

# CREEKSIDE VILLAS

December 2021

## NOTICE OF 2022 ASSESSMENT

Dear Unit Owner:

This is to inform you that, in accordance with the Declaration and By-Laws of The Townhomes of Creekside Villas Condominium Association, the annual maintenance assessment for the calendar year of 2022 shall be payable in twelve equal installments. Each monthly installment is due on the first of the month. If payment is not received by the **15th** of the month, a **\$10.00 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.

If you have any questions, please call Villa Management at (847) 367-4808.

Very truly yours,

The Townhomes of Creekside Villas Condominium Association

Board of Directors

CVCA/01

**(OVER)**

**Creekside Villas  
2022 Budget**

<b>Account Name</b>	<b>2022 Budget</b>
<b>Income</b>	
Assessments	134,300.00
Prepaid Assessments	-
Interest Income	-
Legal Reimbursements	-
Late Charges	-
Fines	-
Insurance Proceeds	-
Other Miscellaneous	-
<b>Total Budgeted Operating Income</b>	<b>134,300.00</b>
<b>Expense</b>	
<b>Administrative:</b>	
Management Fee	12,852.00
Postage	500.00
Printing	1,000.00
Bank Service Charge	400.00
Legal	1,200.00
Re Tax Appeal Legal/Professional Service	1,000.00
Accounting/Annual Report	400.00
Insurance	21,306.00
Surveyor	-
Misc Admin Expenses	100.00
<b>Total Administrative:</b>	<b>38,758.00</b>
<b>Building &amp; Grounds:</b>	
Snow Extras (Salt)	1,500.00
Snow Removal	20,700.00
Scavenger	300.00
Lawn Maintenance/Landscape Extras	15,000.00
Tree Maintenance/Replacement	2,000.00
Lawn Contract	35,780.00
Building Maintenance/Repairs	4,000.00
Gutter Cleaning	2,000.00
<b>Total Building &amp; Grounds:</b>	<b>81,280.00</b>
<b>Programmed Maintenance:</b>	
Roof Repairs	2,000.00
Driveway Repairs	-
Painting	6,000.00
Wood Replacement	1,000.00
<b>Total Programmed Maintenance:</b>	<b>9,000.00</b>
<b>Total Budgeted Operating Expense</b>	<b>129,038.00</b>
Total Budgeted Operating Income	134,300.00
Total Budgeted Operating Expense	129,038.00
<b>NOI - Net Operating Income</b>	<b>5,262.00</b>
<b>RESERVES</b>	
Interest Adjustment	-
Capital Improvement Funding	-
Future Replacements	5,262.00
<b>TOTAL RESERVES</b>	<b>5,262.00</b>
<b>TOTAL EXPENSES</b>	<b>134,300.00</b>