HUNT MANAGEMENT INCORPORATED SINCE 1982

Income Statement - Operating

Concord Place Condominium Association, Inc.

09/30/2026

Date: 10/13/2026
Time: 9:50 am
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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 HOMEOWNER FEES	$ 18,039.15	$ 17,985.00	$ 54.15	$161,562.95	$161,865.00	($ 302.05)	$215,820.00
60125-00 PREPAID ASSESSMENTS	(629.95)	-	(629.95)	832.91	-	832.91	-
60200-00 TRANSFER FEES	-	8.33	(8.33)	100.00	74.97	25.03	100.00
60300-00 LATE FEES	75.00	8.33	66.67	175.00	74.97	100.03	100.00
60400-00 INTEREST	93.54	250.00	(156.46)	1,193.57	2,250.00	(1,056.43)	3,000.00
60500-00 MISCELLANEOUS	-	8.33	(8.33)	6.00	74.97	(68.97)	100.00
60700-00 RESERVE CONTRIBUTION	-	625.00	(625.00)	-	5,625.00	(5,625.00)	7,500.00
Total INCOME	$ 17,577.74	$ 18,884.99	($ 1,307.25)	$163,870.43	$169,964.91	($6,094.48)	$226,620.00
OTHER INCOME							
70100-00 INSURANCE	-	7,833.33	(7,833.33)	94,010.35	70,499.97	23,510.38	94,000.00
70200-00 POND	-	895.83	(895.83)	9,355.00	8,062.47	1,292.53	10,750.00
Total OTHER INCOME	$ -	$ 8,729.16	($ 8,729.16)	$103,365.35	$ 78,562.44	$24,802.91	$104,750.00
Total OPERATING INCOME	**$ 17,577.74**	**$ 27,614.15**	**($ 10,036.41)**	**$267,235.78**	**$248,527.35**	**$ 18,708.43**	**$331,370.00**
OPERATING EXPENSE							
EXPENSES							
80100-00 MANAGEMENT - FEE	2,231.67	2,231.67	-	20,085.03	20,085.03	-	26,780.00
80200-00 LEGAL/CONSULTANTS	-	83.33	83.33	3,485.00	749.97	(2,735.03)	1,000.00
81100-00 ADMINISTRATIVE EXPENSE	244.24	166.67	(77.57)	2,532.61	1,500.03	(1,032.58)	2,000.00
81200-00 TAXES	-	52.08	52.08	195.00	468.72	273.72	625.00
82100-00 ELECTRICITY	149.23	250.00	100.77	1,647.58	2,250.00	602.42	3,000.00
82200-00 REFUSE	1,542.40	1,583.33	40.93	13,881.60	14,249.97	368.37	19,000.00
82500-00 SNOW	-	3,333.33	3,333.33	31,854.08	29,999.97	(1,854.11)	40,000.00
82700-00 GROUNDS MAINTENANCE	-	6,833.33	6,833.33	16,455.71	61,499.97	45,044.26	82,000.00
83100-00 GROUNDS IMPROVEMENT	-	375.50	375.50	-	3,379.50	3,379.50	4,506.00
83125-00 TREE MAINTENANCE	-	166.67	166.67	114.33	1,500.03	1,385.70	2,000.00
83175-00 BERMS MULCH	-	83.33	83.33	-	749.97	749.97	1,000.00
84000-00 GENERAL REPAIRS	65.00	717.08	652.08	4,491.16	6,453.72	1,962.56	8,605.00
84050-00 INSURANCE CLAIM EXPENSE	-	-	-	9,243.55	-	(9,243.55)	-
84300-00 DRIVEWAY SEALING	(500.00)	591.67	1,091.67	(500.00)	5,325.03	5,825.03	7,100.00
85500-00 POND CONTRIBUTION	-	42.67	42.67	-	384.03	384.03	512.00
86000-00 IRRIGATION SYSTEM	144.35	16.67	(127.68)	1,171.61	150.03	(1,021.58)	200.00
87600-00 POST LIGHT REPLACEMENT	-	559.17	559.17	-	5,032.53	5,032.53	6,710.00
89000-00 RESERVE CONTRIBUTION	1,798.50	1,798.50	-	16,186.50	16,186.50	-	21,582.00
Total EXPENSES	$ 5,675.39	$ 18,885.00	$ 13,209.61	$120,843.76	$169,965.00	$49,121.24	$226,620.00
INSURANCE							
90000-00 INSURANCE PREMIUM	-	7,833.33	7,833.33	88,147.00	70,499.97	(17,647.03)	94,000.00
Total INSURANCE	$ -	$ 7,833.33	$ 7,833.33	$ 88,147.00	$ 70,499.97	($17,647.03)	$ 94,000.00
POND							
95000-00 GENERAL POND EXPENSE	-	100.00	100.00	-	900.00	900.00	1,200.00
95100-00 POND TREATMENTS	1,037.00	666.67	(370.33)	2,148.00	6,000.03	3,852.03	8,000.00
95200-00 POND ELECTRIC	155.30	79.17	(76.13)	841.34	712.53	(128.81)	950.00
95400-00 AERATORS	-	50.00	50.00	260.79	450.00	189.21	600.00
Total POND	$ 1,192.30	$ 895.84	($ 296.46)	$ 3,250.13	$ 8,062.56	$4,812.43	$ 10,750.00
Total OPERATING EXPENSE	**$ 6,867.69**	**$ 27,614.17**	**$ 20,746.48**	**$212,240.89**	**$248,527.53**	**$ 36,286.64**	**$331,370.00**
Net Income:	**$ 10,710.05**	**($ 0.02)**	**$ 10,710.07**	**$ 54,994.89**	**($ 0.18)**	**$ 54,995.07**	**$ 0.00**

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Assets			
00-10010-00	ENTERPRISE BANK CHECKING-NEW	$140,608.72	
00-10050-00	ENTERPRISE BANK RESERVE	79,062.82	
00-10070-00	ALLIANCE 11 MO CD 2/26/27 3.25%	43,000.00	
00-10072-00	ALLIANCE 7 MO CD 10-26-26 3.40%	49,000.00	
Total Assets:			**$311,671.54**
Liabilities & Equity			
50-50100-00	FUND BALANCES	240,490.15	
50-50200-00	RECONCILIATION ACCOUNT	16,186.50	
	Net Income Gain / Loss	54,994.89	
			$54,994.89
Total Liabilities & Equity:			**$311,671.54**

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HUNT MANAGEMENT INCORPORATED SINCE 1982

Income Statement - Operating

Concord Place Condominium Association, Inc.

12/31/2025

Date: 10/13/2026
Time: 9:47 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 HOMEOWNER FEES	$ 17,982.00	$ 17,985.00	($ 3.00)	$215,807.47	$215,820.00	($ 12.53)	$215,820.00
60125-00 PREPAID ASSESSMENTS	1,663.00	-	1,663.00	588.98	-	588.98	-
60200-00 TRANSFER FEES	-	8.37	(8.37)	500.00	100.00	400.00	100.00
60300-00 LATE FEES	-	8.37	(8.37)	475.00	100.00	375.00	100.00
60400-00 INTEREST	239.07	250.00	(10.93)	2,939.20	3,000.00	(60.80)	3,000.00
60500-00 MISCELLANEOUS	-	8.37	(8.37)	598.00	100.00	498.00	100.00
60700-00 RESERVE CONTRIBUTION	-	625.00	(625.00)	-	7,500.00	(7,500.00)	7,500.00
61000-00 INSURANCE PROCEEDS	-	-	-	7,104.80	-	7,104.80	-
Total INCOME	$ 19,884.07	$ 18,885.11	$ 998.96	$228,013.45	$226,620.00	$1,393.45	$226,620.00
OTHER INCOME							
70100-00 INSURANCE	-	7,322.88	(7,322.88)	85,181.95	87,875.00	(2,693.05)	87,875.00
70200-00 POND	-	636.63	(636.63)	5,797.60	7,640.00	(1,842.40)	7,640.00
Total OTHER INCOME	$ -	$ 7,959.51	($ 7,959.51)	$ 90,979.55	$ 95,515.00	($4,535.45)	$ 95,515.00
Total OPERATING INCOME	**$ 19,884.07**	**$ 26,844.62**	**($ 6,960.55)**	**$318,993.00**	**$322,135.00**	**($ 3,142.00)**	**$322,135.00**
OPERATING EXPENSE							
EXPENSES							
80100-00 MANAGEMENT - FEE	2,166.67	2,166.63	(0.04)	26,000.04	26,000.00	(0.04)	26,000.00
80200-00 LEGAL/CONSULTANTS	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
81100-00 ADMINISTRATIVE EXPENSE	600.30	125.00	(475.30)	3,846.15	1,500.00	(2,346.15)	1,500.00
81200-00 TAXES	-	45.87	45.87	621.00	550.00	(71.00)	550.00
82100-00 ELECTRICITY	225.81	250.00	24.19	2,227.47	3,000.00	772.53	3,000.00
82200-00 REFUSE	1,542.40	1,583.37	40.97	18,508.80	19,000.00	491.20	19,000.00
82500-00 SNOW	7,963.52	3,333.37	(4,630.15)	39,817.60	40,000.00	182.40	40,000.00
82700-00 GROUNDS MAINTENANCE	(1,740.75)	6,833.37	8,574.12	72,584.00	82,000.00	9,416.00	82,000.00
83100-00 GROUNDS IMPROVEMENT	1,740.75	83.37	(1,657.38)	1,890.64	1,000.00	(890.64)	1,000.00
83125-00 TREE MAINTENANCE	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
83175-00 BERMS MULCH	-	83.37	83.37	4,747.50	1,000.00	(3,747.50)	1,000.00
84000-00 GENERAL REPAIRS	76.08	500.00	423.92	10,667.06	6,000.00	(4,667.06)	6,000.00
84050-00 INSURANCE CLAIM EXPENSE	3,167.62	-	(3,167.62)	3,167.62	-	(3,167.62)	-
84200-00 SIGN	-	-	-	1,750.00	-	(1,750.00)	-
84300-00 DRIVEWAY SEALING	-	1,059.63	1,059.63	10,805.00	12,716.00	1,911.00	12,716.00
85000-00 CONTINGENCY/MISC.	-	41.63	41.63	-	500.00	500.00	500.00
85500-00 POND CONTRIBUTION	-	30.37	30.37	-	364.00	364.00	364.00
86000-00 IRRIGATION SYSTEM	86.42	41.63	(44.79)	345.68	500.00	154.32	500.00
87000-00 POND CERTIFICATION	-	-	-	6,500.00	-	(6,500.00)	-
87600-00 POST LIGHT REPLACEMENT	-	559.13	559.13	-	6,710.00	6,710.00	6,710.00
89000-00 RESERVE CONTRIBUTION	1,898.37	1,898.37	-	22,780.00	22,780.00	-	22,780.00
Total EXPENSES	$ 17,727.19	$ 18,885.11	$ 1,157.92	$226,258.56	$226,620.00	$361.44	$226,620.00
INSURANCE							
90000-00 INSURANCE PREMIUM	-	7,322.88	7,322.88	85,428.00	87,875.00	2,447.00	87,875.00
Total INSURANCE	$ -	$ 7,322.88	$ 7,322.88	$ 85,428.00	$ 87,875.00	$2,447.00	$ 87,875.00
POND							
95000-00 GENERAL POND EXPENSE	-	100.00	100.00	-	1,200.00	1,200.00	1,200.00
95100-00 POND TREATMENTS	-	416.63	416.63	8,684.00	5,000.00	(3,684.00)	5,000.00
95200-00 POND ELECTRIC	51.36	70.00	18.64	1,112.53	840.00	(272.53)	840.00
95400-00 AERATORS	-	50.00	50.00	-	600.00	600.00	600.00
Total POND	$ 51.36	$ 636.63	$ 585.27	$ 9,796.53	$ 7,640.00	($2,156.53)	$ 7,640.00
Total OPERATING EXPENSE	**$ 17,778.55**	**$ 26,844.62**	**$ 9,066.07**	**$321,483.09**	**$322,135.00**	**$ 651.91**	**$322,135.00**
Net Income:	**$ 2,105.52**	**$ 0.00**	**$ 2,105.52**	**($ 2,490.09)**	**$ 0.00**	**($ 2,490.09)**	**$ 0.00**

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HUNT MANAGEMENT INCORPORATED SINCE 1982

Income Statement - Operating

CONCORD PLACE CONDOMINIUM ASSOCIATION, INC.

12/31/2024

Date: 3/21/2025
Time: 10:44 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 HOMEOWNER FEES	$17,204.53	$16,895.00	$309.53	$202,730.57	$202,740.00	($9.43)	$202,740.00
60125-00 PREPAID ASSESSMENTS	1,090.47	-	1,090.47	2,704.03	-	2,704.03	-
60200-00 TRANSFER FEES	-	8.37	(8.37)	600.00	100.00	500.00	100.00
60300-00 LATE FEES	50.00	8.37	41.63	499.01	100.00	399.01	100.00
60400-00 INTEREST	242.47	250.00	(7.53)	3,066.96	3,000.00	66.96	3,000.00
60500-00 MISCELLANEOUS	-	8.37	(8.37)	1,322.84	100.00	1,222.84	100.00
60700-00 RESERVE CONTRIBUTION	-	4,750.00	(4,750.00)	-	57,000.00	(57,000.00)	57,000.00
Total INCOME	$18,587.47	$21,920.11	($3,332.64)	$210,923.41	$263,040.00	($52,116.59)	$263,040.00
OTHER INCOME							
70100-00 INSURANCE	-	6,000.00	(6,000.00)	77,100.02	72,000.00	5,100.02	72,000.00
70200-00 POND	-	-	-	5,519.80	-	5,519.80	-
Total OTHER INCOME	$-	$6,000.00	($6,000.00)	$82,619.82	$72,000.00	$10,619.82	$72,000.00
Total OPERATING INCOME	**$18,587.47**	**$27,920.11**	**($9,332.64)**	**$293,543.23**	**$335,040.00**	**($41,496.77)**	**$335,040.00**
OPERATING EXPENSE							
EXPENSES							
80100-00 MANAGEMENT - FEE	2,073.75	2,073.75	-	24,885.00	24,885.00	-	24,885.00
80200-00 LEGAL/CONSULTANTS	-	83.37	83.37	1,205.50	1,000.00	(205.50)	1,000.00
81100-00 ADMINISTRATIVE EXPENSE	133.24	100.00	(33.24)	2,427.40	1,200.00	(1,227.40)	1,200.00
81200-00 TAXES	-	25.00	25.00	462.00	300.00	(162.00)	300.00
82100-00 ELECTRICITY	207.25	250.00	42.75	2,092.13	3,000.00	907.87	3,000.00
82200-00 REFUSE	1,542.40	1,750.00	207.60	20,051.20	21,000.00	948.80	21,000.00
82500-00 SNOW	7,963.52	2,983.37	(4,980.15)	46,029.80	35,800.00	(10,229.80)	35,800.00
82700-00 GROUNDS MAINTENANCE	-	6,833.37	6,833.37	69,233.04	82,000.00	12,766.96	82,000.00
83100-00 GROUNDS IMPROVEMENT	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
83125-00 TREE MAINTENANCE	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
83175-00 BERMS MULCH	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
84000-00 GENERAL REPAIRS	60.00	250.00	190.00	11,295.50	3,000.00	(8,295.50)	3,000.00
84300-00 DRIVEWAY SEALING	-	466.63	466.63	6,970.00	5,600.00	(1,370.00)	5,600.00
85000-00 CONTINGENCY/MISC.	-	31.13	31.13	-	374.00	374.00	374.00
85500-00 POND CONTRIBUTION	-	31.75	31.75	-	381.00	381.00	381.00
86000-00 IRRIGATION SYSTEM	-	41.63	41.63	260.00	500.00	240.00	500.00
87000-00 POND CERTIFICATION	-	583.37	583.37	-	7,000.00	7,000.00	7,000.00
87600-00 POST LIGHT REPLACEMENT	-	4,166.63	4,166.63	584.17	50,000.00	49,415.83	50,000.00
89000-00 RESERVE CONTRIBUTION	1,750.00	1,750.00	-	21,000.00	21,000.00	-	21,000.00
Total EXPENSES	$13,730.16	$21,919.89	$8,189.73	$206,495.74	$263,040.00	$56,544.26	$263,040.00
INSURANCE							
90000-00 INSURANCE PREMIUM	-	6,000.00	6,000.00	76,408.00	72,000.00	(4,408.00)	72,000.00
Total INSURANCE	$-	$6,000.00	$6,000.00	$76,408.00	$72,000.00	($4,408.00)	$72,000.00
POND							
95100-00 POND TREATMENTS	393.90	-	(393.90)	4,400.54	-	(4,400.54)	-
95200-00 POND ELECTRIC	49.77	-	(49.77)	822.01	-	(822.01)	-
95400-00 AERATORS	-	-	-	600.00	-	(600.00)	-
Total POND	$443.67	$-	($443.67)	$5,822.55	$-	($5,822.55)	$-
Total OPERATING EXPENSE	**$14,173.83**	**$27,919.89**	**$13,746.06**	**$288,726.29**	**$335,040.00**	**$46,313.71**	**$335,040.00**
Net Income:	**$4,413.64**	**$0.22**	**$4,413.42**	**$4,816.94**	**$0.00**	**$4,816.94**	**$0.00**

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