



A Community Presence

November 20, 2025

RE: 2026 BUDGET

TO: All Hunters Ridge Owners

For your review, use and file we have enclosed the following:

2025 Income and Expense Summary

2026 Budget

On November 10th, 2025, the Board of Directors met and after an extensive review of the Association's financial status voted to increase the Associations overall revenue in 2026.

Effective January 1, 2026

<u>2 Family Units</u>	<u>\$453.24 per month</u>
<u>Multi (4 & 8) Family Units</u>	<u>\$345.75 per month</u>

Following a comprehensive review of the association's financial obligations, the Board has determined that an adjustment to annual dues is necessary. The primary driver of this increase is the substantial cost associated with essential roof replacements related to insurance. While we recognize the impact of this change, it is imperative to ensure the association remains fiscally responsible and adequately funded to meet these unavoidable capital requirements.

Below, we have noted some highlights from the 2025 expenses and 2026 budget.

✓ Four roofs were replaced in 2025 located at 2201-2203, 2219-2221, 2247-2249 & 2275-2277. We do continue to monitor and budget for replacement(s) and have another Three Roof replacements scheduled for 2026 located at 2119-2121, 2135-2137 and 2157-2159. Two roofs are also scheduled for 2027 located at 2126-2132 and 2189-2191.

Your Board of Directors and Management will continue to administer the financial and property maintenance affairs of Hunter's Ridge in the most effective and cost-efficient manner possible. Thank you for your understanding and support to that end.

If you have electronic payments currently set-up in 2025, your account will continue to be debited in 2026 unless you inform this office otherwise.

10520 N. Baehr Road, Suite Q
Mequon, WI 53092

huntmanagement.com
888-305-1071

Phone: (262)238-1480
Fax: (262)238-1485



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If you pay using the coupon book method, **unit owners are responsible** for the \$10.00 cost of the book mailed to you. Please note that there are labels on the backside of this coupon booklet so you can mail payment directly to the Association's bank.

Please be advised that any checks mailed or hand-delivered to Hunt Management Incorporated will incur a **\$3 processing fee**. This fee covers the cost of manual check deposit and **unit owners are responsible**. To avoid this charge, we encourage you to use ACH or the Lock Box.

As a reminder you have the option to have your monthly fee withdrawn from your bank account automatically through an "ACH". If you would like more information on this or to sign up for this option, please contact our office.

For those of you that have your bank pay your fees, please advise them to send checks to the following mailing address:

**Hunter's Ridge
C/o Hunt Management
P.O. Box 1755
Arlington Heights, IL 60006-1755**

Should you ever have any questions regarding the Association's financial affairs, please do not hesitate to contact me.

Sincerely,

HUNT MANAGEMENT INCORPORATED, AAMC
Management Company for
Hunters Ridge Condominium Association, Inc.

Jenny Stephens

Jenny Stephens
Property Manager
jstephens@huntmanagement.com

Hunter's Ridge 2026 Budget and 2025 Income/Expense Summary

ACCT #	BUDGET ITEM	2025	ACTUAL THRU 10/31/2025	PROJECTED 12/31/2025	2026
INCOME					
60-60100-00	ASSOCIATION FEES	267,101	221,753	267,101	280,456
60-60200-00	LATE CHARGES	0	30	0	0
60-60500-00	MISCELLANEOUS	0	1,359	1,359	0
60-60300-00	INSURANCE PROCEEDS	0	0	0	0
60-62000-00	INTEREST / DIVIDENDS	2,000	2,089	2,189	100
60-64000-00	CAPITAL CONTRIBUTION FROM RESERVE	162,000	2,016	153,828	120,000
	TOTAL	431,101	227,246	424,477	400,556
EXPENSES					
80-81000-00	INSURANCE	44,000	36,125	41,851	44,000
80-82000-00	LEGAL	1,000	0	0	1,000
80-82100-00	ACCOUNTANT	300	195	195	300
80-82200-00	TAXES	2,000	224	224	500
80-83000-00	MANAGEMENT	17,800	16,112	17,577	18,334
80-83100-00	ADMINISTRATIVE EXPENSE (POSTAGE)	1,500	1,139	1,366	1,500
80-83200-00	MISCELLEANEOUS	300	0	0	300
80-84000-00	WATER	1,700	1,202	1,202	1,700
80-84500-00	ELECTRICITY	5,865	3,415	4,097	5,500
80-85000-00	LAWN CARE	25,676	23,702	27,088	25,795
80-85500-00	LANDSCAPING IMPROVEMENTS / TREES	7,500	1,899	1,899	2,500
80-86000-00	SNOW & ICE CLEARING	41,000	25,615	37,615	36,000
80-87000-00	GENERAL MAINT	18,500	2,325	2,790	10,000
80-87500-00	GENERAL REPAIRS - EXTERIOR	3,500	5,068	5,068	7,500
80-87520-00	ROOF REPAIRS	4,000	4,110	4,110	1,000
80-87550-00	DRYER VENT CLEANING	0	0	0	0
80-87600-00	CONCRETE/ASPHALT*	2,320	750	750	1,000
80-87700-00	PEST CONTROL	2,500	2,217	2,217	2,500
80-87800-00	MAILBOXES	0	0	0	0
80-88000-00	CONTINGENCY	0	0	0	0
80-88500-00	FIRE PROTECTION - 8 Unit Buildings (2)	1,250	1,429	1,429	1,500
80-89000-00	RESERVE	88,390	86,065	103,278	119,627
90-90100-00	MASONRY	0	0	5,818	0
90-90700-00	ROOF REPLACEMENT*	40,000	151,872	151,872	120,000.00
90-90500-00	BASEMENT/FOUNDATION REPAIR	15,000	0	0	-
90-90900-00	CONCRETE/ASPHALT*	50,000	0	0	-
90-91000-00	LANDSCAPE IMPROVEMENTS	14,500	5,818	0	-
	TOTAL	388,601	369,281	410,446	400,556
	VARIANCE	0	-142,035	14,031	0

	2025 FEES		2026 FEES
MONTHLY ASSESSMENT - 2 FAMILY (18)	\$431.66		\$453.24
MONTHLY ASSESSMENT - MULTI- FAMILY (44)	\$329.29		\$345.75