Treasurers report for August 18th board meeting showing results of July monthly activity of which copies are attached.

From July operations we had a net income over expenses of $24,894.21. This is $7,822.21 over budget. For the ten months year to date we are $44,981.34 over budget. We have year to date $82,606.34 versus last year to date $9,652.41.

For the month revenues are $3,634.94 over budget. Employee expenses are $1,403.20 over budget. Building and Grounds expenses of $9056.57 are $3,832.00 less than budget. General and Administrative are $1,464.24 less than budget.

Thus the results of monthly revenue $64,710.94 and expenses of $38,816.73 give the net income of $24,894.21.

The balance sheet shows current assets of $268,182.19 and current liabilities of $51,233.38 5esults in a current ratio of assets to liabilities of 5.23 to 1 or $5.31 cash and equivalent to pay every $1.00 of liabilities. Thus we have a members equity of $603,83l.10 over liabilities of $51,233.38.

Our checking account has a balance of $90,859.93 and the reserve account $154714.37. There are some concrete areas to started this fall. The expense will be paid from the reserve account.

The accounts receivable of $19,553.43. Of this amount there several account over 90 days due. There two accounts where the owner has moved and left no forwarding address.

If there are any questions please contact me. If no questions I would ask that financial statement be approved as presented.

Al Topil
Treasurer

WELLINGTON GREENS HOA
BALANCE SHEETS
JULY 31, 2026 AND JULY 31, 2025

2026		2025	
	ASSETS		
	CURRENT ASSETS		
PINNACLE BANK CHECKING - 6627	-	PINNACLE BANK CHECKING - 6627	52,889.95
PINNACLE BANK CHECKING - 7289	90,859.93	PINNACLE BANK CHECKING - 7289	-
PINNACLE BANK RESERVE ACCT	154,714.37	PINNACLE BANK RESERVE ACCT	107,131.86
PETTY CASH FUND	500.00	PETTY CASH FUND	108.98
PINNACLE BANK CD 5.01% 08.29.2023	-	PINNACLE BANK CD 5.01% 08.29.2023	-
ACCOUNTS RECEIVABLE	19,553.49	ACCOUNTS RECEIVABLE	21,810.55
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(4,195.60)	ALLOWANCE FOR DOUBTFUL ACCOUNTS	(4,195.60)
CITY OF LINCOLN RECEIVABLE	-	CITY OF LINCOLN RECEIVABLE	50,000.00
PREPAID - HOAStart	6,750.00	PREPAID JD TRACTOR	-
TOTAL CURRENT ASSETS	268,182.19	TOTAL CURRENT ASSETS	227,745.74
	PROPERTY AND EQUIPMENT		
MAINTENANCE EQUIPMENT	406,457.74	MAINTENANCE EQUIPMENT	406,457.74
ACCUM DEPR - MAINT EQUIP	(389,168.45)	ACCUM DEPR - MAINT EQUIP	(372,427.22)
CLUBHOUSE REMODEL	104,303.09	CLUBHOUSE REMODEL	104,303.09
ACCUM DEPR - CLUBHOUSE REMODEL	(9,062.13)	ACCUM DEPR - CLUBHOUSE REMODEL	(5,884.96)
CONCRETE	30,776.00	CONCRETE	-
FENCE - 70TH STREET	7,755.48	FENCE - 70TH STREET	7,755.48
ACCUM DEPR - FENCE	(1,738.77)	ACCUM DEPR - FENCE	(818.67)
FURNITURE & FIXTURES	5,483.22	FURNITURE & FIXTURES	5,483.22
ACCUM DEPR - FURN & FIXTURES	(5,472.94)	ACCUM DEPR - FURN & FIXTURES	(5,400.87)
BUILDINGS / SIGNAGE & WALL	8,547.50	BUILDINGS / SIGNAGE & WALL	8,547.50
ACCUM DEPR - BLDGS / SIGNAGE & WALL	(8,504.29)	ACCUM DEPR - BLDGS / SIGNAGE & WALL	(6,861.48)
VEHICLES	52,979.75	VEHICLES	52,979.75
ACCUM DEPR - VEHICLES	(52,979.75)	ACCUM DEPR - VEHICLES	(52,486.96)
MAINTENANCE SHED	337,451.59	MAINTENANCE SHED	337,451.59
ACCUM DEPR - MAINTENANCE SHED	(99,945.75)	ACCUM DEPR - MAINTENANCE SHED	(90,737.96)
NET PROPERTY AND EQUIP	386,882.29	NET PROPERTY AND EQUIP	388,360.25
TOTAL ASSETS	**655,064.48**	TOTAL ASSETS	**616,105.99**
	LIABILITIES AND MEMBERS' EQUITY		
	CURRENT LIABILITIES		
ACCOUNTS PAYABLE	21,594.87	ACCOUNTS PAYABLE	25,988.16
FED/FICA W/H PAYABLE	-	FED/FICA W/H PAYABLE	-
NEBR W/H PAYABLE	740.58	NEBR W/H PAYABLE	812.04
NEBR U.C. FUND	9.71	NEBR U.C. FUND	33.22
FEDERAL U.C. FUND	226.13	FEDERAL U.C. FUND	215.88
SALES TAX PAYABLE	288.77	SALES TAX PAYABLE	162.24
MEMORIAL TREE FUND	1,295.00	MEMORIAL TREE FUND	1,295.00
MEMORIAL BENCH DONATIONS	350.00	MEMORIAL BENCH DONATIONS	350.00
MEMBER DUES PAID IN ADVANCE	26,728.32	MEMBER DUES PAID IN ADVANCE	22,887.94
CURRENT PORTION OF LT DEBT	-	CURRENT PORTION OF LT DEBT	14,632.47
TOTAL CURRENT LIABILITIES	51,233.38	TOTAL CURRENT LIABILITIES	66,376.95
	LONG-TERM LIABILITIES		
NOTE PAYABLE - PINNACLE BANK	-	NOTE PAYABLE - PINNACLE BANK	-
TOTAL LONG-TERM LIABILITIES	-	TOTAL CURRENT LIABILITIES	-
TOTAL LIABILITES	51,233.38	TOTAL LIABILITES	66,376.95
	MEMBERS' EQUITY		
MEMBERS' EQUITY	521,224.76	MEMBERS' EQUITY	540,076.63
NET INCOME/(LOSS)	82,606.34	NET INCOME/(LOSS)	9,652.41
TOTAL MEMBERS' EQUITY	603,831.10	TOTAL MEMBERS' EQUITY	549,729.04
TOTAL LIABILITY & MEMBERS' EQUITY	**655,064.48**	TOTAL LIABILITY & MEMBERS' EQUITY	**616,105.99**

WELLINGTON GREENS HOA
Income Statement
Compared with Budget
For the Month Ending
July 31, 2026

	Current Month	%	MTD Budget	%	MTD Difference	%
REVENUES						
ASSOCIATION DUES REVENUE	$ 58,170.00	89.89	$ 58,170.00	95.24	$ -	0.00
LATE FEES REVENUE	175.00	0.27	157.00	0.26	18.00	0.03
INTEREST/PENALTY REVENUE	77.77	0.12	53.00	0.09	24.77	0.04
GREEN FEES REVENUE	4,757.23	7.35	2,070.00	3.39	2,687.23	4.40
CLUBHOUSE RENTAL INCOME	50.00	0.08	250.00	0.41	(200.00)	(0.33)
GOLF PROMOTION/EVENTS	-	0.00	-	0.00	-	0.00
ADVERTISING REVENUE	990.00	1.53	84.00	0.14	906.00	1.48
MISCELLANEOUS/VIOLATIONS REVENUE	300.00	0.46	-	0.00	300.00	0.49
CLUBHOUSE RENOVATION	-	0.00	-	0.00	-	0.00
SOCIAL COMMITTEE REVENUE	-	0.00	42.00	0.07	(42.00)	(0.07)
OTHER INCOME - INTEREST	190.94	0.30	250.00	0.41	(59.06)	(0.10)
	-					
TOTAL REVENUES	64,710.94	100.00	61,076.00	100.00	3,634.94	5.95
EXPENSES						
EMPLOYEE SALARIES	21,548.58	33.30	19,217.00	31.46	(2,331.58)	(3.82)
HEALTH INSURANCE	-	0.00	1,991.00	3.26	1,991.00	3.26
EMPLOYEE DEVELOPMENT	-	0.00	83.00	0.14	83.00	0.14
PAYROLL EXPENSE	2,760.62	4.27	1,615.00	2.64	(1,145.62)	(1.88)
EMPLOYEE BENEFITS	-	0.00	-	0.00	-	0.00
TOTAL EMPLOYEES	24,309.20	37.57	22,906.00	37.50	(1,403.20)	(2.30)
RENT - EQUIPMENT	1,002.62	1.55	167.00	0.27	(835.62)	(1.37)
REPAIRS/MAINT CLUBHOUSE	-	0.00	83.00	0.14	83.00	0.14
REPAIRS/MAINT COMMONS	2,448.03	3.78	4,950.00	8.10	2,501.97	4.10
DEPRECIATION EXPENSE	2,512.13	3.88	3,000.00	4.91	487.87	0.80
EQUIPMENT REPAIRS	1,164.67	1.80	833.00	1.36	(331.67)	(0.54)
SEED/FERTILIZER/CHEMICALS	341.85	0.53	2,937.00	4.81	2,595.15	4.25
FUEL/OIL	1,284.30	1.98	750.00	1.23	(534.30)	(0.87)
CONTRACT LABOR	-	0.00	-	0.00	-	0.00
SMALL EQUIPMENT	73.65	0.11	100.00	0.16	26.35	0.04
SUPPLIES	-	0.00	69.00	0.11	69.00	0.11
VEHICLE EXPENSE	-	0.00	-	0.00	-	0.00
CONCRETE REPAIR	-	0.00	-	0.00	-	0.00
WATER LINE REPAIR	-	0.00	-	0.00	-	0.00
GENERAL REPAIRS	-	0.00	-	0.00	-	0.00
SAFETY EQUIPMENT	84.53	0.13	-	0.00	(84.53)	(0.14)
REPAIRS/MAINT SHOP	-	0.00	-	0.00	-	0.00
TREE REMOVAL AND TRIMMING	-	0.00	-	0.00	-	0.00
LANDSCAPE IMPROVEMENT	144.79	0.22	-	0.00	(144.79)	(0.24)
TOTAL BUILDING & GROUNDS	9,056.57	14.00	12,889.00	21.10	3,832.43	6.27
TELEPHONE	233.51	0.36	230.00	0.38	(3.51)	(0.01)
WATER EXPENSE	(72.19)	(0.11)	-	0.00	72.19	0.12
GARBAGE EXPENSE	-	0.00	196.00	0.32	196.00	0.32
UTILITIES EXPENSE	1,386.88	2.14	1,416.00	2.32	29.12	0.05
TOTAL UTILITIES	1,548.20	2.39	1,842.00	3.02	293.80	0.48
OFFICE SUPPLIES	23.80	0.04	133.00	0.22	109.20	0.18
ADMIN SERVICES	725.00	1.12	725.00	1.19	-	0.00
ACCOUNTING FEES	1,450.00	2.24	1,450.00	2.37	-	0.00
LEGAL FEES	-	0.00	417.00	0.68	417.00	0.68
PROFESSIONAL FEES	-	0.00	-	0.00	-	0.00

WELLINGTON GREENS HOA
Income Statement
Compared with Budget
For the Month Ending
July 31, 2026

	Current Month	%	MTD Budget	%	MTD Difference	%
BAD DEBTS	-	0.00	-	0.00	-	0.00
ANNUAL MEETING	-	0.00	-	0.00	-	0.00
PRINTING EXPENSE	212.66	0.33	41.00	0.07	(171.66)	(0.28)
DUES & SUBSCRIPTIONS	-	0.00	-	0.00	-	0.00
GENERAL INSURANCE	1,245.00	1.92	1,667.00	2.73	422.00	0.69
POSTAGE & FREIGHT	78.00	0.12	125.00	0.20	47.00	0.08
GENERAL TAXES	133.63	0.21	850.00	1.39	716.37	1.17
LICENSE & PERMITS	-	0.00	-	0.00	-	0.00
MISCELLANEOUS/BANK FEES	773.67	1.20	583.00	0.95	(190.67)	(0.31)
WEBSITE DEVELOPMENT/MAINTENANCE	-	0.00	167.00	0.27	167.00	0.27
GOLF PROMO/EVENTS	-	0.00	-	0.00	-	0.00
SOCIAL COMMITTEE	261.00	0.40	209.00	0.34	(52.00)	(0.09)
INTEREST EXPENSE	-	0.00	-	0.00	-	0.00
		0.00				
TOTAL GENERAL & ADMINISTRATION	4,902.76	7.58	6,367.00	10.42	1,464.24	2.40
TOTAL EXPENSES	39,816.73	61.53	44,004.00	72.05	4,187.27	6.86
OTHER INCOME/EXPENSE						
SALE OF ASSETS	-	0.00	-	0.00	-	0.00
NET INCOME/(LOSS)	$ 24,894.21	38.47	$ 17,072.00	27.95	$ 7,822.21	12.81

WELLINGTON GREENS HOA
Income Statement
Compared with Budget
For the Ten Months Ending
July 31, 2026

	YTD Actual	%	YTD Budget	%	YTD Difference	%
REVENUES						
ASSOCIATION DUES REVENUE	$ 581,700.00	87.19	$ 581,700.00	90.24	$ -	0.00
LATE FEES REVENUE	2,300.00	0.34	1,576.00	0.24	724.00	0.11
INTEREST/PENALTY REVENUE	742.60	0.11	529.00	0.08	213.60	0.03
GREEN FEES REVENUE	74,595.37	11.18	54,550.00	8.46	20,045.37	3.11
CLUBHOUSE RENTAL INCOME	4,220.00	0.63	2,500.00	0.39	1,720.00	0.27
ADVERTISING REVENUE	990.00	0.15	833.00	0.13	157.00	0.02
GOLF PROMOTION/EVENTS	-	0.00	-	0.00	-	0.00
MISCELLANEOUS/VIOLATIONS REVENUE	900.00	0.13	-	0.00	900.00	0.14
CLUBHOUSE RENOVATION	-	0.00	-	0.00	-	0.00
SOCIAL COMMITTEE REVENUE	88.00	0.01	416.00	0.06	(328.00)	(0.05)
OTHER INCOME - INTEREST	1,637.35	0.25	2,500.00	0.39	(862.65)	(0.13)
		0.00			-	0.00
TOTAL REVENUE	667,173.32	100.00	644,604.00	100.00	22,569.32	3.50
EXPENSES						
EMPLOYEE SALARIES	207,220.12	31.06	211,386.00	32.79	4,165.88	0.65
HEALTH INSURANCE	6,335.49	0.95	19,908.00	3.09	13,572.51	2.11
EMPLOYEE DEVELOPMENT	-	0.00	834.00	0.13	834.00	0.13
PAYROLL EXPENSE	22,678.24	3.40	17,770.00	2.76	(4,908.24)	(0.76)
EMPLOYEE BENEFITS	10,838.32	1.62	12,450.00	1.93	1,611.68	0.25
TOTAL EMPLOYEES	247,072.17	37.03	262,348.00	40.70	15,275.83	2.37
RENT - EQUIPMENT	2,091.77	0.31	1,666.00	0.26	(425.77)	(0.07)
REPAIRS/MAINT CLUBHOUSE	970.53	0.15	834.00	0.13	(136.53)	(0.02)
REPAIRS/MAINT COMMONS	25,775.59	3.86	21,925.00	3.40	(3,850.59)	(0.60)
DEPRECIATION EXPENSE	25,121.30	3.77	30,000.00	4.65	4,878.70	0.76
EQUIPMENT REPAIRS	9,823.09	1.47	8,334.00	1.29	(1,489.09)	(0.23)
SEED/FERTILIZER/CHEMICALS	24,588.95	3.69	32,187.00	4.99	7,598.05	1.18
FUEL/OIL	7,144.53	1.07	7,500.00	1.16	355.47	0.06
CONTRACT LABOR	58.57	0.01	-	0.00	(58.57)	(0.01)
SMALL EQUIPMENT	2,200.01	0.33	1,000.00	0.16	(1,200.01)	(0.19)
SUPPLIES	489.96	0.07	687.00	0.11	197.04	0.03
VEHICLE EXPENSE	405.82	0.06	-	0.00	(405.82)	(0.06)
CONCRETE REPAIR	-	0.00	-	0.00	-	0.00
WATER LINE REPAIR	451.01	0.07	13,500.00	2.09	13,048.99	2.02
GENERAL REPAIRS	14,023.16	2.10	1,500.00	0.23	(12,523.16)	(1.94)
SAFETY EQUIPMENT	320.94	0.05	500.00	0.08	179.06	0.03
REPAIRS/MAINT SHOP	2,041.62	0.31	1,500.00	0.23	(541.62)	(0.08)
TREE REMOVAL AND TRIMMING	18,825.00	2.82	17,000.00	2.64	(1,825.00)	(0.28)
LANDSCAPE IMPROVEMENT	10,218.87	1.53	8,500.00	1.32	(1,718.87)	(0.27)
TOTAL BUILDING & GROUNDS	144,550.72	21.67	146,633.00	22.75	2,082.28	0.32
TELEPHONE	1,775.08	0.27	2,300.00	0.36	524.92	0.08
WATER EXPENSE	113,855.88	17.07	116,156.00	18.02	2,300.12	0.36
GARBAGE EXPENSE	354.00	0.05	1,958.00	0.30	1,604.00	0.25
UTILITIES EXPENSE	18,374.78	2.75	14,166.00	2.20	(4,208.78)	(0.65)
TOTAL UTILITIES	134,359.74	20.14	134,580.00	20.88	220.26	0.03
OFFICE SUPPLIES	665.68	0.10	1,334.00	0.21	668.32	0.10
ADMIN SERVICES	7,250.00	1.09	7,250.00	1.12	-	0.00
ACCOUNTING FEES	14,500.00	2.17	14,500.00	2.25	-	0.00
LEGAL FEES	4,692.50	0.70	4,166.00	0.65	(526.50)	(0.08)
PROFESSIONAL FEES	1,000.00	0.15	1,500.00	0.23	500.00	0.08
BAD DEBTS	-	0.00	-	0.00	-	0.00

WELLINGTON GREENS HOA
Income Statement
Compared with Budget
For the Ten Months Ending
July 31, 2026

	YTD Actual	%	YTD Budget	%	YTD Difference	%
ANNUAL MEETING	292.45	0.04	500.00	0.08	207.55	0.03
PRINTING EXPENSE	683.98	0.10	416.00	0.06	(267.98)	(0.04)
DUES & SUBSCRIPTIONS	428.83	0.06	3,000.00	0.47	2,571.17	0.40
GENERAL INSURANCE	17,224.86	2.58	16,668.00	2.59	(556.86)	(0.09)
POSTAGE & FREIGHT	878.96	0.13	1,250.00	0.19	371.04	0.06
GENERAL TAXES	282.97	0.04	1,700.00	0.26	1,417.03	0.22
LICENSE & PERMITS	90.00	0.01	1,200.00	0.19	1,110.00	0.17
MISCELLANEOUS/BANK FEES	8,698.76	1.30	5,834.00	0.91	(2,864.76)	(0.44)
WEBSITE DEVELOPMENT/MAINTANENCE	1,165.00	0.17	1,667.00	0.26	502.00	0.08
GOLF PROMO/EVENTS	-	0.00	-	0.00	-	0.00
SOCIAL COMMITTEE / HOSPITALITY	570.56	0.09	2,083.00	0.32	1,512.44	0.23
INTEREST EXPENSE	159.80	0.02	350.00	0.05	190.20	0.03
TOTAL GENERAL & ADMINISTRATION	58,584.35	8.78	63,418.00	9.84	4,833.65	0.75
TOTAL EXPENSES	584,566.98	87.62	606,979.00	94.16	22,412.02	3.48
OTHER INCOME/EXPENSE						
SALE OF ASSETS	-	0.00	-	0.00	-	0.00
NET INCOME/(LOSS)	$ 82,606.34	12.38	37,625.00	5.84	$ 44,981.34	6.98