HUNT MANAGEMENT INCORPORATED SINCE 1982

Income Statement - Operating

The Waterfront Condominium Association, Inc.

12/31/2025

Date: 2/3/2026
Time: 10:49 am
Page: 1

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
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60100-00 UNIT ASSESSMENT	$ 35,075.00	$ 34,500.00	$ 575.00	$414,472.11	$414,000.00	$ 472.11	$414,000.00
60125-00 PREPAID ASSESSMENTS	3,645.00	-	3,645.00	(1,481.11)	-	(1,481.11)	-
60200-00 PARKING ASSESSMENT	1,584.00	1,530.00	54.00	18,576.00	18,360.00	216.00	18,360.00
60400-00 INSURANCE INCOME	928.36	-	928.36	48,292.07	48,237.00	55.07	48,237.00
60500-00 LATE CHARGE INCOME	-	-	-	1,600.00	-	1,600.00	-
60575-00 RENTAL SECURITY DEPOSIT	-	-	-	1,020.00	-	1,020.00	-
60700-00 MISCELLANEOUS INCOME	16,407.16	41.63	16,365.53	17,382.13	500.00	16,882.13	500.00
60800-00 INTEREST INCOME	2,020.06	833.37	1,186.69	36,194.54	30,000.00	6,194.54	30,000.00
61200-00 SPECIAL ASSESSMENT - BUILDING	-	-	-	16,775.00	16,500.00	275.00	16,500.00
Total OPERATING INCOME	$ 59,659.58	$ 36,905.00	$ 22,754.58	$552,830.74	$527,597.00	$25,233.74	$527,597.00
OTHER INCOME							
60300-00 BOAT SLIP ASSESSMENT	2,400.00	2,400.00	-	28,800.00	28,800.00	-	28,800.00
70100-00 RESERVE CONTRIBUTION	-	3,277.50	(3,277.50)	162,102.53	312,492.50	(150,389.97)	312,492.50
70200-00 BOAT SLIP RESERVE CONTRIBUTION	-	-	-	27,071.12	-	27,071.12	-
Total OTHER INCOME	$ 2,400.00	$ 5,677.50	($ 3,277.50)	$217,973.65	$341,292.50	($123,318.85)	$341,292.50
Total OPERATING INCOME	**$ 62,059.58**	**$ 42,582.50**	**$ 19,477.08**	**$770,804.39**	**$868,889.50**	**($ 98,085.11)**	**$868,889.50**
OPERATING EXPENSE							
UNIT EXPENSES							
80100-00 MANAGEMENT - FEE	4,789.16	2,394.62	(2,394.54)	28,734.96	28,735.00	0.04	28,735.00
80125-00 MANAGEMENT MEETING/SITE VISITS	-	100.00	100.00	-	1,200.00	1,200.00	1,200.00
80200-00 LEGAL	1,687.50	666.63	(1,020.87)	3,489.00	8,000.00	4,511.00	8,000.00
80300-00 ACCOUNTING	-	22.88	22.88	210.00	275.00	65.00	275.00
80350-00 TAXES	-	625.00	625.00	8,120.00	7,500.00	(620.00)	7,500.00
80400-00 PROFESSIONAL	-	500.00	500.00	-	6,000.00	6,000.00	6,000.00
80450-00 SOCIAL COMMITTEE	-	-	-	497.78	-	(497.78)	-
80600-00 ADMINISTRATIVE EXPENSE	610.42	100.00	(510.42)	2,494.47	1,200.00	(1,294.47)	1,200.00
80700-00 ELECTRICITY	884.49	1,137.50	253.01	17,504.33	13,650.00	(3,854.33)	13,650.00
80800-00 GAS	(428.63)	525.00	953.63	(35.07)	6,300.00	6,335.07	6,300.00
80900-00 SEWER & WATER	-	-	-	18,764.21	20,000.00	1,235.79	20,000.00
81000-00 REFUSE DISPOSAL	1,236.31	1,208.37	(27.94)	14,485.40	14,500.00	14.60	14,500.00
81500-00 MAINTENANCE MANAGER	2,358.68	2,445.87	87.19	29,751.66	29,350.00	(401.66)	29,350.00
81550-00 MAINT MGR CELL PHONE	-	25.00	25.00	100.00	300.00	200.00	300.00
81560-00 EMPLOYEE BENEFIT	-	200.00	200.00	-	2,400.00	2,400.00	2,400.00
81600-00 PAYROLL TAXES	192.78	187.50	(5.28)	2,229.37	2,250.00	20.63	2,250.00
81650-00 JANITORIAL	3,460.00	1,308.37	(2,151.63)	20,665.00	15,700.00	(4,965.00)	15,700.00
82000-00 MAINTENANCE & REPAIR	2,957.00	2,612.50	(344.50)	33,863.57	31,350.00	(2,513.57)	31,350.00
82050-00 MAT SERVICE	557.80	208.37	(349.43)	3,767.24	2,500.00	(1,267.24)	2,500.00
82100-00 MAINTENANCE SUPPLIES	-	166.63	166.63	2,446.32	2,000.00	(446.32)	2,000.00
82200-00 PLANTING MAINTENANCE	-	-	-	7,821.06	8,000.00	178.94	8,000.00
82250-00 PEST CONTROL	117.57	208.37	90.80	2,210.10	2,500.00	289.90	2,500.00
82300-00 SNOW & ICE CLEARING	1,925.00	1,925.00	-	11,550.00	11,550.00	-	11,550.00
82500-00 ELEVATOR MAINTENANCE	2,370.00	1,050.00	(1,320.00)	13,437.43	12,600.00	(837.43)	12,600.00
82600-00 PHONES	-	183.37	183.37	-	2,200.00	2,200.00	2,200.00
82625-00 INTERNET	171.20	171.25	0.05	2,054.40	2,055.00	0.60	2,055.00
82650-00 FIRE SAFETY	-	208.37	208.37	5,031.60	2,500.00	(2,531.60)	2,500.00
82675-00 SECURITY	-	-	-	1,845.82	-	(1,845.82)	-
82700-00 WATER BREAK REPAIRS	-	-	-	194.22	-	(194.22)	-
82800-00 WINDOW CLEANING	-	-	-	17,500.00	25,216.00	7,716.00	25,216.00
82900-00 CARPET CLEANING	-	-	-	523.32	1,500.00	976.68	1,500.00
83000-00 REPLACEMENT RESERVE	15,347.50	15,347.50	-	194,919.50	184,170.00	(10,749.50)	184,170.00
83025-00 S.A. TRANSFER TO RESERVE	-	-	-	16,775.00	-	(16,775.00)	-
83300-00 MISCELLANEOUS	-	-	-	6,230.00	-	(6,230.00)	-
83450-00 BUTTERFLY MX ACCESS	-	250.00	250.00	5,348.10	3,000.00	(2,348.10)	3,000.00
84000-00 SECURITY CAMERAS	-	-	-	404.63	-	(404.63)	-
85500-00 INSURANCE PREMIUM (**)	-	-	-	49,225.00	48,237.00	(988.00)	48,237.00
Total UNIT EXPENSES	$ 38,236.78	$ 33,778.10	($ 4,458.68)	$522,158.42	$496,738.00	($25,420.42)	$496,738.00

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Description	Current Period Actual	Current Period Budget	Variance	Year-to-date Actual	Year-to-date Budget	Variance	Annual Budget
PARKING EXPENSES							
82400-00 GARAGE DOORS / GATE	$-	$250.00	$250.00	$4,554.23	$3,000.00	($1,554.23)	$3,000.00
86200-00 ELECTRICITY	313.33	313.37	0.04	3,759.96	3,760.00	0.04	3,760.00
86300-00 GAS	500.00	500.00	-	6,000.00	6,000.00	-	6,000.00
86500-00 MAINTENANCE & REPAIR	-	1,666.63	1,666.63	5,669.78	20,000.00	14,330.22	20,000.00
86600-00 MAINTENANCE SUPPLIES	-	-	-	600.32	-	(600.32)	-
Total PARKING EXPENSES	$813.33	$2,730.00	$1,916.67	$20,584.29	$32,760.00	$12,175.71	$32,760.00
BOAT SLIP EXPENSES							
88300-00 ELECTRICITY	187.50	187.50	-	2,250.00	2,250.00	-	2,250.00
88600-00 MAINTENANCE & REPAIR	-	212.50	212.50	247.25	2,550.00	2,302.75	2,550.00
88700-00 BOAT SLIP INSTALL/TAKE OUT	-	-	-	2,255.11	4,100.00	1,844.89	4,100.00
89000-00 BOAT SLIP RESERVE ASSESSMENT	1,750.00	1,750.00	-	21,000.00	21,000.00	-	21,000.00
Total BOAT SLIP EXPENSES	$1,937.50	$2,150.00	$212.50	$25,752.36	$29,900.00	$4,147.64	$29,900.00
BUILDING RESERVE EXPENSES							
90100-00 ROOF REPAIR	-	273,162.50	273,162.50	9,756.81	273,162.50	263,405.69	273,162.50
91200-00 GARAGE DOORS	-	-	-	4,980.72	-	(4,980.72)	-
91300-00 CONCRETE WORK	-	-	-	94,445.00	-	(94,445.00)	-
91400-00 HVAC LOBBY	-	10,868.00	10,868.00	-	10,868.00	10,868.00	10,868.00
91600-00 SEALANTS, WINDOW, DOOR, CONTROL	-	28,462.00	28,462.00	-	28,462.00	28,462.00	28,462.00
91610-00 EXTERIOR ELECTRICAL & LIGHTING	-	-	-	6,625.00	-	(6,625.00)	-
92010-00 BALCONY LEAK REPAIRS	4,725.00	-	(4,725.00)	9,320.00	-	(9,320.00)	-
92050-00 MODIFY STOREFRONT DRAINAGE	-	-	-	6,975.00	-	(6,975.00)	-
Total BUILDING RESERVE EXPENSES	$4,725.00	$312,492.50	$307,767.50	$132,102.53	$312,492.50	$180,389.97	$312,492.50
BOAT SLIP RESERVE EXPENSES							
90100-00 HEAD DOCKS & FINGER PIERS REPAIR	-	-	-	3,185.32	-	(3,185.32)	-
90250-00 WHARF ELECTRIC	-	-	-	19,297.00	-	(19,297.00)	-
90300-00 BOAT SLIP POWER PED	-	-	-	4,588.80	-	(4,588.80)	-
Total BOAT SLIP RESERVE EXPENSES	$-	$-	$-	$27,071.12	$-	($27,071.12)	$-
Total OPERATING EXPENSE	**$45,712.61**	**$351,150.60**	**$305,437.99**	**$727,668.72**	**$871,890.50**	**$144,221.78**	**$871,890.50**
Net Income:	**$16,346.97**	**($308,568.10)**	**$324,915.07**	**$43,135.67**	**($3,001.00)**	**$46,136.67**	**($3,001.00)**

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