HUNT MANAGEMENT INCORPORATED SINCE 1982

Income Statement - Operating

The Edge Condominium Association, Inc.

12/31/2025

Date: 1/18/2026
Time: 11:43 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							
INCOME							
60100-00 ASSOCIATION FEES	$ 30,927.00	$ 30,927.12	($ 0.12)	$371,140.04	$371,125.00	$ 15.04	$371,125.00
60200-00 LATE FEES/FINES	1,025.00	-	1,025.00	2,550.00	-	2,550.00	-
60300-00 STORAGE FEE	280.00	208.37	71.63	2,860.00	2,500.00	360.00	2,500.00
60400-00 KEY & LOCK FEES	25.00	-	25.00	140.00	-	140.00	-
60500-00 MOVE IN/MOVE OUT FEES	750.00	-	750.00	3,300.00	-	3,300.00	-
Total INCOME	$ 33,007.00	$ 31,135.49	$ 1,871.51	$379,990.04	$373,625.00	$6,365.04	$373,625.00
OTHER INCOME							
70100-00 INTEREST	876.57	175.00	701.57	6,650.01	2,100.00	4,550.01	2,100.00
70200-00 CAPITAL CONTRIBUTION	-	-	-	4,623.58	-	4,623.58	-
70300-00 RESERVE CONTRIBUTION	-	12,827.50	(12,827.50)	-	153,930.00	(153,930.00)	153,930.00
Total OTHER INCOME	$ 876.57	$ 13,002.50	($ 12,125.93)	$ 11,273.59	$156,030.00	($144,756.41)	$156,030.00
Total OPERATING INCOME	**$ 33,883.57**	**$ 44,137.99**	**($ 10,254.42)**	**$391,263.63**	**$529,655.00**	**($138,391.37)**	**$529,655.00**
OPERATING EXPENSE							
UTILITIES							
80100-00 ELECTRIC - COMMON AREA	2,587.22	1,886.87	(700.35)	20,947.43	22,642.00	1,694.57	22,642.00
80200-00 GAS - COMMON AREA	2,226.62	1,174.62	(1,052.00)	12,226.67	14,095.00	1,868.33	14,095.00
80300-00 WATER & SEWER	6,280.00	1,919.00	(4,361.00)	22,102.19	23,028.00	925.81	23,028.00
80400-00 CABLE	143.16	137.50	(5.66)	1,434.78	1,650.00	215.22	1,650.00
Total UTILITIES	$ 11,237.00	$ 5,117.99	($ 6,119.01)	$ 56,711.07	$ 61,415.00	$4,703.93	$ 61,415.00
REPAIRS & MAINT.							
81000-00 CARPET CLEANING	-	250.00	250.00	2,291.52	3,000.00	708.48	3,000.00
81100-00 CLEANING SERVICE & SUPPLIES	841.00	993.13	152.13	10,528.77	11,918.00	1,389.23	11,918.00
81200-00 CLEANING - GARAGE	-	158.37	158.37	1,820.00	1,900.00	80.00	1,900.00
81300-00 ELECTRICAL REPAIRS	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
81400-00 ELEVATOR - CONTRACT	2,357.34	841.63	(1,515.71)	9,852.07	10,100.00	247.93	10,100.00
81600-00 GARAGE DOOR REPAIR	-	208.37	208.37	319.00	2,500.00	2,181.00	2,500.00
81700-00 HVAC - CONTRACT	-	450.00	450.00	5,213.72	5,400.00	186.28	5,400.00
81800-00 HVAC - REPAIRS & SUPPLIES	-	166.63	166.63	1,343.25	2,000.00	656.75	2,000.00
81900-00 MAINTENANCE - GENERAL	6,977.50	2,275.63	(4,701.87)	37,137.80	27,308.00	(9,829.80)	27,308.00
81950-00 MAINTENANCE - SUPPLIES	-	83.37	83.37	777.25	1,000.00	222.75	1,000.00
82000-00 MAT SERVICE	168.87	101.25	(67.62)	1,463.54	1,215.00	(248.54)	1,215.00
82100-00 PLUMBING	-	263.62	263.62	6,294.00	3,163.00	(3,131.00)	3,163.00
82200-00 REFUSE REMOVAL	997.23	875.00	(122.23)	11,061.42	10,500.00	(561.42)	10,500.00
82300-00 SNOW REMOVAL & SUPPLIES	1,514.00	750.00	(764.00)	8,796.00	9,000.00	204.00	9,000.00
82400-00 WINDOW CLEANING	-	561.75	561.75	4,655.00	6,741.00	2,086.00	6,741.00
82500-00 ROOF MAINTENANCE	-	416.63	416.63	2,480.00	5,000.00	2,520.00	5,000.00
Total REPAIRS & MAINT.	$ 12,855.94	$ 8,520.38	($ 4,335.56)	$104,033.34	$102,245.00	($1,788.34)	$102,245.00
LANDSCAPING/GROUNDS							
83000-00 LANDSCAPE IMPROVEMENTS	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
83100-00 LAWN SPRINKLER & IRRIGATION REPAIRS	-	83.37	83.37	1,440.50	1,000.00	(440.50)	1,000.00
83200-00 LANDSCAPING CONTRACT	-	320.63	320.63	3,172.24	3,848.00	675.76	3,848.00
83300-00 PLANTS & FLOWERS	-	100.00	100.00	2,660.81	1,200.00	(1,460.81)	1,200.00
Total LANDSCAPING/GROUNDS	$ -	$ 754.00	$ 754.00	$ 7,273.55	$ 9,048.00	$1,774.45	$ 9,048.00
RECREATIONAL FACILITIES							
84000-00 FITNESS CENTER EXPENSE	5,396.94	83.37	(5,313.57)	5,903.00	1,000.00	(4,903.00)	1,000.00
Total RECREATIONAL FACILITIES	$ 5,396.94	$ 83.37	($ 5,313.57)	$ 5,903.00	$ 1,000.00	($4,903.00)	$ 1,000.00
SAFETY SERVICES							
85000-00 ALARMS & MONITORING	3,591.00	291.63	(3,299.37)	7,867.10	3,500.00	(4,367.10)	3,500.00
85100-00 FIRE EXTINGUISHERS & MAINTENANCE	-	250.00	250.00	2,098.59	3,000.00	901.41	3,000.00
Total SAFETY SERVICES	$ 3,591.00	$ 541.63	($ 3,049.37)	$ 9,965.69	$ 6,500.00	($3,465.69)	$ 6,500.00
ADMINISTRATIVE							
86000-00 ACCOUNTING SERVICES	-	33.37	33.37	200.00	400.00	200.00	400.00
86050-00 INCOME TAX DUE	-	50.00	50.00	968.00	600.00	(368.00)	600.00

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Description	Current Period Actual	Current Period Budget	Variance	Year-to-date Actual	Year-to-date Budget	Variance	Annual Budget
86100-00 LEGAL COUNSEL FEES	$-	$333.37	$333.37	$6,772.07	$4,000.00	($2,772.07)	$4,000.00
86200-00 LICENSES, FEES & PERMITS	-	4.13	4.13	334.48	50.00	(284.48)	50.00
86400-00 ADMINISTRATIVE EXPENSE	-	100.00	100.00	1,791.57	1,200.00	(591.57)	1,200.00
86410-00 BAD DEBT RESERVE	7,000.00	-	(7,000.00)	7,000.00	-	(7,000.00)	-
86500-00 TELEPHONE	-	125.00	125.00	1,086.31	1,500.00	413.69	1,500.00
Total ADMINISTRATIVE	$7,000.00	$645.87	($6,354.13)	$18,152.43	$7,750.00	($10,402.43)	$7,750.00
MANAGEMENT							
87000-00 MANAGEMENT - FEE	1,584.75	1,584.75	-	19,017.00	19,017.00	-	19,017.00
Total MANAGEMENT	$1,584.75	$1,584.75	$-	$19,017.00	$19,017.00	$0.00	$19,017.00
INSURANCE							
88000-00 PROPERTY INSURANCE	2,448.82	2,666.63	217.81	33,434.85	32,000.00	(1,434.85)	32,000.00
Total INSURANCE	$2,448.82	$2,666.63	$217.81	$33,434.85	$32,000.00	($1,434.85)	$32,000.00
RESERVE							
89000-00 RESERVE CONTRIBUTION	13,145.87	11,395.87	(1,750.00)	136,750.00	136,750.00	-	136,750.00
Total RESERVE	$13,145.87	$11,395.87	($1,750.00)	$136,750.00	$136,750.00	$0.00	$136,750.00
90-90625-00 RAILINGS, STEEL, COMMON, PAINT FINISHES	-	455.38	455.38	-	5,465.00	5,465.00	5,465.00
90-90650-00 WATER HEATER REPLACEMENT	-	2,083.37	2,083.37	-	25,000.00	25,000.00	25,000.00
90-90675-00 WATER MEMBRANE, PLAZA/RIVERWALK, INSP. & REPAIR	-	6,792.13	6,792.13	-	81,506.00	81,506.00	81,506.00
90-90700-00 2ND & 4TH BALCONIES	-	1,142.87	1,142.87	-	13,714.00	13,714.00	13,714.00
90-90725-00 3RD, 4TH & 5TH CANTILEVER BALCONIES	-	1,970.87	1,970.87	-	23,650.00	23,650.00	23,650.00
90-90775-00 RIVERWALK PATIOS	-	382.88	382.88	-	4,595.00	4,595.00	4,595.00
Total OPERATING EXPENSE	**$57,260.32**	**$44,137.99**	**($13,122.33)**	**$391,240.93**	**$529,655.00**	**$138,414.07**	**$529,655.00**
Net Income:	**($23,376.75)**	**$0.00**	**($23,376.75)**	**$22.70**	**$0.00**	**$22.70**	**$0.00**

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HUNT MANAGEMENT INCORPORATED SINCE 1982

Income Statement Summary - Operating

The Edge Condominium Association, Inc.

Fiscal Period: DECEMBER 2025

Date: 1/18/2026
Time: 11:43 am
Page: 1

Account	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	Total
OPERATING INCOME													
INCOME													
60100-00 ASSOCIATION FEES	$30,927.00	$31,376.46	$30,927.00	$30,493.58	$30,927.00	$30,927.00	$30,927.00	$30,927.00	$30,927.00	$30,927.00	$30,927.00	$30,927.00	$ 371,140.04
60200-00 LATE FEES/FINES	1,616.25	375.00	100.00	(2,091.25)	50.00	75.00	25.00	50.00	75.00	1,600.00	(350.00)	1,025.00	2,550.00
60300-00 STORAGE FEE	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	280.00	280.00	2,860.00
60400-00 KEY & LOCK FEES	-	-	-	90.00	25.00	-	-	-	-	-	-	25.00	140.00
60500-00 MOVE IN/MOVE OUT FEES	900.00	-	900.00	150.00	150.00	(300.00)	1,050.00	300.00	(300.00)	(300.00)	-	750.00	3,300.00
60700-00 LEGAL FEES	-	-	-	-	-	344.64	(344.64)	-	-	-	-	-	-
60800-00 MISCELLANEOUS	-	-	-	-	-	-	-	25.00	(25.00)	-	-	-	-
Total INCOME	**33,673.25**	**31,981.46**	**32,157.00**	**28,872.33**	**31,382.00**	**31,276.64**	**31,887.36**	**31,532.00**	**30,907.00**	**32,457.00**	**30,857.00**	**33,007.00**	**379,990.04**
OTHER INCOME													
70100-00 INTEREST	223.16	262.63	1,022.92	361.68	392.94	872.05	429.95	456.16	849.47	468.38	434.10	876.57	6,650.01
70200-00 CAPITAL CONTRIBUTION	791.58	-	798.00	-	-	668.00	876.00	818.00	672.00	-	-	-	4,623.58
Total OTHER INCOME	**1,014.74**	**262.63**	**1,820.92**	**361.68**	**392.94**	**1,540.05**	**1,305.95**	**1,274.16**	**1,521.47**	**468.38**	**434.10**	**876.57**	**11,273.59**
Total OPERATING INCOME	**34,687.99**	**32,244.09**	**33,977.92**	**29,234.01**	**31,774.94**	**32,816.69**	**33,193.31**	**32,806.16**	**32,428.47**	**32,925.38**	**31,291.10**	**33,883.57**	**391,263.63**
OPERATING EXPENSE													
UTILITIES													
80100-00 ELECTRIC - COMMON AREA	1,196.89	2,170.83	1,921.74	1,571.95	1,296.40	1,512.72	2,000.44	2,079.42	1,738.31	1,540.83	1,330.68	2,587.22	20,947.43
80200-00 GAS - COMMON AREA	756.82	2,422.72	2,066.94	1,284.48	636.58	530.84	435.17	398.88	485.41	405.72	576.49	2,226.62	12,226.67
80300-00 WATER & SEWER	916.24	-	-	4,666.63	-	-	-	4,856.22	-	5,383.10	-	6,280.00	22,102.19
80400-00 CABLE	245.45	-	290.92	-	145.46	145.46	151.05	156.64	156.64	-	-	143.16	1,434.78
Total UTILITIES	**3,115.40**	**4,593.55**	**4,279.60**	**7,523.06**	**2,078.44**	**2,189.02**	**2,586.66**	**7,491.16**	**2,380.36**	**7,329.65**	**1,907.17**	**11,237.00**	**56,711.07**

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Account	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	Total
REPAIRS & MAINT.													
81000-00 CARPET CLEANING	$-	$-	$-	$-	$2,291.52	$-	$-	$-	$-	$-	$-	$-	$2,291.52
81100-00 CLEANING SERVICE & SUPPLIES	841.00	841.00	881.74	982.53	841.00	841.00	841.00	841.00	1,095.50	841.00	841.00	841.00	10,528.77
81200-00 CLEANING - GARAGE	-	-	-	-	-	1,820.00	-	-	-	-	-	-	1,820.00
81400-00 ELEVATOR - CONTRACT	-	-	2,357.34	-	-	2,357.34	422.71	-	2,357.34	-	-	2,357.34	9,852.07
81600-00 GARAGE DOOR REPAIR	-	-	-	-	-	-	-	-	-	-	319.00	-	319.00
81700-00 HVAC - CONTRACT	-	2,542.12	-	-	-	-	-	2,671.60	-	-	-	-	5,213.72
81800-00 HVAC - REPAIRS & SUPPLIES	293.00	244.64	-	387.50	-	418.11	-	-	-	-	-	-	1,343.25
81900-00 MAINTENANCE - GENERAL	890.00	1,787.50	2,567.50	7,825.00	585.00	4,580.00	1,430.00	292.50	3,217.50	2,095.15	4,890.15	6,977.50	37,137.80
81950-00 MAINTENANCE - SUPPLIES	-	79.44	65.36	450.08	-	-	19.42	-	122.89	-	40.06	-	777.25
82000-00 MAT SERVICE	112.58	112.58	112.58	112.58	112.58	112.58	168.87	112.58	112.58	112.58	112.58	168.87	1,463.54
82100-00 PLUMBING	1,935.00	-	-	-	-	4,359.00	-	-	-	-	-	-	6,294.00
82200-00 REFUSE REMOVAL	989.33	1,024.05	752.03	818.52	961.44	939.43	998.89	966.94	963.57	1,005.27	644.72	997.23	11,061.42
82300-00 SNOW REMOVAL & SUPPLIES	1,442.00	1,442.00	1,442.00	1,442.00	-	-	-	-	-	-	1,514.00	1,514.00	8,796.00
82400-00 WINDOW CLEANING	-	-	-	-	4,655.00	-	-	-	-	-	-	-	4,655.00
82500-00 ROOF MAINTENANCE	-	-	-	-	-	1,630.00	-	850.00	-	-	-	-	2,480.00
Total REPAIRS & MAINT.	**6,502.91**	**8,073.33**	**8,178.55**	**12,018.21**	**9,446.54**	**17,057.46**	**3,880.89**	**5,734.62**	**7,869.38**	**4,054.00**	**8,361.51**	**12,855.94**	**104,033.34**
LANDSCAPING/GROUNDS													
83100-00 LAWN SPRINKLER & IRRIGATION REPAIRS	-	-	-	-	-	430.00	-	660.50	-	350.00	-	-	1,440.50
83200-00 LANDSCAPING CONTRACT	-	-	-	-	-	1,189.59	396.53	396.53	396.53	396.53	396.53	-	3,172.24
83300-00 PLANTS & FLOWERS	-	-	-	-	-	-	-	-	2,660.81	-	-	-	2,660.81
Total LANDSCAPING/GROUNDS	**-**	**-**	**-**	**-**	**-**	**1,619.59**	**396.53**	**1,057.03**	**3,057.34**	**746.53**	**396.53**	**-**	**7,273.55**
RECREATIONAL FACILITIES													
84000-00 FITNESS CENTER EXPENSE	-	-	-	-	-	-	-	-	-	-	506.06	5,396.94	5,903.00
Total RECREATIONAL FACILITIES	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**506.06**	**5,396.94**	**5,903.00**

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HUNT MANAGEMENT INCORPORATED SINCE 1982

Income Statement Summary - Operating

The Edge Condominium Association, Inc.

Fiscal Period: DECEMBER 2025

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Account	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	Total
SAFETY SERVICES													
85000-00 ALARMS & MONITORING	$-	$-	$-	$1,015.35	$-	$2,604.75	$-	$-	$656.00	$-	$-	$3,591.00	$7,867.10
85100-00 FIRE EXTINGUISHERS & MAINTENANCE	-	-	-	-	-	-	1,909.82	188.77	-	-	-	-	2,098.59
Total SAFETY SERVICES	**-**	**-**	**-**	**1,015.35**	**-**	**2,604.75**	**1,909.82**	**188.77**	**656.00**	**-**	**-**	**3,591.00**	**9,965.69**
ADMINISTRATIVE													
86000-00 ACCOUNTING SERVICES	200.00	-	-	-	-	-	-	-	-	-	-	-	200.00
86050-00 INCOME TAX DUE	-	968.00	-	-	-	-	-	-	-	-	-	-	968.00
86100-00 LEGAL COUNSEL FEES	147.42	73.00	-	6,181.02	370.63	344.64	(344.64)	-	-	-	-	-	6,772.07
86200-00 LICENSES, FEES & PERMITS	50.00	-	284.48	-	-	-	-	-	-	-	-	-	334.48
86400-00 ADMINISTRATIVE EXPENSE	101.19	-	619.86	62.74	47.08	-	113.01	93.81	124.70	86.94	542.24	-	1,791.57
86410-00 BAD DEBT RESERVE	-	-	-	-	-	-	-	-	-	-	-	7,000.00	7,000.00
86500-00 TELEPHONE	-	99.99	100.00	100.00	100.00	100.00	100.00	100.00	100.00	143.16	143.16	-	1,086.31
Total ADMINISTRATIVE	**498.61**	**1,140.99**	**1,004.34**	**6,343.76**	**517.71**	**444.64**	**(131.63)**	**193.81**	**224.70**	**230.10**	**685.40**	**7,000.00**	**18,152.43**
MANAGEMENT													
87000-00 MANAGEMENT - FEE	1,584.75	1,584.75	1,584.75	1,584.75	1,584.75	1,584.75	1,584.75	1,584.75	1,584.75	1,584.75	1,584.75	1,584.75	19,017.00
Total MANAGEMENT	**1,584.75**	**1,584.75**	**1,584.75**	**1,584.75**	**1,584.75**	**1,584.75**	**1,584.75**	**1,584.75**	**1,584.75**	**1,584.75**	**1,584.75**	**1,584.75**	**19,017.00**
INSURANCE													
88000-00 PROPERTY INSURANCE	2,025.83	2,025.83	2,027.83	5,277.94	2,448.83	7,374.50	-	2,458.80	2,448.83	2,448.82	2,448.82	2,448.82	33,434.85
Total INSURANCE	**2,025.83**	**2,025.83**	**2,027.83**	**5,277.94**	**2,448.83**	**7,374.50**	**-**	**2,458.80**	**2,448.83**	**2,448.82**	**2,448.82**	**2,448.82**	**33,434.85**
RESERVE													
89000-00 RESERVE CONTRIBUTION	11,395.83	11,220.83	11,220.83	11,220.83	11,220.83	11,220.83	11,220.83	11,220.83	11,220.83	11,220.83	11,220.83	13,145.87	136,750.00
Total RESERVE	**11,395.83**	**11,220.83**	**11,220.83**	**11,220.83**	**11,220.83**	**11,220.83**	**11,220.83**	**11,220.83**	**11,220.83**	**11,220.83**	**11,220.83**	**13,145.87**	**136,750.00**
Total OPERATING EXPENSE	**25,123.33**	**28,639.28**	**28,295.90**	**44,983.90**	**27,297.10**	**44,095.54**	**21,447.85**	**29,929.77**	**29,442.19**	**27,614.68**	**27,111.07**	**57,260.32**	**391,240.93**
Net Income:	**9,564.66**	**3,604.81**	**5,682.02**	**(15,749.89)**	**4,477.84**	**(11,278.85)**	**11,745.46**	**2,876.39**	**2,986.28**	**5,310.70**	**4,180.03**	**(23,376.75)**	**22.70**

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