

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

Farmington Square  
Condominium Association

December 31, 2025

Prepared By:

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Prepared without an audit and for internal purposes only.



# Statement of Income and Expense

Thursday, January 8, 2026

10:12

Posted 12/1/2025 To 12/31/2025 11:59:00 PM

## 141 Farmington Square Condominium Association

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<b>Income</b>							
<b><u>Assessment Income</u></b>		<b><u>Acct Code</u></b>					
Assessments	40000	28,969.20	28,969.13	347,630.40	347,630.00	347,630.00	(0.40)
Total Assessment Income		28,969.20	28,969.13	347,630.40	347,630.00	347,630.00	(0.40)
<b><u>Other Income</u></b>		<b><u>Acct Code</u></b>					
Fines	40030	0.00	0.00	(255.00)	0.00	0.00	255.00
Interest	40040	453.14	4.13	1,351.38	50.00	50.00	(1,301.38)
Late Fees	40050	550.00	0.00	4,900.00	0.00	0.00	(4,900.00)
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	708.37	7,881.38	8,500.00	8,500.00	618.62
Total Other Income		1,003.14	712.50	17,094.11	8,550.00	8,550.00	(8,544.11)
Total Income		29,972.34	29,681.63	364,724.51	356,180.00	356,180.00	(8,544.51)
<b>Expense</b>							
<b><u>Administrative</u></b>		<b><u>Acct Code</u></b>					
Copies	50110	478.26	33.37	2,228.53	400.00	400.00	(1,828.53)
Postage	50120	307.46	25.00	1,136.83	300.00	300.00	(836.83)
Legal Fees - Collections	50140	0.00	583.37	6,318.35	7,000.00	7,000.00	681.65
Legal Fees - Other	50145	1,407.00	166.63	5,025.00	2,000.00	2,000.00	(3,025.00)
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	26,022.00	19,752.00	19,752.00	(6,270.00)
Reserve Study	50220	0.00	0.00	1,620.00	0.00	0.00	(1,620.00)
Miscellaneous	50240	878.89	333.37	4,299.49	4,000.00	4,000.00	(299.49)
Website	50245	35.00	0.00	335.00	0.00	0.00	(335.00)
Bad Debt Expense	50299	0.00	0.00	1,343.07	0.00	0.00	(1,343.07)
Total Administrative		5,797.61	2,787.74	49,528.27	34,652.00	34,652.00	(14,876.27)
<b><u>Building Maintenance</u></b>		<b><u>Acct Code</u></b>					
Structural	65000	1,988.20	833.37	25,763.45	10,000.00	10,000.00	(15,763.45)

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Electrical	65015	105.00	125.00	2,663.50	1,500.00	1,500.00	(1,163.50)
Door/Locks/Keys	65030	0.00	0.00	140.00	0.00	0.00	(140.00)
Intercom System	65040	0.00	166.63	1,434.99	2,000.00	2,000.00	565.01
Gutters	65100	2,104.00	0.00	2,179.00	0.00	0.00	(2,179.00)
Roof Maint/Repairs	65105	0.00	0.00	5,400.00	0.00	0.00	(5,400.00)
Plumbing	65110	0.00	0.00	2,488.36	0.00	0.00	(2,488.36)
Garage Door Replacement	65125	1,305.34	0.00	1,305.34	0.00	0.00	(1,305.34)
Painting	65200	0.00	0.00	2,200.00	0.00	0.00	(2,200.00)
Janitorial	66000	4,610.00	2,583.37	22,313.00	31,000.00	31,000.00	8,687.00
Carpet Repair & Cleaning	66005	198.25	358.37	4,721.00	4,300.00	4,300.00	(421.00)
Dryer Vent Cleaning	66060	0.00	125.00	0.00	1,500.00	1,500.00	1,500.00
Fire Sprinklers	66150	0.00	208.37	0.00	2,500.00	2,500.00	2,500.00
<b>Total Building Maintenance</b>		<b>10,310.79</b>	<b>4,400.11</b>	<b>70,608.64</b>	<b>52,800.00</b>	<b>52,800.00</b>	<b>(17,808.64)</b>
<b>Community Center/Clubhouse</b>	<b>Acct Code</b>						
Pool Service/Maint.	70100	0.00	1,458.37	15,982.29	17,500.00	17,500.00	1,517.71
<b>Total Community Center/Clubhouse</b>		<b>0.00</b>	<b>1,458.37</b>	<b>15,982.29</b>	<b>17,500.00</b>	<b>17,500.00</b>	<b>1,517.71</b>
<b>Grounds</b>	<b>Acct Code</b>						
Grounds Maintenance	63000	0.00	225.00	3,775.00	2,700.00	2,700.00	(1,075.00)
Landscape Maintenance	63100	0.00	0.00	12,627.37	13,500.00	13,500.00	872.63
Lawn Fertilization	63110	0.00	145.87	1,693.14	1,750.00	1,750.00	56.86
Tree/Shrub Spray	63115	0.00	316.63	0.00	3,800.00	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	291.63	2,438.00	3,500.00	3,500.00	1,062.00
Snow Removal	63600	7,786.80	3,600.00	19,467.00	18,000.00	18,000.00	(1,467.00)
Chemical (Salt)	63610	0.00	500.00	0.00	2,500.00	2,500.00	2,500.00
Concrete / Sidewalks	63705	0.00	208.37	5,850.00	2,500.00	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	274.61	416.63	6,209.14	5,000.00	5,000.00	(1,209.14)

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Trash Removal	63910	2,050.10	1,750.00	25,209.38	21,000.00	21,000.00	(4,209.38)
<b>Total Grounds</b>		<b>10,111.51</b>	<b>7,454.13</b>	<b>87,319.03</b>	<b>74,250.00</b>	<b>74,250.00</b>	<b>(13,069.03)</b>
<b>Insurance</b>	<b>Acct Code</b>						
Umbrella Insurance	50550	147.83	0.00	1,034.82	0.00	0.00	(1,034.82)
Liability Insurance	50560	2,403.00	2,916.63	34,221.23	35,000.00	35,000.00	778.77
<b>Total Insurance</b>		<b>2,550.83</b>	<b>2,916.63</b>	<b>35,256.05</b>	<b>35,000.00</b>	<b>35,000.00</b>	<b>(256.05)</b>
<b>Reserve Accounts</b>	<b>Acct Code</b>						
Reserve Contribution	90000	2,381.00	2,381.37	28,572.00	28,576.00	28,576.00	4.00
Reserve Interest	90140	451.48	0.00	1,047.78	0.00	0.00	(1,047.78)
<b>Total Reserve Accounts</b>		<b>2,832.48</b>	<b>2,381.37</b>	<b>29,619.78</b>	<b>28,576.00</b>	<b>28,576.00</b>	<b>(1,043.78)</b>
<b>Utilities</b>	<b>Acct Code</b>						
Electric	60010	1,053.70	650.00	6,983.72	7,800.00	7,800.00	816.28
Gas	60015	279.82	208.37	2,056.45	2,500.00	2,500.00	443.55
Water	60025	0.00	7,175.13	78,428.68	86,102.00	86,102.00	7,673.32
Alarm Monitoring	60040	0.00	0.00	528.65	0.00	0.00	(528.65)
Telephone	60050	3,573.98	1,416.63	19,489.06	17,000.00	17,000.00	(2,489.06)
<b>Total Utilities</b>		<b>4,907.50</b>	<b>9,450.13</b>	<b>107,486.56</b>	<b>113,402.00</b>	<b>113,402.00</b>	<b>5,915.44</b>
<b>Total Expense</b>		<b>36,510.72</b>	<b>30,848.48</b>	<b>395,800.62</b>	<b>356,180.00</b>	<b>356,180.00</b>	<b>(39,620.62)</b>
<b>Excess Revenue / Expense</b>		<b>(6,538.38)</b>	<b>(1,166.85)</b>	<b>(31,076.11)</b>	<b>0.00</b>	<b>0.00</b>	<b>(31,076.11)</b>