

Barringtons At Wedgewood Villas Condo. Assoc.
BALANCE SHEET
As of April 30, 2026

ASSETS

OPERATING

1105-Alliance-OP xx0219	\$	45,381.11
1111-Alliance-Debit Card xx0867		500.02
1299-A/R - Owners		<u>50.00</u>

Total Operating \$ 45,931.13

RESERVES

1112-Alliance-RES xx0227	\$	48,394.90
1113-Alliance-CD xx0037 8/27/26		22,443.43
1114-Alliance-CD xx0889 3/30/27		11,916.65
1115-Alliance-CD xx5367 8/30/26		51,596.33
1116-Alliance-CD xx2553 9/28/26		23,821.10
1118-Alliance-CD xx4744 7/11/26		<u>23,198.62</u>

Total Reserves \$ 181,371.03

TOTAL ASSETS \$ 227,302.16

LIABILITIES AND OWNERS' EQUITY

CURRENT LIABILITIES

2080-Prepaid - Owners	\$	<u>9,485.00</u>
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Total Current Liabilities \$ 9,485.00

Total Liabilities \$ 9,485.00

ASSOCIATION EQUITY

YEAR-TO-DATE NET INCOME	\$	(1,062.12)
Retained Earnings		<u>218,879.28</u>

Total Equity \$ 217,817.16

**TOTAL LIABILITIES AND
EQUITY** \$ 227,302.16

Barringtons At Wedgewood Villas Condo. Assoc.

Operating Income Statement

Account Name	1 Month Ended 04/30/26	1 Month Ended 04/30/26		4 Months Ended 04/30/26	4 Months Ended 04/30/26		
	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
REVENUES							
5110 - Dues-OP	\$ 12,000.00	\$ 12,000.00	\$ 0.00	\$ 48,000.00	\$ 48,000.00	\$ 0.00	\$ 144,000.00
5130 - Interest Inc-OP	1.00	0.00	1.00	4.24	0.00	4.24	0.00
TOTAL REVENUES	<u>\$ 12,001.00</u>	<u>\$ 12,000.00</u>	<u>\$ 1.00</u>	<u>\$ 48,004.24</u>	<u>\$ 48,000.00</u>	<u>\$ 4.24</u>	<u>\$ 144,000.00</u>
TOTAL OPERATING INC	<u>\$ 12,001.00</u>	<u>\$ 12,000.00</u>	<u>\$ 1.00</u>	<u>\$ 48,004.24</u>	<u>\$ 48,000.00</u>	<u>\$ 4.24</u>	<u>\$ 144,000.00</u>
OPERATING EXPENSES							
UTILITIES							
6110 - Electric	\$ 96.25	\$ 90.00	\$ 6.25	\$ 423.40	\$ 380.00	\$ 43.40	\$ 1,000.00
6130 - Water/Sewer	28.00	28.00	0.00	112.00	114.00	(2.00)	6,000.00
TOTAL UTILITIES	<u>124.25</u>	<u>118.00</u>	<u>6.25</u>	<u>535.40</u>	<u>494.00</u>	<u>41.40</u>	<u>7,000.00</u>
LAWN & GROUNDS MAINT							
6210 - Landscape Contract	\$ 6,139.43	\$ 6,139.41	\$ 0.02	\$ 24,445.07	\$ 24,557.72	\$ (112.65)	\$ 73,673.00
6290 - Irrigation	1,157.68	0.00	1,157.68	553.13	0.00	553.13	4,000.00
6295 - Landscape Misc	243.00	2,140.00	(1,897.00)	243.00	2,140.00	(1,897.00)	5,000.00
TOTAL LAWN & GROUNDS	<u>7,540.11</u>	<u>8,279.41</u>	<u>(739.30)</u>	<u>25,241.20</u>	<u>26,697.72</u>	<u>(1,456.52)</u>	<u>82,673.00</u>
BUILDING MAINTENANCE							
6311 - General Maint	\$ 149.38	\$ 300.00	\$ (150.62)	\$ 149.38	\$ 300.00	\$ (150.62)	\$ 5,500.00
TOTAL BUILDING MAINT	<u>149.38</u>	<u>300.00</u>	<u>(150.62)</u>	<u>149.38</u>	<u>300.00</u>	<u>(150.62)</u>	<u>5,500.00</u>
SNOW REMOVAL							
6610 - Snow Removal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,716.83	\$ 4,500.00	\$ (1,783.17)	\$ 5,000.00
TOTAL SNOW REMOVAL	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,716.83</u>	<u>4,500.00</u>	<u>(1,783.17)</u>	<u>5,000.00</u>
ADMINISTRATIVE							
6710 - Trash Removal	\$ 601.12	\$ 601.16	\$ (0.04)	\$ 2,404.48	\$ 2,404.72	\$ (0.24)	\$ 7,214.00
6720 - Management Fee	650.00	650.00	0.00	2,600.00	2,600.00	0.00	7,800.00
6725 - Professional Svcs	0.00	0.00	0.00	50.00	0.00	50.00	500.00
6730 - Accounting Svcs	(275.00)	0.00	(275.00)	0.00	0.00	0.00	0.00
6735 - Bank Fees	0.00	0.00	0.00	10.00	0.00	10.00	0.00
6740 - Insurance	0.00	3,006.15	(3,006.15)	22,743.25	22,743.25	0.00	37,774.00
6745 - Tax Prep	275.00	0.00	275.00	275.00	260.00	15.00	260.00
6750 - RE Taxes	0.00	0.00	0.00	130.24	130.00	0.24	130.00
TOTAL ADMINISTRATIVE	<u>1,251.12</u>	<u>4,257.31</u>	<u>(3,006.19)</u>	<u>28,212.97</u>	<u>28,137.97</u>	<u>75.00</u>	<u>53,678.00</u>
ASSOCIATION FUNCTIONS							
6810 - Social Functions	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 125.00
TOTAL ASSOCIATION FUNCTIONS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>125.00</u>
OFFICE EXPENSE							

Operating Income Statement

	1 Month Ended 04/30/26	1 Month Ended 04/30/26		4 Months Ended 04/30/26	4 Months Ended 04/30/26		
Account Name	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
6910 - Off Exp-Supplies	\$ 2.22	\$ 175.00	\$ (172.78)	\$ 25.48	\$ 190.00	\$ (164.52)	\$ 300.00
6920 - Off Exp-Website	0.00	0.00	0.00	1,181.71	849.00	332.71	849.00
6930 - Off Exp-Postage	0.00	0.00	0.00	6.95	0.00	6.95	0.00
TOTAL OFFICE EXPENSE	<u>2.22</u>	<u>175.00</u>	<u>(172.78)</u>	<u>1,214.14</u>	<u>1,039.00</u>	<u>175.14</u>	<u>1,149.00</u>
TOTAL OPERATING EXPENSES	<u>\$ 9,067.08</u>	<u>\$ 13,129.72</u>	<u>\$ (4,062.64)</u>	<u>\$ 58,069.92</u>	<u>\$ 61,168.69</u>	<u>\$ (3,098.77)</u>	<u>\$ 155,125.00</u>
 NET INCOME (LOSS)	 <u>\$ 2,933.92</u>	 <u>\$ (1,129.72)</u>	 <u>\$ 4,063.64</u>	 <u>\$ (10,065.68)</u>	 <u>\$ (13,168.69)</u>	 <u>\$ 3,103.01</u>	 <u>\$ (11,125.00)</u>

Barringtons At Wedgewood Villas Condo. Assoc.

Reserves Income Statement

Account Name	1 Month Ended	1 Month Ended		4 Months Ended	4 Months Ended		
	04/30/26	04/30/26		04/30/26	04/30/26		
	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
RESERVE INCOME							
5111 - Dues-RES	\$ 2,000.00	\$ 2,000.00	\$ 0.00	\$ 8,000.00	\$ 8,000.00	\$ 0.00	\$ 24,000.00
5120 - New Owner Contr	700.00	0.00	700.00	700.00	0.00	700.00	0.00
5135 - Interest Inc-RES	5.72	0.00	5.72	21.73	0.00	21.73	0.00
5140 - Interest Inc-CD	401.43	0.00	401.43	1,590.83	0.00	1,590.83	0.00
TOTAL RESERVE INCOME	\$ 3,107.15	\$ 2,000.00	\$ 1,107.15	\$ 10,312.56	\$ 8,000.00	\$ 2,312.56	\$ 24,000.00
RESERVE EXPENSES							
7010 - INCOME TAX	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,309.00	\$ 0.00	\$ 1,309.00	\$ 0.00
TOTAL RESERVE EXPENSES	\$ 0.00	\$ 0.00	0.00	\$ 1,309.00	\$ 0.00	1,309.00	0.00
NET RESERVE INCOME/(DRAIN)	\$ 3,107.15	\$ 2,000.00	\$ 1,107.15	\$ 9,003.56	\$ 8,000.00	\$ 1,003.56	\$ 24,000.00

Barringtons At Wedgewood Villas Condo. Assoc.

INCOME STATEMENT

Account Name	1 Month Ended		1 Month Ended		4 Months Ended		4 Months Ended	
	04/30/26	04/30/26	04/30/26	04/30/26	04/30/26	04/30/26	04/30/26	
	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	
REVENUES								
5111 - Dues-RES	\$ 2,000.00	2,000.00	0.00	8,000.00	8,000.00	0.00	24,000.00	
5120 - New Owner Contr	700.00	0.00	700.00	700.00	0.00	700.00	0.00	
5135 - Interest Inc-RES	5.72	0.00	5.72	21.73	0.00	21.73	0.00	
5140 - Interest Inc-CD	401.43	0.00	401.43	1,590.83	0.00	1,590.83	0.00	
5110 - Dues-OP	12,000.00	12,000.00	0.00	48,000.00	48,000.00	0.00	144,000.00	
5130 - Interest Inc-OP	1.00	0.00	1.00	4.24	0.00	4.24	0.00	
TOTAL REVENUES	\$ 15,108.15	\$ 14,000.00	1,108.15	\$ 58,316.80	\$ 56,000.00	2,316.80	\$ 168,000.00	
OPERATING EXPENSES								
UTILITIES								
6110 - Electric	\$ 96.25	\$ 90.00	\$ 6.25	\$ 423.40	\$ 380.00	\$ 43.40	\$ 1,000.00	
6130 - Water/Sewer	28.00	28.00	0.00	112.00	114.00	(2.00)	6,000.00	
TOTAL UTILITIES	124.25	118.00	6.25	535.40	494.00	41.40	7,000.00	
LAWN & GROUNDS MAINT								
6210 - Landscape Contract	\$ 6,139.43	\$ 6,139.41	\$ 0.02	24,445.07	24,557.72	(112.65)	\$ 73,673.00	
6290 - Irrigation	1,157.68	0.00	1,157.68	553.13	0.00	553.13	4,000.00	
6295 - Landsape Misc	243.00	2,140.00	(1,897.00)	243.00	2,140.00	(1,897.00)	5,000.00	
TOTAL LAWN & GROUNDS	7,540.11	8,279.41	(739.30)	25,241.20	26,697.72	(1,456.52)	82,673.00	
BUILDING MAINTENANCE								
6311 - General Maint	\$ 149.38	\$ 300.00	\$ (150.62)	\$ 149.38	\$ 300.00	\$ (150.62)	\$ 5,500.00	
TOTAL BUILDING MAINTENANCE	149.38	300.00	(150.62)	149.38	300.00	(150.62)	5,500.00	
SNOW REMOVAL								
6610 - Snow Removal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,716.83	\$ 4,500.00	\$ (1,783.17)	\$ 5,000.00	
TOTAL SNOW REMOVAL	0.00	0.00	0.00	2,716.83	4,500.00	(1,783.17)	5,000.00	
ADMINISTRATIVE								
6710 - Trash Removal	\$ 601.12	\$ 601.16	\$ (0.04)	\$ 2,404.48	\$ 2,404.72	\$ (0.24)	\$ 7,214.00	
6720 - Management Fee	650.00	650.00	0.00	2,600.00	2,600.00	0.00	7,800.00	
6725 - Professional Svcs	0.00	0.00	0.00	50.00	0.00	50.00	500.00	
6730 - Accounting Svcs	(275.00)	0.00	(275.00)	0.00	0.00	0.00	0.00	
6735 - Bank Fees	0.00	0.00	0.00	10.00	0.00	10.00	0.00	
6740 - Insurance	0.00	3,006.15	(3,006.15)	22,743.25	22,743.25	0.00	37,774.00	
6745 - Tax Prep	275.00	0.00	275.00	275.00	260.00	15.00	260.00	
6750 - RE Taxes	0.00	0.00	0.00	130.24	130.00	0.24	130.00	
TOTAL ADMINISTRATIVE	1,251.12	4,257.31	(3,006.19)	28,212.97	28,137.97	75.00	53,678.00	
ASSOCIATION FUNCTIONS								
6810 - Social Functions	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 125.00	
TOTAL ASSOCIATION FUNCTIONS	0.00	0.00	0.00	0.00	0.00	0.00	125.00	

INCOME STATEMENT

Account Name	1 Month Ended		1 Month Ended		4 Months Ended		4 Months Ended	
	04/30/26		04/30/26		04/30/26		04/30/26	
	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	
6910 - Off Exp-Supplies	\$ 2.22	\$ 175.00	\$ (172.78)	\$ 25.48	\$ 190.00	\$ (164.52)	\$ 300.00	
6920 - Off Exp-Website	0.00	0.00	0.00	1,181.71	849.00	332.71	849.00	
6930 - Off Exp-Postage	0.00	0.00	0.00	6.95	0.00	6.95	0.00	
TOTAL OFFICE EXPENSE	<u>2.22</u>	<u>175.00</u>	<u>(172.78)</u>	<u>1,214.14</u>	<u>1,039.00</u>	<u>175.14</u>	<u>1,149.00</u>	
RESERVE EXPENSE								
7010 - INCOME TAX	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,309.00	\$ 0.00	\$ 1,309.00	\$ 0.00	
TOTAL RESERVE EXPENSE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,309.00</u>	<u>0.00</u>	<u>1,309.00</u>	<u>0.00</u>	
TOTAL CASH OUT	<u>\$ 9,067.08</u>	<u>\$ 13,129.72</u>	<u>\$ (4,062.64)</u>	<u>\$ 59,378.92</u>	<u>\$ 61,168.69</u>	<u>\$ (1,789.77)</u>	<u>\$ 155,125.00</u>	
NET INCOME (LOSS)	<u>\$ 6,041.07</u>	<u>\$ 870.28</u>	<u>\$ 5,170.79</u>	<u>\$ (1,062.12)</u>	<u>\$ (5,168.69)</u>	<u>\$ 4,106.57</u>	<u>\$ 12,875.00</u>	