2,500.00	
83-83200-00	REPAIRS-ASPHALT CRACKS	$1,000.00	$1,000.00	
83-83300-00	REPAIRS-FOUNDATION/MUDJACKING	$15,000.00	$15,000.00	
83-83400-00	SNOW PLOWING/REMOVAL	$92,245.00	$88,052.64	Year 2 of Brightview contract
83-83500-00	TREE TRIMMING & REPAIR	$5,000.00	$5,000.00	
83-83500-10	TREE PLANTING	$2,000.00	$2,000.00	
83-83600-00	REPAIRS-ROOF	$10,000.00	$10,000.00	
83-83800-10	REPAIRS-HANDYMAN	$0.00	$0.00	
83-83900-00	MAINTENANCE BLDG HVAC SERVICE	$500.00	$500.00	
	UTILITIES			
84-84000-00	ELECTRIC	$7,815.00	$8,500.00	Updated to reflect We Energies rate increases.
84-84100-00	GAS	$2,800.00	$3,100.00	Updated to reflect We Energies rate increases.
84-84200-00	WATER & SEWER	$124,000.00	$124,000.00	
84-84400-00	MAINTENANCE BLDG-INTERNET	$102,150.00	$2,100.00	
	INSURANCE			
85-85000-00	PROPERTY INSURANCE	$100,527.00	$112,867.00	
85-85200-00	WORKERS COMPENSATION INSURANCE			
80-85300-00	INSURANCE DEDUCTIBLE	$10,000.00	$10,000.00	
	MISCELLANEOUS			
86-86000-00	UNIT OWNERS IN ARREARS	$20,000.00	$20,000.00	Legal costs for recovery of non payments
86-86200-00	ELECTRIC-RADON MITIGATION FAN	$786.00	$1,173.84	Updated to reflect We Energies rate increases.
86-86300-00	INCOME TAXES	$200.00	$200.00	
	RESERVE			
89-89000-00	LONG TERM RESERVE CONTRIBUTION	$89,813.00	$145,800.00	Reseve Study recommended contributions - September 2025 Update
	TOTAL OPERATING EXPENSE	$712,661.00	$680,022.48	This is carried over to the UNIT FEES sheet for calculations.

UNIT FEES

NEW FEE IS DUE BEGINNING APRIL 1ST

UNIT TYPE	TYPE PERCENTAGE		MONTHLY TOTAL 2026-2027	ANNUAL FEE	$/MONTH CHANGE	ANNUAL $ CHANGE	% CHANGE
EB1	0.005913		$335.08	$4,020.97	-$26.35	-$316.16	-7.29%
EB III	0.007323		$414.98	$4,979.80	-$18.41	-$220.97	-4.25%
EB VI	0.008155		$462.13	$5,545.58	-$13.73	-$164.80	-2.89%
EB VIA	0.007713		$437.08	$5,245.01	-$16.22	-$194.64	-3.58%
EB VIB	0.007363		$417.25	$5,007.01	-$18.19	-$218.27	-4.18%

UNIT TYPE	TOTAL UNITS	ANNUAL TOTAL PER UNIT TYPE	MONTHLY TOTAL 2025-2026	MONTHLY TOTAL 2024-2025	MONTHLY TOTAL 2023-2024
EB1	44	$176,922.81	$361.43	$343.86	$332.00
EB III	32	$159,353.75	$433.40	$412.97	$400.38
EB VI	30	$166,367.50	$475.87	$453.76	$440.74
EB VIA	30	$157,350.40	$453.30	$432.09	$419.30
EB VIB	4	$20,028.02	$435.44	$414.94	$402.32
TOTAL	140	$680,022.48			

TOTAL BUDGET	$680,022.48
MONTHLY BUDGET INCOME REQUIRED	$56,668.54

New Fees Begin April 1st 2026

2025 - 2026 Fees	Unit Type
$361.43	EB I
$433.40	EB III
$475.87	EB IV
$453.30	EB VIA
$435.44	EB VIB

2026 - 2027 Fees	Unit Type
$335.08	EB I
$414.98	EB III
$462.13	EB IV
$437.08	EB VIA
$417.25	EB VIB

If you want a coupon book with monthly coupones, contact Hunt Management.
There is a charge for the coupon books.