

2025 HOMEOWNER ASSESSMENT INVOICE

2025 Steeple Run assessment payments are due
by January 31, 2025

Please make payments using *Zego/PayLease, cash, or check made payable to Steeple Run Community Council or SRCC.*

Mail or deliver payments to the SR office: **6s050 Steeple Run Dr., Naperville IL, 60540**

2025 Assessment Amount

Standard Owners/ Residents (Owner that lives in their SR residence)	\$715
Rental Owners (Owner not living in their SR residence and renting to non-family members)	\$755

2025 Assessment Payment Calendar

July 2024	Mail out assessment postcard via USPS and electronic email system. Sign-up for 6-month PayLease (Zego) begins. Mailer reminding residents of 6-month PayLease/Zego option mailed to all residents who made a late payment in March or beyond of the previous year.
August 2024	2025 Financial Presentation to residents
August 2024	2025 6-month PayLease (Zego) payment plan begins (Aug 2024-Jan 2025)
October 2024	2025 Assessment Letters are mailed to residents via USPS as required by SRCC by-laws. An email blast will also go out to residents who have signed up for SRCC emails.
January 2025	Payment reminder postcard mailed to residents
January 31, 2025	2025 Full Assessment Payment is due
February 2025	*First letter sent to unpaid residents (with \$40 fee) via USPS, additional letter sent electronically when possible.
March 2025	*Second letter sent to unpaid residents (with another \$40 fee) via certified mail and electronic mail, including two months of fees due for February and March.
May 2025	Lien – A lien will be placed on unpaid properties by the SRCC board. Associated legal fees will be paid by the owner.
Late balance +24 months	Any property retaining an outstanding balance for 24+ months will face legal action, including but not limited to, eviction action, which allows SRCC to take temporary ownership of the property and rent it out to recover outstanding financial assessment, fees, and attorney fees incurred by SRCC. (Illinois Law 765 ILCS 605/9.2)

*Fees and interest owed will be paid prior to the assessment balance. The assessment balance will continue to accrue interest until paid in full.

2025 Steeple Run Budget (Summary Format)

A detailed version of the 2025 budget can be viewed on the Steeple Run website at
www.steeplerun.net

Item	2025 Budget	2024 Budget	2023 Actual	2023 Budget
Assessment Income	339,625	339,625	324,558	323,000
Other Income	8,400	14,200	25,760	15,200
Total Income	\$348,025	\$353,825	\$350,318	\$338,200
Recreation Center Expenses	85,800	88,200	79,013	74,800
Swimming Pool Expenses	32,000	80,850	60,897	69,100
Parks and Common Grounds Expenses	43,000	40,000	43,324	54,500
Administration Expenses	151,612	40,300	30,336	39,750
Total Operating Expenses	\$312,412	\$249,350	\$213,750	\$238,150
Net Income before Reserves	\$35,613	\$104,475	\$136,748	\$100,050
Recreation Center Reserves	0	30,000	9,270	5,000
Swimming Pool Reserves	0	0	0	43,000
Parks and Common Area Reserves	3,000	4,000	0	8,000
Total Reserves	\$3,000	\$34,000	\$9,270	\$56,000
Net Income after Capital Reserves	\$32,613	\$70,475	\$127,478	\$44,050

*Pool demo and construction scheduled for 2024 and 2025 and will be paid for with pool reserves and a loan.

ADDITIONAL REQUIREMENTS- For owners of rental units only

1. Per the Covenants and By-Laws of the association, it is the responsibility of the homeowner to pay the annual assessment on time. SRCC is not responsible for receipt of the assessment notifications. It is the responsibility of the owner to keep SRCC aware of the owner's contact information including the address where the owner wants the assessment information sent.
2. It is the responsibility of the owner to provide SRCC the completed **Delegation of Rights to Common Areas & Facilities** document for every rental unit. This should be completed by the unit owner and mailed to SRCC with the assessment payment or mailed separately in January of each year. In addition, if there is a change of renters during the year, the delegation of rights document should be resubmitted by the unit owner to SRCC. The document can be obtained on the Steeple Run website at www.steeplerun.net