A Community Presence

December 2, 2025

TO: All Hunters Run Condominium Unit Owner

RE: **2026 Approved Budget**

For your review, use and file we have enclosed 2026 Approved Budget.

After reviewing the Association's financial status, the Board of Directors have resolved that your monthly condominium fees will increase for the 2026 fiscal year. Your monthly condominium fees will increase to $**355.00** per month, beginning January 1, 2026.

If you would like to pay your monthly fees via coupon book, please contact the Hunt Management Client Services Department at (262) 238-1480 or email ClientServices@HuntManagement.com.***Please note: That a coupon is not necessary to make your payment, checks can be mailed directly to the Arlington Heights address listed below.***

If you are paying via automatic withdrawal, we will continue to withdraw the monthly fee from your account in the same manner as was done in 2025. For those of you who have your bank pay your fees, please advise them to send checks to the following mailing address:

Hunters Run Condominium Association
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 toward maintaining and improving the financial and physical soundness of the Association and both 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 me at claudia@huntmanagement.com

Sincerely,

Hunt Management Incorporated, AAMC
Management Company for
Hunters Run Condominium Association, Inc.

Claudia Mendoza

Claudia Mendoza
Property Manager
10520 N. Baehr Road, Suite Q
Mequon, WI 53092
huntmanagement.com
888-305-1071
Phone: (262)238-1480
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HUNTERS RUN CONDOMINIUM ASSOCIATION INC.
Approved- 2026 BUDGET

OPERATING INCOME	APPROVED 2025 BUDGET	ACTUAL 1/1/25-10/31/25	PROJECTED 2025	2026 BUDGET
INCOME:				
ASSOCIATION FEES	$ 190,080	$ 157,790	$ 190,000	$ 204,480
PREPAIDS	$ -			
PARKING INCOME		$ 390	$ 390	
LATE FEES REIMBURSEMENT	$ -	$ 1,375	$ 1,375	$ -
LEGAL FEES	$ -	$ 710	$ 710	$ -
FINES	$ -			$ -
SPECIAL ASSESSMENT	$ 46,755	$ 34,080	$ 46,755	$ 46,755
TOTAL INCOME	**$ 236,835**	**$ 194,345**	**$ 239,230**	**$ 251,235**
OTHER INCOME:				
INTEREST		$ 3,245	$ 3,245	$ -
RESERVE CONTRIBUTION	$ -	$ 26,083	$ 31,300	$ -
TOTAL OTHER INCOME	**$ -**			**$ -**
TOTAL OPERATING INCOME	**$ 236,835**	**$ 194,345**	**$ 239,230**	**$ 251,235**
OPERATING EXPENSES				
ADMINISTRATIVE EXPENSE:				
CONTINGENCY	$ 34	$ -	$ -	$ 43
CORPORATE INCOME TAX	$ 275	$ 941	$ 941	$ 1,500
MANAGEMENT FEE	$ 15,000	$ 15,000	$ 18,000	$ 18,000
MEETINGS/SITE VISIT	$ 1,000	$ 373	$ 750	$ 500
ADMINISTRATIVE EXPENSE:	$ 500	$ 1,550	$ 2,000	$ 1,500
LEGAL	$ 1,000	$ 3,394	$ 4,000	$ 1,500
INSURANCE	$ 26,780	$ 22,363	$ 26,283	$ 32,500
TOTAL ADMINISTRATIVE EXPENSE	$ 44,589	$ 43,621	$ 51,974	$ 55,543
UTILITY EXPENSE				
WATER & SEWER	$ 23,500	$ 17,127	$ 17,127	$ 19,000
ELECTRIC - COMMON	$ 6,000	$ 5,349	$ 7,131	$ 6,500
TOTAL UTILITY EXPENSE	$ 29,500	$ 22,476	$ 24,258	$ 25,500
REPAIR & MAINTENANCE EXPENSE				
CLEANING	$ 8,500	$ 3,520	$ 8,500	$ 8,500
EXTERMINATING	$ 500	$ 697	$ 800	$ 800
FIRE SYSTEM EXPENSE	$ 14,000	$ 5,910	$ 6,000	$ 6,000
GENERAL MAINTENANCE	$ 10,000	$ 14,999	$ 16,000	$ 10,000
GENERAL SUPPLY	$ 150	$ 101	$ 150	$ 150
ROOF REPAIRS	$ 100	$ -	$ -	$ -
CARPET CLEANING	$ 1,000	$ -	$ -	$ 1,000
PLUMBING	$	$ -	$ -	$ 2,500
ASPHALT	$	$ -	$ -	$ 2,500
DRYER VENT CLEANING	$	$	$	$ 2,500
HVAC	$	$ -	$ -	$ 1,000
TOTAL REPAIR & MAINTENANCE EXPENSE	$ 34,250	$ 25,227	$ 31,450	$ 34,950
GROUNDS:				
REFUSE REMOVAL	$ 11,000	$ 8,896	$ 10,639	$ 12,000
TREE MAINTENANCE	$ 8,000	$ -	$ -	$ 4,000
POOL MAINTENANCE & SUPPLIES	$ 7,000	$ 18,607	$ 18,607	$ 12,000
GUTTER REPAIR/CLEANING	$ 2,000	$ 2,400	$ 2,400	$ 2,700
SNOW REMOVAL	$ 6,000	$ 6,044	$ 6,500	$ 7,000
ADDITIONAL LANDSCAPE	$ 2,759	$ 3,362	$ 3,362	$ 650
LANDSCAPE CONTRACT	$ 13,682	$ 11,972	$ 13,682	$ 13,682
TOTAL GROUNDS	$ 50,441	$ 51,281	$ 55,190	$ 52,032
PERSONNEL EXPENSE:				
PAYROLL TAX EXPENSE		$ 14	$ 14	$ -
TOTAL PERSONNEL EXPENSE	$ -	$ 14	$ 14	$ -

TRANSFER TO RESERVE:				
RESERVE CONTRIBUTION	$ 31,300		$ 31,300	$ 36,455
TOTAL TRANSFER TO RESERVE	$ 31,300		$ 31,300	$ 36,455
LOAN PAYMENTS	$ 46,756	$ 31,171	$ 46,755	$ 46,755
TOTAL LOAN PAYMENTS	$ 46,756	$ 31,171	$ 46,755	$ 46,755
TOTAL OPERATING EXPENSES	$ 236,836	$ 173,790	$ 240,941	$ 251,235
TOTAL INCOME/EXPENSE	$ (1)	$ 20,556	$ (1,711)	$ (0)
RESERVE PROJECTS:				
Tree Removal	$ -	$ 16,044	$16,044	$ -
Retaining Wall	$ -	$ 16,700	$16,700	$ -
HVAC UPGRADES	$ -	$ -		$ -
	$ -	$ -		$ -
PROJECT TOTAL	$ -	$ 32,744	$ 32,744	$ -