



November 2021

## NOTICE OF MAINTENANCE ASSESSMENT

Dear Homeowner:

This is to inform you that, in accordance with the Declaration and By-Laws of The Courts of Eagle Pointe Condominium Association, the Annual Maintenance Assessment for the calendar year of 2022 shall be payable in 12 equal installments in accordance with the schedule listed on the budget on the reverse side of this notice. Each monthly installment is due on the first of the month. If payment is not received by the **15th** of the month, a **\$25.00 late charge** will be added to your account. Please use the payment cards and envelopes provided. You will not be billed.

If you wish to sign up for the automatic electronic debiting services the Association is offering, please email [info@villamgt.com](mailto:info@villamgt.com) for more information. All owners who are not enrolled in our automatic debiting services are receiving coupons this year. **If your assessment amount has changed from last year and you are paying automatically through the portal or your financial institution, you must change the amount of your payment, effective January.**

To remain in compliance with relevant law governing your community, you must provide us with your email address and phone number. Please send this information to [info@villamgt.com](mailto:info@villamgt.com) with your address and name. Finally, if you have any questions concerning this notice, please call Villa Management at 847/367-4808. Thank you.

Very truly yours,

The Courts of Eagle Pointe Condominium Association

BY: Board of Directors

EP/01

**(Over)**

**The Courts of Eagle Pointe Condominium Association  
2022 Budget**

4122 ASSESSMENTS - MONTHLY	\$378,925.00
<b>TOTAL OPERATING INCOME</b>	<b>\$378,925.00</b>
4910 INTEREST INCOME	\$1,950.00
4930 LATE CHARGES	\$550.00
4955 SPECIAL SERVICE AREA NO.24	\$28,605.00
4985 INSURANCE PROCEEDS	\$0.00
4995 OTHER MISCELLANEOUS	\$0.00
<b>TOTAL MISCELLANEOUS INCOME</b>	<b>\$31,105.00</b>
<b>TOTAL REVENUE</b>	<b><u>\$410,030.00</u></b>
<b>ADMINISTRATIVE:</b>	
5010 MANAGEMENT FEE	\$33,120.00
5020 POSTAGE	\$510.00
5025 PRINTING	\$630.00
5026 OFFICE EXPENSE	\$360.00
5035 BANK SERVICE CHARGE	\$575.00
5050 LEGAL	\$765.00
5060 AUDIT/ACCOUNTING	\$1,685.00
5065 INSURANCE	\$40,515.00
5092 INCOME TAXES	\$750.00
5097 MISC ADMIN EXPENSES	\$1,195.00
5097-0500 DISTRICT 24 MISC	\$0.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b><u>\$80,105.00</u></b>
<b>BUILDING &amp; GROUNDS:</b>	
5201 OWNERS ENV. DISPOSAL FEE	\$15,955.00
5202-0600 ELECTRICITY/DISTRICT 24	\$2,525.00
5203 WATER & SEWER	\$87,905.00
5205 SALT	\$2,500.00
5210 SNOW REMOVAL	\$24,945.00
5230 PEST CONTROL	\$250.00
5290 LANDSCAPE EXTRAS	\$15,000.00
5290-0500 LANDSCAPE EXTRAS/DISTRICT 24	\$1,000.00
5291-0500 PONDS/DISTRICT 24	\$5,795.00
5295 TREE MAINTENANCE	\$24,790.00
5295-0500 TREE CARE/DISTRICT 24	\$5,750.00
5320 LAWN CONTRACT	\$18,260.00
5320-0600 LAWN/DISTRICT 24	\$8,535.00
5345 BUILDING MAINTENANCE/REPAIRS	\$17,230.00
5364 COMMON REPAIRS	\$5,000.00
5364-0500 COMMON REPAIRS/DISTRICT 24	\$5,000.00
<b>TOTAL BUILDING &amp; GROUNDS EXPENSES</b>	<b><u>\$240,440.00</u></b>
<b>PROGRAMMED MAINTENANCE:</b>	
5407 PAINTING	\$17,840.00
5435 ASPHALT	\$12,500.00
5435-0500 ASPHALT DIST 24	\$0.00
5436 CONCRETE	\$5,000.00
5455 CARPENTRY	\$16,150.00
<b>TOTAL PROGRAMMED MAINTENANCE EXPENSES</b>	<b><u>\$51,290.00</u></b>
<b>RESERVES</b>	
CONTINGENCIES	\$1,000.00
FUTURE REPLACEMENT	\$35,245.00
INTEREST ADJUSTMENT	\$1,950.00
<b>TOTAL RESERVES</b>	<b><u>\$38,195.00</u></b>
<b>TOTAL EXPENSES</b>	<b><u>\$410,030.00</u></b>

If you paid \$238 in 2021, your assessment is \$247 per month for 2022.  
If you paid \$270 in 2021, your assessment is \$280 per month for 2022.