

EDGEWOOD HOMES ASSOCIATION

EXECUTIVE SUMMARY

2025

JULY	AUGUST	SEPTEMBER
7/31/25	8/31/25	9/30/25

85,024.88	86,526.73	85,514.81	Checking Balance
118,318.45	118,713.23	119,086.33	Brokerage Money Market Balance
203,343.33	205,239.96	204,601.14	Total Cash Assets

170,762.69	177,638.28	183,651.77	Total Reserves Balance (included in Cash Assets above) <i>(Streets/Structures/Pool Fence Escrow Combined)</i>
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622.00	1,971.40	694.00	Past Due Accounts Balance
<i>1.90%</i>	<i>6.01%</i>	<i>2.12%</i>	<i>Percentage of Total Monthly Dues</i>

10,257.43	11,544.13	11,432.35	Prepaid Dues Balance
<i>31.29%</i>	<i>35.22%</i>	<i>34.87%</i>	<i>Percentage of Total Monthly Dues</i>

COMPARISON ACTUAL TO BUDGET JAN-SEP 2025

ACTUAL TO DATE	BUDGET TO DATE	VARIANCE favorable (unfavorable)	%	
230,748.37	230,699.00	49.37	0.02%	Operating Income (\$25,011 monthly)
252,853.82	247,250.05	(5,603.77)	-2.27%	Operating Expenses
(22,105.45)	(16,551.05)	(5,554.40)		<i>Net Operating Income (Loss)</i>
67,930.00	67,930.00	0.00	0.00%	Reserve Additions/Contributions (\$7,770 monthly)
6,790.19	0.00	(6,790.19)		Reserve Expenses/Deductions
61,139.81	67,930.00	(6,790.19)		<i>Net Reserve Income (Loss)</i>

NOTE:

Effective March, 2025, a monthly \$1,000 Pool Fence Escrow Reserve Contribution was ratified with resources being transferred from Operating to Reserves. Consequently, monthly Operating Income is reduced from \$26,011 to \$25,011 and monthly Reserve Additions is increased from \$6,770 to \$7,770)

EDGEWOOD HOMES ASSOCIATION
5-Year Capital Plan / Combined Street & Structures Project Reserve Schedule - Projection
 Updated 10/14/25

STREET EXPENSES

STREET & WALKS MAINTENANCE, REPAIR & REPLACEMENT	2024 ACTUAL	2025 ESTIMATED	2026 ESTIMATED	2027 ESTIMATED	2028 ESTIMATED							TOTAL
Concrete Curb Repair & Maintenance	8,662											8,662
Sidewalks 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			20,000									20,000
Slurry Seal												0
Concrete Paver Repair, Replacement & Sealing												0
Street Signs & Directional Signage		309		500								809
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	309	51,000	1,500	1,000							230,641
ACTUAL	176,831.63	308.87	51,000.00	1,500.00	1,000.00							230,640.50

STRUCTURES EXPENSES

FENCE & MISC. REPAIR AND MAINTENANCE	2024 ACTUAL	2025 ESTIMATED	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												0
GATE REPAIR AND MAINTENANCE												
Paint / Repair / Replacement of Gates, Hinges	1,627		1,500	1,500	1,500							6,127
Electronic Key Pads, Control Systems	18,581											18,581
Security Camera System Repair / Replacement / Upgrade	1,491											1,491
Stone Kiosk Removal		1,979										0
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												0
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			1,500									1,500
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 Replacement (refrigerator, disposal, water heater)			2,500									2,500
Ceiling Fans												0
Fixture Repair / Replacement (toilets, sinks, facets, countertops)												0
Overhead Door Replacement / Repair												0
Mechanical, Electrical Plumbing			2,500									0
Window & Door Repair & Replacement												0
POOL & SPA / DECK REPAIR & MAINTENANCE												
Pool / Spa Equipment (pumps, filters, heaters, chlorination, etc.)	2,456		10,000	10,000								22,456
Lights / Electrical												0
Pool / Spa Structure / Liner / Internal Plumbing & Electrical												0
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	2,820											2,820
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											6,267
Lawn Renovation-Common Areas												0
Lawn Renovation-Homes												0
Landscape Renovation	3,909		2,500	2,500	2,500							11,409
MISCELLANEOUS												
Camera/Wireless Access System Annual & Equip. Repl.	2,182	1,757										3,939
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	27,301	73,000	62,500	39,500							246,016
	48,194.25	27,301.32	73,000.00	62,500.00	39,500.00							246,016.48

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 ESTIMATED	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	61,200	61,200	61,200	61,200	61,200	61,200	61,200	61,200	61,200	612,000
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	91,240	93,240	93,240	93,240	93,240	81,240	81,240	81,240	81,240	870,400
Less Total Annual Street Expense	176,832	309	51,000	1,500	1,000	0	0	0	0	0	230,641
Less Total Annual Structure Expense	48,194	27,301	73,000	62,500	39,500	0	0	0	0	0	250,496
TOTAL ESTIMATED ANNUAL EXPENSES	225,026	27,610	124,000	64,000	40,500	0	0	0	0	0	481,136
Cumulative Reserve End of Year (after Expenses)	122,512	186,142	155,382	184,622	237,362	330,602	411,842	493,082	574,322	655,562	
	122,511.96	186,141.77	155,381.77	184,621.77	237,361.77	330,601.77	411,841.77	493,081.77	574,321.77	655,561.77	
											Combined Total Reserve Balance Carry-over to beginning of year 2034
											Street Reserve Balance Carry-over to beginning of year 2034
											Structures Reserve Balance Carry-over to beginning of year 2034

EDGEWOOD HOMES ASSOCIATION

BALANCE SHEETS

2025

MONTH	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
END OF MONTH CLOSING DATE	12/31/24	1/31/25	2/28/25	3/31/25	4/30/25	5/31/25	6/30/25	7/31/25	8/31/25	9/30/25	10/31/25	11/30/25	12/31/25
OPERATING ASSETS													
<i>CURRENT ASSETS</i>													
CASH BALANCE (less Reserves)	31,324.01	33,695.03	45,168.58	41,486.50	42,887.40	41,670.24	41,671.17	32,580.64	27,601.68	20,949.37			
PETTY CASH	4.94	4.94	4.94	4.94	4.94	4.94	4.94	4.94	4.94	4.94			
CERTIFICATES OF DEPOSIT													
MUNICIPAL BONDS													
LESS MARGIN ACCOUNT													
NET COST OF BONDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
BOND PREMIUM / (DISCOUNT)													
BROKERAGE MONEY MARKET ACCOUNT													
PREPAID INTEREST													
ACCRUED INTEREST INCOME													
DUES RECEIVABLE	1,769.40	2,598.68	1,271.66	2,137.51	1,374.00	0.00	2,489.00	622.00	1,971.40	694.00			
PREPAID INSURANCE	2,952.28	1,968.20	984.12	14,803.00	13,569.42	12,335.84	11,102.26	9,868.68	8,635.10	7,401.52			
TOTAL CURRENT ASSETS	36,050.63	38,266.85	47,429.30	58,431.95	57,835.76	54,011.02	55,267.37	43,076.26	38,213.12	29,049.83			
<i>FIXED ASSETS</i>													
TOTAL FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
TOTAL ASSETS	36,050.63	38,266.85	47,429.30	58,431.95	57,835.76	54,011.02	55,267.37	43,076.26	38,213.12	29,049.83			

OPERATING LIABILITIES & EQUITY													
<i>CURRENT LIABILITIES</i>													
ACCOUNTS PAYABLE-TRADE	16,087.13	16,494.51	12,409.18	24,772.92	26,691.29	24,730.15	36,452.64	27,805.69	31,308.83	25,652.23			
ACCOUNTS PAYABLE-OTHER													
ACCRUED REAL ESTATE TAXES													
PREPAID DUES	5,892.80	6,887.83	7,356.83	10,042.83	10,184.83	6,884.83	9,277.83	10,257.43	11,544.13	11,432.35			
NOTES PAYABLE-CURRENT													
ACCRUED INTEREST EXPENSE													
ACCRUED INCOME TAXES													
TOTAL CURRENT LIABILITIES	21,979.93	23,382.34	19,766.01	34,815.75	36,876.12	31,614.98	45,730.47	38,063.12	42,852.96	37,084.58			
<i>HOMEOWNER'S EQUITY</i>													
EARNINGS / (LOSS)-PRIOR YEARS	20,490.62	14,070.70	14,070.70	14,070.70	14,070.70	14,070.70	14,070.70	14,070.70	14,070.70	14,070.70			
EARNINGS / (LOSS)-CURRENT	(6,419.92)	813.81	13,592.59	9,545.50	6,888.94	8,325.34	(4,533.80)	(9,057.56)	(18,710.54)	(22,105.45)			
TOTAL HOMEOWNER'S EQUITY	14,070.70	14,884.51	27,663.29	23,616.20	20,959.64	22,396.04	9,536.90	5,013.14	(4,639.84)	(8,034.75)			
TOTAL LIABILITIES & EQUITY	36,050.63	38,266.85	47,429.30	58,431.95	57,835.76	54,011.02	55,267.37	43,076.26	38,213.12	29,049.83			

RESERVE ASSETS													
CASH-SECURITY BANK CHECKING	122,511.96	127,302.87	134,072.87	141,842.87	149,612.87	155,222.69	162,992.69	170,762.69	177,638.28	183,651.77			
TOTAL RESERVE ASSETS	122,511.96	127,302.87	134,072.87	141,842.87	149,612.87	155,222.69	162,992.69	170,762.69	177,638.28	183,651.77			

RESERVE LIABILITIES & EQUITY													
<i>UNCOMMITTED RESERVES</i>													
STREET MAINTENANCE & REPAIRS	(192,602.29)	(190,932.29)	(189,262.29)	(187,592.29)	(185,922.29)	(184,252.29)	(182,582.29)	(180,912.29)	(179,242.29)	(177,572.29)			
STRUCTURE MAINTENANCE & REPAIRS	315,114.25	318,235.16	323,335.16	328,435.16	333,535.16	336,474.98	341,574.98	346,674.98	350,880.57	354,224.06			
POOL FENCE ESCROW				1,000.00	2,000.00	3,000.00	4,000.00	5,000.00	6,000.00	7,000.00			
TOTAL UNCOMMITTED RESERVES	122,511.96	127,302.87	134,072.87	141,842.87	149,612.87	155,222.69	162,992.69	170,762.69	177,638.28	183,651.77			
TOTAL LIABILITIES & EQUITY	122,511.96	127,302.87	134,072.87	141,842.87	149,612.87	155,222.69	162,992.69	170,762.69	177,638.28	183,651.77			

EDGEWOOD HOMES ASSOCIATION

ACCOUNTS PAYABLE

9/30/25

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 (operating)			
	Aspen Lawn Care, Inc.			
4814	Association Management Services (<i>basic fee, plus reimbursables</i>)	10/10/25	1,503.20	
	A Cleaner Image LLC			
	At Your Service Appliance Repair, Inc.			
	Bordner Roofing			
	Celebration Party Rentals			
	Chet's Lock & Key			
4815	Cleaner Image LLC	10/8/25	544.87	
	Commercial Waterproofing Inc.			
	Country Club Pool & Spa (Chris Lyon dba)			
	Delta Sweeping Co.			
	Earnest, Jim (<i>reimbursement</i>)			
	Easley, Denise (<i>reimbursement</i>)			
	Elite Sweeping Co., Inc.			
	E&Q Heating & Cooling			
	Evans & Dixon LLC Attorneys at Law (Janet Baker)			
	Everett Milberger Pest Control, Inc.			
	Evergy			851.67
	Factory Direct Appliance			
	Fastsigns of Overland Park			
4816	Focal Pointe of Kansas City	9/15 & 10/6/25	8,197.04	
	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)			
4817	Johnson County Wastewater	9/25/25	175.36	
electronic	Kansas Gas Service	9/29/25	921.92	
	Kaw Valley Engineering, Inc.			
	Kansas City Master Companies dba Pier Masters			
	Kansas Secretary of State (CAR Filing Fee)			
	KC Arborist			
4818	Keller & Fire Safety, Inc.	9/12/25	114.10	
	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>)			
	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			
4819	Rockwell Security LLC	9/16 & 10/3/25	6,107.42	
	Roth, John (<i>gate attendant holiday gratuity</i>)			
	Ryan Lawn & Tree			
4820	Security Bank Credit Card	9/31/25	120.00	2.40
	SERVPRO of Blue Valley			
	Shawnee Heating & Cooling, Inc.			
	Silver Leaf Lawn & Landscape			
4821	Smart Pro Technologies LLC	9/29/25	1,756.51	
electronic	Spectrum Business		310.99	
	State Farm Insurance (<i>monthly premium installment</i>)			1,233.58
	Tom Burge Fence & Iron, Inc.			
4822	Total Property Services, Inc.	8/31/25	1,328.18	
	Tribeca Concrete Construction, Inc.			
	Vance Brothers, Inc.			
	VIP Powerwashing & Solutions LLC			
electronic	Waste Management	110/1/25	1,154.50	
electronic	Water District No. 1	9/17/25	3,418.14	
TOTAL ACCOUNTS PAYABLE			25,652.23	2,087.65
ACTUAL CASH FLOW			27,739.88	

EDGEWOOD HOMES ASSOCIATION
COMPARISON OF ACTUAL OPERATIONS WITH BUDGET
PERIOD ENDING 9/30/25

ACCOUNT	ACTUAL TO DATE	BUDGET TO DATE	VARIANCE favorable (unfavorable)	%
INCOME				
ASSOCIATION DUES	227,099.00	227,099.00	0.00	
SPECIAL ASSESSMENTS	0.00	0.00	0.00	
INTEREST ON BROKERAGE ACCOUNT	3,432.74	3,600.00	(167.26)	
INTEREST ON CERTIFICATES OF DEPOSIT	0.00	0.00	0.00	
MISCELLANEOUS INCOME / SPECIAL CHARGES	128.01	0.00	128.01	
COLLECTION CHARGES	0.00	0.00	0.00	
LATE INTEREST CHARGES	88.62	0.00	88.62	
TOTAL INCOME	230,748.37	230,699.00	49.37	0.02%

EXPENSES				
ADMINISTRATIVE				
MANAGEMENT FEES	13,500.00	13,500.00	0.00	
ACCOUNTING FEES	0.00	0.00	0.00	
BANK CHARGES	38.81	0.00	(38.81)	
CORPORATE ANNUAL REPORT FILING FEE	80.00	80.00	0.00	
INCOME TAXES	2,926.00	2,926.00	0.00	
INSURANCE	10,353.76	9,156.24	(1,197.52)	
LEGAL & PROFESSIONAL	750.00	0.00	(750.00)	
MISCELLANEOUS	223.03	0.00	(223.03)	
POSTAGE, COPIES, OFFICE SUPPLIES & EQUIP.	47.06	90.00	42.94	
SUBTOTAL	27,918.66	25,752.24	(2,166.42)	-8.41%
OPERATING EXPENSES				
ANNUAL FLOWERS	2,835.00	2,835.00	0.00	
ANNUAL FLOWER MAINTENANCE	0.00	0.00	0.00	
CLEANING SERVICES	1,101.56	1,200.00	98.44	
ELECTRIC	3,992.11	4,050.00	57.89	
GAS	2,863.52	2,600.00	(263.52)	
GOLF CART	0.00	405.00	405.00	
LANDSCAPING / LAWN-COMMON AREA	27,572.29	25,944.84	(1,627.45)	
LANDSCAPING / LAWN-HOMES	34,190.55	34,793.86	603.30	
LANDSCAPE ENHANCEMENTS / REPLACEMENTS	4,103.74	0.00	(4,103.74)	
MAINTENANCE-GATE	1,231.05	1,350.00	118.95	
MAINTENANCE-GENERAL	4,472.03	2,250.00	(2,222.03)	
MAINTENANCE & PERMIT FEE-POOL	16,742.00	19,500.00	2,758.00	
MAINTENANCE-IRRIGATION SYSTEM	9,276.64	5,705.37	(3,571.27)	
SECURITY SERVICE	62,407.70	60,087.42	(2,320.28)	
SNOW REMOVAL-COMMON AREA STREETS	6,901.25	5,462.55	(1,438.70)	
SNOW REMOVAL- HOME SIDEWALK/DRIVEWAY	8,880.00	12,105.00	3,225.00	
SPECIAL EVENTS & MEETINGS	544.87	2,000.00	1,455.13	
STORAGE-POOL FURNITURE	2,820.24	2,820.24	0.00	
SUPPLIES-CABANA / GATEHOUSE	13.28	585.00	571.72	
SUPPLIES-MISCELLANEOUS	0.00	0.00	0.00	
TRASH SERVICE	10,390.50	10,146.02	(244.49)	
TREE MAINTENANCE	491.06	5,500.00	5,008.94	
CELL GATE	1,118.38	1,080.00	(38.38)	
INTERNET / CABLE TV / POOL PHONE	3,064.62	2,880.00	(184.62)	
CCTV	3,519.56	2,187.52		
WASTEWATER	870.59	1,000.00	129.41	
WATER	15,122.22	14,560.00	(562.22)	
WEBSITE	410.40	450.00	39.60	
PROPERTY DAMAGE	0.00	0.00	0.00	
CONTINGENCY	0.00	0.00	0.00	
SUBTOTAL	224,935.16	221,497.81	(2,105.31)	-1.55%
TOTAL EXPENSES	252,853.82	247,250.05	(5,603.77)	-2.27%
NET OPERATING INCOME (LOSS)	(22,105.45)	(16,551.05)	(5,554.40)	

RESERVES				
RESERVE ADDITIONS				
STREET MAINTENANCE & REPAIRS	15,030.00	15,030.00	0.00	
STRUCTURES MAINTENANCE & REPAIRS	45,900.00	45,900.00	0.00	
POOL FENCE ESCROW	7,000.00	7,000.00	0.00	
TOTAL RESERVE ADDITIONS	67,930.00	67,930.00	0.00	0.00

RESERVE EXPENSES				
STREET MAINTENANCE & REPAIRS	0.00	0.00	0.00	
STRUCTURES MAINTENANCE & REPAIRS	6,790.19	0.00	(6,790.19)	
POOL FENCE ESCROW	0.00	0.00	0.00	
TOTAL RESERVE EXPENSES	6,790.19	0.00	(6,790.19)	
NET RESERVE INCOME (LOSS)	61,139.81	67,930.00	(6,790.19)	

EDGEWOOD HOMES ASSOCIATION
INCOME & EXPENSE REPORT
2025

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	25,011.00	25,011.00	25,011.00	25,011.00	25,011.00	25,011.00	25,011.00				227,099.00	302,132.00	(75,033.00)
SPECIAL ASSESSMENTS													0.00	0.00	0.00
INTEREST ON BROKERAGE ACCOUNT	385.89	349.66	388.34	377.06	390.90	379.53	393.48	394.78	373.10				3,432.74	4,800.00	(1,367.26)
INTEREST ON CERTIFICATES OF DEPOSIT													0.00	0.00	0.00
MISCELLANEOUS INCOME / SPECIAL CHARGES	128.01												128.01	0.00	128.01
COLLECTION CHARGES													0.00	0.00	0.00
LATE INTEREST CHARGES	14.68	0.98	8.51	17.10	0.00	0.00	22.75	0.00	24.60				88.62	0.00	88.62
TOTAL INCOME	26,539.58	26,361.64	25,407.85	25,405.16	25,401.90	25,390.53	25,427.23	25,405.78	25,408.70				230,748.37	306,932.00	(76,183.63)
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				13,500.00	18,000.00	4,500.00
ACCOUNTING FEES													0.00	0.00	0.00
BANK CHARGES	9.48	7.80	6.55	2.34	0.08	3.50	4.94	1.72	2.40				38.81	0.00	(38.81)
CORPORATE ANNUAL REPORT FILING FEE					80.00								80.00	80.00	0.00
INCOME TAXES			2,926.00										2,926.00	2,926.00	0.00
INSURANCE	984.08	984.08	984.12	1,233.58	1,233.58	1,233.58	1,233.58	1,233.58	1,233.58				10,353.76	12,258.24	1,904.48
LEGAL & PROFESSIONAL				750.00									750.00	0.00	(750.00)
MISCELLANEOUS	174.45			26.18	22.40								223.03	0.00	(223.03)
POSTAGE, COPIES, OFFICE SUPPLIES & ETC.	3.20	3.20	21.46	3.20	3.20	3.20	3.20	3.20	3.20				47.06	125.81	78.75
SUBTOTAL	2,671.21	2,495.08	5,438.13	3,515.30	2,839.26	2,740.28	2,741.72	2,738.50	2,739.18				27,918.66	33,390.05	5,471.39
OPERATING EXPENSES															
ANNUAL FLOWERS						2,835.00							2,835.00	5,670.00	2,835.00
ANNUAL FLOWER MAINTENANCE													0.00	0.00	0.00
ATTENDANT SERVICES-POOL							600.00	501.56					1,101.56	1,400.00	298.44
ELECTRIC	190.37	181.80	163.12	134.51	161.87	559.95	906.78	842.04	851.67				3,992.11	5,400.00	1,407.89
GAS	97.67	97.67	106.92	106.92	218.36	321.11	417.17	575.78	921.92				2,863.52	3,400.00	536.48
GOLF CART													0.00	540.00	540.00
LANDSCAPING / LAWN-COMMON AREA		330.00	6,907.20	2,519.86	3,178.04	5,208.63	4,072.69	2,047.86	3,308.01				27,572.29	32,482.72	4,910.43
LANDSCAPING / LAWN-HOMES			4,878.31	6,213.31	3,740.00	5,665.62	4,675.00	5,278.31	3,740.00				34,190.55	48,622.17	14,431.62
LANDSCAPE ENHANCEMENTS / REPLACEMENTS		75.00		4,028.74									4,103.74	0.00	(4,103.74)
MAINTENANCE-GATE				645.05				586.00					1,231.05	1,800.00	568.95
MAINTENANCE-GENERAL			602.23		464.06	388.67	1,482.05	92.74	1,442.28				4,472.03	3,000.00	(1,472.03)
MAINTENANCE & PERMIT FEE-POOL	385.00		357.00			8,700.00	3,100.00	4,200.00					16,742.00	21,000.00	4,258.00
MAINTENANCE-IRRIGATION SYSTEM				2,353.44	2,775.46	1,657.55	1,341.16		1,149.03				9,276.64	6,940.44	(2,336.20)
SECURITY SERVICE	8,987.78	6,374.12	6,374.12	6,374.12	6,374.12	6,107.42	6,107.42	9,601.18	6,107.42				62,407.70	80,116.56	17,708.86
SNOW REMOVAL-COMMON AREA STREETS	3,278.00	2,078.25	1,545.00										6,901.25	7,305.29	404.04
SNOW REMOVAL- HOME SIDEWALK/DRIVEWAY	7,730.00		1,150.00										8,880.00	16,140.00	7,260.00
SPECIAL EVENTS & MEETINGS									544.87				544.87	2,000.00	1,455.13
STORAGE-POOL FURNITURE									2,820.24				2,820.24	2,820.24	0.00
SUPPLIES-CABANA / GATEHOUSE							13.28						13.28	780.00	766.72
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				10,390.50	13,528.02	3,137.52
TREE MAINTENANCE	(278.23)		78.49		141.00	225.00	164.80	160.00					491.06	5,500.00	5,008.94
CELL GATE	120.00	120.00	120.00	278.38		120.00	120.00	120.00	120.00				1,118.38	1,440.00	321.62
INTERNET / CABLE TV / POOL PHONE	306.67	581.02	310.99	310.99	310.99	310.99	310.99	310.99	310.99				3,064.62	3,840.00	775.38
CCTV / WIFI	412.50						540.06	2,567.00					3,519.56	2,187.52	(1,332.04)
WASTEWATER	169.15		175.36		175.36		175.36		175.36				870.59	1,000.00	129.41
WATER	90.75	95.42	93.57	426.60	2,432.48	2,254.95	2,028.01	4,282.30	3,418.14				15,122.22	15,840.00	717.78
WEBSITE	410.40												410.40	450.00	39.60
PROPERTY DAMAGE													0.00	0.00	0.00
CONTINGENCY													0.00	0.00	0.00
SUBTOTAL	23,054.56	11,087.78	24,016.81	24,546.42	21,126.24	35,509.39	27,209.27	32,320.26	26,064.43				224,935.16	283,202.96	58,267.80
TOTAL OPERATING EXPENSES	25,725.77	13,582.86	29,454.94	28,061.72	23,965.50	38,249.67	29,950.99	35,058.76	28,803.61				252,853.82	316,593.01	63,739.19
NET MONTHLY INCOME (LOSS)	813.81	12,778.78	(4,047.09)	(2,656.56)	1,436.40	(12,859.14)	(4,523.76)	(9,652.98)	(3,394.91)						
YEAR TO DATE INCOME (LOSS)	813.81	13,592.59	9,545.50	6,888.94	8,325.34	(4,533.80)	(9,057.56)	(18,710.54)	(22,105.45)				(22,105.45)	(9,661.01)	(12,444.44)
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				15,030.00	20,040.00	(5,010.00)
STRUCTURES MAINTENANCE & REPAIRS	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00				45,900.00	61,200.00	(15,300.00)
POOL FENCE ESCROW			1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00				7,000.00	10,000.00	(3,000.00)
TOTAL RESERVE ADDITIONS	6,770.00	6,770.00	7,770.00	7,770.00	7,770.00	7,770.00	7,770.00	7,770.00	7,770.00				67,930.00	91,240.00	(23,310.00)
RESERVE EXPENSES															
STREET MAINTENANCE & REPAIRS													0.00		0.00
STRUCTURES MAINTENANCE & REPAIRS	1,979.09				2,160.18			894.41	1,756.51				6,790.19		0.00
POOL FENCE ESCROW													0.00		0.00
TOTAL RESERVE EXPENSES	1,979.09	0.00	0.00	0.00	2,160.18	0.00	0.00	894.41	1,756.51				6,790.19	0.00	0.00
NET MONTHLY INCOME (LOSS)	4,790.91	6,770.00	7,770.00	7,770.00	5,609.82	7,770.00	7,770.00	6,875.59	6,013.49						
NET YEAR TO DATE INCOME (LOSS)	4,790.91	11,560.91	19,330.91	27,100.91	32,710.73	40,480.73	48,250.73	55,126.32	61,139.81				61,139.81	91,240.00	(30,100.19)

EDGEWOOD HOMES ASSOCIATION
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DATE	REFERENCE DOCUMENT	DESCRIPTION	Highlights Reserve Assigned Expenses			
			DEPOSIT DETAIL	ACCOUNT Deposit Withdraw		BALANCE
1/1/25		BALANCE FORWARD				38,182.38
1/3/25	electronic	Kansas Gas Service			97.76	38,084.62
1/3/25	electronic	Water District No. 1			89.47	37,995.15
1/3/25	electronic	Waste Management			1,094.50	36,900.65
1/6/25	electronic	Account Analysis Charge			9.48	36,891.17
1/7/25	Deposit	Accounts Recievable		5,146.03		42,037.20
1/12/25	Deposit	Accounts Recievable		9,431.40		51,468.60
1/13/25	Deposit	Accounts Recievable		2,693.00		54,161.60
1/15/25	electronic	Evergy			190.37	53,971.23
1/16/25	4737	Association Management Services			1,503.20	52,468.03
1/16/25	4738	Messengers Lawn & Landscape			6,259.25	46,208.78
1/16/25	4739	Rockwell Security LLC			6,195.43	40,013.35
1/16/25	4740	Security Bank Credit Card			120.00	39,893.35
1/16/25	4741	Total Property Services			420.64	39,472.71
1/16/25	4742	Messengers Lawn & Landscape (snow removal)			9,795.00	29,677.71
1/21/25	electronic	Alliance Masony Restoration and Preservation Services			509.65	29,168.06
1/21/25	Deposit	Accounts Recievable		632.00		29,800.06
1/21/25	Deposit	Accounts Recievable		4,553.00		34,353.06
1/22/25	Deposit	Accounts Recievable		3,397.01		37,750.07
1/23/25	electronic	Charter Service/Spectrum Business			306.88	37,443.19
1/29/25	Deposit	Accounts Recievable		6,533.00		43,976.19
1/29/25	4743	VOID				43,976.19
1/31/25		Ryan Lawn & Tree refund (returned check #4735)			(278.23)	44,254.42
1/31/25	Deposit	Accounts Recievable		704.00	0.00	44,958.42
2/2/25	electronic	Kansas Gas Service			97.67	44,860.75
2/3/25	electronic	Water District No. 1			90.75	44,770.00
2/2 & 2/11/25	electronic	Waste Management			1,154.50	43,615.50
2/6/25	electronic	Account Analysis Charge			7.80	43,607.70
2/8/25	Deposit	Accounts Recievable		8,731.00		52,338.70
2/12/25	Deposit	Accounts Recievable		9,031.00		61,369.70
2/13/25	electronic	Evergy			181.80	61,187.90
2/16/25	4744	Alliance Masony Restoration and Preservation Services			1,034.75	60,153.15
2/16/25	4745	Arrow Gates & Security			434.69	59,718.46
2/16/25	4746	Association Management Services			1,677.65	58,040.81
2/16/25	4747	Focal Pointe of Kansas City			1,213.00	56,827.81
2/16/25	4748	JCDHE (annual pool operating fee/permit)			385.00	56,442.81
2/16/25	4749	Johnson County Wastewater			169.15	56,273.66
2/16/25	4750	Madeira, Nancy (reimbursement)			410.40	55,863.26
2/16/25	4751	Rockwell Security LLC			8,987.78	46,875.48
2/16/25	4752	Security Bank Credit Card			120.00	46,755.48
2/16/25	4753	Smart Pro Technologies			412.50	46,342.98
2/17/25	Deposit	Accounts Recievable		5,071.00		51,413.98
2/22/25	Deposit	Accounts Recievable		7,223.00		58,636.98
2/23/25	electronic	Charter Service/Spectrum Business			306.67	58,330.31
2/26/25	Deposit	Accounts Recievable		4,522.00		62,852.31
3/4/25	electronic	Kansas Gas Service			97.67	62,754.64
3/4/25	electronic	Water District No. 1			95.42	62,659.22
3/4/25	electronic	Waste Management			1,154.50	61,504.72
3/6/25	electronic	Account Analysis Charge			6.55	61,498.17
3/8/25	Deposit	Accounts Recievable		12,462.00		73,960.17
3/9/25	Deposit	Accounts Recievable		632.00		74,592.17
3/10/25	4754	United States Treasury			2,620.00	71,972.17
3/10/25	4755	Kansas Corporate Tax			306.00	71,666.17
3/13/25	4756	Association Management Services			1,503.20	70,162.97
3/13/25	4757	Focal Pointe of Kansas City			2,483.25	67,679.72
3/13/25	4758	Rockwell Security LLC			6,374.12	61,305.60
3/13/25	4759	Security Bank Credit Card			120.00	61,185.60
3/13/25	4760	Smart Pro Technologies			270.03	60,915.57
3/13/25	4761	State Farm (Residential Community Association Policy)			14,010.00	46,905.57
3/13/25	4762	State Farm (Commercial Liability Umbrella Policy)			793.00	46,112.57
3/16/25	Deposit	Accounts Recievable		9,811.66		55,924.23
3/17/25	electronic	Evergy			163.12	55,761.11
3/24/25	Deposit	Accounts Recievable		9,785.00		65,546.11
3/23/25	electronic	Charter Service/Spectrum Business			310.99	65,235.12
3/27/25	4763	MJ Seasonal Concepts Corporate Sales (tabletop repl.)			602.23	64,632.89
3/28/25	Deposit	Accounts Recievable		1,919.00		66,551.89
4/1/25	electronic	Water District No. 1			93.57	66,458.32

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			Highlights Reserve Assigned Expenses			
DATE	REFERENCE	DESCRIPTION	DEPOSIT	ACCOUNT		BALANCE
	DOCUMENT		DETAIL	Deposit	Withdraw	
4/2/25	electronic	Kansas Gas Service			106.92	66,351.40
4/2/25	electronic	Waste Management			1,154.50	65,196.90
4/5/25	electronic	Account Analysis Charge			2.34	65,194.56
4/5/25	Deposit	Accounts Recievable		7,981.00		73,175.56
4/7/25	Deposit	Accounts Recievable		632.00		73,807.56
4/10/25	Deposit	Accounts Recievable		6,439.93		80,247.49
4/15/25	electronic	Evergy			134.51	80,112.98
4/15/25	4764	Association Management Services			1,521.46	78,591.52
4/15/25	4765	Focal Pointe of Kansas City			14,559.00	64,032.52
4/15/25	4766	Johnson County Wastewater			175.36	63,857.16
4/15/25	4567	Kartsonis Pool & Aquatic Services			357.00	63,500.16
4/15/25	4768	Rockwell Security LLC			6,374.12	57,126.04
4/15/25	4769	Security Bank Credit Card			120.00	57,006.04
4/19/25	Deposit	Accounts Recievable		14,747.68		71,753.72
4/23/25	electronic	Charter Service/Spectrum Business			310.99	71,442.73
4/28/25	Deposit	Accounts Recievable		3,903.00		75,345.73
5/3/25	electronic	Kansas Gas Service			106.92	75,238.81
5/3/25	electronic	Waste Management			1,154.50	74,084.31
5/5/25	electronic	Water District No. 1			426.60	73,657.71
5/6/25	electronic	Account Analysis Charge			0.08	73,657.63
5/7/25	Deposit	Accounts Recievable		8,571.00		82,228.63
5/11/25	Deposit	Accounts Recievable		4,486.00		86,714.63
5/14/25	electronic	Evergy			161.87	86,552.76
5/15/25	4770 & 4777	Arrow Gates & Security			645.05	85,907.71
5/15/25	4771	Association Management Services			1,503.20	84,404.51
5/15/25	4772	Evans & Dixon, LLC Attorneys at Law			750.00	83,654.51
5/15/25	4773	Focal Pointe of Kansas City			15,115.35	68,539.16
5/15/25	4774	Nancy Madeira (reimbursement)			26.18	68,512.98
5/15/25	4775	Rockwell Security LLC			6,374.12	62,138.86
5/15/25	4776	Security Bank Credit Card			278.38	61,860.48
5/17/25	Deposit	Accounts Recievable		5,210.00		67,070.48
5/23/25	electronic	Charter Service/Spectrum Business			310.99	66,759.49
5/25/25	Deposit	Accounts Recievable		12,588.00		79,347.49
6/3/25	electronic	Kansas Gas Service			218.36	79,129.13
6/3/25	electronic	Waste Management			1,154.50	77,974.63
6/3/25	electronic	Water District No. 1			2,432.48	75,542.15
6/5/25	electronic	Account Analysis Charge			3.50	75,538.65
6/7/25	Deposit	Accounts Recievable		9,125.00		84,663.65
6/14/25	Deposit	Accounts Recievable		4,632.00		89,295.65
6/15/25	electronic	Evergy			559.95	88,735.70
6/15/25	4778	Aspen Lawn & Pest Control			92.74	88,642.96
6/15/25	4779	Association Management Services			1,583.20	87,059.76
6/15/25	4780	Everett Milberger Pest Control, Inc.			164.03	86,895.73
6/15/25	4781	Focal Pointe of Kansas City			9,834.50	77,061.23
6/15/25	4782	Johnson County Wastewater			175.36	76,885.87
6/15/25	4783	Rockwell Security LLC			6,396.52	70,489.35
6/15/25	4784	Ryan Lawn & Tree (EAB Treatment)			2,160.18	68,329.17
6/15/25	4785	Security Bank Credit Card			207.29	68,121.88
6/19/25	Deposit	Accounts Recievable		5,785.00		73,906.88
6/23/25	electronic	Charter Service/Spectrum Business			310.99	73,595.89
6/28/25	Deposit	Accounts Recievable		13,143.00		86,738.89
7/2/25	electronic	Kansas Gas Service			321.11	86,417.78
7/2/25	electronic	Waste Management			1,154.50	85,263.28
7/2/25	electronic	Water District No. 1			2,254.95	83,008.33
7/5/25	electronic	Account Analysis Charge			4.94	83,003.39
7/5/25	Deposit	Accounts Recievable		11,199.00		94,202.39
7/11/25	Deposit	Accounts Recievable		6,673.03		100,875.42
7/14/25	electronic	Evergy			906.78	99,968.64
7/15/25	4786	Association Management Services			1,503.20	98,465.44
7/15/25	4787	Country Club Pool & Spas (Chris Lyon dba)			8,700.00	89,765.44
7/15/25	4788	Focal Pointe of Kansas City			15,321.80	74,443.64
7/15/25	4789	Tim Lair (reimbursement)			270.00	74,173.64
7/15/25	4790	Rockwell Security LLC			6,107.42	68,066.22
7/15/25	4791	Security Bank Credit Card			508.67	67,557.55
7/20/25	Deposit	Accounts Recievable		12,552.32		80,109.87
7/23/25	electronic	Charter Service/Spectrum Business			310.99	79,798.88
7/27/25	Deposit	Accounts Recievable		5,226.00		85,024.88

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DATE	REFERENCE	DESCRIPTION	DEPOSIT	ACCOUNT		
	DOCUMENT		DETAIL	Deposit	Withdraw	BALANCE
8/3/25	electronic	Kansas Gas Service			417.17	84,607.71
8/3/25	electronic	Waste Management			1,154.50	83,453.21
8/4/25	electronic	Water District No. 1			2,028.01	81,425.20
8/5/25	electronic	Account Analysis Charge			1.72	81,423.48
8/6/25	Deposit	Accounts Recievable		7,350.00		88,773.48
8/11/25	Deposit	Accounts Recievable		10,909.30		99,682.78
8/15/25	Deposit	Accounts Recievable		4,635.00		104,317.78
8/16/25	electronic	Evergy			842.04	103,475.74
8/18/25	4792	Aspen Lawn & Pest Control			92.74	103,383.00
8/18/25	4793	Association Management Services			1,503.20	101,879.80
8/18/25	4794	Country Club Pool & Spas (Chris Lyon dba)			3,100.00	98,779.80
8/18/25	4795	Focal Pointe of Kansas City			10,253.65	88,526.15
8/18/25	4796	Christine Freed (Pool Attendant)			613.28	87,912.87
8/18/25	4797	Johnson County Wastewater			175.36	87,737.51
8/18/25	4798	Rockwell Security LLC			6,107.42	81,630.09
8/18/25	4799	Security Bank Credit Card			120.00	81,510.09
8/18/25	4800	Smart Pro Technologies			540.06	80,970.03
8/18/25	4801	Total Property Services			1,389.31	79,580.72
8/20/25	4802	Smart Pro Technologies (Annual Platform/Equip. Support)			2,567.00	77,013.72
8/23/25	Deposit	Accounts Recievable		7,852.00		84,865.72
8/23/25	electronic	Charter Service/Spectrum Business			310.99	84,554.73
8/27/25	Deposit	Accounts Recievable		1,972.00		86,526.73
9/4/25	electronic	Kansas Gas Service			575.78	85,950.95
9/4/25	electronic	Waste Management			1,154.50	84,796.45
9/5/25	electronic	Water District No. 1			4,282.30	80,514.15
9/5/25	electronic	Account Analysis Charge			2.40	80,511.75
9/8/25	Deposit	Accounts Recievable		6,619.00		87,130.75
9/11/25	Deposit	Accounts Recievable		8,405.90		95,536.65
9/12/25	electronic	Evergy			851.67	94,684.98
9/15/25	4803	VOID			0.00	94,684.98
9/15/25	4812	Arrow Gates & Security	585.54		1,171.54	93,513.44
9/15/25	4804	Aspen Lawn & Pest Control			92.74	93,420.70
9/15/25	4805	Association Management Services			1,503.20	91,917.50
9/15/25	4806	Country Club Pool & Spas (Chris Lyon dba)			4,200.00	87,717.50
9/15/25	4807	Focal Pointe of Kansas City			7,486.17	80,231.33
9/15/25	4808	VOID			0.00	80,231.33
9/15/25	4813	Christine Freed (Pool Attendant)			501.56	79,729.77
9/15/25	4809	MJ Seasonal Concepts Corporate Sales (tabletop repl.)			2,820.24	76,909.53
9/15/25	4810	Rockwell Security LLC			9,601.18	67,308.35
9/15/25	4811	Security Bank Credit Card	308.87		428.87	66,879.48
9/22/25	Deposit	Accounts Recievable		13,814.32		80,693.80
9/23/25	electronic	Charter Service/Spectrum Business			310.99	80,382.81
9/29/25	Deposit	Accounts Recievable		5,132.00		85,514.81
10/1/25	electronic	Waste Management			1,154.50	84,360.31
10/2/25	electronic	Water District No. 1			3,418.14	80,942.17
	electronic	Account Analysis Charge				80,942.17
10/4/25	Deposit	Accounts Recievable		5,201.00		86,143.17
10/10/25	Deposit	Accounts Recievable		6,010.68		92,153.85
10/11/25	electronic	Evergy			580.37	91,573.48
10/12/25	electronic	Kansas Gas Service			921.92	90,651.56
10/14/25	4814	Association Management Services			1,503.20	89,148.36
10/14/25	4815	Cleaner Image LLC (holiday lights)			544.87	88,603.49
10/14/25	4816	Focal Pointe of Kansas City			8,197.04	80,406.45
10/14/25	4817	Johnson County Wastewater			175.36	80,231.09
10/14/25	4818	Keller Fire & Safety (fire extinguisher inspection)			114.10	80,116.99
10/14/25	4819	Rockwell Security LLC			6,107.42	74,009.57
10/14/25	4820	Security Bank Credit Card			120.00	73,889.57
10/14/25	4821	Smart Pro Technologies			1,756.51	72,133.06
10/14/25	4822	Total Property Services			1,328.18	70,804.88
10/15/25	4823	Commercial Waterproofing, Inc.			20,820.00	49,984.88
	Deposit	Accounts Recievable				49,984.88
	electronic	Charter Service/Spectrum Business			310.99	49,673.89
	Deposit	Accounts Recievable				49,673.89

PREPAID DUES

			JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER												
Anderson	29																									
Battaglia M.	44																									
Beer (B & G Auto)	33								5/11	1.60	JE	11	3.22													
Bock / Nielsen	8	216.00	12	245.00	JE	8	303.00	5/28	997.00	JE	361.00	14	390.00	20	1,084.00	JE	448.00	8	1,142.00							
Boettcher	50																									
Bott	48																									
Callahan	10																									
Ciacco	13																									
Cohen	43																									
Conner	22																									
Converse	15	29.80		29.80		29.80		29.80		29.80		29.80		29.80	JE	0.10		0.10								
Custer	11																									
Delgado	24									20/27	688.00		688.00		688.00		688.00									
Earnest	45																									
Easley	49																									
Ebersole	9																									
Eddy	28																									
Freeman	37																									
Frye	27																									
Gregory	21																									
Grindinger	34																									
Hess	32		12	3,330.00	JE	2,664.00	JE	1,998.00	JE	1,332.00	JE	666.00	28	3,996.00	JE	3,330.00	JE	2,664.00	JE	1,998.00						
Inciardi (prev. Waldro)	39		7/29	559.00	JE/26	659.00		659.00		659.00		659.00		659.00		659.00		659.00		659.00						
Jennings	30																									
Lair	7					8/24	622.00		622.00	JE							11	2,554.00	JE	1,932.00						
Madeira	4	632.00		632.00		632.00		632.00		632.00		632.00		632.00		632.00		632.00		632.00						
Martin	16	625.00		625.00		625.00		625.00		625.00		625.00		625.00		625.00		625.00		625.00						
Mathur / Deepak	3		7	0.03		0.03		0.03		0.03		0.03		0.03		0.03		0.03		0.03						
McCaffree	40																									
Miller	2			12/22	525.00		525.00	JE	425.00	JE	325.00	JE	225.00	11	525.00	6/11	625.00	JE	525.00							
Morris	18	1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00						
Neumuebel (prev. Ba)	42					16	551.00	5/19	651.00		651.00		651.00		651.00		651.00		651.00							
Newman	26																									
Nickell	17																									
Osborne	23	572.00		572.00	8	672.00		672.00		672.00		672.00		672.00		672.00		672.00		672.00						
Plapp / Corbin	47	583.00	JE	10.00	JE																					
Porter (prev. Lieberm)	25					8	684.00	5	1,368.00	JE	684.00	JE														
Prentiss	20																									
Rodrick	19																									
Roh	46	556.00	JE			8	656.00	JE									22	656.00								
Rosenberg	31																									
Rowan	1																									
Scott	12	622.00		622.00	JE/26	622.00		622.00		622.00		622.00		622.00		622.00		622.00		622.00						
Shirley	35	572.00	JE		26	703.00		703.00		703.00		703.00		703.00		703.00		703.00	JE							
Sleder	36																									
Steele	38	558.00	JE																							
Sweeney	5																									
Weilert	14	626.00	JE			16/28	574.00	19	698.00	JE	144.00	JE							29	626.00						
Worthington	6	300.00	JE	262.00	JE	224.00	JE	186.00	JE	148.00	JE	110.00	JE	72.00	JE	34.00	JE									
Yost	41																									
TOTAL PREPAID		5,892.80		6,887.83		7,356.83		10,042.83		10,184.83		6,884.83		9,277.83		10,257.43		11,544.13		11,432.35		0.00		0.00		0.00

INTEREST CHARGES

		JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Anderson	29												
Battaglia M.	44							8.40		8.38			
Beer (B & G Auto)	33												
Bock / Nielsen	8												
Boettcher	50												
Bott	48												
Callahan	10												
Ciaccio	13												
Cohen	43												
Conner	22												
Converse	15												
Custer	11												
Delgado	24												
Earnest	45												
Easley	49												
Ebersole	9												
Eddy	28												
Freeman	37												
Frye	27	7.25	8.41	8.51	8.42			8.32		8.32			
Gregory	21												
Grindinger	34	7.43	(7.43)		8.68								
Hess	32												
Inciardi (prev. Waldro	39												
Jennings	30												
Lair	7								0.00				
Madeira	4												
Martin	16												
Mathur / Deepak	3												
McCaffree	40												
Miller	2												
Morris	18												
Neunuebel (prev. Ba	42												
Newman	26							0.00					
Nickell	17									7.90			
Osborne	23												
Plapp / Corbin	47												
Porter (prev. Lieberm	25												
Prentiss	20												
Rodrick	19												
Roh	46												
Rosenberg	31												
Rowan	1												
Scott	12												
Shirley	35												
Sleder	36												
Steele	38												
Sweeney	5												
Weilert	14							6.03					
Worthington	6												
Yost	41												
TOTAL INTEREST		0.00	14.68	0.98	8.51	17.10	0.00	0.00	22.75	0.00	24.60	0.00	0.00

**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					15838	September 1, 2025	September	\$642.00	642.00	0.00	0.00			642.00		\$642.00		\$642.00
Battaglia	Marion	44	11513 Rosewood	Leawood	Kansas	66211					15839	September 1, 2025	September	\$672.00	1.60	670.40	8.38			672.00		\$1,350.78		\$1,350.78
Beer	William E	33	11508 Cedar	Leawood	Kansas	66211					15840	September 1, 2025	September	\$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					15841	September 1, 2025	September	\$636.00	636.00	0.00	0.00			636.00		\$636.00	(448.00)	\$188.00
Boettcher	Bruce &	50	11520 Juniper	Leawood	Kansas	66211					15842	September 1, 2025	September	\$686.00	686.00	0.00	0.00			686.00		\$686.00		\$686.00
Bolt	Richard J	48	11512 Juniper	Leawood	Kansas	66211					15843	September 1, 2025	September	\$696.00	696.00	0.00	0.00			696.00		\$696.00		\$696.00
Callahan	Michael J	10	5312 W. 116th Street	Leawood	Kansas	66211					15844	September 1, 2025	September	\$670.00	670.00	0.00	0.00			670.00		\$670.00		\$670.00
Ciacco	Peter & H	13	5300 W. 116th Street	Leawood	Kansas	66211					15845	September 1, 2025	September	\$638.00	638.00	0.00	0.00			638.00		\$638.00		\$638.00
Cohen	Kenneth	43	5109 W. 116th Street	Leawood	Kansas	66211					15846	September 1, 2025	September	\$659.00	659.00	0.00	0.00			659.00		\$659.00		\$659.00
Conner	Diane	22	5148 W. 115th Terrace	Leawood	Kansas	66211					15847	September 1, 2025	September	\$665.00	665.00	0.00	0.00			665.00		\$665.00		\$665.00
Converse	Richard	15	5260 W. 115th Terrace	Leawood	Kansas	66211					15848	September 1, 2025	September	\$632.00	632.00	0.00	0.00			632.00		\$632.00	(0.10)	\$631.90
Custer	Galen &	11	5308 W. 116th Street	Leawood	Kansas	66211					15849	September 1, 2025	September	\$636.00	636.00	0.00	0.00			636.00		\$636.00		\$636.00
Delgado	Pablo &	24	5140 W. 115th Terrace	Leawood	Kansas	66211					15850	September 1, 2025	September	\$688.00	688.00	0.00	0.00			688.00		\$688.00	(688.00)	\$0.00
Earnest	James	45	11509 Rosewood	Leawood	Kansas	66211					15851	September 1, 2025	September	\$656.00	656.00	0.00	0.00			656.00		\$656.00		\$656.00
Easley	James &	49	11516 Juniper	Leawood	Kansas	66211					15852	September 1, 2025	September	\$673.00	673.00	0.00	0.00			673.00		\$673.00		\$673.00
Ebersole	Doris	9	5313 W. 116th Street	Leawood	Kansas	66211					15853	September 1, 2025	September	\$670.00	670.00	0.00	0.00			670.00		\$670.00		\$670.00
Eddy	James &	28	11507 Cedar	Leawood	Kansas	66211					15854	September 1, 2025	September	\$655.00	655.00	0.00	0.00			655.00		\$655.00		\$655.00
Freeman	Raymon	37	11513 Juniper	Leawood	Kansas	66211					15855	September 1, 2025	September	\$658.00	658.00	0.00	0.00			658.00		\$658.00		\$658.00
Frye	Richard J	27	803 PCA Road	Warrensburg	Missour	64093	11505 Cedar	Leawood	Kansas	66211	15856	September 1, 2025	September	\$665.00		665.00	8.32			665.00		\$1,338.32		\$1,338.32
Gregory	James &	21	5152 W. 115th Terrace	Leawood	Kansas	66211					15857	September 1, 2025	September	\$632.00	632.00	0.00	0.00			632.00		\$632.00		\$632.00
Grinding	Richard	34	11504 Cedar	Leawood	Kansas	66211					15858	September 1, 2025	September	\$694.00	694.00	0.00	0.00			694.00		\$694.00		\$694.00
Hess	Jerry & C	32	11512 Cedar	Leawood	Kansas	66211					15859	September 1, 2025	September	\$666.00	666.00	0.00	0.00			666.00		\$666.00	(2,664.00)	(\$1,998.00)
Inciardi	Marc & F	39	11521 Juniper	Leawood	Kansas	66211					15860	September 1, 2025	September	\$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					15861	September 1, 2025	September	\$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					15862	September 1, 2025	September	\$1,244.00	1,244.00	0.00	0.00			622.00		\$622.00	(2,554.00)	(\$1,932.00)
Madeira	Jon Tony	4	5213 W. 116th Street	Leawood	Kansas	66211					15863	September 1, 2025	September	\$632.00	632.00	0.00	0.00			632.00		\$632.00	(632.00)	\$0.00
Martin	Keith & F	16	5256 W. 115th Terrace	Leawood	Kansas	66211					15864	September 1, 2025	September	\$625.00	625.00	0.00	0.00			625.00		\$625.00	(625.00)	\$0.00
Mathur	Bangalot	3	5209 W. 116th Street	Leawood	Kansas	66211					15865	September 1, 2025	September	\$632.00	632.00	0.00	0.00			632.00		\$632.00	(0.03)	\$631.97
McCaffree	Carl	40	11525 Juniper	Leawood	Kansas	66211					15866	September 1, 2025	September	\$704.00	704.00	0.00	0.00			704.00		\$704.00		\$704.00
Miller	Jerry & L	2	5205 W. 116th Street	Leawood	Kansas	66211					15867	September 1, 2025	September	\$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					15868	September 1, 2025	September	\$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					15869	September 1, 2025	September	\$651.00	651.00	0.00	0.00			651.00		\$651.00	(651.00)	\$0.00
Newman	Donna	26	11500 Juniper	Leawood	Kansas	66211					15870	September 1, 2025	September	\$670.00	670.00	0.00	0.00			670.00		\$670.00		\$670.00
Nickell	David & I	17	5252 W. 115th Terrace	Leawood	Kansas	66211					15871	September 1, 2025	September	\$632.00		632.00	7.90			632.00		\$1,271.90		\$1,271.90
Osborne	Don & Di	23	5144 W. 115th Terrace	Leawood	Kansas	66211					15872	September 1, 2025	September	\$672.00	672.00	0.00	0.00			672.00		\$672.00	(672.00)	\$0.00
Plapp & Kat	Frederick	47	11501 Rosewood	Leawood	Kansas	66211					15873	September 1, 2025	September	\$673.00	673.00	0.00	0.00			673.00		\$673.00		\$673.00
Porter	David & C	25	11504 Juniper Street	Leawood	Kansas	66211					15874	September 1, 2025	September	\$684.00	684.00	0.00	0.00			684.00		\$684.00		\$684.00
Prentiss	James &	20	5240 W. 115th Terrace	Leawood	Kansas	66211					15875	September 1, 2025	September	\$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	15876	September 1, 2025	September	\$632.00	632.00	0.00	0.00			632.00		\$632.00		\$632.00
Roh	Lynn	46	11505 Rosewood	Leawood	Kansas	66211					15877	September 1, 2025	September	\$656.00	656.00	0.00	0.00			656.00		\$656.00		\$656.00
Rosenberg	David & I	31	11516 Cedar	Leawood	Kansas	66211					15878	September 1, 2025	September	\$660.00	660.00	0.00	0.00			660.00		\$660.00		\$660.00
Rowan	Susan &	1	5201 W. 116th Street	Leawood	Kansas	66211					15879	September 1, 2025	September	\$632.00	632.00	0.00	0.00			632.00		\$632.00		\$632.00
Scott	Patricia	12	5304 W. 116th Street	Leawood	Kansas	66211					15880	September 1, 2025	September	\$622.00	622.00	0.00	0.00			622.00		\$622.00	(622.00)	\$0.00
Shirley	Michael	35	11505 Juniper	Leawood	Kansas	66211					15881	September 1, 2025	September	\$703.00	703.00	0.00	0.00			703.00		\$703.00	(703.00)	\$0.00
Steder	Ted & Pa	36	11509 Juniper	Leawood	Kansas	66211					15882	September 1, 2025	September	\$676.00	676.00	0.00	0.00			676.00		\$676.00		\$676.00
Steele	James	38	11517 Juniper	Leawood	Kansas	66211					15883	September 1, 2025	September	\$658.00	658.00	0.00	0.00			658.00		\$658.00		\$658.00
Sweeney	Sara	5	5217 W. 116th Street	Leawood	Kansas	66211					15884	September 1, 2025	September	\$626.00	626.00	0.00	0.00			626.00		\$626.00		\$626.00
Weilert	Gregory	14	10874 Nieman Road	Overland Park	Kansas	66210	5264 W. 115th Terrac	Leawood	Kansas	66211	15885	September 1, 2025	September	\$626.00	626.00	0.00	0.00			626.00		\$626.00		\$626.00
Worthington	Mary	6	5301 W. 116th Street	Leawood	Kansas	66211					15886	September 1, 2025	September	\$638.00	638.00	4.00	0.00			638.00		\$642.00		\$642.00
Yost	Marilyn H	41	5101 W. 116th Street	Leawood	Kansas	66211					15887	September 1, 2025	September	\$668.00	668.00	0.00	0.00			668.00		\$668.00		\$668.00

EDGEWOOD HOMES ASSOCIATION

2025 Lawn, Landscape, Irrigation, Snow & Miscellaneous Maintenance Services Schedule - Focal Pointe of Kansas City

LINE	LAWN MAINTENANCE SERVICES-COMMON AREAS	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	2025 TOTAL	2024 TOTAL	VARIANCE
	MOWING FREQUENCY (weeks per month)				5	4	4	5	4	4				26	31	5
1A	MULCH MOWING / EDGE / BLOW CLIPPINGS--(29 @ \$267.00)				1,335.00	1,068.00	1,068.00	1,335.00	1,068.00	1,068.00				6,942.00	7,743.00	801.00
1C	SPRING CLEAN-UP w/Leaf Removal (1 @ \$600.00)			600.00										600.00	600.00	0.00
	SPRING ORNAMENTAL GRASS CUTBACK (1 @ \$330.00)		330.00											330.00	330.00	0.00
1C	FALL CLEAN-UP w/Leaf Removal (2 @ \$1,160.00)													0.00	2,320.00	2,320.00
2A	LAWN CHEMICAL TREATMENT--(5 @ \$504.00)			504.00	504.00				504.00					1,512.00	2,520.00	1,008.00
2D	GRUB CONTROL (1 @ \$585.00)						585.00							585.00	585.00	0.00
7	TREE & SHRUB CHEM. / FERTILIZATION--(4 @ \$590.00)						1,180.00	1,180.00						2,360.00	2,360.00	0.00
8	SHRUB PRUNE & TRIM--(4 @ \$1,155.00, up to 12 feet)			1,155.00		1,155.00				1,155.00				4,620.00	4,620.00	0.00
	TRIMMING DRIVER LINE OF SIGHT (4 @ \$70.00)					140.00			70.00	70.00				280.00	280.00	0.00
9	LANDSCAPE & FLOWER BED DE-WEEDING (18 @ \$180.00)				360.00	360.00	540.00	360.00	360.00	360.00				2,340.00	3,240.00	900.00
10	MULCH BEDS & TREE WELLS--Dyed (1 @ \$3,696.00)			3,696.00										3,696.00	3,696.00	0.00
11	EDGING BEDS & TREE RINGS--(1 @ \$570)			570.00										570.00	570.00	0.00
12	TRIM CREEK SIDES / EDGES--(3 @ \$275.00)				275.00			275.00		275.00				825.00	825.00	0.00
13	CREEK EDGE AQUATIC WEED CONTROL--(3 @ \$110.00)						110.00	110.00		110.00				330.00	330.00	0.00
14	TRIM OUTSIDE FENCE-AREA A--(3 @ \$175.00)					175.00	175.00			175.00				525.00	525.00	0.00
14	TRIM OUTSIDE FENCE-AREA B--(3 @ \$85.00)						85.00	85.00		85.00				255.00	255.00	0.00
16	HARD SURFACE SPRAY (1 @ \$385)					385.00		160.00						545.00	385.00	(160.00)
17	CLEAN UP TREE ROW @ LEAWOOD MANOR FENCE (2 @ \$200.00)							117.39		45.86				0.00	400.00	400.00
	OPTIONAL SERVICES NOT BUDGETED-RESERVES IF NEEDED													0.00	0.00	0.00
	LANDSCAPE BED PRE-EMERGENT (2 @ \$41.86)													0.00	0.00	0.00
2C	TURF FUNGICIDE TREATMENT--(No Bid)													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 (\$400.00 per application, plus \$36.40 tax)							450.30						450.30	0.00	(450.30)
10	MULCH BEDS & TREE WELLS--Fall Top Dress Bark Mulch Option													0.00	0.00	0.00
	Estimated Tax			382.20	45.86	35.04	170.63	117.39		10.01				806.99	898.72	91.73
	SUBTOTAL COMMON AREAS	0.00	330.00	6,907.20	2,519.86	3,178.04	5,208.63	4,072.69	2,047.86	3,308.01	0.00	0.00	0.00	27,572.29	32,482.72	4,910.43
	Cumulative Expense		330.00	7,237.20	9,757.06	12,935.10	18,143.73	22,216.42	24,264.28	27,572.29	27,572.29	27,572.29	27,572.29			15.12%
	LAWN MAINTENANCE SERVICES-HOMES (50 UNITS)															
	MOWING FREQUENCY (weeks per month)				5	4	4	5	4	4				26	31	5
1B	MULCH MOWING / EDGE / BLOW CLIPPINGS-- (50 x \$18.70 = \$935 x 29)				4,675.00	3,740.00	3,740.00	4,675.00	3,740.00	3,740.00				24,310.00	27,115.00	2,805.00
	FENCED YARD OPTION (No Charge/unit/time)													0.00	0.00	0.00
1D	SPRING CLEAN-UP (50 x \$66.80 = \$3,340.00)			3,340.00										3,340.00	3,340.00	0.00
1D	FALL CLEAN-UP (50 x \$85.50 = \$4,275.00; 2 @ \$4,275.00)													0.00	8,550.00	8,550.00
2B	LAWN CHEM.-- (50 x 28.20 = \$1,410.00 x 5)			1,410.00	1,410.00				1,410.00					4,230.00	7,050.00	2,820.00
2D	GRUB CONTROL (50 x \$35.30 = \$1,765.00)						1,765.00							1,765.00	1,765.00	0.00
	OPTIONAL SERVICES NOT BUDGETED-RESERVES IF NEEDED													0.00	0.00	0.00
2C	TURF FUNGICIDE TREATMENT--(No Bid)													0.00	0.00	0.00
3	AERATING--(50 x \$75.00 = \$3,750.00)													0.00	0.00	0.00
5	OVER-SEED (50 x \$78.00 = \$3,900.00)													0.00	0.00	0.00
6	NUTSEDGE TREATMENT (50 x \$51 = \$2,550.00/occurrence, plus \$232.05 tax)													0.00	0.00	0.00
	Estimated Tax			128.31	128.31		160.62			128.31				545.55	802.17	256.62
	SUBTOTAL HOMES	0.00	0.00	4,878.31	6,213.31	3,740.00	5,665.62	4,675.00	5,278.31	3,740.00	0.00	0.00	0.00	34,190.55	48,622.17	14,431.62
	Cumulative Expense		0.00	4,878.31	11,091.62	14,831.62	20,497.24	25,172.24	30,450.55	34,190.55	34,190.55	34,190.55	34,190.55			29.68%
	TOTAL MONTHLY LAWN MAINTENANCE	0.00	330.00	11,785.51	8,733.17	6,918.04	10,874.25	8,747.69	7,326.17	7,048.01	0.00	0.00	0.00	61,762.84	81,104.88	19,342.04
	Cumulative Expense		330.00	12,115.51	20,848.68	27,766.72	38,640.97	47,388.66	54,714.83	61,762.84	61,762.84	61,762.84	61,762.84			23.85%
	IRRIGATION SYSTEM-COMMON AREAS															
18	ACTIVATION-START-UP				219.00									219.00	219.00	0.00
	RUN THROUGH (3 @ \$195.00)					195.00		195.00		195.00				585.00	585.00	0.00
	CONTROLLER ADJUSTMENT (included no additional charge)													0.00	0.00	0.00
	BACKFLOW TEST (2)					170.00								170.00	170.00	0.00
18	WINTERIZATION													0.00	219.00	219.00
18	MAINTENANCE (\$90.00/hour plus parts)				2,134.44	2,410.46	1,387.55	1,146.16		954.03				8,032.64	5,250.00	(2,782.64)
	Estimated Tax													0.00	497.44	497.44
	SUBTOTAL IRRIGATION-COMMON	0.00	0.00	0.00	2,353.44	2,775.46	1,387.55	1,341.16	0.00	1,149.03	0.00	0.00	0.00	9,006.64	6,940.44	(2,066.20)
	Cumulative Expense		0.00	0.00	2,353.44	5,128.90	6,516.45	7,857.61	7,857.61	9,006.64	9,006.64	9,006.64	9,006.64			-29.77%
	SNOW REMOVAL ALLOWANCE-COMMON AREAS															
19	Private Streets (\$435.00 / 4-5.99 avg. depth x 5 events)	1,560.00	535.00	535.00										2,630.00	3,900.00	1,270.00
	Main Entrance Push													0.00	600.00	600.00
	Gate House & Cabana Walks	708.00	57.00											765.00	312.00	(453.00)
19	Salt on streets--(\$505.00 x 4 events)	1,010.00	1,338.25	1,010.00										3,358.25	2,020.00	(1,338.25)
	Main Entrance Salt													0.00	175.00	175.00
	Ice Melt			148.00										148.00	82.50	(65.50)
	Estimated Tax													0.00	215.79	215.79
	SUBTOTAL SNOW REMOVAL-COMMON	3,278.00	2,078.25	1,545.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,901.25	7,305.29	404.04
	Cumulative Expense		3,278.00	5,356.25	6,901.25	6,901.25	6,901.25	6,901.25	6,901.25	6,901.25	6,901.25	6,901.25	6,901.25			5.53%
	SNOW REMOVAL ALLOWANCE-HOMES (50 UNITS)															
19	Driveways (4-5.99" avg. depth x 4 events)	1,770.00		1,150.00										2,920.00	4,980.00	2,060.00
	Plow main walk to front door (4-5.99" avg. depth x 4 events)	5,960.00												5,960.00	11,160.00	5

EDGEWOOD HOMES ASSOCIATION
2025 OPERATING BUDGET

MONTH	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL	2024	VARIANCE
INCOME															
ASSOCIATION DUES	26,011.00	26,011.00	25,011.00	25,011.00	25,011.00	25,011.00	25,011.00	25,011.00	25,011.00	25,011.00	25,011.00	25,011.00	302,132.00	252,132.00	50,000.00
SPECIAL ASSESSMENTS													0.00	30,000.00	(30,000.00)
INTEREST ON BROKERAGE ACCOUNT	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00	0.00	4,800.00
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	26,411.00	26,411.00	25,411.00	25,411.00	25,411.00	25,411.00	25,411.00	25,411.00	25,411.00	25,411.00	25,411.00	25,411.00	306,932.00	282,132.00	24,800.00
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	40.00	40.00
INCOME TAXES			2,926.00										2,926.00	0.00	2,926.00
INSURANCE	984.08	984.08	984.08	1,034.00	1,034.00	1,034.00	1,034.00	1,034.00	1,034.00	1,034.00	1,034.00	1,034.00	12,258.24	10,944.00	1,314.24
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	15.81	125.81	780.00	(654.19)
SUBTOTAL	2,494.08	2,494.08	5,500.08	2,544.00	2,544.00	2,544.00	2,544.00	2,544.00	2,544.00	2,544.00	2,544.00	2,549.81	33,390.05	29,764.00	3,626.05
OPERATING EXPENSES															
ANNUAL FLOWERS					2,835.00						2,835.00		5,670.00	5,500.00	170.00
ANNUAL FLOWER MAINTENANCE													0.00	0.00	0.00
CLEANING SERVICES				200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	1,400.00	1,500.00	(100.00)
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	4,800.00	600.00
GAS	100.00	100.00	100.00	100.00	600.00	450.00	350.00	350.00	450.00	600.00	100.00	100.00	3,400.00	2,420.00	980.00
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	549.86	7,667.20	2,726.70	4,046.55	2,709.93	3,413.74	1,977.86	2,853.00	2,083.01	3,294.86	1,160.00	32,482.72	30,220.24	2,262.47
LANDSCAPING / LAWN-HOMES	0.00	1,538.31	3,340.00	5,278.31	3,740.00	7,203.93	4,675.00	3,740.00	5,278.31	3,740.00	5,813.31	4,275.00	48,622.17	43,727.62	4,894.55
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	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	1,500.00			21,000.00	15,000.00	6,000.00
MAINTENANCE-IRRIGATION SYSTEM	0.00	0.00	0.00	1,405.06	821.06	821.06	1,016.06	821.06	821.06	1,235.06	0.00	0.00	6,940.44	1,193.00	5,747.44
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	77,951.46	2,165.10
SNOW REMOVAL-COMMON AREA STREETS	2,340.85	1,560.85	1,560.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,842.75	7,305.29	7,204.65	100.64
SNOW REMOVAL- HOME SIDEWALK/DRIVEWAY	4,035.00	4,035.00	4,035.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,035.00	16,140.00	15,661.08	478.92
SPECIAL EVENTS & MEETINGS						2,000.00							2,000.00	2,000.00	0.00
STORAGE-POOL FURNITURE								2,820.24					2,820.24	0.00	2,820.24
SUPPLIES-CABANA / GATEHOUSE	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00	600.00	180.00
SUPPLIES-MISCELLANEOUS									65.00				0.00	0.00	0.00
TRASH SERVICE	1,127.34	1,127.34	1,127.34	1,127.34	1,127.34	1,127.34	1,127.34	1,127.34	1,127.34	1,127.34	1,127.34	1,127.34	13,528.02	12,456.00	1,072.02
TREE MAINTENANCE				4,000.00					1,500.00				5,500.00	2,500.00	3,000.00
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	0.00	1,440.00
INTERNET / CABLE TV / POOL PHONE	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	3,840.00	8,400.00	(4,560.00)
CCTV						2,187.52							2,187.52	0.00	2,187.52
WASTEWATER	1,000.00												1,000.00	950.00	50.00
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	14,223.95	1,616.05
WEBSITE	450.00												450.00	720.00	(270.00)
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	0.00	0.00
SUBTOTAL	17,269.56	17,127.74	26,546.76	24,553.79	25,946.33	29,276.14	27,858.51	23,292.64	29,626.33	19,561.79	21,386.89	20,756.46	283,202.95	252,368.00	30,834.95
TOTAL EXPENSES	19,763.64	19,621.82	32,046.84	27,097.79	28,490.33	31,820.14	30,402.51	25,836.64	32,170.33	22,105.79	23,930.89	23,306.27	316,593.00	282,132.00	34,461.00
NET MONTHLY INCOME (LOSS)	6,647.36	6,789.18	(6,635.84)	(1,686.79)	(3,079.33)	(6,409.14)	(4,991.51)	(425.64)	(6,759.33)	3,305.21	1,480.11	2,104.73			
YEAR TO DATE INCOME (LOSS)	6,647.36	13,436.54	6,800.70	5,113.91	2,034.58	(4,374.57)	(9,366.08)	(9,791.72)	(16,551.05)	(13,245.83)	(11,765.72)	(9,661.00)	(9,661.00)	0.00	(9,661.00)
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	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	61,200.00	61,200.00	0.00
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	10,000.00	81,200.00	(51,200.00)
TOTAL RESERVE ADDITIONS	6,770.00	6,770.00	7,770.00	7,770.00	7,770.00	7,770.00	7,770.00	7,770.00	7,770.00	7,770.00	7,770.00	7,770.00	91,240.00	142,440.00	(51,200.00)
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	7,770.00	7,770.00	7,770.00	7,770.00	7,770.00	7,770.00	7,770.00	7,770.00	7,770.00	7,770.00			
NET YEAR TO DATE INCOME (LOSS)	6,770.00	13,540.00	21,310.00	29,080.00	36,850.00	44,620.00	52,390.00	60,160.00	67,930.00	75,700.00	83,470.00	91,240.00	91,240.00	91,240.00	0.00