

Barringtons At Wedgewood Villas Condo. Assoc.
BALANCE SHEET
As of February 28, 2026

ASSETS

OPERATING

1105-Alliance-OP xx0219	\$	45,299.46
1111-Alliance-Debit Card xx0867		<u>500.00</u>

Total Operating	\$	<u>45,799.46</u>
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RESERVES

1112-Alliance-RES xx0227	\$	44,992.40
1113-Alliance-CD xx0037 8/27/26		22,313.76
1114-Alliance-CD xx0889 3/30/27		11,846.46
1115-Alliance-CD xx5367 8/30/26		51,292.43
1116-Alliance-CD xx2553 2/28/26		23,690.72
1118-Alliance-CD xx4744 7/11/26		<u>23,057.52</u>

Total Reserves	\$	<u>177,193.29</u>
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TOTAL ASSETS	\$	<u><u>222,992.75</u></u>
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LIABILITIES AND OWNERS' EQUITY

CURRENT LIABILITIES

2080-Prepaid - Owners	\$	<u>11,185.00</u>
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Total Current Liabilities	\$	<u>11,185.00</u>
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Total Liabilities	\$	<u>11,185.00</u>
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ASSOCIATION EQUITY

YEAR-TO-DATE NET INCOME	\$	(7,071.53)
Retained Earnings		<u>218,879.28</u>

Total Equity	\$	<u>211,807.75</u>
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TOTAL LIABILITIES AND EQUITY	\$	<u><u>222,992.75</u></u>
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Barringtons At Wedgewood Villas Condo. Assoc.

Operating Income Statement

Account Name	1 Month Ended 02/28/26	1 Month Ended 02/28/26		2 Months Ended 02/28/26	2 Months Ended 02/28/26		
	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	\$ 24,000.00	\$ 24,000.00	\$ 0.00	\$ 144,000.00
5130 - Interest Inc-OP	0.95	0.00	0.95	2.24	0.00	2.24	0.00
TOTAL REVENUES	<u>\$ 12,000.95</u>	<u>\$ 12,000.00</u>	<u>\$ 0.95</u>	<u>\$ 24,002.24</u>	<u>\$ 24,000.00</u>	<u>\$ 2.24</u>	<u>\$ 144,000.00</u>
TOTAL OPERATING INC	<u>\$ 12,000.95</u>	<u>\$ 12,000.00</u>	<u>\$ 0.95</u>	<u>\$ 24,002.24</u>	<u>\$ 24,000.00</u>	<u>\$ 2.24</u>	<u>\$ 144,000.00</u>
OPERATING EXPENSES							
UTILITIES							
6110 - Electric	\$ 106.28	\$ 100.00	\$ 6.28	\$ 232.01	\$ 200.00	\$ 32.01	\$ 1,000.00
6130 - Water/Sewer	28.00	28.00	0.00	56.00	58.00	(2.00)	6,000.00
TOTAL UTILITIES	<u>134.28</u>	<u>128.00</u>	<u>6.28</u>	<u>288.01</u>	<u>258.00</u>	<u>30.01</u>	<u>7,000.00</u>
LAWN & GROUNDS MAINT							
6210 - Landscape Contract	\$ 6,139.43	\$ 6,139.41	\$ 0.02	\$ 12,278.86	\$ 12,278.90	\$ (0.04)	\$ 73,673.00
6290 - Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
6295 - Landscape Misc	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
TOTAL LAWN & GROUNDS	<u>6,139.43</u>	<u>6,139.41</u>	<u>0.02</u>	<u>12,278.86</u>	<u>12,278.90</u>	<u>(0.04)</u>	<u>82,673.00</u>
BUILDING MAINTENANCE							
6311 - General Maint	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 5,500.00
TOTAL BUILDING MAINT	<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>5,500.00</u>
SNOW REMOVAL							
6610 - Snow Removal	\$ 2,716.83	\$ 3,000.00	\$ (283.17)	\$ 2,716.83	\$ 3,000.00	\$ (283.17)	\$ 5,000.00
TOTAL SNOW REMOVAL	<u>2,716.83</u>	<u>3,000.00</u>	<u>(283.17)</u>	<u>2,716.83</u>	<u>3,000.00</u>	<u>(283.17)</u>	<u>5,000.00</u>
ADMINISTRATIVE							
6710 - Trash Removal	\$ 601.12	\$ 601.16	\$ (0.04)	\$ 1,202.24	\$ 1,202.40	\$ (0.16)	\$ 7,214.00
6720 - Management Fee	650.00	650.00	0.00	1,300.00	1,300.00	0.00	7,800.00
6725 - Professional Svcs	50.00	0.00	50.00	50.00	0.00	50.00	500.00
6735 - Bank Fees	10.00	0.00	10.00	10.00	0.00	10.00	0.00
6740 - Insurance	15,279.95	1,617.00	13,662.95	16,730.95	16,730.95	0.00	37,774.00
6745 - Tax Prep	0.00	260.00	(260.00)	0.00	260.00	(260.00)	260.00
6750 - RE Taxes	0.00	0.00	0.00	130.24	130.00	0.24	130.00
TOTAL ADMINISTRATIVE	<u>16,591.07</u>	<u>3,128.16</u>	<u>13,462.91</u>	<u>19,423.43</u>	<u>19,623.35</u>	<u>(199.92)</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							
6910 - Off Exp-Supplies	\$ 0.00	\$ 5.00	\$ (5.00)	\$ 3.80	\$ 10.00	\$ (6.20)	\$ 300.00

Operating Income Statement

	1 Month Ended 02/28/26	1 Month Ended 02/28/26		2 Months Ended 02/28/26	2 Months Ended 02/28/26		
Account Name	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
6920 - Off Exp-Website	332.38	0.00	332.38	1,181.71	849.00	332.71	849.00
6930 - Off Exp-Postage	6.95	0.00	6.95	6.95	0.00	6.95	0.00
TOTAL OFFICE EXPENSE	<u>339.33</u>	<u>5.00</u>	<u>334.33</u>	<u>1,192.46</u>	<u>859.00</u>	<u>333.46</u>	<u>1,149.00</u>
TOTAL OPERATING EXPENSES	<u>\$ 25,920.94</u>	<u>\$ 12,400.57</u>	<u>\$ 13,520.37</u>	<u>\$ 35,899.59</u>	<u>\$ 36,019.25</u>	<u>\$ (119.66)</u>	<u>\$ 155,125.00</u>
NET INCOME (LOSS)	<u>\$ (13,919.99)</u>	<u>\$ (400.57)</u>	<u>\$ (13,519.42)</u>	<u>\$ (11,897.35)</u>	<u>\$ (12,019.25)</u>	<u>\$ 121.90</u>	<u>\$ (11,125.00)</u>

Barringtons At Wedgewood Villas Condo. Assoc.

Reserves Income Statement

Account Name	1 Month Ended	1 Month Ended	MTD	2 Months Ended	2 Months Ended	YTD Variance	Annual
	02/28/26	02/28/26		02/28/26	02/28/26		
	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget		Budget
RESERVE INCOME							
5111 - Dues-RES	\$ 2,000.00	\$ 2,000.00	\$ 0.00	\$ 4,000.00	\$ 4,000.00	\$ 0.00	\$ 24,000.00
5135 - Interest Inc-RES	4.99	0.00	4.99	10.23	0.00	10.23	0.00
5140 - Interest Inc-CD	392.44	0.00	392.44	815.59	0.00	815.59	0.00
TOTAL RESERVE INCOME	\$ 2,397.43	\$ 2,000.00	\$ 397.43	\$ 4,825.82	\$ 4,000.00	\$ 825.82	\$ 24,000.00
RESERVE EXPENSES							
NET RESERVE INCOME/(DRAIN)	\$ 2,397.43	\$ 2,000.00	\$ 397.43	\$ 4,825.82	\$ 4,000.00	\$ 825.82	\$ 24,000.00

Barringtons At Wedgewood Villas Condo. Assoc.

INCOME STATEMENT

Account Name	1 Month Ended		MTD Variance	2 Months Ended		YTD Variance	Annual Budget
	02/28/26	02/28/26		02/28/26	02/28/26		
	MTD Actual	MTD Budget		YTD Actual	YTD Budget		
REVENUES							
5111 - Dues-RES	\$ 2,000.00	2,000.00	0.00	4,000.00	4,000.00	0.00	24,000.00
5135 - Interest Inc-RES	4.99	0.00	4.99	10.23	0.00	10.23	0.00
5140 - Interest Inc-CD	392.44	0.00	392.44	815.59	0.00	815.59	0.00
5110 - Dues-OP	12,000.00	12,000.00	0.00	24,000.00	24,000.00	0.00	144,000.00
5130 - Interest Inc-OP	0.95	0.00	0.95	2.24	0.00	2.24	0.00
TOTAL REVENUES	\$ 14,398.38	\$ 14,000.00	398.38	\$ 28,828.06	\$ 28,000.00	828.06	\$ 168,000.00
OPERATING EXPENSES							
UTILITIES							
6110 - Electric	\$ 106.28	\$ 100.00	\$ 6.28	\$ 232.01	\$ 200.00	\$ 32.01	\$ 1,000.00
6130 - Water/Sewer	28.00	28.00	0.00	56.00	58.00	(2.00)	6,000.00
TOTAL UTILITIES	134.28	128.00	6.28	288.01	258.00	30.01	7,000.00
LAWN & GROUNDS MAINT							
6210 - Landscape Contract	\$ 6,139.43	\$ 6,139.41	\$ 0.02	12,278.86	12,278.90	(0.04)	\$ 73,673.00
6290 - Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
6295 - Landscape Misc	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
TOTAL LAWN & GROUNDS	6,139.43	6,139.41	0.02	12,278.86	12,278.90	(0.04)	82,673.00
BUILDING MAINTENANCE							
6311 - General Maint	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 5,500.00
TOTAL BUILDING MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00
SNOW REMOVAL							
6610 - Snow Removal	\$ 2,716.83	\$ 3,000.00	\$ (283.17)	\$ 2,716.83	\$ 3,000.00	\$ (283.17)	\$ 5,000.00
TOTAL SNOW REMOVAL	2,716.83	3,000.00	(283.17)	2,716.83	3,000.00	(283.17)	5,000.00
ADMINISTRATIVE							
6710 - Trash Removal	\$ 601.12	\$ 601.16	\$ (0.04)	\$ 1,202.24	\$ 1,202.40	\$ (0.16)	\$ 7,214.00
6720 - Management Fee	650.00	650.00	0.00	1,300.00	1,300.00	0.00	7,800.00
6725 - Professional Svcs	50.00	0.00	50.00	50.00	0.00	50.00	500.00
6735 - Bank Fees	10.00	0.00	10.00	10.00	0.00	10.00	0.00
6740 - Insurance	15,279.95	1,617.00	13,662.95	16,730.95	16,730.95	0.00	37,774.00
6745 - Tax Prep	0.00	260.00	(260.00)	0.00	260.00	(260.00)	260.00
6750 - RE Taxes	0.00	0.00	0.00	130.24	130.00	0.24	130.00
TOTAL ADMINISTRATIVE	16,591.07	3,128.16	13,462.91	19,423.43	19,623.35	(199.92)	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
OFFICE EXPENSE							
6910 - Off Exp-Supplies	\$ 0.00	\$ 5.00	\$ (5.00)	\$ 3.80	\$ 10.00	\$ (6.20)	\$ 300.00
6920 - Off Exp-Website	332.38	0.00	332.38	1,181.71	849.00	332.71	849.00

INCOME STATEMENT

Account Name	1 Month Ended	1 Month Ended	MTD Variance	2 Months Ended	2 Months Ended	YTD Variance	Annual Budget
	02/28/26	02/28/26		02/28/26	02/28/26		
	MTD Actual	MTD Budget		YTD Actual	YTD Budget		
6930 - Off Exp-Postage	6.95	0.00	6.95	6.95	0.00	6.95	0.00
TOTAL OFFICE EXPENSE	339.33	5.00	334.33	1,192.46	859.00	333.46	1,149.00
RESERVE EXPENSE							
TOTAL CASH OUT	\$ 25,920.94	\$ 12,400.57	\$ 13,520.37	\$ 35,899.59	\$ 36,019.25	\$ (119.66)	\$ 155,125.00
NET INCOME (LOSS)	\$ (11,522.56)	\$ 1,599.43	\$ (13,121.99)	\$ (7,071.53)	\$ (8,019.25)	\$ 947.72	\$ 12,875.00