



TO: All Spring Arbor Association Homeowners
FROM: JBC Property Management/Board of Directors
DATE: December 9, 2024
RE: 2025 Budget/Annual Dues Invoice

Enclosed you will find a copy of the recently approved 2025 budget for the Spring Arbor Association. Please review the information and keep with your files.

As always, we continue to work diligently to maintain the lowest possible fee for the Association while, at the same time, providing the best possible service for the dollars spent. In order to keep up with the costs for the much needed outdoor maintenance of the entrance grounds along with the increased costs of various services, it is necessary to increase the dues.

With this said, please note that the annual dues this year will increase by \$100.00 per lot.

Please note that your Annual Association dues amount of \$375.00 is due by January 31, 2025. Any payments received after February 1, 2025 will be subject to a \$25.00 late charge.

You have several options for paying your Annual Association dues. You can log onto the Association website using the account number and password noted on the attached invoice. Once logged onto the Association's website, you will select E-Pay and then Pay your Assessment. You will then be taken to the website of Alliance Association Bank. Once there, you can make a one-time payment for your dues using your checking account and routing number or credit card for a nominal fee charged by the bank. Please refrain from attempting to set up automatic monthly payment deduction as your dues are owed in one single lump-sum payment.

Alternatively, you can issue payment using the attached coupon. Please note that all payments that are sent by mail are to be made payable to the Spring Arbor Association and sent to the following address **(NEW PAYMENT LOCATION)** along with the coupon on the bottom of the attached invoice to:

Spring Arbor Association
P.O. Box 87873
Carol Stream, IL 60188-7873

If you have any questions or concerns, please feel free to contact JBC Property Management at the address noted on the left side of this page.

Thank you for your continued support in the maintenance and upkeep of the Association.

13486 Canal Road
Sterling Heights,
MI 48313

P: 586-254-3000
F: 586-254-3331

SPRING ARBOR ASSOCIATION				
2024 Approved Budget / 2025 Approved Budget				
		2024	2025	Owner
		Approved	Approved	Per
		Budget	Budget	Lot
INCOME				
	Assessments	\$ 25,850.00	\$ 35,625.00	\$ 375.00
	Additional Assessment	\$ 18,800.00	\$ -	\$ -
	Late Fees	\$ -	\$ -	\$ -
	Interest Income	\$ -	\$ -	\$ -
	Fines	\$ -	\$ -	\$ -
	Mgt NSF Fee	\$ -	\$ -	\$ -
	Legal Recovery	\$ -	\$ -	\$ -
	Transfer from Reserve	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -
	TOTAL INCOME	\$ 44,650.00	\$ 35,625.00	\$ 375.00
EXPENSES				
Administrative				
	Administration	\$ 1,200.00	\$ 1,200.00	\$ 12.63
	Legal	\$ 500.00	\$ 500.00	\$ 5.26
	Accounting/Audit	\$ 750.00	\$ 750.00	\$ 7.89
	Licenses & Permits	\$ 20.00	\$ 20.00	\$ 0.21
	Website	\$ 350.00	\$ 540.00	\$ 5.68
	Management	\$ 4,410.00	\$ 4,410.00	\$ 46.42
	Total Admin	\$ 7,230.00	\$ 7,420.00	\$ 78.11
Utilities				
	Electric	\$ 300.00	\$ 310.00	\$ 3.26
	Water	\$ 2,000.00	\$ 2,000.00	\$ 21.05
	Total Utilities	\$ 2,300.00	\$ 2,310.00	\$ 24.32
Insurance				
	Property & Liability	\$ 2,200.00	\$ 2,400.00	\$ 25.26
	Total Insurance	\$ 2,200.00	\$ 2,400.00	\$ 25.26
Snow Service				
	Snow Removal & Salt	\$ 4,750.00	\$ 6,000.00	\$ 63.16
	Total Snow Service	\$ 4,750.00	\$ 6,000.00	\$ 63.16
Landscape Maintenance				
	Lawn Maintenance	\$ 3,500.00	\$ 4,000.00	\$ 42.11
	Flowers/Beds/Mulch	\$ 760.00	\$ 800.00	\$ 8.42
	Landscaping	\$ 19,550.00	\$ 3,000.00	\$ 31.58
	Fertilization & Weed Control	\$ 2,500.00	\$ 2,500.00	\$ 26.32
	Tree Trimming	\$ -	\$ 1,000.00	\$ 10.53
	Sprinklers	\$ 750.00	\$ 1,000.00	\$ 10.53
	Total Landscaping	\$ 27,060.00	\$ 12,300.00	\$ 129.47
Maintenance & Repair				
	Electrical Repairs	\$ 250.00	\$ 250.00	\$ 2.63
	Holiday Lights	\$ -	\$ 1,000.00	\$ 10.53
	General Maintenance & Repairs	\$ 360.00	\$ 382.00	\$ 4.02
	Total Maint.	\$ 610.00	\$ 1,632.00	\$ 17.18
Reserve Contributions				
	Reserve Savings	\$ 500.00	\$ 3,563.00	\$ 37.51
	Total Reserves	\$ 500.00	\$ 3,563.00	\$ 37.51
	Total Expenses	\$ 44,650.00	\$ 35,625.00	\$ 375.00
	Net Income/Loss	\$ -	\$ -	\$ -
<i>Approved budget calls for an increase in annual dues to \$375.00 per lot</i>				