

Barringtons At Wedgewood Villas Condo. Assoc.
BALANCE SHEET
As of January 31, 2026

ASSETS

OPERATING

1105-Alliance-OP xx0219	\$	57,819.44
1111-Alliance-Debit Card xx0867		<u>500.01</u>

Total Operating	\$	<u>58,319.45</u>
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RESERVES

1112-Alliance-RES xx0227	\$	42,987.41
1113-Alliance-CD xx0037 8/27/26		22,245.93
1114-Alliance-CD xx0889 3/30/27		11,813.24
1115-Alliance-CD xx5367 1/30/26		51,148.57
1116-Alliance-CD xx2553 2/28/26		23,616.98
1118-Alliance-CD xx4744 7/11/26		<u>22,983.73</u>

Total Reserves	\$	<u>174,795.86</u>
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TOTAL ASSETS	\$	<u><u>233,115.31</u></u>
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LIABILITIES AND OWNERS' EQUITY

CURRENT LIABILITIES

2080-Prepaid - Owners	\$	<u>9,785.00</u>
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Total Current Liabilities	\$	<u>9,785.00</u>
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Total Liabilities	\$	<u>9,785.00</u>
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ASSOCIATION EQUITY

YEAR-TO-DATE NET INCOME	\$	4,451.03
Retained Earnings		<u>218,879.28</u>

Total Equity	\$	<u>223,330.31</u>
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TOTAL LIABILITIES AND EQUITY	\$	<u><u>233,115.31</u></u>
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Barringtons At Wedgewood Villas Condo. Assoc.

Operating Income Statement

	1 Month Ended 01/31/26	1 Month Ended 01/31/26		1 Month Ended 01/31/26	1 Month Ended 01/31/26		
Account Name	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	\$ 12,000.00	\$ 12,000.00	\$ 0.00	\$ 144,000.00
5130 - Interest Inc-OP	1.29	0.00	1.29	1.29	0.00	1.29	0.00
TOTAL REVENUES	\$ 12,001.29	\$ 12,000.00	\$ 1.29	\$ 12,001.29	\$ 12,000.00	\$ 1.29	\$ 144,000.00
TOTAL OPERATING INC	\$ 12,001.29	\$ 12,000.00	\$ 1.29	\$ 12,001.29	\$ 12,000.00	\$ 1.29	\$ 144,000.00
OPERATING EXPENSES							
UTILITIES							
6110 - Electric	\$ 125.73	\$ 100.00	\$ 25.73	\$ 125.73	\$ 100.00	\$ 25.73	\$ 1,000.00
6130 - Water/Sewer	28.00	30.00	(2.00)	28.00	30.00	(2.00)	6,000.00
TOTAL UTILITIES	153.73	130.00	23.73	153.73	130.00	23.73	7,000.00
LAWN & GROUNDS MAINT							
6210 - Landscape Contract	\$ 6,139.43	\$ 6,139.49	\$ (0.06)	\$ 6,139.43	\$ 6,139.49	\$ (0.06)	\$ 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	6,139.49	(0.06)	6,139.43	6,139.49	(0.06)	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 MAINT	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00
SNOW REMOVAL							
6610 - Snow Removal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 5,000.00
TOTAL SNOW REMOVAL	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
ADMINISTRATIVE							
6710 - Trash Removal	\$ 601.12	\$ 601.24	\$ (0.12)	\$ 601.12	\$ 601.24	\$ (0.12)	\$ 7,214.00
6720 - Management Fee	650.00	650.00	0.00	650.00	650.00	0.00	7,800.00
6725 - Professional Svcs	0.00	0.00	0.00	0.00	0.00	0.00	500.00
6740 - Insurance	1,451.00	15,113.95	(13,662.95)	1,451.00	15,113.95	(13,662.95)	37,774.00
6745 - Tax Prep	0.00	0.00	0.00	0.00	0.00	0.00	260.00
6750 - RE Taxes	130.24	130.00	0.24	130.24	130.00	0.24	130.00
TOTAL ADMINISTRATIVE	2,832.36	16,495.19	(13,662.83)	2,832.36	16,495.19	(13,662.83)	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	\$ 3.80	\$ 5.00	\$ (1.20)	\$ 3.80	\$ 5.00	\$ (1.20)	\$ 300.00
6920 - Off Exp-Website	849.33	849.00	0.33	849.33	849.00	0.33	849.00

Operating Income Statement

Account Name	1 Month Ended 01/31/26	1 Month Ended 01/31/26		1 Month Ended 01/31/26	1 Month Ended 01/31/26		
	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
TOTAL OFFICE EXPENSE	853.13	854.00	(0.87)	853.13	854.00	(0.87)	1,149.00
TOTAL OPERATING EXPENSES	<u>\$ 9,978.65</u>	<u>\$ 23,618.68</u>	<u>\$(13,640.03)</u>	<u>\$ 9,978.65</u>	<u>\$ 23,618.68</u>	<u>\$(13,640.03)</u>	<u>\$ 155,125.00</u>
NET INCOME (LOSS)	<u>\$ 2,022.64</u>	<u>\$(11,618.68)</u>	<u>\$ 13,641.32</u>	<u>\$ 2,022.64</u>	<u>\$(11,618.68)</u>	<u>\$ 13,641.32</u>	<u>\$(11,125.00)</u>

Barringtons At Wedgewood Villas Condo. Assoc.

Reserves Income Statement

	1 Month Ended 01/31/26	1 Month Ended 01/31/26		1 Month Ended 01/31/26	1 Month Ended 01/31/26		
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	\$ 2,000.00	\$ 2,000.00	\$ 0.00	\$ 24,000.00
5135 - Interest Inc-RES	5.24	0.00	5.24	5.24	0.00	5.24	0.00
5140 - Interest Inc-CD	423.15	0.00	423.15	423.15	0.00	423.15	0.00
TOTAL RESERVE INCOME	<u>\$ 2,428.39</u>	<u>\$ 2,000.00</u>	<u>\$ 428.39</u>	<u>\$ 2,428.39</u>	<u>\$ 2,000.00</u>	<u>\$ 428.39</u>	<u>\$ 24,000.00</u>
RESERVE EXPENSES							
NET RESERVE INCOME/(DRAIN)	<u>\$ 2,428.39</u>	<u>\$ 2,000.00</u>	<u>\$ 428.39</u>	<u>\$ 2,428.39</u>	<u>\$ 2,000.00</u>	<u>\$ 428.39</u>	<u>\$ 24,000.00</u>

Barringtons At Wedgewood Villas Condo. Assoc.

INCOME STATEMENT

Account Name	1 Month Ended		MTD Variance	1 Month Ended		YTD Variance	Annual Budget
	01/31/26	01/31/26		01/31/26	01/31/26		
	MTD Actual	MTD Budget		YTD Actual	YTD Budget		
REVENUES							
5111 - Dues-RES	\$ 2,000.00	2,000.00	0.00	2,000.00	2,000.00	0.00	24,000.00
5135 - Interest Inc-RES	5.24	0.00	5.24	5.24	0.00	5.24	0.00
5140 - Interest Inc-CD	423.15	0.00	423.15	423.15	0.00	423.15	0.00
5110 - Dues-OP	12,000.00	12,000.00	0.00	12,000.00	12,000.00	0.00	144,000.00
5130 - Interest Inc-OP	1.29	0.00	1.29	1.29	0.00	1.29	0.00
TOTAL REVENUES	\$ 14,429.68	\$ 14,000.00	429.68	\$ 14,429.68	\$ 14,000.00	429.68	\$ 168,000.00
OPERATING EXPENSES							
UTILITIES							
6110 - Electric	\$ 125.73	\$ 100.00	\$ 25.73	\$ 125.73	\$ 100.00	\$ 25.73	\$ 1,000.00
6130 - Water/Sewer	28.00	30.00	(2.00)	28.00	30.00	(2.00)	6,000.00
TOTAL UTILITIES	153.73	130.00	23.73	153.73	130.00	23.73	7,000.00
LAWN & GROUNDS MAINT							
6210 - Landscape Contract	\$ 6,139.43	\$ 6,139.49	\$ (0.06)	6,139.43	6,139.49	(0.06)	\$ 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	6,139.49	(0.06)	6,139.43	6,139.49	(0.06)	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	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 5,000.00
TOTAL SNOW REMOVAL	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
ADMINISTRATIVE							
6710 - Trash Removal	\$ 601.12	\$ 601.24	\$ (0.12)	\$ 601.12	601.24	(0.12)	\$ 7,214.00
6720 - Management Fee	650.00	650.00	0.00	650.00	650.00	0.00	7,800.00
6725 - Professional Svcs	0.00	0.00	0.00	0.00	0.00	0.00	500.00
6740 - Insurance	1,451.00	15,113.95	(13,662.95)	1,451.00	15,113.95	(13,662.95)	37,774.00
6745 - Tax Prep	0.00	0.00	0.00	0.00	0.00	0.00	260.00
6750 - RE Taxes	130.24	130.00	0.24	130.24	130.00	0.24	130.00
TOTAL ADMINISTRATIVE	2,832.36	16,495.19	(13,662.83)	2,832.36	16,495.19	(13,662.83)	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	\$ 3.80	\$ 5.00	\$ (1.20)	\$ 3.80	\$ 5.00	\$ (1.20)	\$ 300.00
6920 - Off Exp-Website	849.33	849.00	0.33	849.33	849.00	0.33	849.00
TOTAL OFFICE EXPENSE	853.13	854.00	(0.87)	853.13	854.00	(0.87)	1,149.00

INCOME STATEMENT

Account Name	1 Month Ended 01/31/26	1 Month Ended 01/31/26	MTD Variance	1 Month Ended 01/31/26	1 Month Ended 01/31/26	YTD Variance	Annual Budget
	MTD Actual	MTD Budget		YTD Actual	YTD Budget		
RESERVE EXPENSE							
TOTAL CASH OUT	\$ 9,978.65	\$ 23,618.68	\$ (13,640.03)	\$ 9,978.65	\$ 23,618.68	\$ (13,640.03)	\$ 155,125.00
NET INCOME (LOSS)	\$ 4,451.03	\$ (9,618.68)	\$ 14,069.71	\$ 4,451.03	\$ (9,618.68)	\$ 14,069.71	\$ 12,875.00