WOODLAND TRAILS CONDOMINIUM ASSOCIATION, INC.

DISCLOSURE MATERIALS

SECTION F

ANNUAL OPERATING BUDGET

HUNT MANAGEMENT INCORPORATED SINCE 1982

A Community Presence

November 12, 2025

RE: Approved 2026 Budget

Dear Woodland Trails Condominium Owner:

Enclosed for your review is a copy of the 2026 Approved Budget, as adopted by your Board of Directors.

We are pleased to inform you that monthly assessments will remain unchanged for the upcoming year. The enclosed assessment spreadsheet outlines the monthly amounts effective January 1, 2026.

The Board conducted a thorough review of the 2026 budget and made strategic adjustments to maintain current assessment levels. This decision reflects consideration of both the projects completed earlier this year and those still to be addressed before year-end. The Reserve Study was also carefully evaluated to support long-term financial planning and ensure the continued health of our community's reserves.

Please note that the Board may revisit the budget following further consultation with legal counsel and continued review of the Reserve Study.

If you are enrolled in the electronic funds transfer (EFT) no action is needed from you, we will continue to withdraw from your account in the same manner as was done in 2025. We withdraw the monthly fee on the 5th day of each month.

If you wish to use a coupon book 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 coupon book for your use in 2026. Note, there is a charge to the owner of $15 and will be added to your owner account. The last page of the book has address labels that must be affixed to your own envelope and mailed. You do not need a coupon to pay each month.

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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For those of you that have your bank pay your fees, please advise them to send checks to the following mailing address: **Woodland Trails, c/o Hunt Management, P.O. Box 1755, Arlington Heights, IL 60006-1755**. *Note: If you use this payment method to submit your monthly assessments, please double check the payment mailing address on your banking website/app to ensure monthly assessment payments are sent to the correct mailing address as stated above.*

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

We wish everyone a very happy and safe Holiday Season!

Sincerely,

Hunt Management Incorporated, AAMC
Management Company for Woodland Trails Condominium Association, Inc.
Heather Sadler, CMCA, AMS
Community Association Manager
Enclosures