

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

ASSETS

OPERATING

1105-Alliance-OP xx0219	\$ 57,951.11
1111-Alliance-Debit Card xx0867	391.95
1299-A/R - Owners	<u>50.00</u>

Total Operating \$ 58,393.06

RESERVES

1112-Alliance-RES xx0227	\$ 36,972.46
1113-Alliance-CD xx0037 8/27/26	22,045.84
1114-Alliance-CD xx0889 3/30/27	11,708.45
1115-Alliance-CD xx5367 1/30/26	50,651.60
1116-Alliance-CD xx2553 2/28/26	23,384.57
1118-Alliance-CD xx4744 7/11/26	<u>22,766.13</u>

Total Reserves \$ 167,529.05

TOTAL ASSETS \$ 225,922.11

LIABILITIES AND OWNERS' EQUITY

CURRENT LIABILITIES

2080-Prepaid - Owners	\$ <u>6,675.00</u>
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Total Current Liabilities \$ 6,675.00

Total Liabilities \$ 6,675.00

ASSOCIATION EQUITY

YEAR-TO-DATE NET INCOME	\$ 17,762.80
Retained Earnings	<u>201,484.31</u>

Total Equity \$ 219,247.11

**TOTAL LIABILITIES AND
EQUITY** \$ 225,922.11

Barringtons At Wedgewood Villas Condo. Assoc.

Operating Income Statement

Account Name	1 Month Ended 10/31/25	1 Month Ended 10/31/25		10 Months Ended 10/31/25	10 Months Ended 10/31/25		
	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	\$ 120,000.00	\$ 120,000.00	\$ 0.00	\$ 144,000.00
5130 - Interest Inc-OP	1.38	0.00	1.38	14.06	0.00	14.06	0.00
5190 - Late/NSF Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00
TOTAL REVENUES	\$ 12,001.38	\$ 12,000.00	\$ 1.38	\$ 120,039.06	\$ 120,000.00	\$ 39.06	\$ 144,000.00
TOTAL OPERATING INC	\$ 12,001.38	\$ 12,000.00	\$ 1.38	\$ 120,039.06	\$ 120,000.00	\$ 39.06	\$ 144,000.00
OPERATING EXPENSES							
UTILITIES							
6110 - Electric	\$ 18.02	\$ 91.66	\$ (73.64)	\$ 902.40	\$ 916.68	\$ (14.28)	\$ 1,100.00
6130 - Water/Sewer	1,782.10	500.00	1,282.10	5,135.30	5,000.00	135.30	6,000.00
TOTAL UTILITIES	1,800.12	591.66	1,208.46	6,037.70	5,916.68	121.02	7,100.00
LAWN & GROUNDS MAINT							
6210 - Landscape Contract	\$ 6,139.43	\$ 6,139.41	\$ 0.02	\$ 61,394.30	\$ 61,394.18	\$ 0.12	\$ 73,673.00
6290 - Irrigation	480.43	0.00	480.43	6,413.00	4,000.00	2,413.00	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	6,619.86	6,139.41	480.45	69,947.30	70,394.18	(446.88)	83,673.00
BUILDING MAINTENANCE							
6311 - General Maint	\$ 0.00	\$ 0.00	\$ 0.00	\$ 600.00	\$ 5,000.00	\$ (4,400.00)	\$ 5,000.00
TOTAL BUILDING MAINT	0.00	0.00	0.00	600.00	5,000.00	(4,400.00)	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)	\$ 6,011.20	\$ 6,011.68	\$ (0.48)	\$ 7,214.00
6720 - Management Fee	624.00	624.00	0.00	6,240.00	6,240.00	0.00	7,488.00
6725 - Professional Svcs	0.00	150.00	(150.00)	387.50	500.00	(112.50)	500.00
6740 - Insurance	7,009.56	0.00	7,009.56	33,692.00	26,102.00	7,590.00	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	8,234.68	1,375.16	6,859.52	46,714.48	39,228.68	7,485.80	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	\$ 5.02	\$ 5.00	\$ 0.02	\$ 219.60	\$ 290.00	\$ (70.40)	\$ 300.00

Operating Income Statement

	1 Month Ended 10/31/25	1 Month Ended 10/31/25		10 Months Ended 10/31/25	10 Months Ended 10/31/25		
Account Name	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	5.02	5.00	0.02	219.60	290.00	(70.40)	550.00
 TOTAL OPERATING EXPENSES	 \$ 16,659.68	 \$ 8,111.23	 \$ 8,548.45	 \$ 125,675.83	 \$ 125,704.54	 \$ (28.71)	 \$ 150,725.00
 NET INCOME (LOSS)	 \$ (4,658.30)	 \$ 3,888.77	 \$ (8,547.07)	 \$ (5,636.77)	 \$ (5,704.54)	 \$ 67.77	 \$ (6,725.00)

Barringtons At Wedgewood Villas Condo. Assoc.

Reserves Income Statement							
Account Name	1 Month Ended	1 Month Ended		10 Months	10 Months		
	10/31/25	10/31/25		Ended	Ended		
				10/31/25	10/31/25		
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	\$ 20,000.00	\$ 20,000.00	\$ 0.00	\$ 24,000.00
5135 - Interest Inc-RES	4.55	0.00	4.55	34.94	0.00	34.94	0.00
5140 - Interest Inc-CD	405.65	0.00	405.65	4,770.63	0.00	4,770.63	0.00
TOTAL RESERVE INCOME	\$ 2,410.20	\$ 2,000.00	\$ 410.20	\$ 24,805.57	\$ 20,000.00	\$ 4,805.57	\$ 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)	\$ 2,410.20	\$ 2,000.00	\$ 410.20	\$ 23,399.57	\$ 20,000.00	\$ 3,399.57	\$ 24,000.00

Barringtons At Wedgewood Villas Condo. Assoc.

INCOME STATEMENT

Account Name	1 Month Ended		MTD Variance	10 Months Ended		YTD Variance	Annual Budget
	10/31/25	10/31/25		10/31/25	10/31/25		
MTD Actual	MTD Budget		YTD Actual	YTD Budget			
REVENUES							
5111 - Dues-RES	\$ 2,000.00	2,000.00	0.00	20,000.00	20,000.00	0.00	24,000.00
5135 - Interest Inc-RES	4.55	0.00	4.55	34.94	0.00	34.94	0.00
5140 - Interest Inc-CD	405.65	0.00	405.65	4,770.63	0.00	4,770.63	0.00
5110 - Dues-OP	12,000.00	12,000.00	0.00	120,000.00	120,000.00	0.00	144,000.00
5130 - Interest Inc-OP	1.38	0.00	1.38	14.06	0.00	14.06	0.00
5190 - Late/NSF Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00
TOTAL REVENUES	\$ 14,411.58	\$ 14,000.00	411.58	\$ 144,844.63	\$ 140,000.00	4,844.63	\$ 168,000.00
OPERATING EXPENSES							
UTILITIES							
6110 - Electric	\$ 18.02	\$ 91.66	\$ (73.64)	\$ 902.40	\$ 916.68	\$ (14.28)	\$ 1,100.00
6130 - Water/Sewer	1,782.10	500.00	1,282.10	5,135.30	5,000.00	135.30	6,000.00
TOTAL UTILITIES	1,800.12	591.66	1,208.46	6,037.70	5,916.68	121.02	7,100.00
LAWN & GROUNDS MAINT							
6210 - Landscape Contract	\$ 6,139.43	\$ 6,139.41	\$ 0.02	\$ 61,394.30	\$ 61,394.18	\$ 0.12	\$ 73,673.00
6290 - Irrigation	480.43	0.00	480.43	6,413.00	4,000.00	2,413.00	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	6,619.86	6,139.41	480.45	69,947.30	70,394.18	(446.88)	83,673.00
BUILDING MAINTENANCE							
6311 - General Maint	\$ 0.00	\$ 0.00	\$ 0.00	\$ 600.00	\$ 5,000.00	\$ (4,400.00)	\$ 5,000.00
TOTAL BUILDING MAINTENANCE	0.00	0.00	0.00	600.00	5,000.00	(4,400.00)	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)	\$ 6,011.20	\$ 6,011.68	\$ (0.48)	\$ 7,214.00
6720 - Management Fee	624.00	624.00	0.00	6,240.00	6,240.00	0.00	7,488.00
6725 - Professional Svcs	0.00	150.00	(150.00)	387.50	500.00	(112.50)	500.00
6740 - Insurance	7,009.56	0.00	7,009.56	33,692.00	26,102.00	7,590.00	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	8,234.68	1,375.16	6,859.52	46,714.48	39,228.68	7,485.80	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	\$ 5.02	\$ 5.00	\$ 0.02	\$ 219.60	\$ 290.00	\$ (70.40)	\$ 300.00

INCOME STATEMENT

Account Name	1 Month Ended 10/31/25	1 Month Ended 10/31/25	MTD Variance	10 Months Ended 10/31/25	10 Months Ended 10/31/25	YTD Variance	Annual Budget
	MTD Actual	MTD Budget		YTD Actual	YTD Budget		
6920 - Off Exp-Website	0.00	0.00	0.00	0.00	0.00	0.00	250.00
TOTAL OFFICE EXPENSE	<u>5.02</u>	<u>5.00</u>	<u>0.02</u>	<u>219.60</u>	<u>290.00</u>	<u>(70.40)</u>	<u>550.00</u>
RESERVE EXPENSE							
7010 - INCOME TAX	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,406.00	\$ 0.00	\$ 1,406.00	\$ 0.00
TOTAL RESERVE EXPENSE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,406.00</u>	<u>0.00</u>	<u>1,406.00</u>	<u>0.00</u>
TOTAL CASH OUT	<u>\$ 16,659.68</u>	<u>\$ 8,111.23</u>	<u>\$ 8,548.45</u>	<u>\$ 127,081.83</u>	<u>\$ 125,704.54</u>	<u>\$ 1,377.29</u>	<u>\$ 150,725.00</u>
NET INCOME (LOSS)	<u>\$ (2,248.10)</u>	<u>\$ 5,888.77</u>	<u>\$ (8,136.87)</u>	<u>\$ 17,762.80</u>	<u>\$ 14,295.46</u>	<u>\$ 3,467.34</u>	<u>\$ 17,275.00</u>