

FINANCIAL REPORTS TO THE BOARD OF DIRECTORS

Farmington Square
Condominium Association

June 30, 2026

Prepared By:

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Prepared without an audit and for internal purposes only.

141 Farmington Square Condominium Association

Balance Sheet

Posted 06/30/2026

Assets

Operating Accounts

10000	Operating	21,862.10
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<u>Total Operating Accounts</u>		<u>21,862.10</u>
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Reserve Accounts

10001	Money Market	65,196.76
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10200	First Citizen CD #1, 9-months, 3.50%, matures 7	76,768.03
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10201	First Citizens CD #2, 6-month, 3.60%, Matures 7	76,819.15
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<u>Total Reserve Accounts</u>		<u>218,783.94</u>
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Accounts Receivable

12000	Accounts Receivable	76,805.50
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<u>Total Accounts Receivable</u>		<u>76,805.50</u>
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Other Assets

14011	Prepaid Insurance	21,504.01
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<u>Total Other Assets</u>		<u>21,504.01</u>
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Total Assets

338,955.55

Liabilities & Equity

Other Liabilities

14001	Deposits - Electric 8/15/26 refundable	(1,029.00)
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21000	Prepaid Assessments	22,418.46
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<u>Total Other Liabilities</u>		<u>21,389.46</u>
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Equity

30000	Reserve Fund	218,783.94
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31000	Prior Years Retained Earnings	128,745.97
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<u>Total Equity</u>		<u>347,529.91</u>
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Liabilities and Equity

Operating Retained Earnings	(29,963.82)
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<u>Total Liabilities and Equity</u>	<u>(29,963.82)</u>
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Total Liabilities & Equity

338,955.55

Statement of Income and Expense

Wednesday, July 8, 2026

13:25

Posted 6/1/2026 To 6/30/2026 11:59:00 PM

141 Farmington Square Condominium Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
<u>Assessment Income</u>	<u>Acct Code</u>						
Assessments	40000	33,333.57	33,333.33	200,001.42	199,999.98	400,000.00	199,998.58
Total Assessment Income		33,333.57	33,333.33	200,001.42	199,999.98	400,000.00	199,998.58
<u>Other Income</u>	<u>Acct Code</u>						
Initial Contribution	40035	0.00	0.00	233.10	0.00	0.00	(233.10)
Interest	40040	471.21	0.00	2,547.57	0.00	0.00	(2,547.57)
Late Fees	40050	250.00	0.00	(451.86)	0.00	0.00	451.86
Laundry Income	40070	0.00	666.67	0.00	4,000.02	8,000.00	8,000.00
Transfer from Reserves	45000	0.00	5,528.79	49,278.50	33,172.74	66,345.52	17,067.02
Total Other Income		721.21	6,195.46	51,607.31	37,172.76	74,345.52	22,738.21
Total Income		34,054.78	39,528.79	251,608.73	237,172.74	474,345.52	222,736.79
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Copies	50110	48.42	83.33	1,032.64	499.98	1,000.00	(32.64)
Postage	50120	54.98	58.33	214.29	349.98	700.00	485.71
Legal Fees - Collections	50140	591.25	166.67	18,114.30	1,000.02	2,000.00	(16,114.30)
Legal Fees - Other	50145	1,645.00	1,000.00	8,601.00	6,000.00	12,000.00	3,399.00
Audit/Tax	50160	0.00	0.00	0.00	1,200.00	1,200.00	1,200.00
Management Services	50200	2,691.00	2,691.00	16,146.00	16,146.00	32,776.38	16,630.38
Reserve Study	50220	0.00	0.00	1,620.00	0.00	0.00	(1,620.00)
Miscellaneous	50240	1,026.20	166.67	2,034.60	1,000.02	2,000.00	(34.60)
Website	50245	35.00	35.00	210.00	210.00	420.00	210.00
Bad Debt Expense	50299	0.00	0.00	231.60	0.00	0.00	(231.60)
Total Administrative		6,091.85	4,201.00	48,204.43	26,406.00	52,096.38	3,891.95
<u>Building Maintenance</u>	<u>Acct Code</u>						
Structural	65000	1,396.57	1,000.00	12,290.79	6,000.00	12,000.00	(290.79)
Electrical	65015	1,292.14	132.13	9,148.12	792.78	1,585.57	(7,562.55)

Statement of Income and Expense

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141 Farmington Square Condominium Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Door/Locks/Keys	65030	0.00	0.00	281.76	0.00	0.00	(281.76)
Gutters	65100	816.28	416.67	1,016.28	2,500.02	5,000.00	3,983.72
Roof Maint/Repairs	65105	0.00	0.00	10.00	0.00	0.00	(10.00)
Plumbing	65110	400.00	0.00	6,693.09	0.00	0.00	(6,693.09)
Janitorial	66000	2,925.00	2,583.33	16,520.00	15,499.98	31,000.00	14,480.00
Carpet Repair & Cleaning	66005	198.25	358.33	1,189.50	2,149.98	4,300.00	3,110.50
Dryer Vent Cleaning	66060	0.00	187.50	0.00	1,125.00	2,250.00	2,250.00
Fire Sprinklers	66150	0.00	208.33	0.00	1,249.98	2,500.00	2,500.00
Total Building Maintenance		7,028.24	4,886.29	47,149.54	29,317.74	58,635.57	11,486.03
Capital Improvement	Acct Code						
Security System Install	80000	0.00	3,985.37	49,278.50	23,912.22	47,824.47	(1,454.03)
Carport Renovations	80010	0.00	1,543.42	0.00	9,260.52	18,521.05	18,521.05
Total Capital Improvement		0.00	5,528.79	49,278.50	33,172.74	66,345.52	17,067.02
Community Center/Clubhouse	Acct Code						
Pool Service/Maint.	70100	3,875.00	1,558.33	7,638.04	9,349.98	18,700.00	11,061.96
Pool Chemicals/Supplies	70105	338.58	0.00	338.58	0.00	0.00	(338.58)
Pool Deck	70110	112.50	0.00	112.50	0.00	0.00	(112.50)
Total Community Center/Clubhouse		4,326.08	1,558.33	8,089.12	9,349.98	18,700.00	10,610.88
Grounds	Acct Code						
Grounds Maintenance	63000	400.00	391.67	2,375.00	2,350.02	4,700.00	2,325.00
Landscape Maintenance	63100	1,842.86	1,928.57	5,528.58	3,857.14	13,500.00	7,971.42
Lawn Fertilization	63110	0.00	145.83	0.00	874.98	1,750.00	1,750.00
Tree/Shrub Spray	63115	0.00	316.67	0.00	1,900.02	3,800.00	3,800.00
Shrub Install/Trimming	63120	0.00	166.67	0.00	1,000.02	2,000.00	2,000.00
Tree Pruning	63130	0.00	375.00	150.00	2,250.00	4,500.00	4,350.00
Irrigation	63400	964.00	291.67	964.00	1,750.02	3,500.00	2,536.00
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

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Concrete / Sidewalks	63705	0.00	500.00	0.00	3,000.00	6,000.00	6,000.00
Pest Control	63900	274.61	250.00	4,899.66	1,500.00	3,000.00	(1,899.66)
Trash Removal	63910	260.00	2,000.00	13,622.38	12,000.00	24,000.00	10,377.62
Total Grounds		3,741.47	6,366.08	39,219.82	46,882.20	87,250.00	48,030.18
Insurance	Acct Code						
Workers Compensation Insurance	50535	0.00	47.92	0.00	287.52	575.00	575.00
Umbrella Insurance	50550	0.00	166.67	295.66	1,000.02	2,000.00	1,704.34
Liability Insurance	50560	2,389.33	3,041.67	11,973.99	18,250.02	36,500.00	24,526.01
Total Insurance		2,389.33	3,256.26	12,269.65	19,537.56	39,075.00	26,805.35
Reserve Accounts	Acct Code						
Reserve Contribution	90000	3,340.00	3,340.00	20,040.00	20,040.00	40,080.00	20,040.00
Reserve Interest	90140	470.05	0.00	2,770.40	0.00	0.00	(2,770.40)
Total Reserve Accounts		3,810.05	3,340.00	22,810.40	20,040.00	40,080.00	17,269.60
Utilities	Acct Code						
Electric	60010	837.14	650.00	3,853.70	3,900.00	7,800.00	3,946.30
Gas	60015	138.86	208.33	924.00	1,249.98	2,500.00	1,576.00
Water	60025	0.00	6,992.36	34,327.14	41,954.16	83,908.35	49,581.21
Alarm Monitoring	60040	227.90	110.00	789.43	660.00	1,320.00	530.57
Telephone	60050	1,139.02	500.00	7,584.67	3,000.00	6,000.00	(1,584.67)
Cable - Internet	60055	892.95	429.85	2,315.65	2,579.10	5,158.20	2,842.55
Butterfly Intercom	60056	0.00	456.38	4,756.50	2,738.28	5,476.50	720.00
Total Utilities		3,235.87	9,346.92	54,551.09	56,081.52	112,163.05	57,611.96
Total Expense		30,622.89	38,483.67	281,572.55	240,787.74	474,345.52	192,772.97
Excess Revenue / Expense		3,431.89	1,045.12	(29,963.82)	(3,615.00)	0.00	(29,963.82)