HUNT MANAGEMENT INCORPORATED SINCE 1982

A Community Presence

DATE: December 5, 2025

TO: All Members of Gallun Tannery Row: 1818 Condominium Owners Association

RE: 2026 Approved Budget

For your review and use we have enclosed a copy of the 2026 Budget and Fee Schedule as adopted by your Board of Directors. After an extensive review of the Association's financial status, the Directors have resolved that it will be necessary to increase monthly association fees. This increase will help fund increased operating expenses and contributions to the Reserve Fund.

If you are paying via electronic automatic withdrawal, we will continue to withdraw the monthly fee from your account in the same manner as in 2025. For those who pay by check or through an online banking system, please ensure the following mailing address is used:

Gallun Tannery Row
c/o Hunt Management
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. Thank you for your continued understanding and support. Should you ever have any questions about the Association's financial status, please do not hesitate to contact the undersigned.

Sincerely,

Michael Landre

Michael Landre
Association Manager, Hunt Management Inc.
Management Company for Gallun Tannery Row: 1818 Condominium Owners Association

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

huntmanagement.com
mlandre@huntmanagement.com

Phone: (262)238-1480
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Gallun Tannery Row: 1818 Condominium Owners Association
2026 ANNUAL BUDGET

ACCT NO.		2026	2025
	OPERATING EXPENSES I - ALL OWNERS		
80-80200-00	Janitorial Services - Exterior Grounds	2,162.16	2,059.20
81-81000-00	Window Washing	6,000.00	5,415.00
82-82000-00	Trash Removal	4,920.00	4,801.50
82-82050-00	Electrical Repairs	-	-
82-82650-00	Landscaping/Lawn Service	10,733.00	10,000.00
82-82700-00	Exterminating	252.00	252.00
82-82750-00	Security Expense	1,440.00	1,092.00
82-82800-00	Fire & Life Safety Contract	11,174.00	4,984.27
82-82850-00	Snow Removal	14,500.02	14,500.02
82-82900-00	Building - General R&M	4,500.00	4,500.00
83-83300-00	Municipal Charges	6,499.93	4,509.63
84-84000-00	Other Taxes, Fees & Licenses	-	550.00
84-84100-00	Management Fees	16,636.56	16,153.00
84-84200-00	Office Supplies	1,500.00	600.00
84-84250-00	CAI Membership Fees	305.00	305.00
84-84300-00	Accounting Fees	600.00	200.00
84-84400-00	Seasonal Decorations	500.00	1,000.00
84-84500-00	Owner Relations	300.00	300.00
84-84700-00	Bank Service Charges	-	-
85-85000-00	Insurance	36,569.00	32,153.40
89-89000-00	Legal Fees	1,000.00	2,000.00
89-89200-00	Insurance Claims	-	5,000.00
89-89600-00	Reserve Fund Expenses	-	-
89-89700-00	Reserve Fund Transfer	-	-
	Total Operating Expenses - All Owners	**$ 119,591.67**	**$ 110,375.02**

ACCT NO.			
	OPERATING EXPENSES II - UNIT 100 & LOFT OWNERS ONLY		
82-82500-00	Lofts & Unit 100 - Repairs and Supplies	2,400.00	2,196.00
82-82550-00	Roof Flashing | Maintenance	2,375.00	600.00
83-83100-00	Water and Sewer	6,706.33	6,249.00
83-83200-00	Gas	9,456.10	7,276.99
89-89400-00	Reserve Contribution	34,668.00	33,291.00
	Total Operating Expenses - Unit 100 & Loft Owners Only	**$ 55,605.43**	**$ 49,612.99**

ACCT NO.			
	OPERATING EXPENSES III - LOFT OWNERS ONLY		
80-80100-00	Janitorial Services	15,732.00	14,976.00
80-80300-00	Janitorial Supplies	300.00	300.00
81-81100-00	Carpet Cleaning	1,195.00	1,138.00
81-81200-00	Mat Service	1,425.00	1,425.00
82-82100-00	Lofts - HVAC Repairs	900.00	-
82-82150-00	Lofts - HVAC Supplies & Tools	-	-
82-82200-00	Lofts - Key/Lock Repairs	-	-
82-82250-00	Lofts - Light Bulbs/Fixtures	300.00	300.00
82-82300-00	Lofts - Maintenance Labor	-	1,800.00
82-82350-00	Lofts - Painting & Supplies	-	-
82-82400-00	Lofts - Carpentry Repairs	-	-
82-82450-00	Lofts - Repairs & Supplies	300.00	300.00
82-82600-00	Elevator Repairs & Maintenance	6,630.00	7,702.20
83-83000-00	Electricity	12,350.46	11,471.44
84-84600-00	Telephone	480.00	480.00
	Total Operating Expenses - Loft Owners Only	**$ 39,612.46**	**$ 39,892.64**

ACCT NO.			
	OPERATING EXPENSES IV - TOWNHOMES ONLY		
88-88000-00	Townhomes - Repairs & Maintenance	935.00	500.00
89-89450-00	Reserve Contribution - THs	5,392.80	5,178.60
	Total Operating Expenses - Townhomes Only	**$ 6,327.80**	**$ 5,678.60**

ACCT NO.			
	OPERATING EXPENSES V - Parking Garages (48 Spaces)		
87-87000-00	Parking - Cleaning	2,848.00	2,569.80
87-87100-00	Parking - Electricity	4,259.87	4,088.80
87-87200-00	Parking - Gas	1,170.21	1,170.21
87-87300-00	Parking - Insurance	4,000.00	3,572.60
87-87400-00	Parking - Pest Control	588.00	588.00
87-87500-00	Parking - Fire / Life Safety	3,406.00	1,751.23
87-87600-00	Parking - Security	480.00	-
87-87700-00	Parking - Garage Door Repairs	3,400.00	3,400.00
87-87800-00	Parking - R&M	3,300.00	1,020.00
89-89460-00	Reserve Contribution	2,739.20	2,630.40
	Total Operating Expenses - Parking Garages (48 Spaces)	**$ 26,191.28**	**$ 20,791.04**

	TOTAL BUDGET	**$ 247,328.63**	**$ 226,350.29**

Gallun Tannery Row: 1818 Condominium Owners Association

2026 CONDOMINIUM FEE SCHEDULE

Unit #	Total Monthly Parking & Unit Fee		Unit #	Total Monthly Parking & Unit Fee
100	$ 1,500.39		501	$ 536.97
201	$ 585.18		502	$ 431.32
202	$ 675.21		503	$ 563.99
203	$ 423.88		504	$ 481.02
204	$ 367.93		505	$ 608.28
205	$ 458.72		506	$ 743.29
206	$ 453.24		507	$ 440.71
207	$ 869.68		508	$ 492.76
301	$ 536.97		601	$ -
302	$ 431.32		602	$ 39.13
303	$ 563.99		818 E Hamilton	$ 624.58
304	$ 481.02		820 E Hamilton	$ 648.85
305	$ 452.46		822 E Hamilton	$ 648.85
306	$ 740.15		824 E Hamilton	$ 624.58
307	$ 440.71			
308	$ 492.76			
401	$ 536.97			
402	$ 431.32			
403	$ 563.99			
404	$ 481.02			
405	$ 562.81			
406	$ 743.29			
407	$ 440.71			
408	$ 492.76			

PAYMENTS ARE DUE ON THE FIRST DAY OF EACH MONTH BEGINNING ON JANUARY 1
A LATE FEE WILL BE ASSESSED AFTER THE 10TH OF EACH MONTH.