A Community Presence

November 20, 2025

To: ALL MEMBERS OF THE MAPLE LEAF 20 CONDOMINIUM ASSOCIATION

Re: 2026 Operating Budget & 2026 Reserve Budget

For your review and file, we have enclosed a copy of the 2026 Operating Budget as adopted by your Board of Directors. Also enclosed is the 2026 Reserve Budget for Capital Expenditures contemplated for 2026.

After an extensive review of the Association's financial status, the Board of Directors have resolved that it will be necessary to increase the monthly association fee to $400 beginning January 1, 2026. This monthly increase will help fund increased operating costs and contributions to the Reserve Fund. Insurance costs have drastically increased so this is a major factor for the dues increase.

If you pay assessments electronically, we will continue to debit your account accordingly, at the new assessment amount. If you are not already using our no-fee electronic payment program, please contact our office to obtain the proper form. If payments are made by check or through your online banking system, the following mailing address must be used:

Maple Leaf 20 Condo Assoc.
c/o Hunt Management Inc.
P.O. Box 1755
Arlington Heights, IL 60006-1755

Payment coupon booklets will be mailed to you if you previously selected this option, and your account will be billed $10.00 for this convenience. Payment coupons are not required, so checks can mailed without it. To cancel your booklet order, please notify me by December 8th.

The Board of Directors and Hunt Management will continue their efforts toward maintaining a physically and financially sound Maple Leaf 20 Condominium Association and thank you for your support. Please contact Hunt Management with any questions, comments, or concerns regarding the Association's financial affairs.

Sincerely,

Michael Landre

Michael Landre
Association Manager, Hunt Management Inc.
Management Company for the Maple Leaf 20 Condominium Association, Inc.

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Maple Leaf 20 Condominium Association: 2026 Operating Budget

	Account	Description	2025 Budget	1/1/2025 to 10/31/25 Actual	11/1/2025 to 12/31/25 Projected	2025 Projected	2026 Budget
Operating Accounts: Maple Leaf 20 Condominium Association, Inc.							
Income Accounts							
INCOME							
	60-60100-00	ASSOCIATION FEES	$720,000.00	$603,905.88	$120,000.00	**$723,905.88**	**$768,000.00**
	60-60200-00	DELINQUENT FEES	$0.00	$675.00	$0.00	**$675.00**	**$0.00**
Income Accounts Total			**$720,000.00**	**$604,580.88**	**$120,000.00**	**$724,580.88**	**$768,000.00**
Expense Accounts							
ADMINISTRATION							
	80-80100-00	ADMINISTRATIVE EXPENSE	$4,000.00	$3,932.11	$666.70	**$4,598.81**	**$4,500.00**
	80-80300-00	MANAGEMENT - FEE	$38,525.00	$32,104.20	$6,420.80	**$38,525.00**	**$39,680.00**
	80-80350-00	MANAGEMENT - OTHER	$535.00	$0.00	$100.00	**$100.00**	**$100.00**
	80-80400-00	LEGAL FEES	$10,000.00	$3,703.28	$1,000.00	**$4,703.28**	**$10,000.00**
	80-80500-00	TAX PREPARATION	$250.00	$195.00	$0.00	**$195.00**	**$250.00**
	80-80600-00	MEETING ROOM	$350.00	$50.00	$0.00	**$50.00**	**$350.00**
UTILITIES							
	81-81100-00	WATER & SEWER	$78,058.00	$70,974.97	$9,000.00	**$79,974.97**	**$82,373.00**
	81-81200-00	ELECTRIC	$20,000.00	$12,287.29	$3,333.30	**$15,620.59**	**$17,000.00**
	81-81300-00	REFUSE REMOVAL	$54,297.00	$44,800.00	$8,960.00	**$53,760.00**	**$54,000.00**
SAFETY FIRE-RADON							
	82-82120-00	FIRE NON METER FEE (MILW)	$3,300.00	$0.00	$3,300.00	**$3,300.00**	**$3,300.00**
	82-82400-00	FIRE ALARM MONITORING	$7,500.00	$7,307.10	$0.00	**$7,307.10**	**$7,500.00**
	82-82700-00	FIRE SYSTEM CONTROL INSPECTIONS	$2,900.00	$6,532.48	$0.00	**$6,532.48**	**$2,900.00**
	82-82800-00	FIRE SYSTEM REPAIRS & MAINTENANCE	$20,000.00	$14,508.32	$2,000.00	**$16,508.32**	**$20,000.00**
	82-82900-00	RADON FANS	$1,000.00	$1,000.00	$0.00	**$1,000.00**	**$1,000.00**
GROUNDS SOFTSCAPE							
	83-83100-00	SNOW REMOVAL	$63,600.00	$41,979.52	$21,420.00	**$63,399.52**	**$64,688.00**
	83-83200-00	GROUNDS CONTRACT (GRASS/SHRUBS)	$44,985.00	$45,154.92	$0.00	**$45,154.92**	**$48,317.00**
	83-83220-00	LANDSCAPE (TREE/SHRUB REMOVE/REPLACE)	$10,000.00	$3,182.30	$0.00	**$3,182.30**	**$5,000.00**
	83-83230-00	LANDSCAPE (GRADING/BACKFILL)	$2,000.00	$518.91	$0.00	**$518.91**	**$2,000.00**
	83-83400-00	PEST CONTROL	$2,000.00	$2,963.00	$0.00	**$2,963.00**	**$3,000.00**
BUILDINGS							
	84-84100-00	ASPHALT (REPAIRS)	$4,500.00	$0.00	$0.00	**$0.00**	**$4,500.00**
	84-84190-00	REPAIRS (HUNT - ALL WORK ORDERS)	$5,000.00	$3,749.02	$833.30	**$4,582.32**	**$5,000.00**
	84-84200-00	BUILDING REPAIRS (NON-PLUMB/ELECTRIC)	$11,000.00	$5,762.69	$2,800.00	**$8,562.69**	**$10,000.00**
	84-84220-00	PLUMBING (NON SPRINKLER OR FIRE)	$10,000.00	$16,989.72	$500.00	**$17,489.72**	**$10,000.00**
	84-84225-00	REPAIRS (ELECTRICAL CONTRACTOR)	$0.00	$349.47	$0.00	**$349.47**	**$4,000.00**
	84-84230-00	ROOFING (REPAIRS)	$2,500.00	$857.78	$500.00	**$1,357.78**	**$2,000.00**
	84-84240-00	SIDING/GUTTER REPAIRS (CONTRACTOR)	$1,000.00	$0.00	$0.00	**$0.00**	**$1,000.00**
	84-84245-00	GUTTER CLEANING (2X/YR)	$8,000.00	$4,696.00	$4,500.00	**$9,196.00**	**$9,500.00**
	84-84250-00	PAINTING - TOUCH UP	$2,500.00	$0.00	$0.00	**$0.00**	**$0.00**
	84-84375-00	DRYER VENT CLEANING	$4,200.00	$0.00	$4,000.00	**$4,000.00**	**$4,100.00**
	84-84400-00	SUPPLIES (BLDGS/GROUNDS)	$2,500.00	$1,756.48	$416.70	**$2,173.18**	**$2,500.00**
RESERVE TRANSFERS							
	86-86100-00	INSURANCE RESERVES	$87,000.00	$72,500.00	$14,500.00	**$87,000.00**	**$129,437.00**
	86-86200-00	CAPITAL RESERVES	$218,500.00	$182,083.30	$36,416.70	**$218,500.00**	**$220,005.00**
Expense Accounts Total			**$720,000.00**	**$579,937.86**	**$120,667.50**	**$700,605.36**	**$768,000.00**
Operating Accounts Net			**$0.00**	**$24,643.02**	**-$667.50**	**$23,975.52**	**$0.00**

ML20 2026 Reserve Budget

Priority	Project	Cost	Notes
1	Roofs	$92,000	Building 8 +?
2	Sprinkler System	$22,480	2nd half from 2025
3	Balconies & Fence Repairs / Staining	$17,000	Building #s 4,5,6,7,8,11,14,20
4	Tree Trimming	$18,000	
5	Window Well Replacement & Repair	$2,000	
6	Gutter Extensions	$5,000	Building #s ?
7	Insurance Deductable #2	$10,000	
8	Concrete Slabs	$18,500	Building #s 16? 17
9	Backfill around Buildings	$15,000	
10	Sump Pump Inspection & Replacement	$10,000	
11	Entrance Sign Masonry & Wood Repair	$1,200	
	Total	**$211,180**	