

FINANCIAL REPORTS TO THE BOARD OF DIRECTORS

Farmington Square
Condominium Association

August 31, 2026

Prepared By:

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Prepared without an audit and for internal purposes only.

141 Farmington Square Condominium Association

Balance Sheet

Posted 08/31/2026

Assets

Operating Accounts

10000	Operating	11,259.03
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<u>Total Operating Accounts</u>		<u>11,259.03</u>
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Reserve Accounts

10001	Money Market	71,893.94
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10200	First Citizen CD #1, 9-months, 3.50%, matures 4	77,218.36
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10201	First Citizens CD #2, 6-month, 3.60%, Matures 1	77,282.70
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<u>Total Reserve Accounts</u>		<u>226,395.00</u>
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Accounts Receivable

12000	Accounts Receivable	78,566.14
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<u>Total Accounts Receivable</u>		<u>78,566.14</u>
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Other Assets

14011	Prepaid Insurance	16,725.35
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<u>Total Other Assets</u>		<u>16,725.35</u>
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Total Assets

332,945.52

Liabilities & Equity

Other Liabilities

14001	Deposits - Electric 8/15/26 refundable	(1,029.00)
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21000	Prepaid Assessments	22,577.60
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24000	Delinquency Process Fee Payable	500.00
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<u>Total Other Liabilities</u>		<u>22,048.60</u>
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Equity

30000	Reserve Fund	226,395.00
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31000	Prior Years Retained Earnings	128,745.97
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<u>Total Equity</u>		<u>355,140.97</u>
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Liabilities and Equity

Operating Retained Earnings	(44,244.05)
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<u>Total Liabilities and Equity</u>	<u>(44,244.05)</u>
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Total Liabilities & Equity

332,945.52

Statement of Income and Expense

Wednesday, September 2, 2026

15:49

Posted 8/1/2026 To 8/31/2026 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	266,668.56	266,666.64	400,000.00	133,331.44
Total Assessment Income		33,333.57	33,333.33	266,668.56	266,666.64	400,000.00	133,331.44
<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	434.68	0.00	3,440.49	0.00	0.00	(3,440.49)
Late Fees	40050	200.00	0.00	48.14	0.00	0.00	(48.14)
Laundry Income	40070	0.00	666.67	0.00	5,333.36	8,000.00	8,000.00
Transfer from Reserves	45000	0.00	5,528.79	49,278.50	44,230.32	66,345.52	17,067.02
Total Other Income		634.68	6,195.46	53,000.23	49,563.68	74,345.52	21,345.29
Total Income		33,968.25	39,528.79	319,668.79	316,230.32	474,345.52	154,676.73
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Copies	50110	26.28	83.33	1,099.06	666.64	1,000.00	(99.06)
Postage	50120	28.86	58.33	267.36	466.64	700.00	432.64
Legal Fees - Collections	50140	0.00	166.67	18,114.30	1,333.36	2,000.00	(16,114.30)
Legal Fees - Other	50145	0.00	1,000.00	9,511.00	8,000.00	12,000.00	2,489.00
Audit/Tax	50160	0.00	0.00	835.00	1,200.00	1,200.00	365.00
Management Services	50200	2,771.73	2,771.73	21,689.46	21,689.46	32,776.38	11,086.92
Reserve Study	50220	0.00	0.00	1,620.00	0.00	0.00	(1,620.00)
Miscellaneous	50240	668.20	166.67	3,306.00	1,333.36	2,000.00	(1,306.00)
Website	50245	35.00	35.00	280.00	280.00	420.00	140.00
Bad Debt Expense	50299	0.00	0.00	231.60	0.00	0.00	(231.60)
Total Administrative		3,530.07	4,281.73	56,953.78	34,969.46	52,096.38	(4,857.40)
<u>Building Maintenance</u>	<u>Acct Code</u>						
Structural	65000	2,095.80	1,000.00	18,277.67	8,000.00	12,000.00	(6,277.67)
Remediation	65007	800.00	0.00	1,600.00	0.00	0.00	(1,600.00)

Statement of Income and Expense

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141 Farmington Square Condominium Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Electrical	65015	145.00	132.13	9,483.12	1,057.04	1,585.57	(7,897.55)
Door/Locks/Keys	65030	0.00	0.00	381.76	0.00	0.00	(381.76)
Gutters	65100	1,093.84	416.67	3,085.12	3,333.36	5,000.00	1,914.88
Roof Maint/Repairs	65105	0.00	0.00	10.00	0.00	0.00	(10.00)
Plumbing	65110	125.00	0.00	7,738.09	0.00	0.00	(7,738.09)
Janitorial	66000	1,755.00	2,583.33	20,615.00	20,666.64	31,000.00	10,385.00
Carpet Repair & Cleaning	66005	198.25	358.33	1,784.25	2,866.64	4,300.00	2,515.75
Dryer Vent Cleaning	66060	0.00	187.50	0.00	1,500.00	2,250.00	2,250.00
Fire Sprinklers	66150	0.00	208.33	0.00	1,666.64	2,500.00	2,500.00
Total Building Maintenance		6,212.89	4,886.29	62,975.01	39,090.32	58,635.57	(4,339.44)
Capital Improvement		Acct Code					
Security System Install	80000	0.00	3,985.37	49,278.50	31,882.96	47,824.47	(1,454.03)
Carport Renovations	80010	0.00	1,543.42	0.00	12,347.36	18,521.05	18,521.05
Total Capital Improvement		0.00	5,528.79	49,278.50	44,230.32	66,345.52	17,067.02
Community Center/Clubhouse		Acct Code					
Pool Service/Maint.	70100	4,296.00	1,558.33	11,934.04	12,466.64	18,700.00	6,765.96
Pool Chemicals/Supplies	70105	588.33	0.00	926.91	0.00	0.00	(926.91)
Pool Deck	70110	265.00	0.00	377.50	0.00	0.00	(377.50)
Total Community Center/Clubhouse		5,149.33	1,558.33	13,238.45	12,466.64	18,700.00	5,461.55
Grounds		Acct Code					
Grounds Maintenance	63000	0.00	391.67	2,375.00	3,133.36	4,700.00	2,325.00
Landscape Maintenance	63100	1,842.86	1,928.57	9,214.30	7,714.28	13,500.00	4,285.70
Lawn Fertilization	63110	0.00	145.83	0.00	1,166.64	1,750.00	1,750.00
Tree/Shrub Spray	63115	0.00	316.67	0.00	2,533.36	3,800.00	3,800.00
Shrub Install/Trimming	63120	0.00	166.67	0.00	1,333.36	2,000.00	2,000.00
Tree Pruning	63130	0.00	375.00	150.00	3,000.00	4,500.00	4,350.00
Irrigation	63400	0.00	291.67	964.00	2,333.36	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

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Chemical (Salt)	63610	0.00	0.00	0.00	2,000.00	2,500.00	2,500.00
Concrete / Sidewalks	63705	0.00	500.00	0.00	4,000.00	6,000.00	6,000.00
Pest Control	63900	115.00	250.00	5,234.27	2,000.00	3,000.00	(2,234.27)
Trash Removal	63910	2,566.87	2,000.00	21,087.95	16,000.00	24,000.00	2,912.05
Total Grounds		4,524.73	6,366.08	50,705.72	59,614.36	87,250.00	36,544.28
Insurance	Acct Code						
Workers Compensation Insurance	50535	0.00	47.92	0.00	383.36	575.00	575.00
Umbrella Insurance	50550	0.00	166.67	295.66	1,333.36	2,000.00	1,704.34
Directors & Officers Insurance	50555	0.00	0.00	4,816.00	0.00	0.00	(4,816.00)
Liability Insurance	50560	4,792.33	3,041.67	19,155.65	24,333.36	36,500.00	17,344.35
Total Insurance		4,792.33	3,256.26	24,267.31	26,050.08	39,075.00	14,807.69
Reserve Accounts	Acct Code						
Reserve Contribution	90000	3,340.00	3,340.00	26,720.00	26,720.00	40,080.00	13,360.00
Reserve Interest	90140	473.93	0.00	3,701.46	0.00	0.00	(3,701.46)
Total Reserve Accounts		3,813.93	3,340.00	30,421.46	26,720.00	40,080.00	9,658.54
Utilities	Acct Code						
Electric	60010	1,136.40	650.00	5,882.23	5,200.00	7,800.00	1,917.77
Gas	60015	132.38	208.33	1,212.63	1,666.64	2,500.00	1,287.37
Water	60025	0.00	6,992.36	51,692.93	55,938.88	83,908.35	32,215.42
Alarm Monitoring	60040	0.00	110.00	903.38	880.00	1,320.00	416.62
Telephone	60050	0.00	500.00	8,243.39	4,000.00	6,000.00	(2,243.39)
Cable - Internet	60055	0.00	429.85	3,381.55	3,438.80	5,158.20	1,776.65
Butterfly Intercom	60056	0.00	456.38	4,756.50	3,651.04	5,476.50	720.00
Total Utilities		1,268.78	9,346.92	76,072.61	74,775.36	112,163.05	36,090.44
Total Expense		29,292.06	38,564.40	363,912.84	317,916.54	474,345.52	110,432.68
Excess Revenue / Expense		4,676.19	964.39	(44,244.05)	(1,686.22)	0.00	(44,244.05)