



A Community Presence

October 7, 2025

RE: 2026 Approved Budget

Dear Edge Condominium Owner:

Enclosed is a copy of The Edge Condominium Association's 2026 approved budget as adopted by the Association's Board of Directors.

After review of the Association's financial status and inclusion of information from the recently completed Reserve Study, the Board of Directors determined it is necessary to increase homeowner monthly assessments for the building's annual operating expenses as well as the reserve fund contributions.

When calculating assessments, each owner is responsible for their unit's allocated interest of the common operating expenses and common element reserve contribution. Additionally, each owner is responsible for the repair and maintenance expenses of their limited common element reserve contribution, namely the costs for repair and maintenance of the balcony/patio railings and surfaces associated with their unit. The Declaration of The Edge Condominium sections noted at the end describe the limited common element provisions.

In 2026, the budget for common operating expenses will increase 6.3% over the 2025 budget due to service rate and contract increases and the reserve contribution is increasing to cover major repairs as outlined in the Reserve Study; these expenses are allocated by each unit's percentage of ownership. The limited common element reserve contribution for each unit is based on the linear square feet of railing and surface square footage of balcony/patio associated with the unit; therefore, balconies and patios with greater footage have greater maintenance expenses than balconies and patios with less footage. Please note that common and limited common element reserve contributions will remain in segregated accounts and can only be used for repairs of those specific elements.

The attached assessment distribution table shows each unit's cost share for the three categories that total the annual and monthly assessment: common operating expenses (general expenses for things like building utilities, trash, snow plowing, management fee, etc.), common element reserve contribution (repair and maintenance of shared building elements such as the elevator, water heaters, roof, garage, etc.) and limited common elements (balcony / patio railings and surfaces serving the specific unit).

As always, the Board of Directors will continue efforts to maintain and improve the financial and physical soundness of The Edge.

The 2026 assessments will go into effect on January 1, 2026.

If paying via electronic funds (EFT), monthly assessments will continue to be withdrawn as was done in 2025. For assessments paid by a bank, please advise them to send checks to the following address:

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

huntmanagement.com
888-305-1071

Phone: (262)238-1480
Fax: (262)238-1485



A Community Presence

The Edge
c/o Hunt Management
P.O. Box 1755
Arlington Heights, IL 60006-1755

Please note: A coupon is not necessary to make payment, checks can be mailed to the Arlington Heights address; however, if a coupon book is preferred, contact Hunt Management Client Services Department at (262) 238-1480 or email Clientservices@HuntManagement.com. The coupon book does not include envelopes. The last page of the book has address labels that must be affixed to an envelope and mailed.

Should you ever have questions regarding the Association's financial status, please feel free to contact me at angie@huntmanagement.com. The Reserve Study, Declaration, and other Association documents can be found by logging into your account on the Hunt website: <https://www.huntmanagement.com/>

Sincerely,
Hunt Management Incorporated, AAMC
Management Company for
The Edge Condominium Association, Inc.

Angie Rosploch, CMCA, AMS

THE EDGE CONDOMINIUM

	2025	2025	2026
	Budget	YE Estimate	Budget
ASSOCIATION FEES	\$ 371,125	\$ 371,125	\$ 419,905
PREPAIDS	-	-	-
LATE FEES / FINES	-	338	-
STORAGE FEE	2,500	2,760	2,650
KEY & LOCK FEES	-	115	-
MOVE IN/MOVE OUT FEES	-	3,150	-
INTEREST	2,100	4,800	1,000
CAPITAL CONTRIBUTIONS (USE OF RESERVE FUND)	153,930	-	308,971
TOTAL INCOME	\$ 529,655	\$ 382,287	\$ 732,526
ELECTRIC - COMMON AREA	22,642	22,000	22,688
GAS - COMMON AREA	14,095	14,000	13,438
WATER & SEWER	23,028	18,500	21,000
CABLE	1,650	1,711	-
CARPET CLEANING	3,000	2,292	3,000
CLEANING SERVICE & SUPPLIES	11,918	11,500	13,125
CLEANING - GARAGE	1,900	1,795	1,900
ELECTRICAL REPAIRS	1,500	-	1,500
ELEVATOR - CONTRACT	10,100	10,100	10,100
GARAGE DOOR REPAIR	2,500	-	2,500
HVAC - CONTRACT	5,400	7,820	5,400
HVAC - REPAIRS & SUPPLIES	2,000	5,229	2,000
MAINTENANCE - GENERAL	27,308	30,000	30,000
MAINTENANCE - SUPPLIES	1,000	1,000	1,000
MAT SERVICE	1,215	1,435	1,500
PLUMBING	3,163	7,000	5,000
REFUSE REMOVAL	10,500	11,319	13,000
SNOW REMOVAL & SUPPLIES	9,000	9,000	10,000
WINDOW CLEANING	6,741	4,655	6,000
ROOF MAINTENANCE	5,000	4,500	5,000
LANDSCAPE IMPROVEMENTS	3,000	-	3,000
LAWN SPRINKLER & IRRIGATION REPAIRS	1,000	1,500	1,000
LANDSCAPING CONTRACT	3,848	3,848	3,848
PLANTS & FLOWERS	1,200	1,200	1,200
FITNESS CENTER EXPENSE	1,000	1,000	1,000
ALARMS & MONITORING	3,500	4,000	4,000
FIRE EXTINGUISHERS & MAINTENANCE	3,000	3,200	3,000
ACCOUNTING SERVICES	400	200	200
INCOME TAX DUE	600	968	2,000
LEGAL COUNSEL FEES	4,000	9,500	3,000
LICENSES, FEES & PERMITS	50	335	340
ADMINISTRATIVE EXPENSE	1,200	1,557	1,600
TELEPHONE	1,500	1,100	1,800
MANAGEMENT - FEE	19,017	19,017	19,600
PROPERTY INSURANCE	32,000	33,640	38,686
TOTAL COMMON EXPENSES	238,975	244,921	252,425
RESERVE CONTRIBUTION	136,750	136,750	171,130
TOTAL EXPENSES	\$ 375,725	\$ 381,671	\$ 423,555
RESERVE SPENDING	\$ 153,930	\$ -	\$ 308,971
NET INCOME (EXPENSE)	(0)	617	-

The Edge Condominium -2026 Assessments

Unit Number	COMMON EXPENSES				LIMITED EXPENSES	TOTALS	
	Allocated Assessment %	Operating Expenses	Common Element Reserve	Total Common Expenses	Limited Common Element Reserve	Grand Total	Monthly Assessment
101	1.286	\$ 3,199	\$ 1,511	\$ 4,710	\$ 895	\$ 5,605	\$ 467
102	1.286	\$ 3,199	\$ 1,511	\$ 4,710	\$ 895	\$ 5,605	\$ 467
103	1.286	\$ 3,199	\$ 1,511	\$ 4,710	\$ 895	\$ 5,605	\$ 467
104	1.286	\$ 3,199	\$ 1,511	\$ 4,710	\$ 895	\$ 5,605	\$ 467
105	1.613	\$ 4,013	\$ 1,895	\$ 5,908	\$ 1,421	\$ 7,329	\$ 611
109	1.541	\$ 3,834	\$ 1,811	\$ 5,644	\$ 1,125	\$ 6,769	\$ 564
110	1.298	\$ 3,229	\$ 1,525	\$ 4,754	\$ 1,226	\$ 5,980	\$ 498
111	1.436	\$ 3,572	\$ 1,687	\$ 5,260	\$ 1,327	\$ 6,587	\$ 549
112	1.436	\$ 3,572	\$ 1,687	\$ 5,260	\$ 1,429	\$ 6,688	\$ 557
113	1.436	\$ 3,572	\$ 1,687	\$ 5,260	\$ 1,530	\$ 6,789	\$ 566
114	1.302	\$ 3,239	\$ 1,530	\$ 4,769	\$ 1,631	\$ 6,400	\$ 533
115	1.389	\$ 3,455	\$ 1,632	\$ 5,088	\$ 1,732	\$ 6,820	\$ 568
201	1.575	\$ 3,918	\$ 1,851	\$ 5,769	\$ 358	\$ 6,127	\$ 511
202	1.316	\$ 3,274	\$ 1,546	\$ 4,820	\$ 358	\$ 5,179	\$ 432
203	1.086	\$ 2,702	\$ 1,276	\$ 3,978	\$ 268	\$ 4,246	\$ 354
204	1.086	\$ 2,702	\$ 1,276	\$ 3,978	\$ 268	\$ 4,246	\$ 354
205	1.086	\$ 2,702	\$ 1,276	\$ 3,978	\$ 268	\$ 4,246	\$ 354
206	1.086	\$ 2,702	\$ 1,276	\$ 3,978	\$ 268	\$ 4,246	\$ 354
207	1.316	\$ 3,274	\$ 1,546	\$ 4,820	\$ 358	\$ 5,179	\$ 432
208	1.495	\$ 3,719	\$ 1,757	\$ 5,476	\$ 358	\$ 5,834	\$ 486
209	1.543	\$ 3,839	\$ 1,813	\$ 5,652	\$ 358	\$ 6,010	\$ 501
210	1.298	\$ 3,229	\$ 1,525	\$ 4,754	\$ 358	\$ 5,113	\$ 426
211	1.436	\$ 3,572	\$ 1,687	\$ 5,260	\$ 358	\$ 5,618	\$ 468
212	1.436	\$ 3,572	\$ 1,687	\$ 5,260	\$ 358	\$ 5,618	\$ 468
213	1.436	\$ 3,572	\$ 1,687	\$ 5,260	\$ 358	\$ 5,618	\$ 468
214	1.302	\$ 3,239	\$ 1,530	\$ 4,769	\$ 358	\$ 5,127	\$ 427
215	1.694	\$ 4,214	\$ 1,990	\$ 6,205	\$ 358	\$ 6,563	\$ 547
301	1.575	\$ 3,918	\$ 1,851	\$ 5,769	\$ 647	\$ 6,415	\$ 535
302	1.316	\$ 3,274	\$ 1,546	\$ 4,820	\$ 647	\$ 5,467	\$ 456
303	1.086	\$ 2,702	\$ 1,276	\$ 3,978	\$ 647	\$ 4,624	\$ 385
304	1.086	\$ 2,702	\$ 1,276	\$ 3,978	\$ 323	\$ 4,301	\$ 358
305	1.086	\$ 2,702	\$ 1,276	\$ 3,978	\$ 323	\$ 4,301	\$ 358
306	1.086	\$ 2,702	\$ 1,276	\$ 3,978	\$ 647	\$ 4,624	\$ 385
307	1.316	\$ 3,274	\$ 1,546	\$ 4,820	\$ 647	\$ 5,467	\$ 456
308	1.495	\$ 3,719	\$ 1,757	\$ 5,476	\$ 647	\$ 6,122	\$ 510
309	1.543	\$ 3,839	\$ 1,813	\$ 5,652	\$ 647	\$ 6,298	\$ 525
310	1.298	\$ 3,229	\$ 1,525	\$ 4,754	\$ 647	\$ 5,401	\$ 450
311	1.436	\$ 3,572	\$ 1,687	\$ 5,260	\$ 647	\$ 5,906	\$ 492
312	1.436	\$ 3,572	\$ 1,687	\$ 5,260	\$ 647	\$ 5,906	\$ 492
313	1.436	\$ 3,572	\$ 1,687	\$ 5,260	\$ 647	\$ 5,906	\$ 492
314	1.302	\$ 3,239	\$ 1,530	\$ 4,769	\$ 647	\$ 5,415	\$ 451
315	1.694	\$ 4,214	\$ 1,990	\$ 6,205	\$ 647	\$ 6,851	\$ 571
401	1.575	\$ 3,918	\$ 1,851	\$ 5,769	\$ 647	\$ 6,415	\$ 535
402	1.316	\$ 3,274	\$ 1,546	\$ 4,820	\$ 647	\$ 5,467	\$ 456
403	1.086	\$ 2,702	\$ 1,276	\$ 3,978	\$ 647	\$ 4,624	\$ 385
404	1.086	\$ 2,702	\$ 1,276	\$ 3,978	\$ 90	\$ 4,068	\$ 339
405	1.086	\$ 2,702	\$ 1,276	\$ 3,978	\$ 268	\$ 4,246	\$ 354
406	1.086	\$ 2,702	\$ 1,276	\$ 3,978	\$ 270	\$ 4,247	\$ 354
407	1.367	\$ 3,401	\$ 1,606	\$ 5,007	\$ 358	\$ 5,365	\$ 447
410	1.357	\$ 3,376	\$ 1,594	\$ 4,970	\$ 647	\$ 5,617	\$ 468
411	1.436	\$ 3,572	\$ 1,687	\$ 5,260	\$ 647	\$ 5,906	\$ 492
412	1.436	\$ 3,572	\$ 1,687	\$ 5,260	\$ 647	\$ 5,906	\$ 492
413	1.436	\$ 3,572	\$ 1,687	\$ 5,260	\$ 647	\$ 5,906	\$ 492
414	1.302	\$ 3,239	\$ 1,530	\$ 4,769	\$ 647	\$ 5,415	\$ 451
415	1.694	\$ 4,214	\$ 1,990	\$ 6,205	\$ 647	\$ 6,851	\$ 571

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Unit Number	COMMON EXPENSES				LIMITED EXPENSES	TOTALS	
	Allocated Assessment %	Operating Expenses	Common Element Reserve	Total Common Expenses	Limited Common Element Reserve	Grand Total	Monthly Assessment
501	1.575	\$ 3,918	\$ 1,851	\$ 5,769	\$ 647	\$ 6,415	\$ 535
502	1.316	\$ 3,274	\$ 1,546	\$ 4,820	\$ 647	\$ 5,467	\$ 456
503	1.086	\$ 2,702	\$ 1,276	\$ 3,978	\$ 647	\$ 4,624	\$ 385
504	1.086	\$ 2,702	\$ 1,276	\$ 3,978	\$ 323	\$ 4,301	\$ 358
505	1.086	\$ 2,702	\$ 1,276	\$ 3,978	\$ 323	\$ 4,301	\$ 358
506	1.086	\$ 2,702	\$ 1,276	\$ 3,978	\$ 647	\$ 4,624	\$ 385
507	1.367	\$ 3,401	\$ 1,606	\$ 5,007	\$ 647	\$ 5,654	\$ 471
510	1.357	\$ 3,376	\$ 1,594	\$ 4,970	\$ 647	\$ 5,617	\$ 468
511	1.436	\$ 3,572	\$ 1,687	\$ 5,260	\$ 647	\$ 5,906	\$ 492
512	1.436	\$ 3,572	\$ 1,687	\$ 5,260	\$ 647	\$ 5,906	\$ 492
513	1.436	\$ 3,572	\$ 1,687	\$ 5,260	\$ 647	\$ 5,906	\$ 492
514	1.302	\$ 3,239	\$ 1,530	\$ 4,769	\$ 647	\$ 5,415	\$ 451
515	1.694	\$ 4,214	\$ 1,990	\$ 6,205	\$ 647	\$ 6,851	\$ 571
601	1.486	\$ 3,697	\$ 1,746	\$ 5,443	\$ 1,732	\$ 7,175	\$ 598
602	1.441	\$ 3,585	\$ 1,693	\$ 5,278	\$ 1,571	\$ 6,849	\$ 571
603	1.466	\$ 3,647	\$ 1,723	\$ 5,370	\$ 1,571	\$ 6,940	\$ 578
604	2.048	\$ 5,095	\$ 2,406	\$ 7,501	\$ 1,987	\$ 9,488	\$ 791
605	2.056	\$ 5,115	\$ 2,416	\$ 7,531	\$ 3,139	\$ 10,670	\$ 889
TOTAL	100.000	\$ 248,775	\$ 117,500	\$ 366,275	\$ 53,630	\$ 419,905	\$ 34,992

TEC Reserve Spending	Budget 2025	Est 2025	Budget 2026
Common			
Railings, Steel, Common, Paint Finishes	5,465		3,504
Water Heater - from 2024	25,000		25,000
Waterproof Membrane, Plaza/Riverwalk, Inspection and Capital Repairs	81,506		58,186
EFIS Repair and Paint			40,740
Floor Coverings, Carpet Remaning Hallways and Exerceise Room			40,385
Paint Finishes, Hallways			38,243
Life Safety System, Control Panels			9,641
Security System, Surveillance System			17,675
Total Common Spending	111,971	-	233,374
Limited Common			
2nd & 4th Balconies			
Balcony Railings, Paint Finishes and Capital Repairs	13,714	-	16,629
Total 2nd & 4th Balconies	13,714	-	16,629
3rd, 4th & 5th Floor Cantilever Balconies			
Balcony Railings, Paint Finishes and Capital Repairs (Incl. Shade Piping)	23,650	-	43,835
Total 3rd, 4th & 5th Floor Cantilever Balconies	23,650	-	43,835
6th Floor Balconies			
Balcony Railings, Paint Finishes and Capital Repairs		-	11,250
Total 6th Floor Balconies	-	-	11,250
Riverwalk Patios			
Railings, Steel, Paint Finishes	4,595	-	3,883
Total Riverwalk Patios	4,595	-	3,883
Street Porches			
	-		600
Total Street Porches	-	-	600
Total Limited Common Spending	41,959	-	75,597
Total Reserve Spending	153,930	-	308,971