

Barringtons At Wedgewood Villas Condo. Assoc.
BALANCE SHEET
As of September 30, 2025

ASSETS

OPERATING

1105-Alliance-OP xx0219	\$	61,909.42
1111-Alliance-Debit Card xx0867		391.94
1299-A/R - Owners		<u>50.00</u>

Total Operating \$ 62,351.36

RESERVES

1112-Alliance-RES xx0227	\$	34,967.91
1113-Alliance-CD xx0037 8/27/26		21,980.98
1114-Alliance-CD xx0889 3/30/27		11,674.48
1115-Alliance-CD xx5367 1/30/26		50,490.58
1116-Alliance-CD xx2553 2/28/26		23,309.28
1118-Alliance-CD xx4744 7/11/26		<u>22,695.62</u>

Total Reserves \$ 165,118.85

TOTAL ASSETS \$ 227,470.21

LIABILITIES AND OWNERS' EQUITY

CURRENT LIABILITIES

2080-Prepaid - Owners	\$	<u>5,975.00</u>
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Total Current Liabilities \$ 5,975.00

Total Liabilities \$ 5,975.00

ASSOCIATION EQUITY

YEAR-TO-DATE NET INCOME	\$	20,010.90
Retained Earnings		<u>201,484.31</u>

Total Equity \$ 221,495.21

**TOTAL LIABILITIES AND
EQUITY** \$ 227,470.21

Barringtons At Wedgewood Villas Condo. Assoc.

Operating Income Statement

	1 Month Ended 09/30/25	1 Month Ended 09/30/25		9 Months Ended 09/30/25	9 Months Ended 09/30/25		
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	\$ 108,000.00	\$ 108,000.00	\$ 0.00	\$ 144,000.00
5130 - Interest Inc-OP	1.34	0.00	1.34	12.68	0.00	12.68	0.00
5190 - Late/NSF Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00
TOTAL REVENUES	\$ 12,001.34	\$ 12,000.00	\$ 1.34	\$ 108,037.68	\$ 108,000.00	\$ 37.68	\$ 144,000.00
TOTAL OPERATING INC							
	\$ 12,001.34	\$ 12,000.00	\$ 1.34	\$ 108,037.68	\$ 108,000.00	\$ 37.68	\$ 144,000.00
OPERATING EXPENSES							
UTILITIES							
6110 - Electric	\$ 92.92	\$ 91.66	\$ 1.26	\$ 884.38	\$ 825.02	\$ 59.36	\$ 1,100.00
6130 - Water/Sewer	2,027.40	500.00	1,527.40	3,353.20	4,500.00	(1,146.80)	6,000.00
TOTAL UTILITIES	2,120.32	591.66	1,528.66	4,237.58	5,325.02	(1,087.44)	7,100.00
LAWN & GROUNDS MAINT							
6210 - Landscape Contract	\$ 6,139.43	\$ 6,139.41	\$ 0.02	\$ 55,254.87	\$ 55,254.77	\$ 0.10	\$ 73,673.00
6290 - Irrigation	642.00	0.00	642.00	5,932.57	4,000.00	1,932.57	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	6,781.43	6,139.41	642.02	63,327.44	64,254.77	(927.33)	83,673.00
BUILDING MAINTENANCE							
6311 - General Maint	\$ 0.00	\$ 500.00	\$ (500.00)	\$ 600.00	\$ 5,000.00	\$ (4,400.00)	\$ 5,000.00
TOTAL BUILDING MAINT	0.00	500.00	(500.00)	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)	\$ 5,410.08	\$ 5,410.52	\$ (0.44)	\$ 7,214.00
6720 - Management Fee	624.00	624.00	0.00	5,616.00	5,616.00	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)	38,479.80	37,853.52	626.28	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							
6910 - Off Exp-Supplies	\$ 9.62	\$ 125.00	\$ (115.38)	\$ 214.58	\$ 285.00	\$ (70.42)	\$ 300.00

Operating Income Statement

	1 Month Ended 09/30/25	1 Month Ended 09/30/25		9 Months Ended 09/30/25	9 Months Ended 09/30/25		
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	9.62	125.00	(115.38)	214.58	285.00	(70.42)	550.00
TOTAL OPERATING EXPENSES	\$ 10,136.49	\$ 8,581.23	\$ 1,555.26	\$ 109,016.15	\$ 117,593.31	\$ (8,577.16)	\$ 150,725.00
 NET INCOME (LOSS)	 \$ 1,864.85	 \$ 3,418.77	 \$ (1,553.92)	 \$ (978.47)	 \$ (9,593.31)	 \$ 8,614.84	 \$ (6,725.00)

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Reserves Income Statement

Account Name	1 Month Ended	1 Month Ended	MTD	9 Months Ended	9 Months Ended	YTD Variance	Annual
	09/30/25	09/30/25		09/30/25	09/30/25		
	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget		Budget
RESERVE INCOME							
5111 - Dues-RES	\$ 2,000.00	\$ 2,000.00	\$ 0.00	\$ 18,000.00	\$ 18,000.00	\$ 0.00	\$ 24,000.00
5135 - Interest Inc-RES	4.08	0.00	4.08	30.39	0.00	30.39	0.00
5140 - Interest Inc-CD	853.67	0.00	853.67	4,364.98	0.00	4,364.98	0.00
TOTAL RESERVE INCOME	\$ 2,857.75	\$ 2,000.00	\$ 857.75	\$ 22,395.37	\$ 18,000.00	\$ 4,395.37	\$ 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)	\$ 2,857.75	\$ 2,000.00	\$ 857.75	\$ 20,989.37	\$ 18,000.00	\$ 2,989.37	\$ 24,000.00

Barringtons At Wedgewood Villas Condo. Assoc.

INCOME STATEMENT

1 Month Ended 09/30/25	1 Month Ended 09/30/25	9 Months Ended 09/30/25	9 Months Ended 09/30/25
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Account Name	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	18,000.00	18,000.00	0.00	24,000.00
5135 - Interest Inc-RES	4.08	0.00	4.08	30.39	0.00	30.39	0.00
5140 - Interest Inc-CD	853.67	0.00	853.67	4,364.98	0.00	4,364.98	0.00
5110 - Dues-OP	12,000.00	12,000.00	0.00	108,000.00	108,000.00	0.00	144,000.00
5130 - Interest Inc-OP	1.34	0.00	1.34	12.68	0.00	12.68	0.00
5190 - Late/NSF Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00
TOTAL REVENUES	\$ 14,859.09	\$ 14,000.00	859.09	\$ 130,433.05	\$ 126,000.00	4,433.05	\$ 168,000.00
OPERATING EXPENSES							
UTILITIES							
6110 - Electric	\$ 92.92	\$ 91.66	\$ 1.26	\$ 884.38	\$ 825.02	\$ 59.36	\$ 1,100.00
6130 - Water/Sewer	2,027.40	500.00	1,527.40	3,353.20	4,500.00	(1,146.80)	6,000.00
TOTAL UTILITIES	2,120.32	591.66	1,528.66	4,237.58	5,325.02	(1,087.44)	7,100.00
LAWN & GROUNDS MAINT							
6210 - Landscape Contract	\$ 6,139.43	\$ 6,139.41	\$ 0.02	\$ 55,254.87	\$ 55,254.77	\$ 0.10	\$ 73,673.00
6290 - Irrigation	642.00	0.00	642.00	5,932.57	4,000.00	1,932.57	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	6,781.43	6,139.41	642.02	63,327.44	64,254.77	(927.33)	83,673.00
BUILDING MAINTENANCE							
6311 - General Maint	\$ 0.00	\$ 500.00	\$ (500.00)	\$ 600.00	\$ 5,000.00	\$ (4,400.00)	\$ 5,000.00
TOTAL BUILDING MAINTENANCE	0.00	500.00	(500.00)	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)	\$ 5,410.08	\$ 5,410.52	\$ (0.44)	\$ 7,214.00
6720 - Management Fee	624.00	624.00	0.00	5,616.00	5,616.00	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)	38,479.80	37,853.52	626.28	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							
6910 - Off Exp-Supplies	\$ 9.62	\$ 125.00	\$ (115.38)	\$ 214.58	\$ 285.00	\$ (70.42)	\$ 300.00
6920 - Off Exp-Website	0.00	0.00	0.00	0.00	0.00	0.00	250.00

INCOME STATEMENT

Account Name	1 Month Ended 09/30/25	1 Month Ended 09/30/25	MTD Variance	9 Months Ended 09/30/25	9 Months Ended 09/30/25	YTD Variance	Annual Budget
	MTD Actual	MTD Budget		YTD Actual	YTD Budget		
TOTAL OFFICE EXPENSE	9.62	125.00	(115.38)	214.58	285.00	(70.42)	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	\$ 10,136.49	\$ 8,581.23	\$ 1,555.26	\$ 110,422.15	\$ 117,593.31	\$ (7,171.16)	\$ 150,725.00
NET INCOME (LOSS)	\$ 4,722.60	\$ 5,418.77	\$ (696.17)	\$ 20,010.90	\$ 8,406.69	\$ 11,604.21	\$ 17,275.00