

EDGEWOOD HOMES ASSOCIATION

EXECUTIVE SUMMARY

2026

DECEMBER	JANUARY	FEBRUARY
12/31/25	1/31/26	2/28/26

68,774.78	97,095.59	109,884.86	Checking Balance
119,832.53	120,484.26	120,809.26	Brokerage Money Market Balance
188,607.31	217,579.85	230,694.12	Total Cash Assets

162,559.97	167,549.02	174,319.02	Total Reserves Balance (included in Cash Assets above) <i>(Streets/Structures/Pool Fence Escrow Combined)</i>
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2,070.05	1,482.00	855.00	Past Due Accounts Balance
6.31%	4.52%	2.61%	<i>Percentage of Total Monthly Dues</i>

11,616.35	11,948.25	12,641.25	Prepaid Dues Balance
35.44%	36.45%	38.56%	<i>Percentage of Total Monthly Dues</i>

COMPARISON ACTUAL TO BUDGET JAN-FEB 2026

ACTUAL TO DATE	BUDGET TO DATE	VARIANCE favorable (unfavorable)	%	
53,148.62	52,782.00	366.62	0.69%	Operating Income (\$26,011 monthly)
38,933.53	48,486.28	9,552.75	19.70%	Operating Expenses
14,215.09	4,295.72	9,919.37		<i>Net Operating Income (Loss)</i>
13,540.00	13,540.00	0.00	0.00%	Reserve Additions/Contributions (\$6,770 monthly)
1,780.95	0.00	(1,780.95)		Reserve Expenses/Deductions
11,759.05	13,540.00	(1,780.95)		<i>Net Reserve Income (Loss)</i>

EDGEWOOD HOMES ASSOCIATION

ACCOUNTS PAYABLE

2/28/26

CHECK NO	VENDOR	INVOICE DATE	AMOUNT	I&E Adjustments
	Acme Brass Custom Plating, Inc.			
	Advanced Leak Locators			
	Alliance Masonry Restoration & Preservation Services			
	American Leak Detection			
	Arber Barber			
	Arrow Gates & Security			
	Aspen Lawn Care, Inc.			
4857	Association Management Services (<i>basic fee, plus reimbursables</i>)	3/10/26	1,519.06	
	A Cleaner Image LLC			
	At Your Service Appliance Repair, Inc.			
	Bordner Roofing			
	Celebration Party Rentals			
	Chet's Lock & Key			
	Cleaner Image LLC			
	Commercial Waterproofing Inc.			
	Country Club Pool & Spa (Chris Lyon dba)			
	Delta Sweeping Co.			
	Easley, Denise (<i>reimbursement</i>)			
	Elite Sweeping Co., Inc.			
	Evans & Dixon LLC Attorneys at Law (Janet Baker)			
	Everett Milberger Pest Control, Inc.			
	Everygy			191.71
	Factory Direct Appliance			
	Fastsigns of Overland Park			
4858	Focal Pointe of Kansas City	1/31 & 2/28/26	6,386.54	
	Freed, Christine (Pool Attendant Services)			
	Heartland Lake Management LLC / Wildlife Consultant			
	Helping Hands Handyman LLC			
	Jamerson, Richard (<i>gate attendant holiday gratuity</i>)			
	Johnson County Department of Environment & Health (<i>annual pool permit application fee</i>)			
	Johnson County Treasurer (Real Estate Tax)			
	Johnson County Wastewater			
	Kansas Corporate Tax			
electronic	Kansas Gas Service		101.21	
	Kaw Valley Engineering, Inc.			
	Kansas City Master Companies dba Pier Masters			
	Kansas Secretary of State (CAR Filing Fee)			
	KC Arborist			
	Keller & Fire Safety, Inc.			
	Kenneth R. Cox Co., Inc.			
	Lair, Tim (<i>reimbursement</i>)			
	Land Pool Restoration, Inc.			
	Leak Investigators LLC			
	M&J Seasonal Concepts Sales			
	M&M Golf Cars, LLC			
	Madeira, Nancy (<i>reimbursement</i>)			
	Martin-Pringle Attorneys at Law			
	McConnell & Associates Corp.			
	Mid-America Pool Renovation, Inc.			
	Midwest Heating Cooling & Plumbing			
	NSPJ Architects			
	Overhead Door Company of Kansas City			
	Pileggi Painting			
	Premier Pressure Clean LLC			
	Professional Holiday Lighting KC			
	Raintree Lawn & Irrigation			
	Reserve Advisors			
4859	Rockwell Security LLC	2/20 & 3/9/26	6,374.12	
	Ryan Lawn & Tree			
	Security Bank Credit Card		436.90	128.49
	SERVPRO of Blue Valley			
	Shawnee Heating & Cooling, Inc.			
	Silver Leaf Lawn & Landscape			
	Smart Pro Technologies LLC			
electronic	Spectrum Business		326.89	
	State Farm Insurance (<i>monthly premium installment</i>)			1,233.58
	Tom Burge Fence & Iron, Inc.			
	Total Property Services, Inc.			
	Tribeca Concrete Construction, Inc.			
	United States Treasury			
	Vance Brothers, Inc.			
	VIP Powerwashing & Solutions LLC			
electronic	Waste Management	3/2/26	1,247.00	
electronic	Water District No. 1	2/18/26	94.50	
TOTAL ACCOUNTS PAYABLE			16,486.22	1,553.78
ACTUAL CASH FLOW			18,040.00	

EDGEWOOD HOMES ASSOCIATION
COMPARISON OF ACTUAL OPERATIONS WITH BUDGET
PERIOD ENDING 2/28/26

ACCOUNT	ACTUAL TO DATE	BUDGET TO DATE	VARIANCE favorable (unfavorable)	%
INCOME				
ASSOCIATION DUES	52,022.00	52,022.00	0.00	
SPECIAL ASSESSMENTS	0.00	0.00	0.00	
INTEREST ON BROKERAGE ACCOUNT	661.72	760.00	(98.28)	
INTEREST ON CERTIFICATES OF DEPOSIT	0.00	0.00	0.00	
MISCELLANEOUS INCOME / SPECIAL CHARGES	123.29	0.00	123.29	
COLLECTION CHARGES	300.00	0.00	300.00	
LATE INTEREST CHARGES	41.61	0.00	41.61	
TOTAL INCOME	53,148.62	52,782.00	366.62	0.69%

EXPENSES				
ADMINISTRATIVE				
MANAGEMENT FEES	3,000.00	3,000.00	0.00	
ACCOUNTING FEES	0.00	0.00	0.00	
BANK CHARGES	60.10	0.00	(60.10)	
CORPORATE ANNUAL REPORT FILING FEE	0.00	0.00	0.00	
INCOME TAXES	0.00	0.00	0.00	
INSURANCE	2,467.16	2,467.16	0.00	
LEGAL & PROFESSIONAL	154.00	0.00	(154.00)	
MISCELLANEOUS	0.00	0.00	0.00	
POSTAGE, COPIES, OFFICE SUPPLIES & EQUIP.	22.26	20.00	(2.26)	
SUBTOTAL	5,703.52	5,487.16	(216.36)	-3.94%
OPERATING EXPENSES				
ANNUAL FLOWERS	0.00	0.00	0.00	
ANNUAL FLOWER MAINTENANCE	0.00	0.00	0.00	
ATTENDANT SERVICES-POOL / CLEANING	0.00	0.00	0.00	
ELECTRIC	364.89	900.00	535.11	
GAS	202.42	200.00	(2.42)	
GOLF CART	0.00	90.00	90.00	
LANDSCAPING / LAWN-COMMON AREA	1,607.35	1,889.17	281.82	
LANDSCAPING / LAWN-HOMES	5,981.19	6,546.69	565.50	
LANDSCAPE ENHANCEMENTS / REPLACEMENTS	0.00	0.00	0.00	
MAINTENANCE-GATE	229.11	300.00	70.89	
MAINTENANCE-GENERAL	0.00	500.00	500.00	
MAINTENANCE & PERMIT FEE-POOL	385.00	500.00	115.00	
MAINTENANCE-IRRIGATION SYSTEM	0.00	0.00	0.00	
SECURITY SERVICE	12,748.24	13,352.76	604.52	
SNOW REMOVAL-COMMON AREA STREETS	2,173.82	3,873.86	1,700.04	
SNOW REMOVAL- HOME SIDEWALK/DRIVEWAY	4,900.78	9,802.00	4,901.22	
SPECIAL EVENTS & MEETINGS	0.00	0.00	0.00	
STORAGE-POOL FURNITURE	0.00	0.00	0.00	
SUPPLIES-CABANA / GATEHOUSE	0.00	145.65	145.65	
SUPPLIES-MISCELLANEOUS	0.00	0.00	0.00	
TRASH SERVICE	2,494.00	2,309.00	(185.00)	
TREE MAINTENANCE	307.96	0.00	(307.96)	
CELL GATE	240.00	240.00	0.00	
INTERNET / CABLE TV / POOL PHONE	653.63	620.00	(33.63)	
CCTV	0.00	0.00	0.00	
WASTEWATER	180.71	1,000.00	819.29	
WATER	187.51	280.00	92.49	
WEBSITE	573.40	450.00	(123.40)	
PROPERTY DAMAGE	0.00	0.00	0.00	
CONTINGENCY	0.00	0.00	0.00	
SUBTOTAL	33,230.01	42,999.12	9,769.11	22.72%
TOTAL EXPENSES	38,933.53	48,486.28	9,552.75	19.70%
NET OPERATING INCOME (LOSS)	14,215.09	4,295.72	9,919.37	

RESERVES				
RESERVE ADDITIONS				
STREET MAINTENANCE & REPAIRS	3,340.00	3,340.00	0.00	
STRUCTURES MAINTENANCE & REPAIRS	8,200.00	8,200.00	0.00	
POOL FENCE ESCROW	2,000.00	2,000.00	0.00	
TOTAL RESERVE ADDITIONS	13,540.00	13,540.00	0.00	0.00

RESERVE EXPENSES				
STREET MAINTENANCE & REPAIRS	0.00	0.00	0.00	
STRUCTURES MAINTENANCE & REPAIRS	1,780.95	0.00	(1,780.95)	
POOL FENCE ESCROW	0.00	0.00	0.00	
TOTAL RESERVE EXPENSES	1,780.95	0.00	(1,780.95)	
NET RESERVE INCOME (LOSS)	11,759.05	13,540.00	(1,780.95)	

EDGEWOOD HOMES ASSOCIATION
INCOME & EXPENSE REPORT
2026

MONTH	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEAR TO DATE	BUDGET	VARIANCE
INCOME													ACTUAL		
ASSOCIATION DUES	26,011.00	26,011.00											52,022.00	312,132.00	(260,110.00)
SPECIAL ASSESSMENTS													0.00	0.00	0.00
INTEREST ON BROKERAGE ACCOUNT	336.72	325.00											661.72	4,560.00	(3,898.28)
INTEREST ON CERTIFICATES OF DEPOSIT													0.00	0.00	0.00
MISCELLANEOUS INCOME / SPECIAL CHARGES		123.29											123.29	0.00	123.29
COLLECTION CHARGES	300.00												300.00	0.00	300.00
LATE INTEREST CHARGES	25.88	15.73											41.61	0.00	41.61
TOTAL INCOME	26,673.60	26,475.02											53,148.62	316,692.00	(263,543.38)
EXPENSES															
ADMINISTRATIVE															
MANAGEMENT FEES	1,500.00	1,500.00											3,000.00	18,000.00	15,000.00
ACCOUNTING FEES													0.00	0.00	0.00
BANK CHARGES	46.71	13.39											60.10	0.00	(60.10)
CORPORATE ANNUAL REPORT FILING FEE													0.00	80.00	80.00
INCOME TAXES													0.00	1,550.40	1,550.40
INSURANCE	1,233.58	1,233.58											2,467.16	14,802.96	12,335.80
LEGAL & PROFESSIONAL	154.00												154.00	0.00	(154.00)
MISCELLANEOUS													0.00	0.00	0.00
POSTAGE, COPIES, OFFICE SUPPLIES & EQ	3.20	19.06											22.26	125.81	103.55
SUBTOTAL	2,937.49	2,766.03											5,703.52	34,559.17	28,855.65
OPERATING EXPENSES															
ANNUAL FLOWERS													0.00	6,521.69	6,521.69
ANNUAL FLOWER MAINTENANCE													0.00	0.00	0.00
ATTENDANT SERVICES-POOL / CLEANING													0.00	0.00	0.00
ELECTRIC	173.18	191.71											364.89	5,400.00	5,035.11
GAS	101.21	101.21											202.42	3,250.00	3,047.58
GOLF CART													0.00	540.00	540.00
LANDSCAPING / LAWN-COMMON AREA	267.00	1,340.35											1,607.35	29,282.15	27,674.80
LANDSCAPING / LAWN-HOMES	935.00	5,046.19											5,981.19	56,939.40	50,958.21
LANDSCAPE ENHANCEMENTS / REPLACEMENTS													0.00	0.00	0.00
MAINTENANCE-GATE	229.11												229.11	1,800.00	1,570.89
MAINTENANCE-GENERAL													0.00	3,000.00	3,000.00
MAINTENANCE & PERMIT FEE-POOL	385.00												385.00	18,700.00	18,315.00
MAINTENANCE-IRRIGATION SYSTEM													0.00	6,784.43	6,784.43
SECURITY SERVICE	6,374.12	6,374.12											12,748.24	80,116.56	67,368.32
SNOW REMOVAL-COMMON AREA STREETS	2,173.82												2,173.82	7,016.71	4,842.89
SNOW REMOVAL- HOME SIDEWALK/DRIVEV	4,900.78												4,900.78	19,604.00	14,703.22
SPECIAL EVENTS & MEETINGS													0.00	2,000.00	2,000.00
STORAGE-POOL FURNITURE													0.00	0.00	0.00
SUPPLIES-CABANA / GATEHOUSE													0.00	873.89	873.89
SUPPLIES-MISCELLANEOUS													0.00	0.00	0.00
TRASH SERVICE	1,247.00	1,247.00											2,494.00	13,854.00	11,360.00
TREE MAINTENANCE	307.96												307.96	4,000.00	3,692.04
CELL GATE	120.00	120.00											240.00	1,440.00	1,200.00
INTERNET / CABLE TV / POOL PHONE	326.74	326.89											653.63	3,720.00	3,066.37
CCTV / WIFI													0.00	0.00	0.00
WASTEWATER	180.71												180.71	1,000.00	819.29
WATER	93.01	94.50											187.51	15,840.00	15,652.49
WEBSITE / ZOOM	141.40	432.00											573.40	450.00	(123.40)
PROPERTY DAMAGE													0.00	0.00	0.00
CONTINGENCY													0.00	0.00	0.00
SUBTOTAL	17,956.04	15,273.97											33,230.01	282,132.83	248,902.82
TOTAL OPERATING EXPENSES	20,893.53	18,040.00											38,933.53	316,692.00	277,758.47
NET MONTHLY INCOME (LOSS)	5,780.07	8,435.02													
YEAR TO DATE INCOME (LOSS)	5,780.07	14,215.09											14,215.09	0.00	14,215.09
RESERVES															
RESERVE ADDITIONS															
STREET MAINTENANCE & REPAIRS	1,670.00	1,670.00											3,340.00	20,040.00	(16,700.00)
STRUCTURES MAINTENANCE & REPAIRS	4,100.00	4,100.00											8,200.00	51,200.00	(43,000.00)
POOL FENCE ESCROW	1,000.00	1,000.00											2,000.00	10,000.00	(8,000.00)
TOTAL RESERVE ADDITIONS	6,770.00	6,770.00											13,540.00	81,240.00	(67,700.00)
RESERVE EXPENSES															
STREET MAINTENANCE & REPAIRS													0.00		0.00
STRUCTURES MAINTENANCE & REPAIRS	1,780.95												1,780.95		
POOL FENCE ESCROW													0.00		0.00
TOTAL RESERVE EXPENSES	1,780.95	0.00											1,780.95	0.00	0.00
NET MONTHLY INCOME (LOSS)	4,989.05	6,770.00													
NET YEAR TO DATE INCOME (LOSS)	4,989.05	11,759.05											11,759.05	81,240.00	(69,480.95)

**EDGEWOOD HOMES ASSOCIATION
MONTHLY INVOICE REGISTER**

Last Name	1st First	Cust. ID	Cust. Street Address	Cust. City	Cust. St	C. Zip Cd	Prop. Street Address	Prop. City	Prop. Sta	Zip Cod	Inv. No.	Invoice Date	Month Due	Bal. Forward	Payments	Del. Amt.	Int.	Mos. Del.	Collection	Cur. Dues	Specials	Gross Billing	Prepaid	Net Billing
Anderson	Farah	29	11509 Cedar	Leawood	Kansas	66211					16088	February 1, 2026	February	\$642.00	642.00	0.00	0.00			642.00		\$642.00		\$642.00
Battaglia	Marion	44	11513 Rosewood	Leawood	Kansas	66211					16089	February 1, 2026	February	\$672.00	672.00	0.00	0.00			672.00		\$672.00	(1,431.22)	(\$759.22)
Beer	William E	33	11508 Cedar	Leawood	Kansas	66211					16090	February 1, 2026	February	\$677.00	677.00	0.00	0.00			677.00		\$677.00		\$677.00
Bock	Dara Nie	8	5309 W. 116th Street	Leawood	Kansas	66211					16091	February 1, 2026	February	\$636.00	664.00	72.00	0.00			636.00		\$708.00		\$708.00
Boettcher	Bruce &	50	11520 Juniper	Leawood	Kansas	66211					16092	February 1, 2026	February	\$686.00	686.00	0.00	0.00			686.00		\$686.00		\$686.00
Bott	Richard	48	11512 Juniper	Leawood	Kansas	66211					16093	February 1, 2026	February	\$696.00	696.00	0.00	0.00			696.00		\$696.00		\$696.00
Callahan	Michael	10	5312 W. 116th Street	Leawood	Kansas	66211					16094	February 1, 2026	February	\$670.00	670.00	0.00	0.00			670.00		\$670.00		\$670.00
Ciacco	Peter & M	13	5300 W. 116th Street	Leawood	Kansas	66211					16095	February 1, 2026	February	\$638.00	638.00	0.00	0.00			638.00		\$638.00		\$638.00
Cohen	Kenneth	43	5109 W. 116th Street	Leawood	Kansas	66211					16096	February 1, 2026	February	\$659.00	659.00	0.00	0.00			659.00		\$659.00		\$659.00
Conner	Diane	22	5148 W. 115th Terrace	Leawood	Kansas	66211					16097	February 1, 2026	February	\$665.00	665.00	0.00	0.00			665.00		\$665.00		\$665.00
Converse	Richard	15	5280 W. 115th Terrace	Leawood	Kansas	66211					16098	February 1, 2026	February	\$632.00	632.00	0.00	0.00			632.00		\$632.00		\$632.00
Custer	Galen &	11	5308 W. 116th Street	Leawood	Kansas	66211					16099	February 1, 2026	February	\$636.00	636.00	0.00	0.00			636.00		\$636.00		\$636.00
Delgado	Pablo &	24	5140 W. 115th Terrace	Leawood	Kansas	66211					16100	February 1, 2026	February	\$688.00	688.00	0.00	0.00			688.00		\$688.00		\$688.00
Earnest	James	45	11509 Rosewood	Leawood	Kansas	66211					16101	February 1, 2026	February	\$656.00	656.00	0.00	0.00			656.00		\$656.00		\$656.00
Easley	James &	49	11516 Juniper	Leawood	Kansas	66211					16102	February 1, 2026	February	\$673.00	673.00	0.00	0.00			673.00		\$673.00		\$673.00
Ebersole	Doris	9	5313 W. 116th Street	Leawood	Kansas	66211					16103	February 1, 2026	February	\$670.00	670.00	0.00	0.00			670.00		\$670.00		\$670.00
Eddy	James &	28	11507 Cedar	Leawood	Kansas	66211					16104	February 1, 2026	February	\$655.00	655.00	0.00	0.00			655.00		\$655.00		\$655.00
Freeman	Ravmon	37	11513 Juniper	Leawood	Kansas	66211					16105	February 1, 2026	February	\$658.00	658.00	0.00	0.00			658.00		\$658.00		\$658.00
Frye	Richard	27	803 PCA Road	Warrensbl	Missour	64093	11505 Cedar	Leawood	Kansas	66211	16106	February 1, 2026	February	\$3,060.93	3,060.93	0.00	0.00			665.00		\$665.00		\$665.00
Gregory	James &	21	5152 W. 115th Terrace	Leawood	Kansas	66211					16107	February 1, 2026	February	\$632.00	632.00	0.00	0.00			632.00		\$632.00		\$632.00
Grindinger	Richard	34	11504 Cedar	Leawood	Kansas	66211					16108	February 1, 2026	February	\$694.00	694.00	0.00	0.00			694.00		\$694.00		\$694.00
Hess	Jerry & D	32	11512 Cedar	Leawood	Kansas	66211					16109	February 1, 2026	February	\$666.00	666.00	0.00	0.00			666.00		\$666.00	(3,330.00)	(\$2,664.00)
Inciardi	Marc & P	39	11521 Juniper	Leawood	Kansas	66211					16110	February 1, 2026	February	\$659.00	659.00	0.00	0.00			659.00		\$659.00	(659.00)	\$0.00
Jennings	K. Jean	30	11520 Cedar Street	Leawood	Kansas	66211					16111	February 1, 2026	February	\$687.00	687.00	0.00	0.00			687.00		\$687.00		\$687.00
Lair	Tim & Ar	7	5305 W. 116th Street	Leawood	Kansas	66211					16112	February 1, 2026	February	\$622.00	622.00	0.00	0.00			622.00		\$622.00	(66.00)	\$556.00
Madeira	Jon Tony	4	5213 W. 116th Street	Leawood	Kansas	66211					16113	February 1, 2026	February	\$632.00	632.00	0.00	0.00			632.00		\$632.00	(632.00)	\$0.00
Martin	Keith & P	16	5256 W. 115th Terrace	Leawood	Kansas	66211					16114	February 1, 2026	February	\$625.00	625.00	0.00	0.00			625.00		\$625.00	(625.00)	\$0.00
Mathur	Bangalor	3	5209 W. 116th Street	Leawood	Kansas	66211					16115	February 1, 2026	February	\$632.00	632.00	0.00	0.00			632.00		\$632.00	(0.03)	\$631.97
McCaffree	Carl	40	11525 Juniper	Leawood	Kansas	66211					16116	February 1, 2026	February	\$704.00	704.00	0.00	0.00			704.00		\$704.00	(607.00)	\$97.00
Miller	Jerry & L	2	5205 W. 116th Street	Leawood	Kansas	66211					16117	February 1, 2026	February	\$625.00	625.00	0.00	0.00			625.00		\$625.00	(625.00)	\$0.00
Morris	James &	18	5248 W. 115th Terrace	Leawood	Kansas	66211					16118	February 1, 2026	February	\$625.00	625.00	0.00	0.00			625.00		\$625.00	(1.00)	\$624.00
Neunuebel	James &	42	5105 W. 116th Street	Leawood	Kansas	66211					16119	February 1, 2026	February	\$651.00	651.00	0.00	0.00			651.00		\$651.00	(651.00)	\$0.00
Newman	Donna	26	11500 Juniper	Leawood	Kansas	66211					16120	February 1, 2026	February	\$670.00	670.00	0.00	0.00			670.00		\$670.00		\$670.00
Nickell	David & f	17	5252 W. 115th Terrace	Leawood	Kansas	66211					16121	February 1, 2026	February	\$632.00		632.00	7.90			632.00		\$1,271.90		\$1,271.90
Osborne	Don & D	23	5144 W. 115th Terrace	Leawood	Kansas	66211					16122	February 1, 2026	February	\$672.00	672.00	0.00	0.00			672.00		\$672.00	(672.00)	\$0.00
Plapp & Katl	Frederick	47	11501 Rosewood	Leawood	Kansas	66211					16123	February 1, 2026	February	\$673.00	673.00	0.00	0.00			673.00		\$673.00		\$673.00
Porter	David & C	25	11504 Juniper Street	Leawood	Kansas	66211					16124	February 1, 2026	February	\$684.00	684.00	0.00	0.00			684.00		\$684.00		\$684.00
Prentiss	James &	20	5240 W. 115th Terrace	Leawood	Kansas	66211					16125	February 1, 2026	February	\$625.00	625.00	0.00	0.00			625.00		\$625.00		\$625.00
Rodrick	Steven &	19	2 China Rose Court	The Wood	TX	77381	5244 W. 115th Terrac	Leawood	Kansas	66211	16126	February 1, 2026	February	\$632.00	632.00	0.00	0.00			632.00		\$632.00		\$632.00
Roh	Lynn	46	11505 Rosewood	Leawood	Kansas	66211					16127	February 1, 2026	February	\$656.00	656.00	0.00	0.00			656.00		\$656.00	(656.00)	\$0.00
Rosenberg	David & f	31	11516 Cedar	Leawood	Kansas	66211					16128	February 1, 2026	February	\$660.00	660.00	0.00	0.00			660.00		\$660.00		\$660.00
Rowan	Susan &	1	5201 W. 116th Street	Leawood	Kansas	66211					16129	February 1, 2026	February	\$632.00	632.00	0.00	0.00			632.00		\$632.00		\$632.00
Scott	Patricia	12	5304 W. 116th Street	Leawood	Kansas	66211					16130	February 1, 2026	February	\$622.00	622.00	0.00	0.00			622.00		\$622.00	(622.00)	\$0.00
Shirley	Michael	35	11505 Juniper	Leawood	Kansas	66211					16131	February 1, 2026	February	\$703.00	703.00	0.00	0.00			703.00		\$703.00	(703.00)	\$0.00
Sieder	Ted & Pa	36	11509 Juniper	Leawood	Kansas	66211					16132	February 1, 2026	February	\$676.00	676.00	0.00	0.00			676.00		\$676.00		\$676.00
Steele	James	38	11517 Juniper	Leawood	Kansas	66211					16133	February 1, 2026	February	\$658.00	658.00	0.00	0.00			658.00		\$658.00		\$658.00
Sweeney	Sara	5	5217 W. 116th Street	Leawood	Kansas	66211					16134	February 1, 2026	February	\$626.00	626.00	0.00	0.00			626.00		\$626.00		\$626.00
Weilert	Gregory	14	10874 Nieman Road	Overland	Kansas	66210	5264 W. 115th Terrac	Leawood	Kansas	66211	16135	February 1, 2026	February	\$626.00		626.00	7.83			626.00		\$1,259.83		\$1,259.83
n	Mary	6	5301 W. 116th Street	Leawood	Kansas	66211					16136	February 1, 2026	February	\$638.00	486.00	152.00	0.00			638.00		\$790.00		\$790.00
Yost	Marilyn N	41	5101 W. 116th Street	Leawood	Kansas	66211					16137	February 1, 2026	February	\$668.00	668.00	0.00	0.00			668.00		\$668.00	(668.00)	\$0.00
														35,176.93	33,694.93	1,482.00	15.73	0.00	0.00	32,781.00	0.00	34,278.73	#####	22,330.48

EDGEWOOD HOMES ASSOCIATION

2026-2027 (& 2028 option) Lawn, Landscape, Irrigation, Snow & Miscellaneous Maintenance Services REVISED - Focal Pointe, Inc. (52" mowers) ACTUAL

LINE	LAWN MAINTENANCE SERVICES-COMMON AREA	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL TOTAL	BUDGET TOTAL	VARIANCE
	MOWING FREQUENCY (weeks per month)													0	31	31
1A	MULCH MOWING / EDGE / BLOW CLIPPINGS--(29 @ \$318)	267.00												267.00	9,225.48	8,958.48
1C	SPRING CLEAN-UP w/Leaf Removal (1 @ \$1,058.34)		1,058.34											1,058.34	1,058.34	0.00
	SPRING ORNAMENTAL GRASS CUTBACK													0.00	0.00	0.00
1C	FALL CLEAN-UP w/Leaf Removal (2 @ \$904.72)													0.00	1,809.44	1,809.44
2A	LAWN CHEMICAL TREATMENTS--(5 @ \$Varies)													0.00	2,642.36	2,642.36
2D	GRUB CONTROL (1 @ \$949.63)													0.00	949.63	949.63
7	TREE & SHRUB CHEM. / FERTILIZATION--(2 @ \$Varies)													0.00	164.68	164.68
8	SHRUB PRUNE & TRIM--(4 @ \$Varies, up to 12 feet)		282.01											282.01	3,976.43	3,694.42
	TRIMMING DRIVER LINE OF SIGHT (1 @ \$56.41)													0.00	56.41	56.41
9	LANDSCAPE & FLOWER BED DE-WEEDING (18 @ \$181.03)													0.00	3,258.54	3,258.54
10	MULCH BEDS & TREE WELLS--Dyed (1 @ \$4,702.03)													0.00	4,702.03	4,702.03
11	EDGING BEDS & TREE RINGS													0.00	0.00	0.00
12	TRIM CREEK SIDES / EDGES--(3 @ \$133.10)													0.00	399.30	399.30
13	CREEK EDGE AQUATIC WEED CONTROL--(1 @ \$105.56)													0.00	105.56	105.56
14	TRIM OUTSIDE FENCE-AREA A/B--(3 @ \$67.71)													0.00	203.13	203.13
14	TRIM OUTSIDE FENCE-AREA B (no separate itemization)													0.00	0.00	0.00
16	HARD SURFACE SPRAY (1 @ \$51.58)													0.00	51.58	51.58
17	CLEAN UP TREE ROW @ LEAWOOD MANOR FENCE (1 @ \$338.41)													0.00	338.41	338.41
	OPTIONAL SERVICES NOT BUDGETED-UTILIZE RESERVES IF NEEDED													0.00	0.00	0.00
	LANDSCAPE BED PRE-EMERGENT													0.00	0.00	0.00
2C	TURF FUNGICIDE TREATMENT													0.00	0.00	0.00
3	AERATING													0.00	0.00	0.00
5	OVER-SEEDING													0.00	0.00	0.00
6	NUTSEDGE TREATMENT													0.00	0.00	0.00
10	MULCH BEDS & TREE WELLS--Fall Top Dress Bark Mulch													0.00	0.00	0.00
	Estimated Tax													0.00	340.83	340.83
	SUBTOTAL COMMON AREAS	267.00	1,340.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,607.35	29,282.15	27,674.80
	Cumulative Expense		1,607.35	1,607.35	1,607.35	1,607.35	1,607.35	1,607.35	1,607.35	1,607.35	1,607.35	1,607.35	1,607.35			94.51%
	LAWN MAINTENANCE SERVICES-HOMES (50 UNITS)													0	31	31
	MOWING FREQUENCY (weeks per month)													0	31	31
1B	MULCH MOWING / EDGE / BLOW CLIPPINGS-- (50 x \$21.64)	935.00												935.00	31,375.68	30,440.68
	FENCED YARD OPTION (No Charge/unit/time)													0.00	0.00	0.00
1D	SPRING CLEAN-UP (50 x \$100.92 = \$5,046.19)		5,046.19											5,046.19	5,046.19	0.00
1D	FALL CLEAN-UP (50 x \$197.51 = \$9,875.61)													0.00	9,875.61	9,875.61
2B	LAWN CHEMICAL TREATMENTS-- (50 x \$Varies = \$Varies x 5)													0.00	7,209.04	7,209.04
2D	GRUB CONTROL (50 x \$50.90 = \$2,545.24)													0.00	2,545.24	2,545.24
	OPTIONAL SERVICES NOT BUDGETED-UTILIZE RESERVES IF NEEDED													0.00	0.00	0.00
2C	TURF FUNGICIDE TREATMENT													0.00	0.00	0.00
3	AERATING													0.00	0.00	0.00
5	OVER-SEED													0.00	0.00	0.00
6	NUTSEDGE TREATMENT													0.00	0.00	0.00
	Estimated Tax													0.00	887.64	887.64
	SUBTOTAL HOMES	935.00	5,046.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,981.19	56,939.40	50,958.21
	Cumulative Expense		5,981.19	5,981.19	5,981.19	5,981.19	5,981.19	5,981.19	5,981.19	5,981.19	5,981.19	5,981.19	5,981.19			89.50%
	TOTAL MONTHLY LAWN MAINTENANCE	1,202.00	6,386.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,588.54	86,221.55	78,633.01
	Cumulative Expense		7,588.54	7,588.54	7,588.54	7,588.54	7,588.54	7,588.54	7,588.54	7,588.54	7,588.54	7,588.54	7,588.54			91.20%
	IRRIGATION SYSTEM-COMMON AREAS															
18	ACTIVATION-START-UP (\$176.87)													0.00	176.87	176.87
	RUN THROUGH (3 @ \$176.87)													0.00	530.61	530.61
	CONTROLLER ADJUSTMENT (included no additional charge)													0.00	0.00	0.00
	BACKFLOW TEST-2 (\$126.67)													0.00	126.67	126.67
18	WINTERIZATION (\$202.84)													0.00	202.84	202.84
18	MAINTENANCE & REPAIR ALLOWANCE													0.00	5,250.00	5,250.00
	Estimated Tax													0.00	497.44	497.44
	SUBTOTAL IRRIGATION-COMMON	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,784.43	6,784.43
	Cumulative Expense		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			100.00%
	SNOW REMOVAL ALLOWANCE-COMMON AREAS															
19	Private Streets (\$435.00 / 4-5.99 avg. depth x 5 events)	730.57												730.57	3,655.00	2,924.43
	Main Entrance Push	195.00												195.00	800.00	605.00
	Gate House & Cabana Walks	283.25												283.25	0.00	(283.25)
19	Salt on streets--(\$469.00 x 4 events)	450.00												450.00	2,340.00	1,890.00
	Main Entrance Salt													0.00	0.00	0.00
	Ice Melt	515.00												515.00	0.00	(515.00)
	Estimated Tax													0.00	221.71	221.71
	SUBTOTAL SNOW REMOVAL-COMMON	2,173.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,173.82	7,016.71	4,842.89
	Cumulative Expense		2,173.82	2,173.82	2,173.82	2,173.82	2,173.82	2,173.82	2,173.82	2,173.82	2,173.82	2,173.82	2,173.82			69.02%
	SNOW REMOVAL ALLOWANCE-HOMES (50 UNITS)															
19	Driveways (4-5.99" avg. depth x 4 events)	1,842.83												1,842.83	7,372.00	5,529.17
	Plow main walk to front door (4-5.99" avg. depth x 4 events)	3,057.95												3,057.95	12,232.00	9,174.05
	SUBTOTAL SNOW REMOVAL-HOMES	4,900.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,900.78	19,604.00	14,703.22
	Cumulative Expense		4,900.78	4,900.78	4,900.78	4,900.78	4,900.78	4,900.78	4,900.78	4,900.78	4,900.78	4,900.78	4,900.78			75.00%
	TOTAL LAWN, LANDSCAPE, IRRIGATION SYSTEM & SNOW REMOVAL MAINTENANCE SERVICES													14,663.14	119,626.69	104,963.55
																87.74%

EDGEWOOD HOMES ASSOCIATION
2026 OPERATING BUDGET

MONTH	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL	2025	VARIANCE
INCOME															
ASSOCIATION DUES	26,011.00	26,011.00	26,011.00	26,011.00	26,011.00	26,011.00	26,011.00	26,011.00	26,011.00	26,011.00	26,011.00	26,011.00	312,132.00	312,132.00	0.00
SPECIAL ASSESSMENTS													0.00	0.00	0.00
INTEREST ON BROKERAGE ACCOUNT	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	4,560.00	4,800.00	(240.00)
INTEREST ON CERTIFICATES OF DEPOSIT													0.00	0.00	0.00
MISCELLANEOUS INCOME / SPECIAL CHARGES													0.00	0.00	0.00
COLLECTION CHARGES													0.00	0.00	0.00
LATE INTEREST CHARGES													0.00	0.00	0.00
TOTAL INCOME	26,391.00	26,391.00	26,391.00	26,391.00	26,391.00	26,391.00	26,391.00	26,391.00	26,391.00	26,391.00	26,391.00	26,391.00	316,692.00	316,932.00	(240.00)
EXPENSES															
ADMINISTRATIVE															
MANAGEMENT FEES	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00	18,000.00	0.00
ACCOUNTING FEES													0.00	0.00	0.00
BANK CHARGES													0.00	0.00	0.00
CORPORATE ANNUAL REPORT FILING FEE			80.00										80.00	80.00	0.00
INCOME TAXES			1,550.40										1,550.40	0.00	1,550.40
INSURANCE	1,233.58	1,233.58	1,233.58	1,233.58	1,233.58	1,233.58	1,233.58	1,233.58	1,233.58	1,233.58	1,233.58	1,233.58	14,802.96	12,258.24	2,544.72
LEGAL & PROFESSIONAL													0.00	0.00	0.00
MISCELLANEOUS													0.00	0.00	0.00
POSTAGE, COPIES, OFFICE SUPPLIES & EQUIP.	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	15.82	125.82	125.82	0.00
SUBTOTAL	2,743.58	2,743.58	4,373.98	2,743.58	2,743.58	2,743.58	2,743.58	2,743.58	2,743.58	2,743.58	2,743.58	2,749.40	34,559.18	30,464.06	4,095.12
OPERATING EXPENSES															
ANNUAL FLOWERS					3,591.00						2,930.69		6,521.69	4,370.00	2,151.69
ANNUAL FLOWER MAINTENANCE													0.00	0.00	0.00
CLEANING SERVICES													0.00	1,400.00	(1,400.00)
ELECTRIC	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00	5,400.00	0.00
GAS	100.00	100.00	100.00	100.00	250.00	400.00	400.00	500.00	800.00	300.00	100.00	100.00	3,250.00	3,400.00	(150.00)
GOLF CART	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	540.00	540.00	0.00
LANDSCAPING / LAWN-COMMON AREA	0.00	1,889.17	5,064.09	2,186.66	2,988.20	3,648.97	2,346.63	2,678.01	2,328.10	3,132.64	2,114.95	904.72	29,282.15	32,482.72	(3,200.57)
LANDSCAPING / LAWN-HOMES	0.00	6,546.69	0.00	5,310.45	4,327.68	9,208.38	5,409.60	4,327.68	5,320.73	4,327.68	2,284.90	9,875.61	56,939.40	48,622.17	8,317.23
LANDSCAPE REPLACEMENT / ENHANCEMENT													0.00	0.00	0.00
MAINTENANCE-GATE	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	1,800.00	0.00
MAINTENANCE-GENERAL	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	3,000.00	0.00
MAINTENANCE & PERMIT FEE-POOL	500.00			1,500.00	3,000.00	3,000.00	3,100.00	3,100.00	3,000.00	1,500.00			18,700.00	21,000.00	(2,300.00)
MAINTENANCE-IRRIGATION SYSTEM	0.00	0.00	0.00	1,301.47	821.06	997.93	821.06	997.93	821.06	1,023.90	0.00	0.00	6,784.43	6,940.44	(156.01)
SECURITY SERVICE	6,676.38	6,676.38	6,676.38	6,676.38	6,676.38	6,676.38	6,676.38	6,676.38	6,676.38	6,676.38	6,676.38	6,676.38	80,116.56	80,116.56	0.00
SNOW REMOVAL-COMMON AREA STREETS	2,302.43	1,571.43	1,571.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,571.43	7,016.71	7,305.29	(288.58)
SNOW REMOVAL- HOME SIDEWALK/DRIVEWAY	4,901.00	4,901.00	4,901.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,901.00	19,604.00	16,140.00	3,464.00
SPECIAL EVENTS & MEETINGS							2,000.00						2,000.00	2,000.00	0.00
STORAGE-POOL FURNITURE													0.00	2,820.24	(2,820.24)
SUPPLIES-CABANA / GATEHOUSE	72.82	72.82	72.82	72.82	72.82	72.82	72.82	72.82	72.82	72.82	72.82	72.82	873.89	780.00	93.89
SUPPLIES-MISCELLANEOUS													0.00	0.00	0.00
TRASH SERVICE	1,154.50	1,154.50	1,154.50	1,154.50	1,154.50	1,154.50	1,154.50	1,154.50	1,154.50	1,154.50	1,154.50	1,154.50	13,854.00	13,528.02	325.98
TREE MAINTENANCE				2,000.00					2,000.00				4,000.00	5,500.00	(1,500.00)
CELL GATE	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00	1,440.00	0.00
INTERNET / CABLE TV / POOL PHONE	310.00	310.00	310.00	310.00	310.00	310.00	310.00	310.00	310.00	310.00	310.00	310.00	3,720.00	3,840.00	(120.00)
CCTV													0.00	2,187.52	(2,187.52)
WASTEWATER	1,000.00												1,000.00	1,000.00	0.00
WATER	140.00	140.00	140.00	140.00	1,000.00	3,000.00	3,500.00	3,500.00	3,000.00	1,000.00	140.00	140.00	15,840.00	15,840.00	0.00
WEBSITE	450.00												450.00	450.00	0.00
PROPERTY DAMAGE													0.00	0.00	0.00
CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,565.00	(4,565.00)
SUBTOTAL	18,622.13	24,376.99	21,005.22	21,767.29	25,206.65	29,483.98	26,806.00	24,332.33	26,498.60	20,512.93	16,799.25	26,721.46	282,132.82	286,467.95	(4,335.12)
TOTAL EXPENSES	21,365.71	27,120.57	25,379.20	24,510.87	27,950.23	32,227.56	29,549.58	27,075.91	29,242.18	23,256.51	19,542.83	29,470.85	316,692.00	316,932.00	(240.00)
NET MONTHLY INCOME (LOSS)	5,025.29	(729.57)	1,011.80	1,880.13	(1,559.23)	(5,836.56)	(3,158.58)	(684.91)	(2,851.18)	3,134.49	6,848.17	(3,079.85)			
YEAR TO DATE INCOME (LOSS)	5,025.29	4,295.72	5,307.51	7,187.64	5,628.42	(208.15)	(3,366.72)	(4,051.63)	(6,902.81)	(3,768.31)	3,079.85	0.00	0.00	(0.00)	0.00
RESERVES															
RESERVE ADDITIONS															
STREET MAINTENANCE & REPAIRS	1,670.00	1,670.00	1,670.00	1,670.00	1,670.00	1,670.00	1,670.00	1,670.00	1,670.00	1,670.00	1,670.00	1,670.00	20,040.00	20,040.00	0.00
STRUCTURES MAINTENANCE & REPAIRS	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	49,200.00	51,200.00	(2,000.00)
POOL FENCE ESCROW	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	10,000.00	2,000.00
TOTAL RESERVE ADDITIONS	6,770.00	6,770.00	6,770.00	6,770.00	6,770.00	6,770.00	6,770.00	6,770.00	6,770.00	6,770.00	6,770.00	6,770.00	81,240.00	81,240.00	0.00
RESERVE EXPENSES															
STREET MAINTENANCE & REPAIRS													0.00	0.00	0.00
STRUCTURES MAINTENANCE & REPAIRS													0.00	0.00	0.00
POOL FENCE ESCROW													0.00	0.00	0.00
TOTAL RESERVE ADDITIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET MONTHLY INCOME (LOSS)	6,770.00	6,770.00	6,770.00	6,770.00	6,770.00	6,770.00	6,770.00	6,770.00	6,770.00	6,770.00	6,770.00	6,770.00	81,240.00	81,240.00	0.00
NET YEAR TO DATE INCOME (LOSS)	6,770.00	13,540.00	20,310.00	27,080.00	33,850.00	40,620.00	47,390.00	54,160.00	60,930.00	67,700.00	74,470.00	81,240.00	81,240.00	(81,240.00)	0.00