

Treasurer's report for June 2026 meeting.

I reviewed the financial statements for May 2026. The copies are included with this report.

For the month of may we had income over expenses of \$12,282.51 which give a year to date result of \$65,494.89 which is \$35,313.32 over budget. This results from green fees of \$18,452.54 over expected.

Employee expenses are \$29,047.47 less than budgeted while Buildings and Grounds are \$14, 178.14 over budgeted. Utilities are \$3,577.96 less than budget and Administration expenses are \$6,178.38 less than budget.

We have a checking account balance of \$89,863.9 and a reserve account of \$143,253.68 and accounts receivable of \$21,099.27.

Current assets total \$250,521.31 and current liabilities of \$55,786.78 resulting in a current ratio of 4.49 to 1. Thus we have \$4.49 cash and receivable available to pay for every \$1.00 of liabilities.

We have five receivable account with balances over \$1,500 that are over 90 days old, I have sent collection letters to all of these. I received an answer from Katherine Kuhn that she will pay either in July or August. I replied that we would prefer the payment in July.

If there are questions please contact me. If not I would ask that the financial statements be approved as presented.

Al Topil  
Treasurer

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

	2026		2025
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
PINNACLE BANK CHECKING - 6627	-	PINNACLE BANK CHECKING - 6627	86,687.03
PINNACLE BANK CHECKING - 7289	89,863.96	PINNACLE BANK CHECKING - 7289	-
PINNACLE BANK RESERVE ACCT	143,253.68	PINNACLE BANK RESERVE ACCT	145,546.36
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	21,099.27	ACCOUNTS RECEIVABLE	19,667.10
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(4,195.60)	ALLOWANCE FOR DOUBTFUL ACCOUNTS	(4,195.60)
CITY OF LINCOLN RECEIVABLE	-	CITY OF LINCOLN RECEIVABLE	-
<b>TOTAL CURRENT ASSETS</b>	<b>250,521.31</b>	<b>TOTAL CURRENT ASSETS</b>	<b>247,813.87</b>
<b>PROPERTY AND EQUIPMENT</b>			
MAINTENANCE EQUIPMENT	406,457.74	MAINTENANCE EQUIPMENT	406,457.74
ACCUM DEPR - MAINT EQUIP	(386,093.23)	ACCUM DEPR - MAINT EQUIP	(368,993.54)
CLUBHOUSE REMODEL	104,303.09	CLUBHOUSE REMODEL	104,303.09
ACCUM DEPR - CLUBHOUSE REMODEL	(8,759.81)	ACCUM DEPR - CLUBHOUSE REMODEL	(5,753.46)
CONCRETE	30,776.00	CONCRETE	-
FENCE - 70TH STREET	7,755.48	FENCE - 70TH STREET	7,755.48
ACCUM DEPR - FENCE	(1,615.97)	ACCUM DEPR - FENCE	(732.49)
FURNITURE & FIXTURES	5,483.22	FURNITURE & FIXTURES	5,483.22
ACCUM DEPR - FURN & FIXTURES	(5,462.54)	ACCUM DEPR - FURN & FIXTURES	(5,380.09)
BUILDINGS / SIGNAGE & WALL	8,547.50	BUILDINGS / SIGNAGE & WALL	8,547.50
ACCUM DEPR - BLDGS / SIGNAGE & WALL	(8,461.55)	ACCUM DEPR - BLDGS / SIGNAGE & WALL	(6,827.08)
VEHICLES	52,979.75	VEHICLES	52,979.75
ACCUM DEPR - VEHICLES	(52,979.75)	ACCUM DEPR - VEHICLES	(52,191.12)
MAINTENANCE SHED	337,451.59	MAINTENANCE SHED	337,451.59
ACCUM DEPR - MAINTENANCE SHED	(98,474.97)	ACCUM DEPR - MAINTENANCE SHED	(89,302.54)
<b>NET PROPERTY AND EQUIP</b>	<b>391,906.55</b>	<b>NET PROPERTY AND EQUIP</b>	<b>393,798.05</b>
<b>TOTAL ASSETS</b>	<b>642,427.86</b>	<b>TOTAL ASSETS</b>	<b>641,611.92</b>
<b>LIABILITIES AND MEMBERS' EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
ACCOUNTS PAYABLE	21,594.87	ACCOUNTS PAYABLE	25,988.16
FED/FICA W/H PAYABLE	2,421.26	FED/FICA W/H PAYABLE	2,273.30
NEBR W/H PAYABLE	1,000.09	NEBR W/H PAYABLE	1,086.16
NEBR U.C. FUND	46.92	NEBR U.C. FUND	32.29
FEDERAL U.C. FUND	152.64	FEDERAL U.C. FUND	153.11
SALES TAX PAYABLE	431.91	SALES TAX PAYABLE	412.10
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	28,494.09	MEMBER DUES PAID IN ADVANCE	25,679.75
CURRENT PORTION OF LT DEBT	-	CURRENT PORTION OF LT DEBT	18,225.57
<b>TOTAL CURRENT LIABILITIES</b>	<b>55,786.78</b>	<b>TOTAL CURRENT LIABILITIES</b>	<b>75,495.44</b>
<b>LONG-TERM LIABILITIES</b>			
NOTE PAYABLE - PINNACLE BANK	-	NOTE PAYABLE - PINNACLE BANK	-
<b>TOTAL LONG-TERM LIABILITIES</b>	<b>-</b>	<b>TOTAL CURRENT LIABILITIES</b>	<b>-</b>
<b>TOTAL LIABILITIES</b>	<b>55,786.78</b>	<b>TOTAL LIABILITIES</b>	<b>75,495.44</b>
<b>MEMBERS' EQUITY</b>			
MEMBERS' EQUITY	521,224.76	MEMBERS' EQUITY	540,076.63
NET INCOME/(LOSS)	65,416.32	NET INCOME/(LOSS)	26,039.85
<b>TOTAL MEMBERS' EQUITY</b>	<b>586,641.08</b>	<b>TOTAL MEMBERS' EQUITY</b>	<b>566,116.48</b>
<b>TOTAL LIABILITY &amp; MEMBERS' EQUITY</b>	<b>642,427.86</b>	<b>TOTAL LIABILITY &amp; MEMBERS' EQUITY</b>	<b>641,611.92</b>

WELLINGTON GREENS HOA  
Income Statement  
For the Current Month Ending  
May 31, 2026

	Current Month		YTD Actual		%
<b>REVENUES</b>					
ASSOCIATION DUES REVENUE	\$ 58,170.00	89.24	\$ 465,360.00	86.33	
LATE FEES REVENUE	150.00	0.23	1,925.00	0.36	
INTEREST/PENALTY REVENUE	71.34	0.11	585.46	0.11	
GREEN FEES REVENUE	6,121.09	9.39	65,762.54	12.20	
CLUBHOUSE RENTAL INCOME	510.00	0.78	3,550.00	0.66	
GOLF PROMOTION/EVENTS	-	0.00	-	0.00	
ADVERTISING REVENUE	-	0.00	-	0.00	
MISCELLANEOUS/VIOLATIONS REVENUE	-	0.00	600.00	0.11	
CLUBHOUSE RENOVATION	-	0.00	-	0.00	
SOCIAL COMMITTEE REVENUE	-	0.00	-	0.00	
OTHER INCOME - INTEREST	164.84	0.25	1,256.66	0.23	
<b>TOTAL REVENUES</b>	<u>65,187.27</u>	100.00	<u>539,039.66</u>	100.00	
<b>EXPENSES</b>					
EMPLOYEE SALARIES	28,478.38	43.69	161,783.22	30.01	
HEALTH INSURANCE	-	0.00	6,920.32	1.28	
EMPLOYEE DEVELOPMENT	-	0.00	-	0.00	
PAYROLL EXPENSE	3,296.40	5.06	16,946.67	3.14	
EMPLOYEE BENEFITS	4,335.33	6.65	10,838.32	2.01	
<b>TOTAL EMPLOYEES</b>	<u>36,110.11</u>	55.39	<u>196,488.53</u>	36.45	
RENT - EQUIPMENT	155.00	0.24	1,089.15	0.20	
REPAIRS/MAINT CLUBHOUSE	557.25	0.85	770.53	0.14	
REPAIRS/MAINT COMMONS	4,399.35	6.75	21,577.33	4.00	
DEPRECIATION EXPENSE	2,512.13	3.85	20,097.04	3.73	
EQUIPMENT REPAIRS	-	0.00	7,941.54	1.47	
SEED/FERTILIZER/CHEMICALS	-	0.00	23,952.96	4.44	
FUEL/OIL	1,526.47	2.34	5,860.23	1.09	
CONTRACT LABOR	58.57	0.09	-		
SMALL EQUIPMENT	993.64	1.52	1,960.69	0.36	
SUPPLIES	175.13	0.27	256.17	0.05	
VEHICLE EXPENSE	-	0.00	405.82	0.08	
CONCRETE REPAIR	-	0.00	-	0.00	
WATER LINE REPAIR	-	0.00	451.01	0.08	
GENERAL REPAIRS	-	0.00	13,997.00	2.60	
SAFETY EQUIPMENT	-	0.00	236.41	0.04	
REPAIRS/MAINT SHOP	169.43	0.26	2,041.62	0.38	
TREE REMOVAL AND TRIMMING	-	0.00	18,825.00	3.49	
LANDSCAPE IMPROVEMENT	-	0.00	10,074.08	1.87	
<b>TOTAL BUILDING &amp; GROUNDS</b>	<u>10,546.97</u>	16.18	<u>129,536.58</u>	24.03	
TELEPHONE	78.48	0.12	1,308.09	0.24	
WATER EXPENSE	-	0.00	87,558.19	16.24	
GARBAGE EXPENSE	-	0.00	265.50	0.05	
UTILITIES EXPENSE	1,776.97	2.73	13,051.26	2.42	
<b>TOTAL UTILITIES</b>	<u>1,855.45</u>	2.85	<u>102,183.04</u>	18.96	

WELLINGTON GREENS HOA  
Income Statement  
For the Current Month Ending  
May 31, 2026

	<u>Current Month</u>		<u>YTD Actual</u>		<u>%</u>
OFFICE SUPPLIES	-	0.00	588.27	0.11	
ADMIN SERVICES	725.00	1.11	5,800.00	1.08	
ACCOUNTING FEES	1,450.00	2.22	11,600.00	2.15	
LEGAL FEES	-	0.00	2,760.00	0.51	
PROFESSIONAL FEES	-	0.00	1,000.00	0.19	
BAD DEBTS	-	0.00	-	0.00	
ANNUAL MEETING	-	0.00	292.45	0.05	
PRINTING EXPENSE	-	0.00	471.32	0.09	
DUES & SUBSCRIPTIONS	-	0.00	428.83	0.08	
GENERAL INSURANCE	1,247.00	1.91	13,562.86	2.52	
POSTAGE & FREIGHT	-	0.00	800.96	0.15	
GENERAL TAXES	-	0.00	149.34	0.03	
LICENSE & PERMITS	-	0.00	90.00	0.02	
MISCELLANEOUS/BANK FEES	1,015.23	1.56	6,259.80	1.16	
WEBSITE DEVELOPMENT/MAINTENANCE	55.00	0.08	1,165.00	0.22	
GOLF PROMO/EVENTS	-	0.00	-	0.00	
HOSPITALITY	-	0.00	228.56	0.04	
INTEREST EXPENSE	-	0.00	159.23	0.03	
		0.00			
TOTAL GENERAL & ADMINISTRATION	<u>4,492.23</u>	6.89	<u>45,356.62</u>	8.41	
TOTAL EXPENSES	<u>53,004.76</u>	81.31	<u>473,564.77</u>	87.85	
OTHER INCOME/EXPENSE					
SALE OF ASSETS	-	0.00	-	0.00	
NET INCOME/(LOSS)	<u>\$ 12,182.51</u>	18.69	<u>\$ 65,474.89</u>	12.15	

WELLINGTON GREENS HOA  
Income Statement  
Compared with Budget  
For the Eight Months Ending  
May 31, 2026

	YTD Actual	%	YTD Budget	%	YTD Difference	%
<b>REVENUES</b>						
ASSOCIATION DUES REVENUE	\$ 465,360.00	86.33	\$ 465,360.00	89.60	\$ -	0.00
LATE FEES REVENUE	1,925.00	0.36	1,262.00	0.24	663.00	0.13
INTEREST/PENALTY REVENUE	585.46	0.11	423.00	0.08	162.46	0.03
GREEN FEES REVENUE	65,762.54	12.20	47,310.00	9.11	18,452.54	3.55
CLUBHOUSE RENTAL INCOME	3,550.00	0.66	2,000.00	0.39	1,550.00	0.30
ADVERTISING REVENUE	-	0.00	665.00	0.13	(665.00)	(0.13)
GOLF PROMOTION/EVENTS	-	0.00	-	0.00	-	0.00
MISCELLANEOUS/VIOLATIONS REVENUE	600.00	0.11	-	0.00	600.00	0.12
CLUBHOUSE RENOVATION	-	0.00	-	0.00	-	0.00
SOCIAL COMMITTEE REVENUE	-	0.00	332.00	0.06	(332.00)	(0.06)
OTHER INCOME - INTEREST	1,256.66	0.23	2,000.00	0.39	(743.34)	(0.14)
		0.00			-	0.00
<b>TOTAL REVENUE</b>	<b>539,039.66</b>	<b>100.00</b>	<b>519,352.00</b>	<b>100.00</b>	<b>19,687.66</b>	<b>3.79</b>
<b>EXPENSES</b>						
EMPLOYEE SALARIES	161,783.22	30.01	172,952.00	33.30	11,168.78	2.15
HEALTH INSURANCE	6,920.32	1.28	15,926.00	3.07	9,005.68	1.73
EMPLOYEE DEVELOPMENT	-	0.00	668.00	0.13	668.00	0.13
PAYROLL EXPENSE	16,946.67	3.14	14,540.00	2.80	(2,406.67)	(0.46)
EMPLOYEE BENEFITS	10,838.32	2.01	12,450.00	2.40	1,611.68	0.31
<b>TOTAL EMPLOYEES</b>	<b>196,488.53</b>	<b>36.45</b>	<b>216,536.00</b>	<b>41.69</b>	<b>20,047.47</b>	<b>3.86</b>
RENT - EQUIPMENT	1,089.15	0.20	1,332.00	0.26	242.85	0.05
REPAIRS/MAINT CLUBHOUSE	770.53	0.14	668.00	0.13	(102.53)	(0.02)
REPAIRS/MAINT COMMONS	21,577.33	4.00	12,025.00	2.32	(9,552.33)	(1.84)
DEPRECIATION EXPENSE	20,097.04	3.73	24,000.00	4.62	3,902.96	0.75
EQUIPMENT REPAIRS	7,941.54	1.47	6,668.00	1.28	(1,273.54)	(0.25)
SEED/FERTILIZER/CHEMICALS	23,952.96	4.44	21,375.00	4.12	(2,577.96)	(0.50)
FUEL/OIL	5,860.23	1.09	6,000.00	1.16	139.77	0.03
CONTRACT LABOR	58.57	0.01	-	0.00	(58.57)	(0.01)
SMALL EQUIPMENT	1,960.69	0.36	800.00	0.15	(1,160.69)	(0.22)
SUPPLIES	256.17	0.05	549.00	0.11	292.83	0.06
VEHICLE EXPENSE	405.82	0.08	-	0.00	(405.82)	(0.08)
CONCRETE REPAIR	-	0.00	-	0.00	-	0.00
WATER LINE REPAIR	451.01	0.08	13,500.00	2.60	13,048.99	2.51
GENERAL REPAIRS	13,997.00	2.60	1,000.00	0.19	(12,997.00)	(2.50)
SAFETY EQUIPMENT	236.41	0.04	500.00	0.10	263.59	0.05
REPAIRS/MAINT SHOP	2,041.62	0.38	1,500.00	0.29	(541.62)	(0.10)
TREE REMOVAL AND TRIMMING	18,825.00	3.49	17,000.00	3.27	(1,825.00)	(0.35)
LANDSCAPE IMPROVEMENT	10,074.08	1.87	8,500.00	1.64	(1,574.08)	(0.30)
<b>TOTAL BUILDING &amp; GROUNDS</b>	<b>129,595.15</b>	<b>24.04</b>	<b>115,417.00</b>	<b>22.22</b>	<b>(14,178.15)</b>	<b>(2.73)</b>
TELEPHONE	1,308.09	0.24	1,840.00	0.35	531.91	0.10
WATER EXPENSE	87,553.19	16.24	91,022.00	17.53	3,463.81	0.67
GARBAGE EXPENSE	265.50	0.05	1,566.00	0.30	1,300.50	0.25
UTILITIES EXPENSE	13,051.26	2.42	11,333.00	2.18	(1,718.26)	(0.33)
<b>TOTAL UTILITIES</b>	<b>102,183.04</b>	<b>18.96</b>	<b>105,761.00</b>	<b>20.36</b>	<b>3,577.96</b>	<b>0.69</b>
OFFICE SUPPLIES	583.27	0.11	1,067.00	0.21	478.73	0.09
ADMIN SERVICES	5,800.00	1.08	5,800.00	1.12	-	0.00
ACCOUNTING FEES	11,600.00	2.15	11,600.00	2.23	-	0.00
LEGAL FEES	2,760.00	0.51	3,333.00	0.64	573.00	0.11
PROFESSIONAL FEES	1,000.00	0.19	1,500.00	0.29	500.00	0.10
BAD DEBTS	-	0.00	-	0.00	-	0.00

WELLINGTON GREENS HOA  
Income Statement  
Compared with Budget  
For the Eight Months Ending  
May 31, 2026

	YTD Actual	%	YTD Budget	%	YTD Difference	%
ANNUAL MEETING	292.45	0.05	500.00	0.10	207.55	0.04
PRINTING EXPENSE	471.32	0.09	333.00	0.06	(138.32)	(0.03)
DUES & SUBSCRIPTIONS	428.83	0.08	3,000.00	0.58	2,571.17	0.50
GENERAL INSURANCE	13,562.86	2.52	13,335.00	2.57	(227.86)	(0.04)
POSTAGE & FREIGHT	800.96	0.15	1,000.00	0.19	199.04	0.04
GENERAL TAXES	149.34	0.03	850.00	0.16	700.66	0.13
LICENSE & PERMITS	90.00	0.02	1,200.00	0.23	1,110.00	0.21
MISCELLANEOUS/BANK FEES	6,259.80	1.16	4,667.00	0.90	(1,592.80)	(0.31)
WEBSITE DEVELOPMENT/MAINTANENCE	1,165.00	0.22	1,334.00	0.26	169.00	0.03
GOLF PROMO/EVENTS	-	0.00	-	0.00	-	0.00
SOCIAL COMMITTEE / HOSPITALITY	228.56	0.04	1,666.00	0.32	1,437.44	0.28
INTEREST EXPENSE	<u>159.23</u>	0.03	<u>350.00</u>	0.07	<u>190.77</u>	0.04
 TOTAL GENERAL & ADMINISTRATION	 <u>45,356.62</u>	 8.41	 <u>51,535.00</u>	 9.92	 <u>6,178.38</u>	 1.19
 TOTAL EXPENSES	 <u>473,623.34</u>	 87.86	 <u>489,249.00</u>	 94.20	 <u>15,625.66</u>	 3.01
 OTHER INCOME/EXPENSE						
SALE OF ASSETS	<u>-</u>	0.00	<u>-</u>	0.00	<u>-</u>	0.00
 NET INCOME/(LOSS)	 <u>\$ 65,416.32</u>	 12.14	 <u>30,103.00</u>	 5.80	 <u>\$ 35,313.32</u>	 6.80