

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

Farmington Square  
Condominium Association

November 30, 2025

Prepared By:

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Prepared without an audit and for internal purposes only.

141 Farmington Square Condominium Association

Balance Sheet

Posted 11/30/2025

**Assets**

Operating Accounts

10000 Operating 38,905.42

Total Operating Accounts 38,905.42

Reserve Accounts

10001 Money Market 91,966.65

10200 First Citizen CD #1, 9-months, 3.50%, matures 7 75,223.26

10201 First Citizens CD #2, 6-month, 3.60%, Matures 4 75,229.65

Total Reserve Accounts 242,419.56

Accounts Receivable

12000 Accounts Receivable 110,000.42

Total Accounts Receivable 110,000.42

*Total Assets* 391,325.40

**Liabilities & Equity**

Other Liabilities

14001 Deposits - Electric 8/15/26 refundable (1,029.00)

21000 Prepaid Assessments 14,650.49

Total Other Liabilities 13,621.49

Equity

30000 Reserve Fund 242,419.56

31000 Prior Years Retained Earnings 159,822.08

Total Equity 402,241.64

Liabilities and Equity

Operating Retained Earnings (24,537.73)

Total Liabilities and Equity (24,537.73)

*Total Liabilities & Equity* 391,325.40

# Statement of Income and Expense

Friday, December 5, 2025

12:07

Posted 11/1/2025 To 11/30/2025 11:59:00 PM

## 141 Farmington Square Condominium Association

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<b>Income</b>							
<b>Assessment Income</b>	<b>Acct Code</b>						
Assessments	40000	28,969.20	28,969.17	318,661.20	318,660.87	347,630.00	28,968.80
Total Assessment Income		28,969.20	28,969.17	318,661.20	318,660.87	347,630.00	28,968.80
<b>Other Income</b>	<b>Acct Code</b>						
Fines	40030	0.00	0.00	(255.00)	0.00	0.00	255.00
Interest	40040	467.36	4.17	898.24	45.87	50.00	(848.24)
Late Fees	40050	500.00	0.00	4,350.00	0.00	0.00	(4,350.00)
NSF Fees charged to co-owner	40053	0.00	0.00	240.00	0.00	0.00	(240.00)
Legal Fees charged to co-owners	40055	0.00	0.00	2,976.35	0.00	0.00	(2,976.35)
Laundry Income	40070	0.00	708.33	7,881.38	7,791.63	8,500.00	618.62
Total Other Income		967.36	712.50	16,090.97	7,837.50	8,550.00	(7,540.97)
Total Income		29,936.56	29,681.67	334,752.17	326,498.37	356,180.00	21,427.83
<b>Expense</b>							
<b>Administrative</b>	<b>Acct Code</b>						
Copies	50110	285.52	33.33	1,750.27	366.63	400.00	(1,350.27)
Postage	50120	22.20	25.00	829.37	275.00	300.00	(529.37)
Legal Fees - Collections	50140	33.50	583.33	6,318.35	6,416.63	7,000.00	681.65
Legal Fees - Other	50145	904.50	166.67	3,618.00	1,833.37	2,000.00	(1,618.00)
Audit/Tax	50160	0.00	0.00	1,200.00	1,200.00	1,200.00	0.00
Management Services	50200	2,691.00	1,646.00	23,331.00	18,106.00	19,752.00	(3,579.00)
Reserve Study	50220	1,620.00	0.00	1,620.00	0.00	0.00	(1,620.00)
Miscellaneous	50240	1,526.60	333.33	3,420.60	3,666.63	4,000.00	579.40
Website	50245	35.00	0.00	300.00	0.00	0.00	(300.00)
Bad Debt Expense	50299	0.00	0.00	1,343.07	0.00	0.00	(1,343.07)
Total Administrative		7,118.32	2,787.66	43,730.66	31,864.26	34,652.00	(9,078.66)
<b>Building Maintenance</b>	<b>Acct Code</b>						
Structural	65000	9,015.25	833.33	23,775.25	9,166.63	10,000.00	(13,775.25)

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## 141 Farmington Square Condominium Association

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Electrical	65015	25.00	125.00	2,558.50	1,375.00	1,500.00	(1,058.50)
Door/Locks/Keys	65030	0.00	0.00	140.00	0.00	0.00	(140.00)
Intercom System	65040	657.00	166.67	1,434.99	1,833.37	2,000.00	565.01
Gutters	65100	0.00	0.00	75.00	0.00	0.00	(75.00)
Roof Maint/Repairs	65105	0.00	0.00	5,400.00	0.00	0.00	(5,400.00)
Plumbing	65110	1,518.36	0.00	2,488.36	0.00	0.00	(2,488.36)
Painting	65200	0.00	0.00	2,200.00	0.00	0.00	(2,200.00)
Janitorial	66000	3,045.00	2,583.33	17,703.00	28,416.63	31,000.00	13,297.00
Carpet Repair & Cleaning	66005	198.25	358.33	4,522.75	3,941.63	4,300.00	(222.75)
Dryer Vent Cleaning	66060	0.00	125.00	0.00	1,375.00	1,500.00	1,500.00
Fire Sprinklers	66150	0.00	208.33	0.00	2,291.63	2,500.00	2,500.00
<b>Total Building Maintenance</b>		<b>14,458.86</b>	<b>4,399.99</b>	<b>60,297.85</b>	<b>48,399.89</b>	<b>52,800.00</b>	<b>(7,497.85)</b>
<b><u>Community Center/Clubhouse</u></b>	<b><u>Acct Code</u></b>						
Pool Service/Maint.	70100	2,993.47	1,458.33	15,982.29	16,041.63	17,500.00	1,517.71
<b>Total Community Center/Clubhouse</b>		<b>2,993.47</b>	<b>1,458.33</b>	<b>15,982.29</b>	<b>16,041.63</b>	<b>17,500.00</b>	<b>1,517.71</b>
<b><u>Grounds</u></b>	<b><u>Acct Code</u></b>						
Grounds Maintenance	63000	0.00	225.00	3,775.00	2,475.00	2,700.00	(1,075.00)
Landscape Maintenance	63100	0.00	1,928.58	12,627.37	13,500.00	13,500.00	872.63
Lawn Fertilization	63110	282.19	145.83	1,693.14	1,604.13	1,750.00	56.86
Tree/Shrub Spray	63115	0.00	316.67	0.00	3,483.37	3,800.00	3,800.00
Tree Pruning	63130	0.00	0.00	6,300.00	0.00	0.00	(6,300.00)
Irrigation	63400	0.00	291.67	2,438.00	3,208.37	3,500.00	1,062.00
Snow Removal	63600	0.00	0.00	11,680.20	14,400.00	18,000.00	6,319.80
Chemical (Salt)	63610	0.00	0.00	0.00	2,000.00	2,500.00	2,500.00
Concrete / Sidewalks	63705	0.00	208.33	5,850.00	2,291.63	2,500.00	(3,350.00)
Asphalt / Parking Lot	63710	0.00	0.00	3,750.00	0.00	0.00	(3,750.00)
Pest Control	63900	2,809.61	416.67	5,934.53	4,583.37	5,000.00	(934.53)
Trash Removal	63910	4,971.14	1,750.00	23,159.28	19,250.00	21,000.00	(2,159.28)

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141 Farmington Square Condominium Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Total Grounds		8,062.94	5,282.75	77,207.52	66,795.87	74,250.00	(2,957.52)
<b>Insurance</b>	<b>Acct Code</b>						
Umbrella Insurance	50550	147.83	0.00	886.99	0.00	0.00	(886.99)
Liability Insurance	50560	2,403.00	2,916.67	31,818.23	32,083.37	35,000.00	3,181.77
Total Insurance		2,550.83	2,916.67	32,705.22	32,083.37	35,000.00	2,294.78
<b>Reserve Accounts</b>	<b>Acct Code</b>						
Reserve Contribution	90000	2,381.00	2,381.33	26,191.00	26,194.63	28,576.00	2,385.00
Reserve Interest	90140	464.03	0.00	596.30	0.00	0.00	(596.30)
Total Reserve Accounts		2,845.03	2,381.33	26,787.30	26,194.63	28,576.00	1,788.70
<b>Utilities</b>	<b>Acct Code</b>						
Electric	60010	479.34	650.00	5,930.02	7,150.00	7,800.00	1,869.98
Gas	60015	202.80	208.33	1,776.63	2,291.63	2,500.00	723.37
Water	60025	22,738.52	7,175.17	78,428.68	78,926.87	86,102.00	7,673.32
Alarm Monitoring	60040	105.73	0.00	528.65	0.00	0.00	(528.65)
Telephone	60050	396.84	1,416.67	15,915.08	15,583.37	17,000.00	1,084.92
Total Utilities		23,923.23	9,450.17	102,579.06	103,951.87	113,402.00	10,822.94
Total Expense		61,952.68	28,676.90	359,289.90	325,331.52	356,180.00	(3,109.90)
Excess Revenue / Expense		(32,016.12)	1,004.77	(24,537.73)	1,166.85	0.00	(24,537.73)