

C. Attire on the Deck shall be required to be business or business casual and spandex, halters, tank tops, bathing suits and similar types of clothing will not be permitted.

D. The Deck specifically may not be used by Subunit Owners for sunbathing, parties, or frisbee, catch or similar active recreational activities.

E. Any music, television, radio or cellphone may be used only so long as it can be heard only by the individual using any such music playing device, television, radio or cellphone (i.e., headphones shall be used at all times and cellphones shall be set to only vibrate when used on the Deck).

F. All waste and garbage must promptly be disposed of in appropriate trash containers and Subunit Occupants shall promptly and thoroughly clean up after themselves.

G. Subunit Owners shall strictly comply with all directions from the Office Unit Owner as to the location and method for accessing the Deck from the Residential Unit.

H. Pets shall not be allowed on the Deck at any time.

I. Subunit Occupants shall not engage in any immoral, disreputable or illegal activities.

J. All access to and use of the Deck shall also be subject to rules and regulations promulgated by the Office Unit Owner, which rules and regulations may include, without limitation, the following requirements: (i) Subunit Occupants may be required to provide their names to the Office Unit Owner or the occupant of the 11th Floor of the Condominium building in order to verify their right to have access to the Deck; (ii) Subunit Occupants may be required to comply with any other registration or access limitations including, without limitation, entering the Deck through a specified location; and (iii) Subunit Occupants shall be as quiet as reasonably possible and shall not cause any disruptions while traveling through the interior portion of the Office Unit to access the Deck.

For purposes hereof, the term "Limited Leisure Activities" shall mean walking, sitting, quietly conversing, reading, eating lunch, playing chess, cards or similar passive activities and otherwise passively enjoying the outdoor environment.

2. Use of License. Any Subunit Occupant using the Deck shall be required to use the Deck in such a way that said use does not interfere with the use, occupancy and enjoyment of the Deck or the Office Unit by the Office Unit Owner or any of its tenants or their employees, customers and invitees. Subunit Occupants shall use the Deck in a reasonable manner and in a manner which will not interfere with the use thereof by other parties.

3. Indemnity. Residential Unit Owner shall indemnify the Office Unit Owner, its tenants and its Managing Agent (as such term is defined in the Declaration), and their officers, directors, members, employees, agents, representatives, licensees and contractors (collectively, the "Indemnified Parties") from and against any and all losses, damages, claims, actions, liabilities, costs and expenses, including, but not limited to, reasonable attorneys fees, incurred by or asserted against the Indemnified Parties, or any of them, and arising out of or

relating to a breach by any Subunit Occupant of the terms of this License or the rules and regulations or arising out of or relating to the negligence or willful misconduct of any Subunit Occupant, in connection with their or any of their use or access to the Deck.

4. Deck Remodel and/or Closure. The Office Unit Owner shall have the right at any time and from time to time to: (A) renovate, rearrange, and/or remodel the Deck or the improvements thereon; and/or (B) remove and/or add any improvements, landscaping, furniture, benches, gazebos or other items from or to the Deck; and/or (C) temporarily close the Deck to access from any and all Subunit Occupants in connection with any activity or event taking place on the Deck solely for the benefit of the Office Unit Owner or any of its tenants; and/or (D) close the Deck to access by Subunit Occupants, temporarily or permanently, if required or desirable for maintenance, repairs, renovations, or improvements; if required by law; if desirable for safety reasons; or if necessary or desirable to prevent or limit any potential claim that the public may have in or to the Deck.

5. Exclusion. In addition to its rights in Section 12 below, the Office Unit Owner shall have the right to exclude any Subunit Occupant from access to the Deck if such Subunit Occupant is not complying with the terms of this License, is not complying with the rules and regulations, is intoxicated or otherwise under the influence of drugs, or is causing any unreasonable disturbance.

6. Relationship. No provision hereof shall be deemed to constitute the parties hereto, partners or one another or joint venturers of one another or in any way obligate either party hereto for the performance of any obligations of the other party hereto.

7. Modification. This License may not be modified, amended or terminated except by a writing executed and delivered by all of the parties hereto.

8. Waiver. No waiver of, acquiescence in, or consent to any breach of any term, covenant or condition hereof shall be construed as, or constitute a waiver of, acquiescence in, or consent to any other, further or succeeding breach of the same or any other term, covenant or condition.

9. Severability. If any term or provision of this License shall, to any extent, be invalid or unenforceable under applicable law, then the remaining terms and provisions of this License shall not be affected thereby, and each such remaining term and provision shall be valid and enforced to the fullest extent permitted by applicable law.

10. Controlling Law. This License shall be construed and enforced in accordance with internal laws for the State of Wisconsin.

11. Office Unit Owner's Right to Revoke License. Office Unit Owner may revoke this License, in whole or in part, with respect to (a) the scope of the license set forth in Section 1 above, or (b) the current or any future owner of the Residential, or any individual Subunit Owner or Subunit Occupant, in either case, in the event of a breach of this License.

12. Nonrecordability. Neither the Residential Unit Owner nor any Subunit Owner shall record any notice, affidavit or other document which refers to this License or any of the rights granted hereunder, without first obtaining Landlord's prior written consent.

This License is dated as of the date and year set forth above.

CATHEDRAL PLACE LLC

By: Van Buren Management, Inc.

Its: Manager

By: _____

Joel S. Lee

Its: President

CATHEDRAL CONDOMINIUM LLC

By: _____

Name:

Its:

CATHEDRAL SQUARE CONDOMINIUMS

RULE #3

PERSONAL ITEMS IN COMMON AREAS

IMPORTANT INFORMATION

Please keep this information with your Governing Documents
The Cathedral Square Condominium Owners Association, Inc.

RESOLUTION FOR NEW RULE

WHEREAS the Board of Directors of The Cathedral Square Condominium Owners Association has the power and duties to handle the administration and affairs of the Association including the management and operation of the condominium property, pursuant to Article III, Section 3.1 of the By Laws.

WHEREAS the Board of Directors shall from time to time adopt rules and regulations governing the operation, maintenance and use of the units and the common elements and facilities by the unit owners and occupants, pursuant to Article VI, Section 6.2 of the By Laws.

WHEREAS there is a need to make sure there are provisions on any personal items permitted in common area hallways.

BE IT RESOLVED that No personal items shall be kept in or exposed to the common areas. Any variations or objection shall be presented to the Board of Directors for review and/or approval.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all homeowners at their last known mailing address.

The Board of Directors adopted this resolution on June 22, 2017 and enacted the rule on July 1, 2017.

CATHEDRAL SQUARE CONDOMINIUMS

RULE #4

UNIT MOVES

IMPORTANT INFORMATION

Please keep this information with your Governing Documents
The Cathedral Square Condominium Owners Association, Inc.

RESOLUTION FOR NEW RULE

WHEREAS the Board of Directors of The Cathedral Square Condominium Owners Association has the power and duties to handle the administration and affairs of the Association including the management and operation of the condominium property, pursuant to Article III, Section 3.1 of the By Laws.

WHEREAS the Board of Directors shall from time to time adopt and update rules and regulations governing the operation, maintenance and use of the units and the common elements and facilities by the unit owners and occupants, pursuant to Article VI, Section 6.2 of the By Laws.

WHEREAS there is a need to make sure there are provisions on moves in and out of the building.

BE IT RESOLVED that:

The following regulations apply to moving home furnishings or bulky items by owners or their tenants in the passenger elevators.

1. Reserve elevator 5 days prior to moving day so that elevator pads can be installed by contacting management.
2. Please provide management the date and approximate length of time for the move.
3. Only one passenger elevator may be used during a move. Elevator pads will be hung in the north elevator.
4. Management will inspect the elevator after use when pads are removed.
5. Any damage in the elevator or any other common areas are the responsibility of and will be billed to the unit owner.
6. The unit owners have final responsibility for tenants complying with the regulations.

7. Owner or tenants must coordinate street parking of moving trucks as the Association cannot reserve city street parking.
8. An elevator hold key can be requested from management 5 days in advance of the move. Key must be returned prior to any deposits or fees being returned.
9. Propping of exit/entrance doors for any period of time or leaving areas unattended where doors are open is a security risk, not permitted and is considered a violation of the rules.
10. During move all corridors, hallways and lobbies are not to be blocked for any period of time.
11. Boxes must be flattened when disposed of in the recycling bins.
12. Common area floor and wall protection is the responsibility of the party moving in or out.
13. Any damage that occurs from a move shall be assessed to the unit owner.
14. A \$250 deposit shall be collected for any unit owner move. This deposit shall be returned after all inspections are completed and verification all rules were followed. This deposit applies to the move in and move out of each owner.
15. A fee of \$250 will be assessed to the unit owner each time a tenant moves into or out of a unit. The fee is non-refundable and should be paid 10 days prior to move in. In the event that the fee has not been paid in advance, the fee will be added to the unit owner's account as soon as the omission is discovered. This fee applies to the move in and move out of each tenant.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all homeowners at their last known mailing address.

The Board of Directors adopted this resolution on June 14, 2018 and enacted the rule on June 15, 2018.

CATHEDRAL SQUARE CONDOMINIUMS

RULE #5

OWNER COLLECTIONS

mailed 9/9/09

IMPORTANT INFORMATION

Please keep this information with your governing documents

The Cathedral Square Condominium Owners Association, Inc.

RESOLUTION FOR NEW RULE

WHEREAS the Board of Directors of The Cathedral Square Condominium Owners Association has the power and duties to handle the administration of the affairs of the Association including the management and operation of the condominium property, pursuant to Article III, Section 3.1 of the By Laws.

WHEREAS the Board of Directors shall from time to time adapt rules and regulations governing the operation, maintenance and use of the units and the common elements and facilities by the unit owners and occupants, pursuant to Article VI, Section 6.2 of the By Laws.

WHEREAS there is a need to ensure that the members of the Association pay the assessments for the operations and expenses of the Association in a timely manner.

WHEREAS it is the intent of the Board of Directors to meet all financial obligations in a timely manner.

BE IT RESOLVED that "Any homeowner who is more than 33 days delinquent in paying assessments will receive a written notification that a late fee equal to 5% of the late assessment has been assessed to his or her account and that both the late assessment and the late fee should be paid immediately."

BE IT FURTHER RESOLVED that "if the account is still delinquent 30 days after the original written notice, an additional 1% interest charge per month shall be assessed on any such past due assessment amount."

BE IT FURTHER RESOLVED "that if a homeowner is more than 30 days delinquent in paying their assessments the homeowner is not entitled to vote on any Association matter."

BE IT FURTHER RESOLVED that "if any homeowner is more than 63 days delinquent and has not paid their account in full including the late fee, and interest due his or her account will be turned over to the Association's attorneys to proceed with placing a lien on the homeowner's unit at which time any mortgage holder known to the Association will also be notified and the homeowner will be liable for all attorney fees (estimated attorney's fees are not less than \$300.00)."

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all homeowners at their last known addresses.

The Board of Directors adopted this resolution on August 4, 2009, and enacted the rule on September 1, 2009.

President

James B. Do

Secretary

Lawrence Pope

IMPORTANT INFORMATION

Please keep this information with your Governing Documents
The Cathedral Square Condominium Owners Association, Inc.

RESOLUTION FOR NEW RULE

WHEREAS the Board of Directors of The Cathedral Square Condominium Owners Association has the power and duties to handle the administration and affairs of the Association including the management and operation of the condominium property, pursuant to Article III, Section 3.1 of the By Laws.

WHEREAS the Board of Directors shall from time to time adopt rules and regulations governing the operation, maintenance and use of the units and the common elements and facilities by the unit owners and occupants, pursuant to Article VI, Section 6.2 of the By Laws.

WHEREAS there is a need to make sure there are provisions on collection matters.

BE IT RESOLVED that In the event that the Association retains an attorney to collect any funds due, enforce any rule within its governing documents, bring any claim against a unit owner or defend any claim or allegation by a unit owner, including any counterclaim, the Association shall, if it is the prevailing party in the claim or defense, be entitled to collect from the unit owner all of its costs and expenses, including reasonable attorney fees. This Rule does not apply to owners' fair housing complaints, neither State nor Federal.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all homeowners at their last known mailing address.

The Board of Directors adopted this resolution on September 21, 2017 and enacted the rule on September 21, 2017.

CATHEDRAL SQUARE CONDOMINIUMS

RULE #6

LEASING VIOLATION

IMPORTANT INFORMATION

Please keep this information with your Governing Documents
The Cathedral Square Condominium Owners Association, Inc.

RESOLUTION FOR NEW RULE

WHEREAS the Board of Directors of The Cathedral Square Condominium Owners Association has the power and duties to handle the administration and affairs of the Association including the management and operation of the condominium property, pursuant to Article III, Section 3.1 of the By Laws.

WHEREAS the Board of Directors shall from time to time adopt rules and regulations governing the operation, maintenance and use of the units and the common elements and facilities by the unit owners and occupants, pursuant to Article VI, Section 6.2 of the By Laws.

WHEREAS there is a need to make sure there are provisions on collection matters.

BE IT RESOLVED that No short term rentals of less than 12 months are permitted according to the Bylaws, (i.e. Air B&B or VRBO). Owners are also required to provide a copy of the lease to management prior the start of the lease date. Any violation of these provisions will result in a \$2,500 fine without warning.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all homeowners at their last known mailing address.

The Board of Directors adopted this resolution on November 16, 2017 and enacted the rule on November 16, 2017.

IMPORTANT INFORMATION

Please keep this information with your Governing Documents
The Cathedral Square Condominium Owners Association, Inc.

RESOLUTION FOR AMENDED RULE

WHEREAS the Board of Directors of The Cathedral Square Condominium Owners Association has the power and duties to handle the administration and affairs of the Association including the management and operation of the condominium property, pursuant to Article III, Section 3.1 of the By Laws.

WHEREAS the Board of Directors shall from time to time adopt rules and regulations governing the operation, maintenance and use of the units and the common elements and facilities by the unit owners and occupants, pursuant to Article VI, Section 6.2 of the By Laws.

WHEREAS there is a need to make sure there are provisions on collection matters.

BE IT RESOLVED that **No short-term rentals of less than 12 months are permitted according to the Bylaws, (i.e. Air B&B or VRBO). Owners are also required to provide a copy of the lease to management prior the start of the lease date. Any violation of these provisions will result in a ~~\$2,500 fine~~ \$2,500 fine per day without warning.**

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all homeowners at their last known mailing address.

The Board of Directors revised & adopted this resolution on March 25, 2020 and enacted the rule on March 25, 2020.

Amendment Considered at Meeting held on March 25, 2020.

Jeffery T Niesen

Jeffery T Niesen (Jun 15, 2020 13:56 CDT)

Board President – Jeffrey Niesen

Elyse Weitzman

Elyse Weitzman (Jun 15, 2020 14:12 CDT)

Board Secretary – Elyse Weitzman

CATHEDRAL SQUARE CONDOMINIUMS

DISCLOSURE MATERIALS

SECTION D

ARTICLES OF INCORPORATION



2004 JUL -1 AM 9:54

ARTICLES OF INCORPORATION – NONSTOCK CORPORATION

(NOTE: Do not use this form for organizing a for-profit business corporation. Use Form 2)

Executed by the undersigned for the purpose of forming a Wisconsin nonstock corporation under Ch. 181 of the Wisconsin Statutes, repealed and recreated by 1997 Wisconsin Act 79:

Article 1. Name of the corporation: Cathedral Square Residential Condominium
Owners Association, Inc.
(Must include "Inc." or similar word. See Instructions)

Article 2. The corporation is organized under Ch. 181 of the Wisconsin Statutes.

Article 3. Name of the initial registered agent: James L. Wiechmann

Article 4. Street address of the initial registered office: (The complete address, including street and number, if assigned, and ZIP code. P O Box address may be included as part of the address, but is insufficient alone.)
2769 N. Summit Avenue
Milwaukee, WI 53211
JUL 01 2004 10:25 AM
A
249246 DCORP35 \$35.00

Article 5. Mailing address of the initial principal office: c/o Thomas B. Burke,
788 N. Jefferson St., Suite 800, Milwaukee, WI 53202

Article 6. (Select and mark (X) one of the statements below)

☒ The corporation will have members. OR ☐ The corporation will not have members.

(OPTIONAL) Article 7. Name and address of the initial directors (minimum of three):

James L. Wiechmann
2769 N. Summit Avenue
Milwaukee, WI 53211

Walter Shuk
PO Box 511448
Milwaukee, WI 53203

Gerard Burke
PO Box 511448
Milwaukee, WI 53203

FILING FEE - \$35.00 See instructions, suggestions, and procedures on following pages.

DFI/CORP/102(R02/10/03) Use of this form is voluntary.

1 of 3

C060128

(OPTIONAL) Article 8. The purpose or purposes for which the corporation is organized:

Article 9. Name and complete address of each incorporator:

Thomas B. Burke

788 N. Jefferson St.
Suite 800
Milwaukee, WI 53202


Incorporator's signature

Incorporator's signature

This document was drafted by Thomas B. Burke
(Name the individual who drafted the document)

OPTIONAL – Second choice corporate name if first choice is not available: _____

INSTRUCTIONS (Ref. sec. 181.0202 Wis. Stats. for document content)

Submit one original and one exact copy to Department of Financial Institutions, P O Box 7846, Madison WI, 53707-7846, together with the appropriate **FILING FEE of \$35**. Filing fee is **non-refundable**. (If sent by Express or Priority U.S. mail, address to 345 W. Washington Ave., 3rd Floor, Madison WI, 53703). Sign the document manually or otherwise as allowed under sec. 181.0120(2), Wis. Stats.

NOTICE: This form may be used to accomplish a filing required or permitted by statute to be made with the department. Information requested may be used for secondary purposes. If you have any questions, please contact the Division of Corporate & Consumer Services at 608-261-7577. Hearing-impaired may call 608-266-8818 for TTY. This document can be made available in alternate formats upon request to qualifying individuals with disabilities.

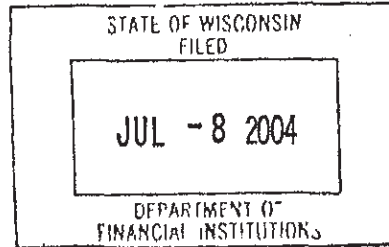
Article 1. The name must contain "corporation", "incorporated", "company", or "limited" or the abbreviation "corp.", "inc.", "co." or "ltd." or comparable words or abbreviations in another language. If you wish to provide a second choice name that you would accept if your first choice is not available, enter it in the "Optional" area on page 2.

Article 2. This statement is required by sec. 181.0202(1)(a).

Articles 3 & 4. The corporation must have a registered agent located at a registered office in Wisconsin. The address of the registered office is to describe the physical location where the registered agent maintains their business office. Set forth the street number and name, city and ZIP code in Wisconsin.

ARTICLES OF INCORPORATION
Nonstock Corporation

Thomas B. Burke
788 N. Jefferson Street
Suite 800
Milwaukee, WI 53202



L

◆ Your name, return address and phone number during the day: (414) 224-5060

INSTRUCTIONS (Continued)

Articles 3 & 4. (Cont'd) P O Box addresses may be included as part of the address, but are insufficient alone. The corporation may not name itself as its own registered agent.

Article 5. The articles of incorporation must set forth the address of the corporation's principal office. "Principal office" means the office, whether in or outside Wisconsin, in which are located its principal executive offices.

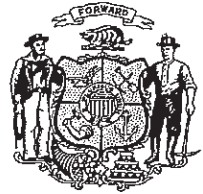
Article 6. Select and check the appropriate box in article 5 to indicate if the corporation will or will not have members. A "member" means a person who has membership rights in a corporation in accordance with its articles of incorporation or bylaws.

Articles 7 & 8. These articles (or others you may wish to add) are provided for optional information that you may elect to include, such as the name and address of the initial directors, a purposes clause, tax-exempt provisions, etc. Do not include by-laws, as the department does not accept by-laws for record. Extensive additional provisions may make use of this pre-printed form impractical. If you elect to draft your own articles of incorporation, do not also submit the pre-printed form. (NOTE: Corporations expecting to apply to Internal Revenue Service for federal TAX-EXEMPT STATUS are advised to obtain and read IRS Publication 557 "Tax-Exempt Status for Your Organization" before preparing these articles of incorporation, as the articles must contain particular language and provisions to meet federal tax code requirements.)

Article 9. Enter the name and complete address of each incorporator. There may be one or more incorporators. At least one incorporator is required to sign the document, although all incorporators may sign.

No certificate of incorporation will be issued. The "FILED" endorsement applied to this document by the Department of Financial Institutions is evidence that the articles of incorporation have been accepted. One or more "Received" endorsements may appear on the document, but do not indicate its acceptance for filing.

If the document is executed in Wisconsin, sec. 182.01(3) provides that it shall not be filed unless the name of the person (individual) who drafted it is printed, typewritten or stamped thereon in a legible manner. If the document is not executed in Wisconsin, enter that remark.



DEPARTMENT OF FINANCIAL INSTITUTIONS

To All to Whom These Presents Shall Come, Greeting:

I, GEORGE PETAK, Administrator, Division of Corporate and Consumer Services, do hereby certify that the annexed copy has been compared by me with the record on file in the Corporation Section of the Division of Corporate & Consumer Services of this department and that the same is a true copy thereof and the whole of such record; and that I am the legal custodian of said record, and that this certification is in due form.



IN TESTIMONY WHEREOF, I have
hereunto set my hand and affixed the official seal
of the Department.

George Petak

GEORGE PETAK, Administrator
Division of Corporate and Consumer Services
Department of Financial Institutions

DATE: AUG - 6 2015

BY:

[Signature]

Effective July 1, 1996, the Department of Financial Institutions assumed the functions previously performed by the Corporations Division of the Secretary of State and is the successor custodian of corporate records formerly held by the Secretary of State.

CATHEDRAL SQUARE CONDOMINIUMS

DISCLOSURE MATERIALS

SECTION E

MANAGEMENT CONTRACT

CONDOMINIUM AND HOMEOWNERS' ASSOCIATION MANAGEMENT AGREEMENT

ASSOCIATION: CATHEDRAL SQUARE CONDOMINIUM ASSOCIATION, INC.

AGENT: HUNT MANAGEMENT INCORPORATED

For Property located at 545 E. WELLS STREET, MILWAUKEE, WISCONSIN

Beginning: MAY 1, 2015 Ending: APRIL 30, 2016

This agreement (the "Agreement") is made and entered into this _____ DAY OF APRIL, 2015, by and between the unit owners' association known as CATHEDRAL SQUARE CONDOMINIUM ASSOCIATION, INC. (the "Association"), which is established in accordance with the laws of the State of WISCONSIN for the property known as CATHEDRAL SQUARE CONDOMINIUM, located at 545 E. WELLS STREET, MILWAUKEE, WISCONSIN (the "Property"), and HUNT MANAGEMENT INCORPORATED (the "Agent").

AUTHORITY OF THE AGREEMENT

The Board of Directors of the Association (the "Board"), on behalf of the Association, hereby appoints Agent to manage the Property, and Agent accepts appointment to manage the Property. The parties further agree as follows:

Section 1 TERM OF AGREEMENT

The Board appoints Agent exclusively to manage the Property for a period of ONE YEAR, beginning MAY 1, 2015, and thereafter for periods of one year unless this Agreement is terminated as provided in this section or in sections 11 or 12. Either party may terminate this Agreement at the end of the initial term or at the end of any one-year renewal period provided that written notice is given to the other party on or before the sixtieth (60th) day prior to the expiration of the initial term or on or before the sixtieth (60th) day prior to the expiration of such one-year renewal period.

Section 2 SERVICES OF AGENT

Agent shall manage the Property to the extent, for the period, and upon the terms of this Agreement. Agent shall perform the following services in the name of and on behalf of the Association, and the Association hereby gives Agent the authority and powers required to perform these services.

2.1 COLLECTION OF ASSESSMENTS

Agent shall CAUSE TO BE collect (and give receipts for, if necessary) all monthly and other assessments and other monies that are due the Association with respect to the Property and for all rental or other payments from concessionaires, if any. HOWEVER, Agent shall have no authority or responsibility to collect delinquent assessments or other charges except to send notices of delinquency.

2.2 RECORDS OF INCOME AND EXPENDITURES

Agent shall maintain records of all income and expenses relating to the Property, and shall submit to the Association on or before the FIFTEENTH (15TH) day of the following month, a statement of receipts and disbursements for the preceding month, including a statement of the balance in the operating account for the Property.

2.3 PREPARATION OF ANNUAL BUDGET

SIXTY (60) days prior to the beginning of each fiscal year, which begins on JANUARY 1ST., Agent shall prepare and submit to the Board a recommended Annual Budget for the next year showing anticipated income and expenses for such year.

2.4 SUBMISSION OF ANNUAL REPORT

Within THIRTY (30) days after the end of each fiscal year, Agent shall submit to the Association a summary of all receipts and disbursements relating to the Property for the preceding year. HOWEVER, submission of such annual report shall not be construed to require Agent to supply an audit. Any audit required by the Association shall be prepared at the Association's expense by an auditor(s) of its selection.

2.5 MAINTENANCE OF COMMON ELEMENTS

Subject to the direction of the Board, at the expense of the Association and in accordance with the Association's approved budget, Agent shall cause the common elements of the Property to be maintained according to appropriate standards of maintenance consistent with the character of the Property, including BUILDING & GROUNDS MAINTENANCE & REPAIR, ETC.

2.6 EMPLOYMENT OF PERSONNEL

Agent shall hire, pay, negotiate collective bargaining agreements with (if necessary), supervise, and discharge whatever personnel may be required to maintain and operate the Property on behalf of the Association and in accordance with the budget, job standards, and wage rates previously approved by the Association. All such personnel shall be employees of the Association and not of Agent, and all salaries, taxes, and other expenses payable to or on account of such employees shall be operating expenses of the Property.

2.7 PAYMENT OF EMPLOYMENT TAXES

Agent shall, on behalf of the Association, execute and file all tax and other returns and do and perform all acts required of the Association as an employer under the Federal Insurance Contributions Act, the Federal Unemployment Tax Act, all applicable federal, state, and local income tax laws, and all other laws, regulations, and/or ordinances governing employment and payment of wages. Upon request, the Board shall promptly execute and deliver to Agent all necessary powers of attorney, notices of appointment, and the like. The Association shall supply all funds to pay any taxes.

2.8 UTILITIES AND SERVICES CONTRACTS

Subject to the direction of the Board and on behalf of the Association, Agent shall negotiate contracts for water, electricity, gas, telephone, and such other services as may be necessary or advisable for the common elements of the Property. Agent shall also purchase on behalf of the Association such equipment, tools, appliances, materials, and supplies as are necessary for the proper operation and maintenance of the Property. All such contracts and purchases shall be executed in the name of the Association by its Board of Directors and at its expense.

2.9 PAYMENT OF EXPENSES

From the funds of the Association, Agent shall pay all expenses of the Property, including taxes, building and elevator inspection fees, water rates and other governmental charges, and all other charges or obligations incurred by the Association or by Agent on behalf of the Association with respect to the maintenance or operation of the Property or pursuant to the terms of this Agreement or pursuant to other authority granted by the Board on behalf of the Association.

2.10 RECORDS OF INSURANCE

Agent shall maintain appropriate records of all insurance coverage for the Property carried by the Association as specified in paragraph 10.2. Agent shall cooperate with the Board in investigating and reporting all accidents or claims for damage relating to the ownership, operation, and maintenance of the common elements of the Property, including any damage or destruction to them.

2.11 OTHER SPECIFIC SERVICES OF AGENT

TO BE NEGOTIATED AND MEMORIALIZED AS REQUIRED

Section 3 LIMITATION ON EXPENDITURES BY AGENT

In discharging its responsibilities under section 2 of this Agreement, Agent shall not make any unbudgeted expenditures or incur any nonrecurring contractual obligation exceeding \$500.00, without the prior consent of the Association through the Board. HOWEVER, no such consent shall be required to repay any advances made by Agent under the terms of section 5. Notwithstanding these limitations, Agent may, on behalf of the Association and without prior consent of the Board, expend any amount or incur a contractual obligation in any amount required to deal with emergency conditions which may involve a danger to life or property or which may threaten the safety of the Property or the individual owners and occupants or which may threaten the suspension of any necessary service to the Property.

Section 4 AGENT NOT RESPONSIBLE FOR MAINTENANCE OF INDIVIDUAL UNITS

Agent shall have no authority or responsibility for maintenance or repairs to individual units in the Property. Such maintenance and repairs shall be the sole responsibility of the owners individually.

Section 5 DISPOSITION OF FUNDS

Agent shall, on behalf of the Association, deposit collections and pay expenses of the Property as stated below.

5.1 DEPOSIT OF COLLECTIONS

Agent shall deposit all monies collected on behalf of the Association in a bank or other financial institution whose deposits are insured by the federal government or such other depository as directed by the Association AND AGREED TO BY AGENT in writing. The funds of the Association shall at all times be maintained separate and apart from Agent's own funds and from the funds of any others. Agent's designees shall be the only parties authorized to draw upon such accounts (EXCEPTING THOSE ACCOUNTS DESIGNATED AS 'RESERVES' FOR WHICH DIRECTORS / OFFICERS SHALL BE SIGNATORIES). Agent shall not be held liable in the event of bankruptcy or failure of such depository. Such operating account shall not be required to bear interest.

5.2 PAYMENT OF EXPENSES

Agent shall pay all expenses of operation and management of the Property from the Association's funds held in account by Agent. Any amounts owed to Agent by the Association shall also be paid from such account at any time without prior notice to the Association.

5.3 AGENT NOT REQUIRED TO ADVANCE FUNDS

Agent shall have no obligation to advance funds to the Association for any purpose whatsoever. Any funds advanced to the Association by Agent shall be repaid to Agent immediately from the Association's funds. Any sums due Agent under any provision of this Agreement, and not paid within THIRTY (30) days after such sums have become due, shall bear interest at the rate of 12% per annum.

5.4 BONDING OF EMPLOYEES

All employees of Agent who handle or are responsible for the safekeeping of any monies of the Association shall be covered by a bond protecting the Association. Such bond shall be in an amount and with a company determined by Agent and may be a blanket or umbrella bond. The expense of such bonding shall be paid by AGENT.

Section 6 ATTENDANCE AT BOARD MEETINGS

Agent, or a designated employee or other representative of Agent, shall attend ONE regular meeting of the Board EACH MONTH DURING REGULAR BUSINESS HOURS and the annual meeting of the Association. SUCH ATTENDANCE SHALL BE LIMITED TO ONE HOUR BEYOND WHICH A MINIMUM \$100.00 PER HOUR CHARGE SHALL ACCRUE. Upon not less than SIX (6) DAYS notice, Agent or its designated representative shall attend ADDITIONAL meetings of the Board or of the Association as requested, provided that the Association shall pay Agent \$100.00 per hour for that individual's attendance at each meeting. Agent or its representative shall be custodian of the official records of the Board and the Association. HOWEVER, neither Agent nor its representative shall be required to record the minutes of such meetings. (SEE SECTION 9.3)

Section 7 ONE BOARD MEMBER TO DEAL WITH AGENT

The Board shall designate one of its members who shall be authorized to deal with Agent on any matter relating to the management of the Property. Agent shall not accept directions or instructions with regard to the management of the Property from anyone else. In the absence of any other designation by the Board, the President of the Board shall be deemed to have this authority. Board appoints THE VICE PRESIDENT as alternate should the President be unavailable. Agent may, but is not required to, submit any matter, direction, instruction or the like to the Board and shall then follow the direction of the Board.

Section 8 LIMITATION OF AGENT'S AUTHORITY AND RESPONSIBILITY

Agent's authority to act and responsibility for the Property shall be subject to the limitations set forth below.

8.1 STRUCTURAL CHANGES

Agent shall have no authority to make any structural changes in the Property or to make any other major alterations or additions in or to any building or equipment therein, except such emergency repairs as may be required because of danger to life or property or which are immediately necessary for the preservation and safety of the Property or for the safety of the individual owners and occupants or which are required to avoid the suspension of any necessary service to the Property.

8.2 BUILDING COMPLIANCE

Agent shall not be responsible for the compliance of the Property or any of its equipment with the requirements of any building codes or with any statutes, ordinances, laws, rules, or regulations (including those relating to the existence and disposal of solid, liquid, and gaseous wastes, and toxic or hazardous substances) of any city, county, state, or federal governments or agencies, or any public authority or official thereof having jurisdiction over it. HOWEVER, Agent shall notify the Association promptly or forward to the Association promptly any complaints, warnings, notices, or summonses received by Agent relating to such matters. The Association represents that to the best of its collective knowledge the Property complies with all such requirements, and the Association authorizes Agent to disclose the ownership of the Property to any such officials and agrees to indemnify, defend, and hold Agent, its representatives, servants, and employees, harmless of and from all loss, cost, expense, and liability whatsoever which may be imposed on them by reason of any present or future violation or alleged violation of such laws, ordinances, rules, or regulations.

8.3 AGENT ASSUMES NO LIABILITY

Agent assumes no liability whatsoever for any acts or omissions of the Board or the Association, or any previous boards or current or previous owners of the Property, or any previous management or other agent of either. Agent assumes no liability for any failure of or default by any individual unit owner in the payment of any assessment or other charges due the Association or in the performance of any obligations owed by any individual unit owner to the Association, pursuant to any lease or otherwise. Agent likewise assumes no liability for any failure of or default by concessionaires in any rental or other payments to the Association. Nor does Agent assume any liability for previously unknown violations of environmental or other regulations which may become known during the period this Agreement is in effect. Any such regulatory violations or hazards discovered by Agent shall be brought to the attention of the Association in writing, and the Association shall promptly cure them.

Section 9 AGENT'S COMPENSATION

Agent shall be compensated for specific services as stated below.

9.1 FOR MANAGEMENT SERVICES

The Association shall pay Agent a management fee of \$1,000.00 per month. The management fee shall be paid monthly in advance. The management fee shall be adjusted annually upon approval by the Board of the Annual Budget, which adjustment shall be incorporated into this Agreement by reference. No further charge shall be made by Agent for Agent's services and other services of Agent's professional staff, except as otherwise expressly provided in this Agreement. Any clerical services performed for the Association, such as preparation and circulation of notices and newsletters and general correspondence of the Association, shall be at the Association's expense, including postage and other expenses.

9.2 FOR CONSTRUCTION, REMODELING, OR OTHER CONTRACTING SERVICES

TO BE NEGOTIATED AND MEMORIALIZED AS REQUIRED

9.3 FOR OTHER SERVICES

ADDITIONAL MEETINGS, SITE INSPECTIONS, AND APPEARANCES AT DEPOSITIONS, HEARING, TRIALS OR SIMILAR PROCEEDINGS ON BEHALF OF OR IN CONJUNCTION WITH AGENT'S SERVICE TO ASSOCIATION - \$100.00 PER HOUR

Section 10 OBLIGATIONS OF THE ASSOCIATION

The Association shall insure the Property, Agent, and itself against liability and bear the expense of any and all litigation against the Property, Agent, and the Association as stated below. In addition, the Association shall provide for an initial deposit and contingency reserve and, through its Board, approve an Annual Budget for the Property.

10.1 SAVE AGENT HARMLESS FROM LIABILITY SUITS

The Association shall indemnify, defend, and save Agent harmless from all suits or other claims including, but not limited to, those alleging any negligence of Agent or its employees in connection with the Property or the management thereof and from liability for damage to property and injuries to or death of any employee or other person. The Association shall pay all expenses incurred by Agent including, but not limited to, all attorneys' fees, costs, and expenses incurred to represent Agent in regard to any claim, proceeding, or suit involving alleged negligence of Agent or its employees in connection with or arising out of the management of the Property.

10.2 ESTABLISH AND MAINTAIN LIABILITY INSURANCE

The Association shall carry at its own expense public liability, boiler, fire and extended coverage, elevator liability (if elevators are part of the equipment of the Property), and workers' compensation insurance, and such other insurance as may be necessary or appropriate. Such insurance policies shall name both the Association and Agent as ADDITIONAL INSURED, and their coverage shall be adequate to protect the interests of both parties and in form, substance, and amounts reasonably satisfactory to Agent. The Association shall provide Agent with certificates AND ADDITIONAL INSURED ENDORSEMENTS evidencing such insurance or with duplicate copies of such policies within TEN (10) days from the date of execution of this Agreement; or Agent may, but shall not be obligated to, place said insurance and charge the cost thereof to the account of the Association. Said policies shall provide that notice of default or cancellation shall be sent to Agent as well as to the Association and shall require a minimum of THIRTY (30) days' written notice to Agent before any cancellation of or changes to said policies. FURTHER, IT IS AGREED THAT THE ASSOCIATION'S INSURANCE COVERAGE SHALL BE PRIMARY AND AGENT'S INSURANCE COVERAGE SHALL BE NON-CONTRIBUTORY.

10.3 PAY ALL EXPENSES OF ANY LITIGATION

The Association shall pay all expenses incurred by Agent including, but not limited to, Agent's costs and time, any liability, fines, penalties or the like, settlement amounts, and attorneys' fees for counsel employed to represent Agent or the Association in any proceeding or suit involving any alleged or actual violation by Agent or the Association or the Board, or any combination of all of them, of any law or regulation of any governmental body pertaining to environmental protection, fair housing, or fair employment, including, but not limited to, any law prohibiting or making illegal discrimination on the basis of race, sex, creed, color, religion, national origin, family status, or mental or physical handicap. HOWEVER, the Association shall not be responsible to Agent for any such expenses in the event Agent is finally adjudged to have personally, and not in a representative capacity, violated any such law. Nothing contained in this Agreement shall obligate Agent to employ legal counsel to represent the Board or the Association in any such proceeding or suit.

10.4 SAVE AGENT HARMLESS FROM LABOR LAW VIOLATIONS

The Association shall indemnify, defend, and save Agent harmless from all claims, investigations, and suits, or from the Association's or the Board's actions or failures to act, with respect to any alleged or actual violation of state or federal labor laws. The Association's obligation with respect to such violation(s) shall include payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, litigation expense, and attorneys' fees.

10.5 PROVIDE FOR INITIAL DEPOSIT AND CONTINGENCY RESERVE

Immediately on commencement of this Agreement, the Association shall remit to Agent the sum of \$5,000.00 to be deposited in the account(s) established for the Association pursuant to paragraph 5.1, such amount representing the estimated disbursements to be made in the first month, plus an additional sum of \$5,000.00 as a contingency reserve. The Association agrees to maintain this contingency reserve amount at all times and shall agree in writing to a new contingency reserve when such is required. The contingency reserve thus established is to enable Agent to pay obligations of the Association as they become due and is an amount separate from the reserve funds which accrue from assessments of individual unit owners.

10.6 APPROVE ANNUAL BUDGET

Within thirty (30) days of receipt of the recommended Annual Budget prepared by Agent, the Board shall either approve the budget as submitted or provide Agent with written notice setting forth those items which are unacceptable to the Board or provide agent with written notice advising Agent what additional information is required. Failure to provide such notice to Agent within said thirty (30) day period shall be deemed as approval

of the Annual Budget by the Board. Upon approval, Agent shall be authorized to operate and manage the Property in accordance with the Annual Budget.

Section 11 TERMINATION BY AGENT FOR CAUSE

Agent shall have the right to cancel this Agreement at any time in the event that any insurance required of the Association is not maintained without any lapse. Agent shall also have the right to cancel this Agreement at any time in the event it is alleged or charged that the Property or any equipment therein or any act or failure to act by the Board or the Association with respect to the Property or the sale, rental, or other disposition thereof or with respect to the hiring of employees to manage it fails to comply with or is in violation of any requirement of any constitutional provision, statute, ordinance, law, or regulation of any governmental body or any order or ruling of any public authority or official thereof having or claiming to have jurisdiction over it, and Agent in its sole and absolute discretion considers that the action or position of the Association or the Board with respect thereto may result in damage or liability to Agent, or disciplinary proceeding with respect to Agent's license. Agent shall provide written notice to the Association of its election to terminate this Agreement, in which case termination shall be effective upon the service of such notice.

Section 12 TERMINATION BY THE ASSOCIATION; CANCELLATION FEE

The Association OR AGENT may cancel this Agreement at any time on not less than SIXTY (60) days prior notice to Agent OR ASSOCIATION. THERE SHALL BE NO CANCELLATION FEE.

Section 13 ASSOCIATION RESPONSIBLE FOR PAYMENTS

Upon termination of or withdrawal from this Agreement by either party, the Association shall assume the obligations of any contract or outstanding bill executed by Agent under this Agreement for and on behalf of the Association and responsibility for payment of all unpaid bills. In addition, the Association shall furnish Agent security, in an amount satisfactory to Agent, against any obligations or liabilities which Agent may have properly incurred on the Association's behalf under this Agreement.

Agent may withhold funds for ninety (90) days after the end of the month in which this Agreement is terminated, in order to pay bills previously incurred but not yet invoiced and to close accounts. Agent shall deliver to the Association, within ninety (90) days after the end of the month in which this Agreement is terminated, any balance of monies due the Association which were held by Agent with respect to the Property, as well as a final accounting reflecting the balance of income and expenses with respect to the Property as of the date of termination or withdrawal, and all records, contracts, leases, receipts for deposits, and other papers or documents which pertain to the Property.

Section 14 RELATIONSHIP OF AGENT TO THE ASSOCIATION

The relationship of the parties to this Agreement shall be that of Principal and Agent, and all duties to be performed by Agent under this Agreement shall be for and on behalf of, in the name of and for the account of the Association. In taking any action under this Agreement, Agent shall be acting only as Agent for the Association, and nothing in this Agreement shall be construed as creating a partnership, joint venture, or any other relationship between the parties to this Agreement except that of Principal and Agent, or as requiring Agent to bear any portion of losses arising out of or connected with the ownership or operation of the Property. Nor shall Agent at any time during the period of this Agreement be considered a direct employee of the Association. Neither party shall have the power to bind or obligate the other except as expressly set forth in this Agreement, except that Agent is authorized to act with such additional authority and power as may be necessary to carry out the spirit and intent of this Agreement.

Section 15 INDEMNIFICATION SURVIVES TERMINATION

All representations and warranties of the parties contained herein shall survive the termination of this Agreement. All provisions of this Agreement that require the Association to have insured or to defend, reimburse, or indemnify Agent shall survive any termination; and if Agent is or becomes involved in any proceeding or litigation by reason of having been the Association's Agent, such provisions shall apply as if this Agreement were still in effect.

Section 16 HEADINGS

All headings and subheadings employed within this Agreement are inserted only for convenience and ease of reference and are not to be considered in the construction or interpretation of any provision of this Agreement.

Section 17 FORCE MAJEURE

Any delays in the performance of any obligation of Agent under this Agreement shall be excused to the extent that such delays are caused by wars, national emergencies, natural disasters, strikes, labor disputes, utility failures, government regulations, riots, adverse weather, and other similar causes not within the control of Agent, and any time periods required for performance shall be extended accordingly.

Section 18 COMPLETE AGREEMENT

This Agreement, including any specified attachments, constitutes the entire agreement between the Association and Agent with respect to the management and operation of the Property and supersedes and replaces any and all previous management agreements entered into or/and negotiated between the Association and Agent relating to the Property covered by this Agreement. No change to this Agreement shall be valid unless made by supplemental written agreement executed and approved by the Association and Agent. Except as otherwise provided herein, any and all amendments, additions, or deletions to this Agreement shall be null and void unless approved by the Association and Agent in writing. Each party to this Agreement hereby acknowledges and agrees that the other party has made no warranties, representations, covenants or agreements, express or implied, to such party, other than those expressly set forth herein, and that each party, in entering into and executing this Agreement, has relied upon no warranties, representations, covenants or agreements, express or implied, to such party, other than those expressly set forth herein.

Section 19 RIGHTS CUMULATIVE; NO WAIVER

No right or remedy herein conferred upon or reserved to either of the parties to this Agreement is intended to be exclusive of any other right or remedy, and each and every right and remedy shall be cumulative and in addition to any other right or remedy given under this Agreement or now or hereafter legally existing upon the occurrence of an event of default under this Agreement. The failure of either party to this Agreement to insist at any time upon the strict observance or performance of any of the provisions of this Agreement, or to exercise any right or remedy as provided in this Agreement, shall not impair any such right or remedy or be construed as a waiver or relinquishment of such right or remedy with respect to subsequent defaults. Every right and remedy given by this Agreement to the parties to it may be exercise from time to time and as often as may be deemed expedient by those parties.

Section 20 APPLICABLE LAW AND PARTIAL INVALIDITY

The execution, interpretation, and performance of this Agreement shall in all respects be controlled and governed by the laws of the State of WISCONSIN. If any part of this Agreement shall be declared invalid or unenforceable, Agent shall have the option to terminate this Agreement by notice to the Association.

Section 21 NOTICES

Any notice required or provided for in this Agreement shall be in writing and shall be addressed as indicated below or to such other address as Agent or the Association may specify hereafter in writing.

21.1 TO AGENT

HUNT MANAGEMENT INCORPORATED
10520 N. BAEHR ROAD, SUITE Q
MEQUON, WI 53092
(OR LEGAL ADDRESS)

21.2 TO THE ASSOCIATION

President of the Board
(CURRENT LEGAL ADDRESS)

21.3.1 DELIVERY OF NOTICES

Notices or other communications between the parties to this Agreement may be mailed by United States registered or certified mail, return receipt requested, postage prepaid, and may be deposited in a United States Post Office or a depository regularly maintained by the post office. Such notices may also be delivered by hand or by any other receipted method or means permitted by law. For purposes of this Agreement, notices shall be deemed to have been "given" or "delivered" upon personal delivery thereof or forty-eight (48) hours after having been deposited in the United States mails as provided herein.

Section 22 AGREEMENT BINDING ON SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and inure to the benefit of the successors and assigns of Agent and the heirs, administrators, successors, and assigns of the Association. Notwithstanding the preceding sentence, Agent shall not assign its interest under this Agreement except in connection with the sale of all or substantially all of the assets of its business. In the event of such sale, Agent shall be released from all liability under this Agreement upon the express assumption of such liability by its assignee.

SIGNATURES

IN WITNESS WHEREOF, the parties hereto have affixed or caused to be affixed their respective signatures this _____ day of APRIL, 2015

Board: CATHEDRAL SQUARE CONDOMINIUM ASSOCIATION, INC.

BY _____

BY _____

Agent: HUNT MANAGEMENT INCORPORATED

BY _____

Section 21 NOTICES

Any notice required or provided for in this Agreement shall be in writing and shall be addressed as indicated below or to such other address as Agent or the Association may specify hereafter in writing.

21.1 TO AGENT

HUNT MANAGEMENT INCORPORATED
10520 N. BAEHR ROAD, SUITE Q
MEQUON, WI 53092
(OR LEGAL ADDRESS)

21.2 TO THE ASSOCIATION

President of the Board
(CURRENT LEGAL ADDRESS)

21.3.1 DELIVERY OF NOTICES

Notices or other communications between the parties to this Agreement may be mailed by United States registered or certified mail, return receipt requested, postage prepaid, and may be deposited in a United States Post Office or a depository regularly maintained by the post office. Such notices may also be delivered by hand or by any other receipted method or means permitted by law. For purposes of this Agreement, notices shall be deemed to have been "given" or "delivered" upon personal delivery thereof or forty-eight (48) hours after having been deposited in the United States mails as provided herein.

Section 22 AGREEMENT BINDING ON SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and inure to the benefit of the successors and assigns of Agent and the heirs, administrators, successors, and assigns of the Association. Notwithstanding the preceding sentence, Agent shall not assign its interest under this Agreement except in connection with the sale of all or substantially all of the assets of its business. In the event of such sale, Agent shall be released from all liability under this Agreement upon the express assumption of such liability by its assignee.

SIGNATURES

IN WITNESS WHEREOF, the parties hereto have affixed or caused to be affixed their respective signatures this 20th day of APRIL, 2015

Board: CATHEDRAL SQUARE CONDOMINIUM ASSOCIATION, INC.

BY Lawrence A. Pope

BY _____

Agent: HUNT MANAGEMENT INCORPORATED

BY [Signature]

CATHEDRAL SQUARE CONDOMINIUMS

DISCLOSURE MATERIALS

SECTION F

ANNUAL OPERATING BUDGET



A Community Presence

December 17, 2025

RE: Approved 2026 Revised Budget

Dear Cathedral Square Condominium Owner:

For your review and use, we have enclosed a copy of the Revised 2026 Approved Budget as adopted by your Board of Directors. Please note that your revised monthly assessments will now increase by 8.82%, a slight decrease from the 9.46% reflected in the original budget. The revised budget allocates the \$2K of budgeted move-in/move-out revenue to all units. This allocation was inadvertently omitted in the original budget. The revision reduces unit fees by \$2.91 to \$10.75/month, depending on the size of your unit.

As noted in the original budget letter, larger line-item costs, including reserve contributions, insurance appraisals, and utilities, are primarily driving the increase. Based on conversations with Reserve Advisors, reserve contributions have been increased by \$11,000, a doubling of the previous \$5,500 step-funding increase. A revised reserve study is expected to be completed in 2026. The \$9,600 for insurance appraisals is an estimate for a property appraisal due to anticipated insurance changes next year. The amounts budgeted for utilities consider the 8.56% proposed 2026 WE Energies increase and fluctuations between the 2025 budgeted and actual expenses.

The Board reviewed the 2026 annual budget in detail to ensure that it reflects the Association's needs based on currently available information. Due to anticipated insurance changes as part of the Governing Document Amendments, the Association's insurance costs are expected to increase, as the Association's policy will expand coverage beyond the current "bare wall" coverage. Once the Association has this insurance in effect, unit owners can consider amending their insurance coverage to reflect the Association's new policy. If the Association's premiums increase substantially, a revised budget will be provided when the new policy's premiums go into effect.

For those of you who use online bill pay, action is needed from you to update the monthly assessment amount effective January 1, 2026. Additionally, please confirm that the checks are mailed to the following address: Cathedral Square, c/o Hunt Management, P.O. Box 1755, Arlington Heights, IL 60006-1755.

If you wish to use a coupon to pay your monthly fees, you must contact the Hunt Management Client Services Department at (262) 238-1480 or email: ClientServices@HuntManagement.com to request a 2026 coupon book.



A Community Presence

If you are enrolled in the electronic funds transfer (EFT), no action is needed from you, as we will update the fee in our system. We will withdraw the monthly fee on the 5th day of each month.

Your Board of Directors and Management will continue their efforts toward maintaining and improving the financial and physical soundness of Cathedral Square, and both thank you for your continued support. Should you ever have any questions, comments, or concerns regarding the Association's financial affairs, please contact me at (262) 238-1480 or email: wgrabowska@HuntManagement.com.

Sincerely,

Hunt Management Incorporated, AAMC
Management Company for Cathedral Square Condominium Association, Inc.

Wayne Grabowska
Portfolio Manager

Enclosures

CATHEDRAL SQUARE CONDOMINIUM

2026 OPERATING BUDGET - REVISED DECEMBER 17, 2025

Description	Approved Budget 2025	September 1, 2024 thru August 31, 2025 Actual	Approved Budget 2026	Dollar Increase / (Decrease) 2026 vs 2025	Rate Increase (Decrease)
Revenue					
Association Fees	\$ 312,292.06	\$ 305,722.00	\$ 339,837.28	\$ 27,545.22	8.82%
Bad Debt				-	
Late Fee		(869)		-	
Returned Check Fee				-	
Move in Move out Fees		2,250	2,000	2,000	100.00%
Miscellaneous		(1,511)	-	-	
Insurance Proceeds				-	
Operating Revenue	\$ 312,292.06	\$ 305,592.21	\$ 341,837.28	\$ 29,545.22	9.46%
Expenses					
Electric Common Area	\$ 21,798	\$ 20,904	\$ 22,698	\$ 900	4.13%
Gas Common Area	208	210	228	20	9.59%
Steam Service Common Area	15,221	17,899	19,425	4,204	27.62%
Water & Sewer	10,329	9,856	10,696	367	3.55%
Cable	2,898	2,760	2,898	0	0.01%
Carpet Cleaning	3,000	1,342	3,000	-	0.00%
Cleaning - Contract	10,895	10,265	11,440	545	5.00%
Elevator-Contract	19,080	18,915	19,958	878	4.60%
Elevator Inspections	1,000	569	1,000	-	0.00%
Exterminating	1,009	997	1,056	47	4.62%
HVAC - Contract	4,260	3,596	4,746	486	11.41%
HVAC - Repairs & Supplies	8,500	9,167	6,742	(1,758)	-20.68%
Maintenance - General	16,300	17,506	17,115	815	5.00%
Security	2,000	3,714	2,000	-	0.00%
Mat Service	2,539	3,566	3,107	569	22.41%
Painting - Common Areas	-	-	-	-	
Plumbing	4,192	-	2,500	(1,692)	-40.37%
Water Pump System	3,000	-	2,000	(1,000)	-33.33%
Refuse Removal	6,419	6,641	6,952	533	8.30%
Water Treatment	3,000	2,975	3,142	142	4.73%
Window Cleaning/Screen Repairs	4,411	4,590	4,870	459	10.41%
Fire Extinguishers & Maintenance	500	-	500	-	0.00%
Sprinkler System	1,000	-	1,000	-	0.00%
Accounting Services	250	195	205	(45)	-18.00%
Assoc. Fees - Master	41,387	40,636	42,195	808	1.95%
Reimbursable Maintenance	-	-	-	-	
Legal - General	2,000	2,615	2,500	500	25.00%
Legal - Condo Doc Review Contract	1,350	-	1,350	-	0.00%
Licenses, Fees & Permits	100	-	-	(100)	-100.00%
Income Tax	4,200	4,372	4,326	126	3.00%
Meeting/Appointment	-	-	-	-	
Office Services	1,100	1,680	1,800	700	63.64%
Management Fee - Contract	16,569	16,306	17,388	819	4.94%
Insurance	31,177	27,280	31,800	623	2.00%
Insurance Appraisals			9,600	9,600	100.00%
Reserve Payable	72,600	70,767	83,600	11,000	15.15%
Miscellaneous	-	-			
Total Expenses	\$ 312,292	\$ 299,323	\$ 341,837	\$ 29,545	9.46%
Operating Surplus/Deficit	\$ -	\$ 6,269	\$ -		

CATHEDRAL SQUARE CONDOMINIUM
2026 RESERVE BUDGET - NO CHANGE

	Approved Budget 2025	September 1, 2024 thru August 31, 2025	Approved Budget 2026
Reserve Income			
Reserve Deposits	\$72,600	\$70,767	\$83,600
Interest Income	14,165	17,632	17,632
Total Income	\$86,765	\$88,399	\$101,232
Reserve Expenses			
Carpet Replacement		\$38,339	-
Legal Fees - Condo Doc Rewrite	10,500	15,311	10,500
Reserve Study	-	-	4,500
Curtain Wall Repairs	-	11,895	-
Lobby/Elevator Wood Panel Restoration	-	-	10,000
Lobby & Community Room Refresh	40,000	60,516	
Total Expenses	\$65,500	\$126,061	\$25,000
Surplus/Deficit	\$21,265	-\$37,662	\$76,232

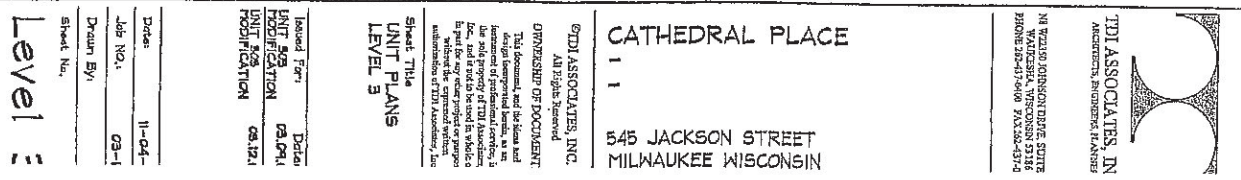
CATHEDRAL SQUARE CONDOMINIUM					
HOA FEES BY UNIT - REVISED DECEMBER 17, 2025					
Unit	2025	2026	Increase %	% of Total	
300	\$ 1,016.11	\$ 1,105.73	8.82%	3.904%	
301	\$ 454.25	\$ 494.31	8.82%	1.745%	
302	\$ 597.72	\$ 650.44	8.82%	2.297%	
303	\$ 956.35	\$ 1,040.70	8.82%	3.675%	
400	\$ 1,016.11	\$ 1,105.73	8.82%	3.904%	
401	\$ 454.25	\$ 494.31	8.82%	1.745%	
402	\$ 597.72	\$ 650.44	8.82%	2.297%	
403	\$ 956.35	\$ 1,040.70	8.82%	3.675%	
500	\$ 1,016.11	\$ 1,105.73	8.82%	3.904%	
501	\$ 980.25	\$ 1,066.71	8.82%	3.767%	
502	\$ 956.35	\$ 1,040.70	8.82%	3.675%	
600	\$ 1,016.11	\$ 1,105.73	8.82%	3.904%	
601	\$ 980.25	\$ 1,066.71	8.82%	3.767%	
602	\$ 956.35	\$ 1,040.70	8.82%	3.675%	
700	\$ 1,016.11	\$ 1,105.73	8.82%	3.904%	
701	\$ 454.25	\$ 494.31	8.82%	1.745%	
702	\$ 597.72	\$ 650.44	8.82%	2.297%	
703	\$ 956.35	\$ 1,040.70	8.82%	3.675%	
800	\$ 1,016.11	\$ 1,105.73	8.82%	3.904%	
801	\$ 454.25	\$ 494.31	8.82%	1.745%	
802	\$ 1,554.06	\$ 1,691.14	8.82%	5.972%	
900	\$ 1,458.42	\$ 1,587.06	8.82%	5.604%	
901	\$ 597.72	\$ 650.44	8.82%	2.297%	
902	\$ 956.35	\$ 1,040.70	8.82%	3.675%	
1000	\$ 1,757.29	\$ 1,912.29	8.82%	6.752%	
1001	\$ 1,577.97	\$ 1,717.15	8.82%	6.063%	
1002	\$ 1,673.49	\$ 1,821.10	8.82%	6.430%	
Monthly	\$ 26,024.34	\$ 28,319.77	8.82%	100.000%	
Annual	\$ 312,292.06	\$ 339,837.28	8.82%		

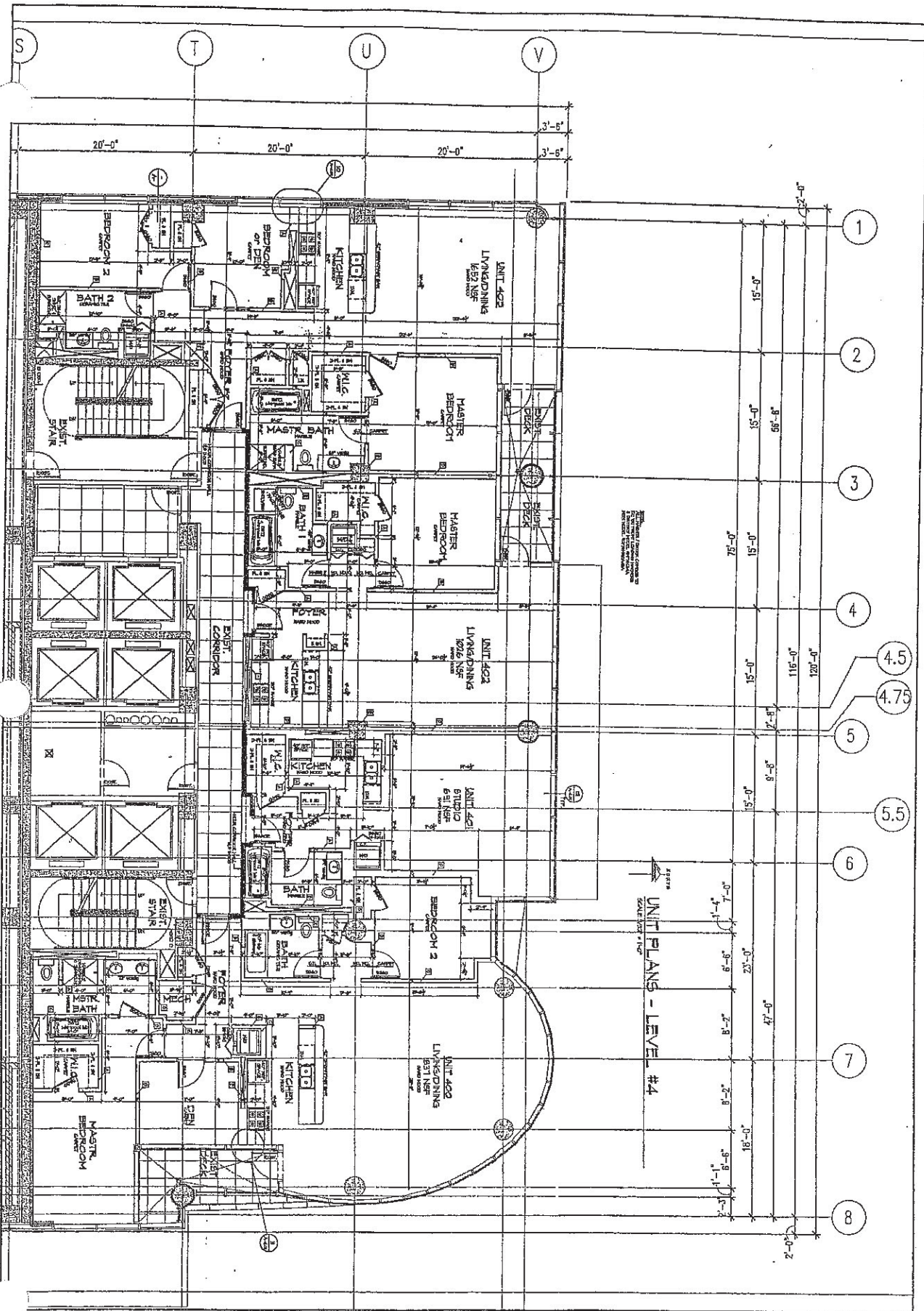
CATHEDRAL SQUARE CONDOMINIUMS

DISCLOSURE MATERIALS

SECTION G

OTHER IMPORTANT INFORMATION AND DOCUMENTS





UNIT PLANS - LEVEL #4

Level 4

Date: 11-04-11

Job No.: 03-11

Drawn By: [Signature]

Sheet No.: [Blank]

CATHEDRAL PLACE

545 JACKSON STREET
MILWAUKEE WISCONSIN

TJD ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS

18222 WILSON DRIVE SUITE 110
MILWAUKEE, WI 53227
PHONE: 414-333-1100 FAX: 414-333-1101

OWNERSHIP OF DOCUMENTS

All Rights Reserved

This Agreement, and the plans and design incorporated herein, as an instrument of professional service, is the sole property of TJD Associates, Inc. and shall remain the property of TJD Associates, Inc. in full fee for any reproduction or publication without the expressed written authorization of TJD Associates, Inc.