

Barringtons At Wedgewood Villas Condo. Assoc.
BALANCE SHEET
As of August 31, 2025

ASSETS

OPERATING

1105-Alliance-OP xx0219	\$	62,144.57
1111-Alliance-Debit Card xx0867		391.94
1299-A/R - Owners		<u>50.00</u>

Total Operating	\$	<u>62,586.51</u>
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RESERVES

1112-Alliance-RES xx0227	\$	32,532.43
1113-Alliance-CD xx0037 2/27/26		21,909.71
1114-Alliance-CD xx0889 3/30/27		11,639.49
1115-Alliance-CD xx5367 1/30/26		50,324.74
1116-Alliance-CD xx2553 2/28/26		23,231.74
1118-Alliance-CD xx4744 7/11/26		<u>22,622.99</u>

Total Reserves	\$	<u>162,261.10</u>
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TOTAL ASSETS	\$	<u>224,847.61</u>
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LIABILITIES AND OWNERS' EQUITY

CURRENT LIABILITIES

2080-Prepaid - Owners	\$	<u>8,075.00</u>
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Total Current Liabilities	\$	<u>8,075.00</u>
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Total Liabilities	\$	<u>8,075.00</u>
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ASSOCIATION EQUITY

YEAR-TO-DATE NET INCOME	\$	15,288.30
Retained Earnings		<u>201,484.31</u>

Total Equity	\$	<u>216,772.61</u>
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TOTAL LIABILITIES AND EQUITY	\$	<u>224,847.61</u>
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Barringtons At Wedgewood Villas Condo. Assoc.

Operating Income Statement

Account Name	1 Month Ended 08/31/25		1 Month Ended 08/31/25		8 Months Ended 08/31/25		8 Months Ended 08/31/25		Annual Budget
	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance			
REVENUES									
5110 - Dues-OP	\$ 12,000.00	\$ 12,000.00	\$ 0.00	\$ 96,000.00	\$ 96,000.00	\$ 0.00	\$ 144,000.00		
5130 - Interest Inc-OP	0.20	0.00	0.20	11.34	0.00	11.34	0.00		
5190 - Late/NSF Fees	(25.00)	0.00	(25.00)	25.00	0.00	25.00	0.00		
TOTAL REVENUES	\$ 11,975.20	\$ 12,000.00	\$ (24.80)	\$ 96,036.34	\$ 96,000.00	\$ 36.34	\$ 144,000.00		
TOTAL OPERATING INC									
	\$ 11,975.20	\$ 12,000.00	\$ (24.80)	\$ 96,036.34	\$ 96,000.00	\$ 36.34	\$ 144,000.00		
OPERATING EXPENSES									
UTILITIES									
6110 - Electric	\$ 92.28	\$ 91.66	\$ 0.62	\$ 791.46	\$ 733.36	\$ 58.10	\$ 1,100.00		
6130 - Water/Sewer	845.40	500.00	345.40	1,325.80	4,000.00	(2,674.20)	6,000.00		
TOTAL UTILITIES	937.68	591.66	346.02	2,117.26	4,733.36	(2,616.10)	7,100.00		
LAWN & GROUNDS MAINT									
6210 - Landscape Contract	\$ 6,139.43	\$ 6,139.41	\$ 0.02	\$ 49,115.44	\$ 49,115.36	\$ 0.08	\$ 73,673.00		
6290 - Irrigation	1,852.99	700.00	1,152.99	5,290.57	4,000.00	1,290.57	4,000.00		
6295 - Landsape Misc	0.00	0.00	0.00	2,140.00	5,000.00	(2,860.00)	6,000.00		
TOTAL LAWN & GROUNDS	7,992.42	6,839.41	1,153.01	56,546.01	58,115.36	(1,569.35)	83,673.00		
BUILDING MAINTENANCE									
6311 - General Maint	\$ 0.00	\$ 500.00	\$ (500.00)	\$ 600.00	\$ 4,500.00	\$ (3,900.00)	\$ 5,000.00		
TOTAL BUILDING MAINT	0.00	500.00	(500.00)	600.00	4,500.00	(3,900.00)	5,000.00		
SNOW REMOVAL									
6610 - Snow Removal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,156.75	\$ 4,750.00	\$ (2,593.25)	\$ 5,000.00		
TOTAL SNOW REMOVAL	0.00	0.00	0.00	2,156.75	4,750.00	(2,593.25)	5,000.00		
ADMINISTRATIVE									
6710 - Trash Removal	\$ 601.12	\$ 601.16	\$ (0.04)	\$ 4,808.96	\$ 4,809.36	\$ (0.40)	\$ 7,214.00		
6720 - Management Fee	624.00	624.00	0.00	4,992.00	4,992.00	0.00	7,488.00		
6725 - Professional Svcs	0.00	0.00	0.00	387.50	350.00	37.50	500.00		
6740 - Insurance	0.00	0.00	0.00	26,682.44	26,102.00	580.44	33,700.00		
6745 - Tax Prep	0.00	0.00	0.00	260.00	250.00	10.00	250.00		
6750 - RE Taxes	0.00	0.00	0.00	123.78	125.00	(1.22)	125.00		
TOTAL ADMINISTRATIVE	1,225.12	1,225.16	(0.04)	37,254.68	36,628.36	626.32	49,277.00		
ASSOCIATION FUNCTIONS									
6810 - Social Functions	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 125.00	\$ (125.00)	\$ 125.00		
TOTAL ASSOCIATION FUNCTIONS	0.00	0.00	0.00	0.00	125.00	(125.00)	125.00		
OFFICE EXPENSE									
6910 - Off Exp-Supplies	\$ 0.00	\$ 5.00	\$ (5.00)	\$ 204.96	\$ 160.00	\$ 44.96	\$ 300.00		

Operating Income Statement

Account Name	1 Month Ended 08/31/25	1 Month Ended 08/31/25		8 Months Ended 08/31/25	8 Months Ended 08/31/25		
	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
6920 - Off Exp-Website	0.00	0.00	0.00	0.00	0.00	0.00	250.00
TOTAL OFFICE EXPENSE	0.00	5.00	(5.00)	204.96	160.00	44.96	550.00
TOTAL OPERATING EXPENSES	<u>\$ 10,155.22</u>	<u>\$ 9,161.23</u>	<u>\$ 993.99</u>	<u>\$ 98,879.66</u>	<u>\$ 109,012.08</u>	<u>\$ (10,132.42)</u>	<u>\$ 150,725.00</u>
NET INCOME (LOSS)	<u>\$ 1,819.98</u>	<u>\$ 2,838.77</u>	<u>\$ (1,018.79)</u>	<u>\$ (2,843.32)</u>	<u>\$ (13,012.08)</u>	<u>\$ 10,168.76</u>	<u>\$ (6,725.00)</u>

Barringtons At Wedgewood Villas Condo. Assoc.

Reserves Income Statement

1 Month Ended 1 Month Ended 8 Months Ended 8 Months Ended
08/31/25 08/31/25 08/31/25 08/31/25

Account Name	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	\$ 16,000.00	\$ 16,000.00	\$ 0.00	\$ 24,000.00
5135 - Interest Inc-RES	5.18	0.00	5.18	26.31	0.00	26.31	0.00
5140 - Interest Inc-CD	420.91	0.00	420.91	3,511.31	0.00	3,511.31	0.00
TOTAL RESERVE INCOME	\$ 2,426.09	\$ 2,000.00	\$ 426.09	\$ 19,537.62	\$ 16,000.00	\$ 3,537.62	\$ 24,000.00
RESERVE EXPENSES							
7010 - INCOME TAX	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,406.00	\$ 0.00	\$ 1,406.00	\$ 0.00
TOTAL RESERVE EXPENSES	\$ 0.00	\$ 0.00	0.00	\$ 1,406.00	\$ 0.00	1,406.00	0.00
NET RESERVE INCOME/(DRAIN)	\$ 2,426.09	\$ 2,000.00	\$ 426.09	\$ 18,131.62	\$ 16,000.00	\$ 2,131.62	\$ 24,000.00

Barringtons At Wedgewood Villas Condo. Assoc.

INCOME STATEMENT

Account Name	1 Month Ended		1 Month Ended		8 Months Ended		8 Months Ended	
	08/31/25		08/31/25		08/31/25		08/31/25	
	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	16,000.00	16,000.00	0.00	24,000.00	
5135 - Interest Inc-RES	5.18	0.00	5.18	26.31	0.00	26.31	0.00	
5140 - Interest Inc-CD	420.91	0.00	420.91	3,511.31	0.00	3,511.31	0.00	
5110 - Dues-OP	12,000.00	12,000.00	0.00	96,000.00	96,000.00	0.00	144,000.00	
5130 - Interest Inc-OP	0.20	0.00	0.20	11.34	0.00	11.34	0.00	
5190 - Late/NSF Fees	(25.00)	0.00	(25.00)	25.00	0.00	25.00	0.00	
TOTAL REVENUES	\$ 14,401.29	\$ 14,000.00	401.29	\$ 115,573.96	\$ 112,000.00	3,573.96	\$ 168,000.00	
OPERATING EXPENSES								
UTILITIES								
6110 - Electric	\$ 92.28	\$ 91.66	\$ 0.62	\$ 791.46	\$ 733.36	\$ 58.10	\$ 1,100.00	
6130 - Water/Sewer	845.40	500.00	345.40	1,325.80	4,000.00	(2,674.20)	6,000.00	
TOTAL UTILITIES	937.68	591.66	346.02	2,117.26	4,733.36	(2,616.10)	7,100.00	
LAWN & GROUNDS MAINT								
6210 - Landscape Contract	\$ 6,139.43	\$ 6,139.41	\$ 0.02	\$ 49,115.44	\$ 49,115.36	\$ 0.08	\$ 73,673.00	
6290 - Irrigation	1,852.99	700.00	1,152.99	5,290.57	4,000.00	1,290.57	4,000.00	
6295 - Landscape Misc	0.00	0.00	0.00	2,140.00	5,000.00	(2,860.00)	6,000.00	
TOTAL LAWN & GROUNDS	7,992.42	6,839.41	1,153.01	56,546.01	58,115.36	(1,569.35)	83,673.00	
BUILDING MAINTENANCE								
6311 - General Maint	\$ 0.00	\$ 500.00	\$ (500.00)	\$ 600.00	\$ 4,500.00	\$ (3,900.00)	\$ 5,000.00	
TOTAL BUILDING MAINTENANCE	0.00	500.00	(500.00)	600.00	4,500.00	(3,900.00)	5,000.00	
SNOW REMOVAL								
6610 - Snow Removal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,156.75	\$ 4,750.00	\$ (2,593.25)	\$ 5,000.00	
TOTAL SNOW REMOVAL	0.00	0.00	0.00	2,156.75	4,750.00	(2,593.25)	5,000.00	
ADMINISTRATIVE								
6710 - Trash Removal	\$ 601.12	\$ 601.16	\$ (0.04)	\$ 4,808.96	\$ 4,809.36	\$ (0.40)	\$ 7,214.00	
6720 - Management Fee	624.00	624.00	0.00	4,992.00	4,992.00	0.00	7,488.00	
6725 - Professional Svcs	0.00	0.00	0.00	387.50	350.00	37.50	500.00	
6740 - Insurance	0.00	0.00	0.00	26,682.44	26,102.00	580.44	33,700.00	
6745 - Tax Prep	0.00	0.00	0.00	260.00	250.00	10.00	250.00	
6750 - RE Taxes	0.00	0.00	0.00	123.78	125.00	(1.22)	125.00	
TOTAL ADMINISTRATIVE	1,225.12	1,225.16	(0.04)	37,254.68	36,628.36	626.32	49,277.00	
ASSOCIATION FUNCTIONS								
6810 - Social Functions	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 125.00	\$ (125.00)	\$ 125.00	
TOTAL ASSOCIATION FUNCTIONS	0.00	0.00	0.00	0.00	125.00	(125.00)	125.00	
OFFICE EXPENSE								
6910 - Off Exp-Supplies	\$ 0.00	\$ 5.00	\$ (5.00)	\$ 204.96	\$ 160.00	\$ 44.96	\$ 300.00	
6920 - Off Exp-Website	0.00	0.00	0.00	0.00	0.00	0.00	250.00	

INCOME STATEMENT

1 Month Ended 1 Month Ended 8 Months Ended 8 Months Ended
08/31/25 08/31/25 08/31/25 08/31/25

Account Name	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
TOTAL OFFICE EXPENSE	0.00	5.00	(5.00)	204.96	160.00	44.96	550.00
RESERVE EXPENSE							
7010 - INCOME TAX	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,406.00	\$ 0.00	\$ 1,406.00	\$ 0.00
TOTAL RESERVE EXPENSE	0.00	0.00	0.00	1,406.00	0.00	1,406.00	0.00
TOTAL CASH OUT	\$ 10,155.22	\$ 9,161.23	\$ 993.99	\$ 100,285.66	\$ 109,012.08	\$ (8,726.42)	\$ 150,725.00
NET INCOME (LOSS)	\$ 4,246.07	\$ 4,838.77	\$ (592.70)	\$ 15,288.30	\$ 2,987.92	\$ 12,300.38	\$ 17,275.00