

EDGEWOOD HOMES ASSOCIATION

EXECUTIVE SUMMARY

2026

FEBRUARY	MARCH	APRIL
2/28/26	3/31/26	4/30/26

110,004.86	121,861.79	125,568.77	Checking Balance
120,809.26	121,134.26	121,459.26	Brokerage Money Market Balance
230,814.12	242,996.05	247,028.03	Total Cash Assets

174,319.02	180,948.05	183,518.05	Total Reserves Balance <i>(included in Cash Assets above)</i> <i>(Streets/Structures/Pool Fence Escrow Combined)</i>
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855.00	2,237.38	721.38	Past Due Accounts Balance
2.61%	6.83%	2.20%	<i>Percentage of Total Monthly Dues</i>

12,641.25	11,317.25	8,917.25	Prepaid Dues Balance
38.56%	34.52%	27.20%	<i>Percentage of Total Monthly Dues</i>

COMPARISON ACTUAL TO BUDGET JAN-APR 2026

ACTUAL TO DATE	BUDGET TO DATE	VARIANCE favorable (unfavorable)	%	
105,827.20	105,564.00	263.20	0.25%	Operating Income <i>(\$26,011 monthly)</i>
79,433.42	98,376.36	18,942.94	19.26%	Operating Expenses
26,393.78	7,187.64	19,206.14		<i>Net Operating Income (Loss)</i>
27,080.00	27,080.00	0.00	0.00%	Reserve Additions/Contributions <i>(\$6,770 monthly)</i>
6,121.92	0.00	(6,121.92)		Reserve Expenses/Deductions
20,958.08	27,080.00	(6,121.92)		<i>Net Reserve Income (Loss)</i>

EDGEWOOD HOMES ASSOCIATION
5-Year Capital Plan / Combined Street & Structures Project Reserve Schedule - Projection
 Updated 5/19/26

STREET EXPENSES

STREET & WALKS MAINTENANCE, REPAIR & REPLACEMENT	2024 ACTUAL	2025 ACTUAL	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED							TOTAL
Concrete Curb Repair & Maintenance	8,662											8,662
Sidewalk Repair & Maintenance			1,000	1,000	1,000							3,000
Asphalt / Concrete Street Repair & Maintenance	164,033											164,033
Asphalt Surface Crack Filling												0
Seal Coating				30,000								30,000
Slurry Seal												0
Concrete Paver Repair, Replacement & Sealing												0
Street Lights				5,000								5,000
Street Cleaning												0
Mailboxes				25,000								25,000
Engineering & Testing Services	4,137											4,137
Fire Hydrant Painting												0
TOTAL ESTIMATED ANNUAL EXPENSES	176,832	0	1,000	61,000	1,000							239,832
ACTUAL	176,831.63	0.00	1,000.00	61,000.00	1,000.00							239,831.63

STRUCTURES EXPENSES

FENCE & MISC. REPAIR AND MAINTENANCE	2024 ACTUAL	2025 ACTUAL	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED							TOTAL
Perimeter Fence Painting / Repair / Replacement			35,000	20,000	20,000							75,000
Stucco Pilasters & Capstones at Fences			10,000	5,000	5,000							20,000
Pool Fence Painting / Repair / Replacement												0
Pool Gates & Electronic Locks			4,200									4,200
GATE REPAIR AND MAINTENANCE												
Paint / Repair / Replacement of Gates, Hinges	1,627		1,781	1,500	1,500							6,408
Electronic Key Pads, Control Systems	18,581											18,581
Security Camera System Repair / Replacement / Upgrade	1,491											1,491
Stone Kiosk Removal		1,979										1,979
Gate Operators, Hydraulic System, Pavement Sensors												0
Battery Back-Up		586										586
ENTRANCE SIGN REPAIR & MAINTENANCE												
Polish/Replace Sign Letters			4,000									4,000
Lights / Electrical		1,253										1,253
Repair / Replacement / Painting												0
GATE HOUSE REPAIR & MAINTENANCE												
Roof Repair / Replacement												0
Exterior Painting / Stucco, Masonry & Trim Repair / Replacement					3,000							3,000
Interior Remodeling (Painting, Floor, Countertops)												0
Window & Door Repair / Replacement												0
Window Tinting												0
Window Blinds												0
HVAC & Plumbing System Repair / Replacement		1,146	1,500									2,646
CABANA REPAIR & MAINTENANCE												
Roof Replacement / Repair												0
Exterior Painting / Stucco & Trim / Cupola Repair / Replacement					5,000							5,000
Interior Painting (bar, restrooms, storage)												0
Appliance Repair/Replacement (refrigerator, disposal, water heater)		378	2,500									2,878
Ceiling Fans												0
Fixture Repair / Replacement (toilets, sinks, facets, countertops)												0
Overhead Door Replacement / Repair												0
Mechanical, Electrical Plumbing			2,500									2,500
Window & Door Repair & Replacement												0
POOL & SPA / DECK REPAIR & MAINTENANCE												
Pool / Spa Equipment (pumps, filters, heaters, chlorination, etc.)	2,456	2,600	10,000	10,000								25,056
Lights / Electrical		4,400										4,400
Pool / Spa Structure / Liner / Internal Plumbing & Electrical		1,250										1,250
Caulking		14,864										14,864
Coping & Tile Sealing / Replacement		3,468		20,000								23,468
Pavement Sealing / Repair / Replacement / Handrail Anchors		2,488										2,488
Deck / Landscaping / Drainage												0
Patio Furniture & Storage	2,820		2,820	2,820	2,820							11,281
Trellis / Arbor Painting & Repair / Pilasters			1,000	1,000								2,000
LANDSCAPING												
Special Tree / Shrub Treatments	593	2,160	2,500	2,500	2,500							10,253
Trees Removed / Replaced & Trimming	4,285											4,285
Shrubs Removed / Replaced												0
Irrigation System Repairs / Replacement / Enhancement	6,267	2,555										8,822
Lawn Renovation-Common Areas												0
Lawn Renovation-Homes												0
Landscape Renovation	3,909		2,500	2,500	2,500							11,409
MISCELLANEOUS												
Street Signs & Directional Signage		309	141	500								950
Camera/Wireless Access System Annual & Equip. Repl.	2,182	1,757	2,567	2,567	2,567							11,640
Creek Retaining Wall & Storm Drainage Repair / Maint.												0
Repair Fence in Creek Area												0
Backflow Preventer Repair, Replacement												0
Golf Cart	3,982											3,982
Reserve Study												0
TOTAL ESTIMATED ANNUAL EXPENSES	48,194	41,192	83,009	68,387	44,887							281,191
	48,194.25	41,191.99	83,009.16	68,387.24	44,887.24							281,190.79

Street Reserve Balance Carry-over end of 2023	(35,810.66)
Structures Reserve Balance Carry-over end of 2023	302,108.50
Combined Total Reserve Balance Carry-over end of 2023	266,297.84

Projection years	1	2	3	4	5	6	7	8	9	10	
Age of Reserve	29	30	31	32	33	34	35	36	37	38	
MASTER RESERVE SUMMARY	2024 ACTUAL	2025 ACTUAL	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED	2029 ESTIMATED	2030 ESTIMATED	2031 ESTIMATED	2032 ESTIMATED	2033 ESTIMATED	TOTAL
Streets	20,040	20,040	20,040	20,040	20,040	20,040	20,040	20,040	20,040	20,040	200,400
Contingency or Supplements-Streets											0
Structures	61,200	51,200	49,200	49,200	49,200	49,200	49,200	49,200	49,200	49,200	506,000
Contingency or Supplements-Structures											0
Pool Fence Escrow		10,000	12,000	12,000	12,000	12,000					58,000
TOTAL RESERVE ADDITION EACH YEAR	81,240	81,240	81,240	81,240	81,240	81,240	69,240	69,240	69,240	69,240	764,400
Less Total Annual Street Expense	176,832	0	1,000	61,000	1,000	0	0	0	0	0	239,832
Less Total Annual Structure Expense	48,194	41,192	83,009	68,387	44,887	0	0	0	0	0	285,670
TOTAL ESTIMATED ANNUAL EXPENSES	225,026	41,192	84,009	129,387	45,887	0	0	0	0	0	525,502
Cumulative Reserve End of Year (after Expenses)	122,512	162,560	159,791	111,644	146,996	228,236	297,476	366,716	435,956	505,196	
	122,511.96	162,559.97	159,790.81	111,643.57	146,996.33	228,236.33	297,476.33	366,716.33	435,956.33	505,196.33	
											Combined Total Reserve Balance Carry-over to beginning of year 2034
											505,196.33
											Street Reserve Balance Carry-over to beginning of year 2034
											Structures Reserve Balance Carry-over to beginning of year 2034

EDGEWOOD HOMES ASSOCIATION

ACCOUNTS PAYABLE

4/30/26

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			
	Arbor Barber			
	Arrow Gates & Security			
	Aspen Lawn Care, Inc.			
4867	Association Management Services (<i>basic fee, plus reimbursables</i>)	5/10/26	1,503.20	
	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			128.47
	Factory Direct Appliance			
	Farmers Insurance (<i>monthly premium installment</i>)			
	Fastsigns of Overland Park			
4868	Focal Pointe of Kansas City	4/30/26	7,646.48	
	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	4/30/26	101.21	
	Kaw Valley Engineering, Inc.			
	Kansas City Master Companies dba Pier Masters			
	Kansas Secretary of State (CAR Filing Fee)			
	KC Arborist			
electronic	KC Forged Ornamental, LLC	5/12/26	4,200.00	
	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			
4869	Rockwell Security LLC	4/30 & 5/13/26	6,374.12	
	Ryan Lawn & Tree			
electronic	Security Bank Credit Card	4/30/26	138.53	26.30
	SERVPRO of Blue Valley			
	Shawnee Heating & Cooling, Inc.			
	Silver Leaf Lawn & Landscape			
	Smart Pro Technologies LLC			
electronic	Spectrum Business		328.54	
	Total Property Services, Inc.			
	Tribeca Concrete Construction, Inc.			
	United States Treasury			
	Vance Brothers, Inc.			
	VIP Powerwashing & Solutions LLC			
electronic	Waste Management	5/1/26	1,247.00	
electronic	Water District No. 1	4/17/26	92.60	
TOTAL ACCOUNTS PAYABLE			21,631.68	154.77
ACTUAL CASH FLOW			21,786.45	

EDGEWOOD HOMES ASSOCIATION
COMPARISON OF ACTUAL OPERATIONS WITH BUDGET
PERIOD ENDING 4/30/26

ACCOUNT	ACTUAL TO DATE	BUDGET TO DATE	VARIANCE favorable (unfavorable)	%
INCOME				
ASSOCIATION DUES	104,044.00	104,044.00	0.00	
SPECIAL ASSESSMENTS	0.00	0.00	0.00	
INTEREST ON BROKERAGE ACCOUNT	1,311.72	1,520.00	(208.28)	
INTEREST ON CERTIFICATES OF DEPOSIT	0.00	0.00	0.00	
MISCELLANEOUS INCOME / SPECIAL CHARGES	0.00	0.00	0.00	
COLLECTION CHARGES	400.00	0.00	400.00	
LATE INTEREST CHARGES	71.48	0.00	71.48	
TOTAL INCOME	105,827.20	105,564.00	263.20	0.25%
EXPENSES				
ADMINISTRATIVE				
MANAGEMENT FEES	6,000.00	6,000.00	0.00	
ACCOUNTING FEES	0.00	0.00	0.00	
BANK CHARGES	123.73	0.00	(123.73)	
CORPORATE ANNUAL REPORT FILING FEE	0.00	80.00	80.00	
INCOME TAXES	1,472.00	1,550.40	78.40	
INSURANCE	3,700.78	4,934.32	1,233.54	
LEGAL & PROFESSIONAL	154.00	0.00	(154.00)	
MISCELLANEOUS	0.00	0.00	0.00	
POSTAGE, COPIES, OFFICE SUPPLIES & EQUIP.	28.66	40.00	11.34	
SUBTOTAL	11,479.17	12,604.72	1,125.55	8.93%
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	646.00	1,800.00	1,154.00	
GAS	404.84	400.00	(4.84)	
GOLF CART	0.00	180.00	180.00	
LANDSCAPING / LAWN-COMMON AREA	8,844.10	9,139.92	295.82	
LANDSCAPING / LAWN-HOMES	12,792.14	11,857.14	(935.00)	
LANDSCAPE ENHANCEMENTS / REPLACEMENTS	0.00	0.00	0.00	
MAINTENANCE-GATE	229.11	600.00	370.89	
MAINTENANCE-GENERAL	97.10	1,000.00	902.90	
MAINTENANCE & PERMIT FEE-POOL	385.00	2,000.00	1,615.00	
MAINTENANCE-IRRIGATION SYSTEM	176.87	1,301.47	1,124.60	
SECURITY SERVICE	28,643.54	26,705.52	(1,938.02)	
SNOW REMOVAL-COMMON AREA STREETS	2,173.82	5,445.29	3,271.47	
SNOW REMOVAL- HOME SIDEWALK/DRIVEWAY	4,900.78	14,703.00	9,802.22	
SPECIAL EVENTS & MEETINGS	0.00	0.00	0.00	
STORAGE-POOL FURNITURE	0.00	0.00	0.00	
SUPPLIES-CABANA / GATEHOUSE	0.00	291.30	291.30	
SUPPLIES-MISCELLANEOUS	0.00	0.00	0.00	
TRASH SERVICE	4,988.00	4,618.00	(370.00)	
TREE MAINTENANCE	481.27	2,000.00	1,518.73	
CELL GATE	480.00	480.00	0.00	
INTERNET / CABLE TV / POOL PHONE	1,310.71	1,240.00	(70.71)	
CCTV	0.00	0.00	0.00	
WASTEWATER	367.95	1,000.00	632.05	
WATER	373.12	560.00	186.88	
WEBSITE	659.90	450.00	(209.90)	
PROPERTY DAMAGE	0.00	0.00	0.00	
CONTINGENCY	0.00	0.00	0.00	
SUBTOTAL	67,954.25	85,771.64	17,817.39	20.77%
TOTAL EXPENSES	79,433.42	98,376.36	18,942.94	19.26%
NET OPERATING INCOME (LOSS)	26,393.78	7,187.64	19,206.14	
RESERVES				
RESERVE ADDITIONS				
STREET MAINTENANCE & REPAIRS	6,680.00	6,680.00	0.00	
STRUCTURES MAINTENANCE & REPAIRS	16,400.00	16,400.00	0.00	
POOL FENCE ESCROW	4,000.00	4,000.00	0.00	
TOTAL RESERVE ADDITIONS	27,080.00	27,080.00	0.00	0.00
RESERVE EXPENSES				
STREET MAINTENANCE & REPAIRS	0.00	0.00	0.00	
STRUCTURES MAINTENANCE & REPAIRS	6,121.92	0.00	(6,121.92)	
POOL FENCE ESCROW	0.00	0.00	0.00	
TOTAL RESERVE EXPENSES	6,121.92	0.00	(6,121.92)	
NET RESERVE INCOME (LOSS)	20,958.08	27,080.00	(6,121.92)	

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	26,011.00	26,011.00									104,044.00	312,132.00	(208,088.00)
SPECIAL ASSESSMENTS													0.00	0.00	0.00
INTEREST ON BROKERAGE ACCOUNT	336.72	325.00	325.00	325.00									1,311.72	4,560.00	(3,248.28)
INTEREST ON CERTIFICATES OF DEPOSIT													0.00	0.00	0.00
MISCELLANEOUS INCOME / SPECIAL CHARGES													0.00	0.00	0.00
COLLECTION CHARGES	300.00	50.00		50.00									400.00	0.00	400.00
LATE INTEREST CHARGES	25.88	15.73	10.70	19.17									71.48	0.00	71.48
TOTAL INCOME	26,673.60	26,401.73	26,346.70	26,405.17									105,827.20	316,692.00	(210,864.80)
EXPENSES															
ADMINISTRATIVE															
MANAGEMENT FEES	1,500.00	1,500.00	1,500.00	1,500.00									6,000.00	18,000.00	12,000.00
ACCOUNTING FEES													0.00	0.00	0.00
BANK CHARGES	46.71	10.10	40.62	26.30									123.73	0.00	(123.73)
CORPORATE ANNUAL REPORT FILING FEE													0.00	80.00	80.00
INCOME TAXES			1,472.00										1,472.00	1,550.40	78.40
INSURANCE	1,233.58	1,233.58	1,233.62										3,700.78	14,802.96	11,102.18
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	3.20	3.20									28.66	125.81	97.15
SUBTOTAL	2,937.49	2,762.74	4,249.44	1,529.50									11,479.17	34,559.17	23,080.00
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	152.64	128.47									646.00	5,400.00	4,754.00
GAS	101.21	101.21	101.21	101.21									404.84	3,250.00	2,845.16
GOLF CART													0.00	540.00	540.00
LANDSCAPING / LAWN-COMMON AREA	267.00	1,340.35	5,250.90	1,985.85									8,844.10	29,282.15	20,438.05
LANDSCAPING / LAWN-HOMES	935.00	5,046.19	1,500.50	5,310.45									12,792.14	56,939.40	44,147.26
LANDSCAPE ENHANCEMENTS / REPLACEMENTS													0.00	0.00	0.00
MAINTENANCE-GATE	229.11												229.11	1,800.00	1,570.89
MAINTENANCE-GENERAL			97.10										97.10	3,000.00	2,902.90
MAINTENANCE & PERMIT FEE-POOL	385.00												385.00	18,700.00	18,315.00
MAINTENANCE-IRRIGATION SYSTEM				176.87									176.87	6,784.43	6,607.56
SECURITY SERVICE	6,374.12	6,374.12	9,521.18	6,374.12									28,643.54	80,116.56	51,473.02
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	1,247.00	1,247.00									4,988.00	13,854.00	8,866.00
TREE MAINTENANCE	307.96			173.31									481.27	4,000.00	3,518.73
CELL GATE	120.00	120.00	120.00	120.00									480.00	1,440.00	960.00
INTERNET / CABLE TV / POOL PHONE	326.74	326.89	328.54	328.54									1,310.71	3,720.00	2,409.29
CCTV / WIFI													0.00	0.00	0.00
WASTEWATER	180.71		187.24										367.95	1,000.00	632.05
WATER	93.01	94.50	93.01	92.60									373.12	15,840.00	15,466.88
WEBSITE / ZOOM	21.40	432.00	187.97	18.53									659.90	450.00	(209.90)
PROPERTY DAMAGE													0.00	0.00	0.00
CONTINGENCY													0.00	0.00	0.00
SUBTOTAL	17,836.04	15,273.97	18,787.29	16,056.95									67,954.25	282,132.83	214,178.58
TOTAL OPERATING EXPENSES	20,773.53	18,036.71	23,036.73	17,586.45									79,433.42	316,692.00	237,258.58
NET MONTHLY INCOME (LOSS)	5,900.07	8,365.02	3,309.97	8,818.72											
YEAR TO DATE INCOME (LOSS)	5,900.07	14,265.09	17,575.06	26,393.78									26,393.78	0.00	26,393.78
RESERVES															
RESERVE ADDITIONS															
STREET MAINTENANCE & REPAIRS	1,670.00	1,670.00	1,670.00	1,670.00									6,680.00	20,040.00	(13,360.00)
STRUCTURES MAINTENANCE & REPAIRS	4,100.00	4,100.00	4,100.00	4,100.00									16,400.00	51,200.00	(34,800.00)
POOL FENCE ESCROW	1,000.00	1,000.00	1,000.00	1,000.00									4,000.00	10,000.00	(6,000.00)
TOTAL RESERVE ADDITIONS	6,770.00	6,770.00	6,770.00	6,770.00									27,080.00	81,240.00	(54,160.00)
RESERVE EXPENSES															
STREET MAINTENANCE & REPAIRS													0.00		0.00
STRUCTURES MAINTENANCE & REPAIRS	1,780.95		140.97	4,200.00									6,121.92		
POOL FENCE ESCROW													0.00		0.00
TOTAL RESERVE EXPENSES	1,780.95	0.00	140.97	4,200.00									6,121.92	0.00	0.00
NET MONTHLY INCOME (LOSS)	4,989.05	6,770.00	6,629.03	2,570.00											
NET YEAR TO DATE INCOME (LOSS)	4,989.05	11,759.05	18,388.08	20,958.08									20,958.08	81,240.00	(60,281.92)

EDGEWOOD HOMES ASSOCIATION
CHECKING ACCOUNT
2026

			Highlights Reserve Assigned Expenses			
DATE	REFERENCE	DESCRIPTION	DEPOSIT	ACCOUNT		
	DOCUMENT		DETAIL	Deposit	Withdraw	BALANCE
1/1/26		BALANCE FORWARD				84,833.10
1/4/26	electronic	Kansas Gas Service			78.78	84,754.32
1/4/26	electronic	Waste Management			1,154.50	83,599.82
1/5/26	electronic	Water District No. 1			93.44	83,506.38
1/9/26	electronic	Account Analysis Charge			8.42	83,497.96
1/9/26	Deposit	Accounts Recievable		7,895.90		91,393.86
1/13/26	Deposit	Accounts Recievable		12,923.93		104,317.79
1/14/26	electronic	Evergy			173.18	104,144.61
1/15/26	4839	Association Management Services			1,503.20	102,641.41
1/15/26	4840	Focal Pointe of Kansas City	2,555.20		8,486.62	94,154.79
1/15/26	4842	Rockwell Security LLC			5,840.72	88,314.07
1/15/26	4841	Security Bank Credit Card			120.00	88,194.07
1/15/26	4843	Total Property Services	2,776.60		3,865.74	84,328.33
1/15/26	4844	Focal Pointe of Kansas City			128.75	84,199.58
1/21/26	Deposit	Accounts Recievable		8,590.00		92,789.58
1/23/26	electronic	Charter Service / Spectrum Business			310.99	92,478.59
1/28/26	Deposit	Accounts Recievable		4,617.00		97,095.59
2/2/26	electronic	Kansas Gas Service			101.21	96,994.38
2/2/26	electronic	Waste Management			1,247.00	95,747.38
2/3/26	electronic	Water District No. 1			93.01	95,654.37
2/6/26	electronic	Account Analysis Charge			5.20	95,649.17
2/6/26	Deposit	Accounts Recievable		8,491.83		104,141.00
2/12/26	Deposit	Accounts Recievable		5,966.90		110,107.90
2/16/26	electronic	Evergy			191.71	109,916.19
2/16/26	4845	Arrow Gates & Security			229.11	109,687.08
2/17/26	4854	Arrow Gates & Security			1,780.95	107,906.13
2/16/26	4846	Association Management Services			1,503.20	106,402.93
2/16/26	4847	Focal Pointe of Kansas City			8,147.85	98,255.08
2/16/26	4848	JCDHE Annual Pool Permit Fee			385.00	97,870.08
2/16/26	4849	Johnson County Wastewater			180.71	97,689.37
2/16/26	4850	Martin-Pringle Attorneys at Law			154.00	97,535.37
2/16/26	4851	Rockwell Security LLC			6,374.12	91,161.25
2/16/26	4852	Ryan Lawn & Tree			307.96	90,853.29
2/16/26	4853	Security Bank Credit Card	299.69		179.69	90,673.60
2/20/26	Deposit	Accounts Recievable		5,924.00		96,597.60
2/23/26	electronic	Charter Service / Spectrum Business			326.74	96,270.86
2/28/26	Deposit	Accounts Recievable		13,734.00		110,004.86
3/2/26	electronic	Waste Management			1,247.00	108,757.86
3/2/26	electronic	Water District No. 1			94.50	108,663.36
3/3/26	electronic	Kansas Gas Service			101.21	108,562.15
3/5/26	electronic	Account Analysis Charge			5.62	108,556.53
3/5/26	Deposit	Accounts Recievable		6,535.00		115,091.53
3/6/26	electronic	Security Bank Credit Card	736.59		556.90	114,534.63
3/10/26	4855	United States Treasury			1,318.00	113,216.63
3/10/26	4856	Kansas Corporate Tax			154.00	113,062.63
3/12/26	Deposit	Accounts Recievable		9,313.38		122,376.01
3/18/26	electronic	<i>Stop Order on two Worthington payments</i>		(1,620.38)		120,755.63
3/14/26	Deposit	Accounts Recievable		632.00		121,387.63
3/15/26	4857	Association Management Services			1,519.06	119,868.57
3/15/26	4858	Focal Pointe of Kansas City			6,386.54	113,482.03
3/15/26	4859	Rockwell Security LLC			6,374.12	107,107.91
3/18/26	electronic	Evergy			152.64	106,955.27
3/18/26	4860	Lair, Tim <i>reimbursement</i>			41.91	106,913.36
3/19/26	Deposit	Accounts Recievable		8,037.32		114,950.68
3/23/26	electronic	Charter Service / Spectrum Business			326.89	114,623.79
3/28/26	Deposit	Accounts Recievable		7,238.00		121,861.79
4/1/26	electronic	Waste Management			1,247.00	120,614.79
4/1/26	electronic	Kansas Gas Service			101.21	120,513.58
4/2/26	electronic	Water District No. 1			93.01	120,420.57
4/6/26	electronic	Account Analysis Charge			26.30	120,394.27
4/9/26	Deposit	Accounts Recievable		7,366.00		127,760.27
4/9/26	Deposit	Accounts Recievable		6,794.17		134,554.44
4/14/26	electronic	Evergy			128.47	134,425.97
4/15/26	electronic	Farmers Insurance			4,988.00	129,437.97
4/15/26	electronic	Farmers Insurance			1,758.00	127,679.97
4/15/26	electronic	Sola Insurance			1,086.51	126,593.46

**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					16188	April 1, 2026	April	\$642.00	642.00	0.00	0.00			642.00		\$642.00		\$642.00
Battaglia	Marion	44	11513 Rosewood	Leawood	Kansas	66211					16189	April 1, 2026	April	\$672.00	672.00	0.00	0.00			672.00		\$672.00	(87.22)	\$584.78
Beer	William E	33	11508 Cedar	Leawood	Kansas	66211					16190	April 1, 2026	April	\$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					16191	April 1, 2026	April	\$636.00	636.00	0.00	0.00			636.00		\$636.00	(1,531.00)	(\$895.00)
Boettcher	Bruce &	50	11520 Juniper	Leawood	Kansas	66211					16192	April 1, 2026	April	\$686.00	686.00	0.00	0.00			686.00		\$686.00		\$686.00
Bott	Richard	48	11512 Juniper	Leawood	Kansas	66211					16193	April 1, 2026	April	\$696.00	696.00	0.00	0.00			696.00		\$696.00		\$696.00
Callahan	Michael	10	5312 W. 116th Street	Leawood	Kansas	66211					16194	April 1, 2026	April	\$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					16195	April 1, 2026	April	\$638.00	638.00	0.00	0.00			638.00		\$638.00		\$638.00
Cohen	Kenneth	43	5109 W. 116th Street	Leawood	Kansas	66211					16196	April 1, 2026	April	\$659.00	659.00	0.00	0.00			659.00		\$659.00		\$659.00
Conner	Diane	22	5148 W. 115th Terrace	Leawood	Kansas	66211					16197	April 1, 2026	April	\$665.00	665.00	0.00	0.00			665.00		\$665.00		\$665.00
Converse	Richard	15	5280 W. 115th Terrace	Leawood	Kansas	66211					16198	April 1, 2026	April	\$632.00	632.00	0.00	0.00			632.00		\$632.00		\$632.00
Custer	Galen &	11	5308 W. 116th Street	Leawood	Kansas	66211					16199	April 1, 2026	April	\$636.00	636.00	0.00	0.00			636.00		\$636.00		\$636.00
Delgado	Pablo &	24	5140 W. 115th Terrace	Leawood	Kansas	66211					16200	April 1, 2026	April	\$688.00	688.00	0.00	0.00			688.00		\$688.00		\$688.00
Earnest	James	45	11509 Rosewood	Leawood	Kansas	66211					16201	April 1, 2026	April	\$656.00	656.00	0.00	0.00			656.00		\$656.00		\$656.00
Easley	James &	49	11516 Juniper	Leawood	Kansas	66211					16202	April 1, 2026	April	\$673.00	673.00	0.00	0.00			673.00		\$673.00		\$673.00
Ebersole	Doris	9	5313 W. 116th Street	Leawood	Kansas	66211					16203	April 1, 2026	April	\$670.00	670.00	0.00	0.00			670.00		\$670.00		\$670.00
Eddy	James &	28	11507 Cedar	Leawood	Kansas	66211					16204	April 1, 2026	April	\$655.00	655.00	0.00	0.00			655.00		\$655.00		\$655.00
Freeman	Ravmon	37	11513 Juniper	Leawood	Kansas	66211					16205	April 1, 2026	April	\$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	16206	April 1, 2026	April	\$1,388.32	1,388.32	0.00	0.00			665.00		\$665.00		\$665.00
Gregory	James &	21	5152 W. 115th Terrace	Leawood	Kansas	66211					16207	April 1, 2026	April	\$632.00	632.00	0.00	0.00			632.00		\$632.00		\$632.00
Grindinger	Richard	34	11504 Cedar	Leawood	Kansas	66211					16208	April 1, 2026	April	\$694.00	694.00	0.00	0.00			694.00		\$694.00		\$694.00
Hess	Jerry & D	32	11512 Cedar	Leawood	Kansas	66211					16209	April 1, 2026	April	\$666.00	666.00	0.00	0.00			666.00		\$666.00	(1,998.00)	(\$1,332.00)
Inciardi	Marc & P	39	11521 Juniper	Leawood	Kansas	66211					16210	April 1, 2026	April	\$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					16211	April 1, 2026	April	\$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					16212	April 1, 2026	April	\$622.00	622.00	0.00	0.00			622.00		\$622.00	(1,932.00)	(\$1,310.00)
Madeira	Jon Tony	4	5213 W. 116th Street	Leawood	Kansas	66211					16213	April 1, 2026	April	\$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					16214	April 1, 2026	April	\$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					16215	April 1, 2026	April	\$632.00	632.00	0.00	0.00			632.00		\$632.00	(0.03)	\$631.97
McCaffree	Carl	40	11525 Juniper	Leawood	Kansas	66211					16216	April 1, 2026	April	\$704.00		704.00	0.00			704.00		\$1,408.00		\$1,408.00
Miller	Jerry & L	2	5205 W. 116th Street	Leawood	Kansas	66211					16217	April 1, 2026	April	\$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					16218	April 1, 2026	April	\$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					16219	April 1, 2026	April	\$651.00	651.00	0.00	0.00			651.00		\$651.00	(651.00)	\$0.00
Newman	Donna	26	11500 Juniper	Leawood	Kansas	66211					16220	April 1, 2026	April	\$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					16221	April 1, 2026	April	\$632.00	632.00	0.00	0.00			632.00		\$632.00		\$632.00
Osborne	Don & D	23	5144 W. 115th Terrace	Leawood	Kansas	66211					16222	April 1, 2026	April	\$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					16223	April 1, 2026	April	\$673.00	673.00	0.00	0.00			673.00		\$673.00		\$673.00
Porter	David & C	25	11504 Juniper Street	Leawood	Kansas	66211					16224	April 1, 2026	April	\$684.00	684.00	0.00	0.00			684.00		\$684.00		\$684.00
Prentiss	James &	20	5240 W. 115th Terrace	Leawood	Kansas	66211					16225	April 1, 2026	April	\$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	16226	April 1, 2026	April	\$632.00	632.00	0.00	0.00			632.00		\$632.00		\$632.00
Roh	Lynn	46	11505 Rosewood	Leawood	Kansas	66211					16227	April 1, 2026	April	\$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					16228	April 1, 2026	April	\$660.00	660.00	0.00	0.00			660.00		\$660.00		\$660.00
Rowan	Susan &	1	5201 W. 116th Street	Leawood	Kansas	66211					16229	April 1, 2026	April	\$632.00	632.00	0.00	0.00			632.00		\$632.00		\$632.00
Scott	Patricia	12	5304 W. 116th Street	Leawood	Kansas	66211					16230	April 1, 2026	April	\$622.00	622.00	0.00	0.00			622.00		\$622.00	(622.00)	\$0.00
Shirley	Michael	35	11505 Juniper	Leawood	Kansas	66211					16231	April 1, 2026	April	\$703.00		703.00	8.79			703.00		\$1,414.79		\$1,414.79
Sieder	Ted & Pa	36	11509 Juniper	Leawood	Kansas	66211					16232	April 1, 2026	April	\$676.00	676.00	0.00	0.00			676.00		\$676.00		\$676.00
Steele	James	38	11517 Juniper	Leawood	Kansas	66211					16233	April 1, 2026	April	\$658.00	658.00	0.00	0.00			658.00		\$658.00		\$658.00
Sweeney	Sara	5	5217 W. 116th Street	Leawood	Kansas	66211					16234	April 1, 2026	April	\$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	16235	April 1, 2026	April	\$626.00	626.00	0.00	0.00			626.00		\$626.00	(626.00)	\$0.00
n	Mary	6	5301 W. 116th Street	Leawood	Kansas	66211					16236	April 1, 2026	April	\$830.38	0.00	830.38	10.38		50.00	638.00		\$1,528.76		\$1,528.76
Yost	Marilyn	41	5101 W. 116th Street	Leawood	Kansas	66211					16237	April 1, 2026	April	\$668.00	668.00	0.00	0.00			668.00		\$668.00		\$668.00
														33,696.70	31,459.32	2,237.38	19.17	0.00	50.00	32,781.00	0.00	35,087.55	#####	23,770.30

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)				4									4	31	27
1A	MULCH MOWING / EDGE / BLOW CLIPPINGS--(29 @ \$318)	267.00			1,272.48									1,539.48	9,225.48	7,686.00
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)			503.09	322.01									825.10	2,642.36	1,817.26
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)				362.06									362.06	3,258.54	2,896.48
10	MULCH BEDS & TREE WELLS--Dyed (1 @ \$4,702.03)			4,702.03										4,702.03	4,702.03	0.00
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				45.78			29.30						75.08	340.83	265.75
	SUBTOTAL COMMON AREAS	267.00	1,340.35	5,250.90	1,985.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,844.10	29,282.15	20,438.05
	Cumulative Expense		1,607.35	6,858.25	8,844.10	8,844.10	8,844.10	8,844.10	8,844.10	8,844.10	8,844.10	8,844.10	8,844.10			69.80%
	LAWN MAINTENANCE SERVICES-HOMES (50 UNITS)															
	MOWING FREQUENCY (weeks per month)				4									4	31	27
1B	MULCH MOWING / EDGE / BLOW CLIPPINGS-- (50 x \$21.64)	935.00			4,327.68									5,262.68	31,375.68	26,113.00
	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)			1,375.34	900.80									2,276.14	7,209.04	4,932.90
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				125.16			81.97						207.13	887.64	680.51
	SUBTOTAL HOMES	935.00	5,046.19	1,500.50	5,310.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,792.14	56,939.40	44,147.26
	Cumulative Expense		5,981.19	7,481.69	12,792.14	12,792.14	12,792.14	12,792.14	12,792.14	12,792.14	12,792.14	12,792.14	12,792.14			77.53%
	TOTAL MONTHLY LAWN MAINTENANCE	1,202.00	6,386.54	6,751.40	7,296.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,636.24	86,221.55	64,585.31
	Cumulative Expense		7,588.54	14,339.94	21,636.24	21,636.24	21,636.24	21,636.24	21,636.24	21,636.24	21,636.24	21,636.24	21,636.24			74.91%
	IRRIGATION SYSTEM-COMMON AREAS															
18	ACTIVATION-START-UP (\$176.87)				176.87									176.87	176.87	0.00
	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	176.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	176.87	6,784.43	6,607.56
	Cumulative Expense		0.00	0.00	176.87	176.87	176.87	176.87	176.87	176.87	176.87	176.87	176.87			97.39%
	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													28,887.71	119,626.69	90,738.98
																75.85%

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			
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