

WHITNALL EDGE

November 5th, 2025

Dear Whitnall Edge Homeowner:

The 2025 Annual Meeting of the Whitnall Edge Condominium Association has been scheduled for **Wednesday December 10th at 6:00 PM**. This meeting will be held at the clubhouse; A Microsoft Teams link will also be sent in advance if you will not be able attend the meeting in person and would like to join virtually. Please ensure you have a valid email on file.

Please find attached an Agenda, proxy, 2024 meeting minutes and 2025 year-end financial.

The 2026 approved budget is enclosed along with dues information.

Sincerely,
For the Board of Directors
Whitnall Edge Condominium Association

Sarah Harwood

Sarah Harwood
Property Manager
Ogden & Company, Inc.

Annual Meeting Agenda
Whitnall Edge Condominium Association
Wednesday, December 10th 2025
6:00 P.M.

Call to Order / Attendance (6:00 p.m.)

Board Members

Karen Kartheiser

Lyn Jenei

Monica Weiss

Ogden Management Team

Sarah Harwood

Review of Meeting Minutes

- Annual Meeting 2024

Financial Review

- 2025 Year to Date

Board Member Election

Committee Reports

- Commons

Homeowner Concerns

Adjournment

PROXY

Be it known that I, the undersigned, a bonafide owner of _____

Do hereby make, constitute, and appoint, _____

as my true and lawful agent and attorney in fact for me and in my name, place and
stead, to vote upon my ownership interest subscribed for me or standing in my name
as proxy, at the meeting of:

Whitnall Edge Condominium Association on
Wednesday December 10th 2025 @ 6pm

or on such other day at this particular meeting may be thereafter held by adjournment or otherwise within
180 days of its original date, according to the number of votes I am now or may then be entitled to cast,
hereby granting my said attorney in fact an agent full power and authority to act for me, and in my name, at
said meeting or meetings, in the transaction of any business which may come before the meeting, as fully as I
could do, if personally present, all in accordance with the Whitnall Edge Condominium By-Laws.

Dated this _____ day of _____, 2025.

Unit Owner Name _____

Address _____

Telephone Number _____

Unit Owner Signature _____

ACCEPTANCE OF PROXY

I, (print name) _____, do hereby

accept the foregoing proxy dated this _____ day of _____, 2025.

Signature _____

Address _____

Phone Number _____

Annual Meeting Minutes
Whitnall Edge Condominium Association
December 11th , 2024 6:00 P.M. - Clubhouse

Call to Order / Attendance (6:05p.m.)

Lyn Jenei, Vice President
Karen Kartheiser, President

Diane Wurdeman, Director (late)
Monica Weiss, Secretary
Deanna Beine, Ogden & Company, Inc.

A motion was made, by Jim from 10345, to move the agenda item of the Board Member Election to first. Monica 2nd that motion & nobody opposed.

Board Member Election: Karen Kartheiser ran unopposed for a 3 year Term. Congratulations Karen!

Review Annual Meeting Minutes

- Karen motioned to approve the Annual Meeting 2023 Minutes (Nov 29th), with changes to Board Member term length, and the Board Approved, with said changes.

Review of 2024 Financials

- Monica motioned to approve the Financial reports Year to date 2024: Lyn seconded and the Board Approved.

Committee Reports: Lyn reported the Pool Heater and Filter were replaced, next year the Club-House Floor will be updated with half Carpet and half Hard Floor. The Pool Committee needs to hire a new Property Management Company, so they will be talking to multiple Companies.

Homeowner Concerns:

Please email deannab@ogdenre.com or call 414-270-4179 or enter into the Ogden Condo Portal, to have homeowner concerns addressed prior to the board meetings. This makes sure that your issue(s) are addressed in a prompt and timely fashion.

We have a Quorum tonight. 18 Owners came to the Annual Meeting.

The idea of surveying both Phases, about the Clubhouse and Pool was suggested, more information in the future.

10400 - One of the Trees limbs are dying, also the Hallway hasn't been painted in years.

There is graffiti in a couple of areas, like on a recycle dumpster cover and Electric box.

10364 – Plum Tree hasn't trimmed branches hanging very low over our land.

10340 – Resurface/replace Unit Door process. Must match existing color, if using a temporary door, while work is done, just let BoD know how long the temporary door will be in place.

10259 – Patio has a hole in the concrete. We are already on the list for Concrete work this Spring (this item is included in the scope of work).

6464 – The Basement window well covers are broken. Can insulation be looked at, in the Basement at the top of wall where it meets the first floor? Owners that work 2nd Shift would like the timing of mowing, be changed.

10237 – Floor Tile is cracked by the back door, it is covered by the Rug.

Annual Meeting Minutes
Whitnall Edge Condominium Association
December 11th , 2024 6:00 P.M. - Clubhouse

10416 - Dried dust/lint is caked on the dryer ducts. Can the dust be cleaned off the ducts?
Owners with Pets please clean out Washers and Dryers of pet hair. It's getting on your neighbor's clothes.

Residents with dogs or other support animals must send a Doctors Letter for Service Dogs, etc., because we can only have 2 Cats as pets, per our governing docs.

A homeowner shared information that a Car Wash is going into the strip mall parking lot, in front of our neighborhood.

How to Contact Pool Committee:

To contact Commons/WECLLP Property Manager for Pool/Clubhouse questions or Clubhouse Renting - Email ***WEcommonsLLP@Gmail.com***

Closed Session:

Karen motioned to approve the Kaman & Cusimano proposal for the Community Protection Program for \$2000.00, annual payment. Lyn 2nd. All were in favor, motion approved.

2025 Board Members:

Karen Kartheiser is Vice President

Lyn Jenei is President

Diane Wurdeman is Director

Monica Weiss is Secretary

Adjournment: 7:50 p.m.

Next Annual Meeting Date was not set up.

Whitnall Edge Condominium Homeowners Assn, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	2,718.65	-	2,718.65	27,186.50	-	27,186.50	-
Total Reserve Income	2,718.65	-	2,718.65	27,186.50	-	27,186.50	-
Other Income							
5101 - Interest Income	59.14	-	59.14	2,614.47	-	2,614.47	-
Total Other Income	59.14	-	59.14	2,614.47	-	2,614.47	-
Total Income	2,777.79	-	2,777.79	29,800.97	-	29,800.97	-
Reserve Expense							
Reserve Expense							
7306 - Siding Replacement	-	-	-	39,224.00	-	(39,224.00)	-
7328 - Fire System Expense	-	750.00	750.00	-	7,500.00	7,500.00	9,000.00
7338 - Concrete/Asphalt Repairs	-	-	-	11,336.00	-	(11,336.00)	-
Total Reserve Expense	-	750.00	750.00	50,560.00	7,500.00	(43,060.00)	9,000.00
Total Expense	-	750.00	750.00	50,560.00	7,500.00	(43,060.00)	9,000.00
Reserve Net Total	2,777.79	(750.00)	3,527.79	(20,759.03)	(7,500.00)	(13,259.03)	(9,000.00)
Net Total	428.42	(6,317.65)	6,746.07	(25,046.35)	(13,237.40)	(11,808.95)	(9,000.00)

Whitnall Edge Condominium Homeowners Assn, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Grounds							
6601 - Refuse Removal	-	291.67	291.67	3,465.00	2,916.70	(548.30)	3,500.00
6619 - Landscape	4,577.00	4,559.71	(17.29)	27,462.00	27,358.26	(103.74)	27,358.26
6656 - Snow Removal	-	-	-	19,644.92	19,644.92	-	29,467.38
6666 - Additional Landscape	-	341.00	341.00	350.00	3,410.00	3,060.00	4,092.00
Total Grounds	4,577.00	5,192.38	615.38	50,921.92	53,329.88	2,407.96	64,417.64
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	2,718.65	2,718.65	-	27,186.50	27,186.50	-	32,623.77
Total Transfer to Replacement Reserve	2,718.65	2,718.65	-	27,186.50	27,186.50	-	32,623.77
Total Expense	31,815.92	35,207.65	3,391.73	294,569.48	302,137.40	7,567.92	355,680.00
Operating Net Total	(2,349.37)	(5,567.65)	3,218.28	(4,287.32)	(5,737.40)	1,450.08	.00

Whitnall Edge Condominium Homeowners Assn, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Income							
5001 - Association Dues	29,640.00	29,640.00	-	296,400.00	296,400.00	-	355,680.00
Total Assessment Income	29,640.00	29,640.00	-	296,400.00	296,400.00	-	355,680.00
Other Income							
5043 - Clubhouse Rental	(100.00)	-	(100.00)	(100.00)	-	(100.00)	-
5101 - Interest Income	.83	-	.83	5.28	-	5.28	-
5118 - NSF Check Fee	-	-	-	40.00	-	40.00	-
5124 - Late Fees	.72	-	.72	11.88	-	11.88	-
5204 - Locks and Keys	(75.00)	-	(75.00)	-	-	-	-
5218 - Fines	-	-	-	(7,125.00)	-	(7,125.00)	-
5233 - Transfer of Ownership Fee	-	-	-	1,050.00	-	1,050.00	-
Total Other Income	(173.45)	-	(173.45)	(6,117.84)	-	(6,117.84)	-
Total Income	29,466.55	29,640.00	(173.45)	290,282.16	296,400.00	(6,117.84)	355,680.00

Operating Expense

Administrative Expense							
6210 - Accounting	-	-	-	375.00	300.00	(75.00)	300.00
6212 - Bank Charges	-	-	-	40.00	-	(40.00)	-
6311 - Management Fee	2,461.41	2,461.41	.00	24,614.10	24,614.06	.(04)	29,536.83
6312 - Office Supplies	20.99	50.00	29.01	458.83	500.00	41.17	600.00
6316 - Recreation Facility Expense	2,808.00	2,808.00	-	28,080.00	28,080.00	-	33,696.00
6341 - Legal Expense	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
6941 - Insurance	-	4,084.83	4,084.83	24,523.00	40,848.30	16,325.30	49,018.00
otal Administrative Expense	5,290.40	9,654.24	4,363.84	78,090.93	96,842.36	18,751.43	116,150.83
Utility Expense							
6414 - Water/Sewer	10,904.51	8,787.80	(2,116.71)	37,982.99	36,232.76	(1,750.23)	36,232.76
6450 - Electric-Common	1,605.62	4,008.75	2,403.13	51,380.41	40,087.50	(11,292.91)	48,105.00
otal Utility Expense	12,510.13	12,796.55	286.42	89,363.40	76,320.26	(13,043.14)	84,337.76
Repair and Maintenance Expense							
6511 - Carpet Maintenance	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
6514 - Cleaning	-	666.67	666.67	7,150.00	6,666.70	(483.30)	8,000.00
6526 - Exterminating	255.78	241.67	(14.11)	3,187.80	2,416.70	(771.10)	2,900.00
5530 - Fire System Expense	1,933.66	1,250.00	(683.66)	9,746.96	12,500.00	2,753.04	15,000.00
5536 - General Maintenance	2,030.30	1,666.67	(363.63)	22,995.53	16,666.70	(6,328.83)	20,000.00
5542 - Intercom Service	-	83.33	83.33	1,050.00	833.30	(216.70)	1,000.00
5546 - Painting Expense	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
5548 - Plumbing Expense	-	208.33	208.33	976.44	2,083.30	1,106.86	2,500.00
5551 - Roof & Siding Repairs	2,500.00	416.67	(2,083.33)	3,900.00	4,166.70	266.70	5,000.00
5564 - Laundry Expense	-	20.83	20.83	-	208.30	208.30	250.00
al Repair and Maintenance Expense	6,719.74	4,845.84	(1,873.90)	49,006.73	48,458.40	(548.33)	58,150.00

WHITNALL EDGE

November 5th, 2025

Dear Whitnall Edge Homeowner:

After a thorough review of the current financials the 2026 budget was presented and approved by the Board of Director's.

Each line item was carefully evaluated by both the Board of Directors and the Management team to fund the property appropriately.

Your Association dues will be \$310.00 per month beginning January 1st, 2026. Payment information is listed below.

1. If you are set up on ACH or Auto Draft this will be automatically pulled with the current amount, and you will not need to do anything.
2. If you are paying by check please continue to mail your payment to the AZ address and make sure your account # is on the check.

We Wish You and Your Family a Safe & Happy Holiday Season!

Sincerely,

On Behalf of Whitnall Edge Condominium Association

Sarah Harwood

Property Manager

Ogden & Company, Inc., AMO®

Whitnall Edge Condominium Homeowners Assn, Inc.

1/1/2026 - 12/31/2026

2026 Proposed Annual Budget Comparison

	2025	2026	% Variance	Monthly	Per Unit* (104)
Income					
Assessment Income					
5001 - Association Dues	355,680.00	386,880.00	8.77%	32,240.00	310.00
Total Assessment Income	355,680.00	386,880.00	8.77%	32,240.00	310.00
Other Income					
5101 - Interest Income	-	500.00	100.00%	41.67	.40
5118 - NSF Check Fee	-	40.00	100.00%	3.33	.03
5124 - Late Fees	-	10.00	100.00%	.83	.01
5218 - Fines	-	100.00	100.00%	8.33	.08
5233 - Transfer of Ownership Fee	-	450.00	100.00%	37.50	.36
Total Other Income	-	1,100.00	100.00%	91.67	.88
Total Income	355,680.00	387,980.00	9.08%	32,331.67	310.88
Expense					
Administrative Expense					
6210 - Accounting	300.00	375.00	25.00%	31.25	.30
6212 - Bank Charges	-	50.00	100.00%	4.17	.04
6311 - Management Fee	29,536.83	30,629.69	3.70%	2,552.47	24.54
6312 - Office Supplies	600.00	600.00	0.00%	50.00	.48
6316 - Recreation Facility Expense	33,696.00	34,944.00	3.70%	2,912.00	28.00
6341 - Legal Expense	3,000.00	12,500.00	316.67%	1,041.67	10.02
6941 - Insurance	49,018.00	51,245.00	4.54%	4,270.42	41.06
Total Administrative Expense	116,150.83	130,343.69	12.22%	10,861.97	104.44
Utility Expense					
6414 - Water/Sewer	36,232.76	36,000.00	-0.64%	3,000.00	28.85
6450 - Electric-Common	48,105.00	56,000.00	16.41%	4,666.67	44.87
Total Utility Expense	84,337.76	92,000.00	9.09%	7,666.67	73.72
Repair and Maintenance Expense					
6511 - Carpet Maintenance	1,500.00	1,500.00	0.00%	125.00	1.20
6514 - Cleaning	8,000.00	9,204.00	15.05%	767.00	7.38
6526 - Exterminating	2,900.00	3,000.00	3.45%	250.00	2.40
6530 - Fire System Expense	15,000.00	15,000.00	0.00%	1,250.00	12.02
6536 - General Maintenance	20,000.00	16,000.00	-20.00%	1,333.33	12.82
6542 - Intercom Service	1,000.00	1,000.00	0.00%	83.33	.80
6546 - Painting Expense	2,000.00	2,000.00	0.00%	166.67	1.60
6548 - Plumbing Expense	2,500.00	2,500.00	0.00%	208.33	2.00
6551 - Roof & Siding Repairs	5,000.00	10,000.00	100.00%	833.33	8.01
6564 - Laundry Expense	250.00	100.00	-60.00%	8.33	.08
Total Repair and Maintenance Expense	58,150.00	60,304.00	3.70%	5,025.33	48.32

Whitnall Edge Condominium Homeowners Assn, Inc.

1/1/2026 - 12/31/2026

2026 Proposed Annual Budget Comparison

	2025	2026	% Variance	Monthly	Per Unit* (104)
Grounds					
6601 - Refuse Removal	3,500.00	3,780.00	8.00%	315.00	3.03
6619 - Landscape	27,358.26	28,453.38	4.00%	2,371.12	22.80
6656 - Snow Removal	29,467.38	30,645.66	4.00%	2,553.81	24.56
6666 - Additional Landscape	4,092.00	4,092.00	0.00%	341.00	3.28
Total Grounds	64,417.64	66,971.04	3.96%	5,580.92	53.66
Transfer to Replacement Reserve					
6956 - Transfer to Reserve	32,623.77	38,361.27	17.59%	3,196.77	30.74
Total Transfer to Replacement Reserve	32,623.77	38,361.27	17.59%	3,196.77	30.74
Reserve Expense					
7328 - Fire System Expense	9,000.00	-	-100.00%	-	-
Total Reserve Expense	9,000.00	-	-100.00%	-	-
Total Expense	364,680.00	387,980.00	6.39%	32,331.67	310.88

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*