

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

ASSETS

OPERATING

1105-Alliance-OP xx0219	\$ 53,104.84
1111-Alliance-Debit Card xx0867	<u>391.97</u>

Total Operating	\$ <u>53,496.81</u>
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RESERVES

1112-Alliance-RES xx0227	\$ 40,982.17
1113-Alliance-CD xx0037 8/27/26	22,178.31
1114-Alliance-CD xx0889 3/30/27	11,777.82
1115-Alliance-CD xx5367 1/30/26	50,980.58
1116-Alliance-CD xx2553 2/28/26	23,538.41
1118-Alliance-CD xx4744 7/11/26	<u>22,910.18</u>

Total Reserves	\$ <u>172,367.47</u>
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TOTAL ASSETS	\$ <u><u>225,864.28</u></u>
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LIABILITIES AND OWNERS' EQUITY

CURRENT LIABILITIES

2080-Prepaid - Owners	<u>\$ 6,985.00</u>
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Total Current Liabilities	\$ <u>6,985.00</u>
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Total Liabilities	\$ <u>6,985.00</u>
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ASSOCIATION EQUITY

YEAR-TO-DATE NET INCOME	\$ 17,394.97
Retained Earnings	<u>201,484.31</u>

Total Equity	\$ <u>218,879.28</u>
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TOTAL LIABILITIES AND EQUITY	\$ <u><u>225,864.28</u></u>
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Barringtons At Wedgewood Villas Condo. Assoc.

Operating Income Statement

Account Name	1 Month Ended 12/31/25	1 Month Ended 12/31/25		12 Months Ended 12/31/25	12 Months Ended 12/31/25		
	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	\$ 144,000.00	\$ 144,000.00	\$ 0.00	\$ 144,000.00
5130 - Interest Inc-OP	1.26	0.00	1.26	16.58	0.00	16.58	0.00
5190 - Late/NSF Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00
TOTAL REVENUES	\$ 12,001.26	\$ 12,000.00	\$ 1.26	\$ 144,041.58	\$ 144,000.00	\$ 41.58	\$ 144,000.00
TOTAL OPERATING INC	\$ 12,001.26	\$ 12,000.00	\$ 1.26	\$ 144,041.58	\$ 144,000.00	\$ 41.58	\$ 144,000.00
OPERATING EXPENSES							
UTILITIES							
6110 - Electric	\$ 92.79	\$ 91.66	\$ 1.13	\$ 1,165.51	\$ 1,100.00	\$ 65.51	\$ 1,100.00
6130 - Water/Sewer	1,044.00	500.00	544.00	8,767.70	6,000.00	2,767.70	6,000.00
TOTAL UTILITIES	1,136.79	591.66	545.13	9,933.21	7,100.00	2,833.21	7,100.00
LAWN & GROUNDS MAINT							
6210 - Landscape Contract	\$ 6,139.43	\$ 6,139.41	\$ 0.02	\$ 73,673.16	\$ 73,673.00	\$ 0.16	\$ 73,673.00
6290 - Irrigation	(150.00)	0.00	(150.00)	6,333.00	4,000.00	2,333.00	4,000.00
6295 - Landscape Misc	850.00	1,000.00	(150.00)	3,434.05	6,000.00	(2,565.95)	6,000.00
TOTAL LAWN & GROUNDS	6,839.43	7,139.41	(299.98)	83,440.21	83,673.00	(232.79)	83,673.00
BUILDING MAINTENANCE							
6311 - General Maint	\$ 2,904.60	\$ 0.00	\$ 2,904.60	\$ 6,994.60	\$ 5,000.00	\$ 1,994.60	\$ 5,000.00
6312 - Gate/Guardhouse Maint	250.00	0.00	250.00	500.00	0.00	500.00	0.00
TOTAL BUILDING MAINT	3,154.60	0.00	3,154.60	7,494.60	5,000.00	2,494.60	5,000.00
SNOW REMOVAL							
6610 - Snow Removal	\$ 2,472.55	\$ 250.00	\$ 2,222.55	\$ 4,629.30	\$ 5,000.00	\$ (370.70)	\$ 5,000.00
TOTAL SNOW REMOVAL	2,472.55	250.00	2,222.55	4,629.30	5,000.00	(370.70)	5,000.00
ADMINISTRATIVE							
6710 - Trash Removal	\$ 601.12	\$ 601.16	\$ (0.04)	\$ 7,213.44	\$ 7,214.00	\$ (0.56)	\$ 7,214.00
6720 - Management Fee	624.00	624.00	0.00	7,488.00	7,488.00	0.00	7,488.00
6725 - Professional Svcs	0.00	0.00	0.00	387.50	500.00	(112.50)	500.00
6740 - Insurance	0.00	0.00	0.00	33,692.00	33,700.00	(8.00)	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)	49,164.72	49,277.00	(112.28)	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							

Operating Income Statement

	1 Month Ended 12/31/25	1 Month Ended 12/31/25	12 Months Ended 12/31/25	12 Months Ended 12/31/25			
Account Name	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
6910 - Off Exp-Supplies	\$ 0.00	\$ 5.00	\$ (5.00)	\$ 222.56	\$ 300.00	\$ (77.44)	\$ 300.00
6920 - Off Exp-Website	0.00	0.00	0.00	0.00	250.00	(250.00)	250.00
TOTAL OFFICE EXPENSE	0.00	5.00	(5.00)	222.56	550.00	(327.44)	550.00
TOTAL OPERATING EXPENSES	<u>\$ 14,828.49</u>	<u>\$ 9,211.23</u>	<u>\$ 5,617.26</u>	<u>\$ 154,884.60</u>	<u>\$ 150,725.00</u>	<u>\$ 4,159.60</u>	<u>\$ 150,725.00</u>
 NET INCOME (LOSS)	 <u>\$ (2,827.23)</u>	 <u>\$ 2,788.77</u>	 <u>\$ (5,616.00)</u>	 <u>\$ (10,843.02)</u>	 <u>\$ (6,725.00)</u>	 <u>\$ (4,118.02)</u>	 <u>\$ (6,725.00)</u>

Barringtons At Wedgewood Villas Condo. Assoc.

Reserves Income Statement

Account Name	1 Month Ended		12 Months Ended		12 Months Ended		Annual Budget
	12/31/25	12/31/25	12/31/25	12/31/25	12/31/25	12/31/25	
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	\$ 24,000.00	\$ 24,000.00	\$ 0.00	\$ 24,000.00
5135 - Interest Inc-RES	5.10	0.00	5.10	44.65	0.00	44.65	0.00
5140 - Interest Inc-CD	408.23	0.00	408.23	5,599.34	0.00	5,599.34	0.00
TOTAL RESERVE INCOME	\$ 2,413.33	\$ 2,000.00	\$ 413.33	\$ 29,643.99	\$ 24,000.00	\$ 5,643.99	\$ 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)	\$ 2,413.33	\$ 2,000.00	\$ 413.33	\$ 28,237.99	\$ 24,000.00	\$ 4,237.99	\$ 24,000.00

Barringtons At Wedgewood Villas Condo. Assoc.

INCOME STATEMENT

Account Name	1 Month Ended		MTD Variance	12 Months Ended		YTD Variance	Annual Budget
	12/31/25	12/31/25		12/31/25	12/31/25		
	MTD Actual	MTD Budget		YTD Actual	YTD Budget		
REVENUES							
5111 - Dues-RES	\$ 2,000.00	2,000.00	0.00	24,000.00	24,000.00	0.00	24,000.00
5135 - Interest Inc-RES	5.10	0.00	5.10	44.65	0.00	44.65	0.00
5140 - Interest Inc-CD	408.23	0.00	408.23	5,599.34	0.00	5,599.34	0.00
5110 - Dues-OP	12,000.00	12,000.00	0.00	144,000.00	144,000.00	0.00	144,000.00
5130 - Interest Inc-OP	1.26	0.00	1.26	16.58	0.00	16.58	0.00
5190 - Late/NSF Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00
TOTAL REVENUES	\$ 14,414.59	\$ 14,000.00	414.59	\$ 173,685.57	\$ 168,000.00	5,685.57	\$ 168,000.00
OPERATING EXPENSES							
UTILITIES							
6110 - Electric	\$ 92.79	\$ 91.66	\$ 1.13	\$ 1,165.51	\$ 1,100.00	\$ 65.51	\$ 1,100.00
6130 - Water/Sewer	1,044.00	500.00	544.00	8,767.70	6,000.00	2,767.70	6,000.00
TOTAL UTILITIES	1,136.79	591.66	545.13	9,933.21	7,100.00	2,833.21	7,100.00
LAWN & GROUNDS MAINT							
6210 - Landscape Contract	\$ 6,139.43	\$ 6,139.41	\$ 0.02	\$ 73,673.16	\$ 73,673.00	\$ 0.16	\$ 73,673.00
6290 - Irrigation	(150.00)	0.00	(150.00)	6,333.00	4,000.00	2,333.00	4,000.00
6295 - Landscape Misc	850.00	1,000.00	(150.00)	3,434.05	6,000.00	(2,565.95)	6,000.00
TOTAL LAWN & GROUNDS	6,839.43	7,139.41	(299.98)	83,440.21	83,673.00	(232.79)	83,673.00
BUILDING MAINTENANCE							
6311 - General Maint	\$ 2,904.60	\$ 0.00	\$ 2,904.60	\$ 6,994.60	\$ 5,000.00	\$ 1,994.60	\$ 5,000.00
6312 - Gate/Guardhouse Maint	250.00	0.00	250.00	500.00	0.00	500.00	0.00
TOTAL BUILDING MAINTENANCE	3,154.60	0.00	3,154.60	7,494.60	5,000.00	2,494.60	5,000.00
SNOW REMOVAL							
6610 - Snow Removal	\$ 2,472.55	\$ 250.00	\$ 2,222.55	\$ 4,629.30	\$ 5,000.00	\$ (370.70)	\$ 5,000.00
TOTAL SNOW REMOVAL	2,472.55	250.00	2,222.55	4,629.30	5,000.00	(370.70)	5,000.00
ADMINISTRATIVE							
6710 - Trash Removal	\$ 601.12	\$ 601.16	\$ (0.04)	\$ 7,213.44	\$ 7,214.00	\$ (0.56)	\$ 7,214.00
6720 - Management Fee	624.00	624.00	0.00	7,488.00	7,488.00	0.00	7,488.00
6725 - Professional Svcs	0.00	0.00	0.00	387.50	500.00	(112.50)	500.00
6740 - Insurance	0.00	0.00	0.00	33,692.00	33,700.00	(8.00)	33,700.00
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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)	49,164.72	49,277.00	(112.28)	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							

INCOME STATEMENT

	1 Month Ended		1 Month Ended		12 Months Ended		12 Months Ended		
	12/31/25		12/31/25		12/31/25		12/31/25		
Account Name	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget		
6910 - Off Exp-Supplies	\$ 0.00	\$ 5.00	\$ (5.00)	\$ 222.56	\$ 300.00	\$ (77.44)	\$ 300.00		
6920 - Off Exp-Website	0.00	0.00	0.00	0.00	250.00	(250.00)	250.00		
TOTAL OFFICE EXPENSE	0.00	5.00	(5.00)	222.56	550.00	(327.44)	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	\$ 14,828.49	\$ 9,211.23	\$ 5,617.26	\$ 156,290.60	\$ 150,725.00	\$ 5,565.60	\$ 150,725.00		
NET INCOME (LOSS)	\$ (413.90)	\$ 4,788.77	\$ (5,202.67)	\$ 17,394.97	\$ 17,275.00	\$ 119.97	\$ 17,275.00		