WESTERN LEATHER LOFTS CONDOMINIUM ASSOCIATION, INC.

February 23, 2026

RE: 2026 APPROVED BUDGET

TO: ALL MEMBERS OF THE WESTERN LEATHER LOFTS CONDOMINIUM ASSOCIATION, INC.

For your review, use, and file, we have enclosed the 2026 Approved Budget and Schedule of Monthly Maintenance Fees by Unit.

After reviewing the Association's financial status, the Board of Directors has resolved that your monthly association fees will increase by 5% for the 2026 fiscal year beginning on April 1st, 2026. This increase will help fund increased Operating costs and contributions to the Reserve Fund. There is no change in the amount currently paid for parking or internet fees.

If we have your bank information on file, we will continue to withdraw the monthly fee from your bank account. To enroll in this no-fee EFT option, please contact our office. If you pay by check or use online banking to pay your fees, please ensure the following mailing address is used:

Western Leather Lofts
c/o Hunt Management, Inc.
P.O. Box 1755
Arlington Heights, IL 60006-1755

As always, your Board of Directors and Hunt Management will continue their efforts to maintain and improve the Association's financial and physical soundness, and both thank you for your continued understanding and support.

Sincerely,

Michael Landre

Michael Landre, Association Manager
Hunt Management Inc.
Management Company for Western Leather Lofts Condominium Association, Inc.

Enclosures

10520 N. Baehr Rd, Suite Q
Mequon, WI 53092
huntmanagement.com
mlandre@huntmanagement.com
Phone: (262)238-1480
Ext. 126

2026 BUDGET: WESTERN LEATHER LOFTS CONDOMINIUM ASSOCIATION, INC.

Income	
4020 - Association Fees (plus late, ret)	**$ 241,884.30**
4040 - Special Assessment	**$ -**
4047 - Utility Charges	**$ 23,520.00**
4080 - Closing Fees (Transfer Fees)	**$ 559.09**
4100 - Interest - Operating	**$ -**
4180 - Clubhouse Usage Fees	
4188 - Parking Assessments	**$ 18,475.00**
4196 - Keys	**$ 25.00**
4200 - Laundry	**$ 1,994.14**
4292 - Covenant Violation Fines	**$ -**
4293 - Legal/Collection	**$ -**
5275-0000 - Capital Contribution (DEAD)	**$ -**
5755-xxxx - Misc Income (DEAD)	**$ -**
Total Income	**$ 286,457.53**
Expenses	
5010 - Building Maintenance	**$ 34,930.18**
5012 - Windows	***$ 2,838.00***
5060 - Plumbing Repairs	***$ 1,478.95***
5080 - Electrical Repairs	**$ 32.05**
5090 - Elevator Maintenance	**$ 762.05**
5095 - Elevator Contract	**$ 4,908.60**
5101 - Pressure Cleaning	***$ 605.00***
5104 - Mat Service	**$ 4,765.10**
5110 - Building Cleaning	**$ 13,241.14**
5151 - Water Treatment Contract	**$ 1,447.42**
5156 - HVAC Repairs (In 5010 now)	**$ 2,564.24**
5161 - Lock & Keys	**$ 213.72**
5186 - Exterminating	**$ 388.91**
5280 - Trash Removal	**$ 17,837.30**
Building Maintenance Total	**$ 86,012.67**
5812 - Fire Protection	**$ 11,936.41**
5814 - Security Camera	**$ 1,076.47**
Safety Services Total	**$ 13,012.87**
6040 - Contracted Lawn Service	**$ -**
6043 - Landscape Improvements	**$ 1,114.19**
6060 - Mulch	**$ 200.00**
6353 - Snow Services	**$ 7,395.67**
Grounds Maintenance Total	**$ 8,709.86**
7910 - Electric	**$ 16,726.92**
7920 - Water/Sewer	**$ 16,920.71**
6350-0000 - Cable	**$ 20,444.29**
6320-0000 - Gas Common Area	**$ 17,942.61**
Utilities	**$ 72,034.53**
8020 - Management Fee (+8025,8069)	**$ 19,200.00**
8040 - Postage	**$ 215.84**
8060 - Copies/Printing/Supplies	**$ 1,172.63**
8080 - CPA Services	**$ 231.82**
8100 - Legal Expense	**$ -**
8106 - Legal Expense Collections	**$ -**
8110 - Loan Payments	**$ 5,902.60**
8143 - Permits/Licenses	**$ 196.92**
8161 - Telephone	**$ 1,515.11**
8190 - Miscellaneous	**$ -**
8230 - Bank Charges	**$ 35.99**
8381 - Meeting/Appointment	**$ 800.00**
8390 Fed/State Required Cop Report Filings	**$ 78.64**
Administrative	**$ 29,349.54**
8481 - Property Insurance	**$ 16,469.41**
8498 - Insurance Loss/Deductible	**$ -**
Safety Services Total	**$ 16,469.41**
9170 - Replacement Reserve	**$ 28,645.75**
9685 - General Account	**$ 32,222.90**
Total Expenses	**$ 286,457.53**

2026 FEE BREAKDOWN: WESTERN LEATHER LOFTS CONDOMINIUM ASSOCIATION, INC.

Unit	%	2026 Annual Contribution	2026 Monthly Dues	2026 Annual Parking	2026 Monthly Parking	2026 Annual Internet	2026 Monthly Internet	2026 Monthly Total
102	1.395%	$ 3,311.53	$ 275.96	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 333.46**
103	1.395%	$ 3,311.53	$ 275.96	$ 471.36	$ 39.28	$ 420.00	$ 35.00	**$ 350.24**
104	4.09%	$ 9,709.07	$ 809.09	$ 810.00	$ 67.50	$ 420.00	$ 35.00	**$ 911.59**
105	4.09%	$ 9,709.07	$ 809.09	$ 540.00	$ 45.00	$ 420.00	$ 35.00	**$ 889.09**
106	4.09%	$ 9,709.07	$ 809.09	$ 775.68	$ 64.64	$ 420.00	$ 35.00	**$ 908.73**
107	2.07%	$ 4,913.88	$ 409.49	$ 505.68	$ 42.14	$ 420.00	$ 35.00	**$ 486.63**
108	1.82%	$ 4,320.42	$ 360.03	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 417.53**
109	2.07%	$ 4,913.88	$ 409.49	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 466.99**
110	2.07%	$ 4,913.88	$ 409.49	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 466.99**
111	2.07%	$ 4,913.88	$ 409.49	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 466.99**
112	1.82%	$ 4,320.42	$ 360.03	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 417.53**
113	1.82%	$ 4,320.42	$ 360.03	$ 0.00	$ 0.00	$ 420.00	$ 35.00	**$ 395.03**
114	1.82%	$ 4,320.42	$ 360.03	$ 0.00	$ 0.00	$ 420.00	$ 35.00	**$ 395.03**
115	1.82%	$ 4,320.42	$ 360.03	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 417.53**
116	1.82%	$ 4,320.42	$ 360.03	$ 235.68	$ 19.64	$ 420.00	$ 35.00	**$ 414.67**
117	1.82%	$ 4,320.42	$ 360.03	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 417.53**
118	1.82%	$ 4,320.42	$ 360.03	$ 235.68	$ 19.64	$ 420.00	$ 35.00	**$ 414.67**
119	1.82%	$ 4,320.42	$ 360.03	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 417.53**
120	1.82%	$ 4,320.42	$ 360.03	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 417.53**
121	1.82%	$ 4,320.42	$ 360.03	$ 0.00	$ 0.00	$ 420.00	$ 35.00	**$ 395.03**
122	1.82%	$ 4,320.42	$ 360.03	$ 235.68	$ 19.64	$ 420.00	$ 35.00	**$ 414.67**
123	1.82%	$ 4,320.42	$ 360.03	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 417.53**
124	1.82%	$ 4,320.42	$ 360.03	$ 471.36	$ 39.28	$ 420.00	$ 35.00	**$ 434.31**
210	1.395%	$ 3,311.53	$ 275.96	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 333.46**
211	1.395%	$ 3,311.53	$ 275.96	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 333.46**
212	1.395%	$ 3,311.53	$ 275.96	$ 235.68	$ 19.64	$ 420.00	$ 35.00	**$ 330.60**
213	1.395%	$ 3,311.53	$ 275.96	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 333.46**
301	2.61%	$ 6,195.76	$ 516.31	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 573.81**
302	1.82%	$ 4,320.42	$ 360.03	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 417.53**
303	2.61%	$ 6,195.76	$ 516.31	$ 540.00	$ 45.00	$ 420.00	$ 35.00	**$ 596.31**
304	2.61%	$ 6,195.76	$ 516.31	$ 540.00	$ 45.00	$ 420.00	$ 35.00	**$ 596.31**
310	1.11%	$ 2,634.98	$ 219.58	$ 0.00	$ 0.00	$ 420.00	$ 35.00	**$ 254.58**
311	1.11%	$ 2,634.98	$ 219.58	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 277.08**
312	1.11%	$ 2,634.98	$ 219.58	$ 0.00	$ 0.00	$ 420.00	$ 35.00	**$ 254.58**
313	1.11%	$ 2,634.98	$ 219.58	$ 0.00	$ 0.00	$ 420.00	$ 35.00	**$ 254.58**
314	1.11%	$ 2,634.98	$ 219.58	$ 0.00	$ 0.00	$ 420.00	$ 35.00	**$ 254.58**
315	1.11%	$ 2,634.98	$ 219.58	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 277.08**
316	1.11%	$ 2,634.98	$ 219.58	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 277.08**
317	1.11%	$ 2,634.98	$ 219.58	$ 235.68	$ 19.64	$ 420.00	$ 35.00	**$ 274.22**
318	1.11%	$ 2,634.98	$ 219.58	$ 235.68	$ 19.64	$ 420.00	$ 35.00	**$ 274.22**
319	1.11%	$ 2,634.98	$ 219.58	$ 0.00	$ 0.00	$ 420.00	$ 35.00	**$ 254.58**
320	1.11%	$ 2,634.98	$ 219.58	$ 235.68	$ 19.64	$ 420.00	$ 35.00	**$ 274.22**
321	1.11%	$ 2,634.98	$ 219.58	$ 0.00	$ 0.00	$ 420.00	$ 35.00	**$ 254.58**
322	1.11%	$ 2,634.98	$ 219.58	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 277.08**
323	1.11%	$ 2,634.98	$ 219.58	$ 235.68	$ 19.64	$ 420.00	$ 35.00	**$ 274.22**
324	1.11%	$ 2,634.98	$ 219.58	$ 235.68	$ 19.64	$ 420.00	$ 35.00	**$ 274.22**
401	2.61%	$ 6,195.76	$ 516.31	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 573.81**
402	1.82%	$ 4,320.42	$ 360.03	$ 471.36	$ 39.28	$ 420.00	$ 35.00	**$ 434.31**
403	2.61%	$ 6,195.76	$ 516.31	$ 505.68	$ 42.14	$ 420.00	$ 35.00	**$ 593.45**
404	2.61%	$ 6,195.76	$ 516.31	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 573.81**
501	2.61%	$ 6,195.76	$ 516.31	$ 540.00	$ 45.00	$ 420.00	$ 35.00	**$ 596.31**
502	1.82%	$ 4,320.42	$ 360.03	$ 270.00	$ 22.50	$ 420.00	$ 35.00	**$ 417.53**
503	2.61%	$ 6,195.76	$ 516.31	$ 471.36	$ 39.28	$ 420.00	$ 35.00	**$ 590.59**
504	2.61%	$ 6,195.76	$ 516.31	$ 1,011.36	$ 84.28	$ 420.00	$ 35.00	**$ 635.59**
904		$ 2,249.23	$ 187.44	$ 775.68	$ 64.64	$ 420.00	$ 35.00	**$ 287.08**
1756		$ 2,249.23	$ 187.44	$ 155.04	$ 12.92	$ 420.00	$ 35.00	**$ 235.36**
	Total:	**$ 241,883.94**	**$ 20,156.99**	**$ 16,915.68**	**$ 1,409.64**	**$ 23,520.00**	**$ 1,960.00**	**$ 23,526.63**

PAYMENTS ARE DUE ON THE FIRST DAY OF EACH MONTH BEGINNING ON APRIL 1st, 2026

A LATE FEE WILL BE ASSESSED AFTER THE 10TH OF EACH MONTH.