

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Farmington Square
Condominium Association

September 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 09/30/2026

Assets

Operating Accounts

10000	Operating	5,543.66
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<u>Total Operating Accounts</u>		<u>5,543.66</u>
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Reserve Accounts

10001	Money Market	71,902.81
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10200	First Citizen CD #1, 9-months, 3.50%, matures 4	77,448.23
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10201	First Citizens CD #2, 6-month, 3.60%, Matures 1	77,519.34
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<u>Total Reserve Accounts</u>		<u>226,870.38</u>
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Accounts Receivable

12000	Accounts Receivable	81,208.57
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<u>Total Accounts Receivable</u>		<u>81,208.57</u>
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Other Assets

14011	Prepaid Insurance	14,336.02
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<u>Total Other Assets</u>		<u>14,336.02</u>
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Total Assets

327,958.63

Liabilities & Equity

Other Liabilities

14001	Deposits - Electric 8/15/26 refundable	(1,029.00)
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21000	Prepaid Assessments	28,270.88
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24000	Delinquency Process Fee Payable	500.00
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<u>Total Other Liabilities</u>		<u>27,741.88</u>
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Equity

30000	Reserve Fund	226,870.38
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31000	Prior Years Retained Earnings	128,745.97
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<u>Total Equity</u>		<u>355,616.35</u>
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Liabilities and Equity

	Operating Retained Earnings	(55,399.60)
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<u>Total Liabilities and Equity</u>		<u>(55,399.60)</u>
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Total Liabilities & Equity

327,958.63

Statement of Income and Expense

Wednesday, October 7, 2026

11:04

Posted 9/1/2026 To 9/30/2026 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	300,002.13	299,999.97	400,000.00	99,997.87
Total Assessment Income		33,333.57	33,333.33	300,002.13	299,999.97	400,000.00	99,997.87
<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	476.30	0.00	3,916.79	0.00	0.00	(3,916.79)
Late Fees	40050	200.00	0.00	248.14	0.00	0.00	(248.14)
Laundry Income	40070	0.00	666.67	0.00	6,000.03	8,000.00	8,000.00
Transfer from Reserves	45000	0.00	5,528.79	49,278.50	49,759.11	66,345.52	17,067.02
Total Other Income		676.30	6,195.46	53,676.53	55,759.14	74,345.52	20,668.99
Total Income		34,009.87	39,528.79	353,678.66	355,759.11	474,345.52	120,666.86
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Copies	50110	335.34	83.33	1,434.40	749.97	1,000.00	(434.40)
Postage	50120	320.46	58.33	587.82	524.97	700.00	112.18
Legal Fees - Collections	50140	0.00	166.67	18,114.30	1,500.03	2,000.00	(16,114.30)
Legal Fees - Other	50145	2,205.00	1,000.00	11,716.00	9,000.00	12,000.00	284.00
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	24,461.19	24,461.19	32,776.38	8,315.19
Reserve Study	50220	0.00	0.00	1,620.00	0.00	0.00	(1,620.00)
Miscellaneous	50240	206.55	166.67	3,512.55	1,500.03	2,000.00	(1,512.55)
Website	50245	35.00	35.00	315.00	315.00	420.00	105.00
Bad Debt Expense	50299	0.00	0.00	231.60	0.00	0.00	(231.60)
Total Administrative		5,874.08	4,281.73	62,827.86	39,251.19	52,096.38	(10,731.48)
<u>Building Maintenance</u>	<u>Acct Code</u>						
Structural	65000	557.50	1,000.00	18,835.17	9,000.00	12,000.00	(6,835.17)
Remediation	65007	22,636.17	0.00	24,236.17	0.00	0.00	(24,236.17)

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	5.00	132.13	9,488.12	1,189.17	1,585.57	(7,902.55)
Door/Locks/Keys	65030	0.00	0.00	381.76	0.00	0.00	(381.76)
Gutters	65100	0.00	416.67	3,085.12	3,750.03	5,000.00	1,914.88
Roof Maint/Repairs	65105	0.00	0.00	10.00	0.00	0.00	(10.00)
Plumbing	65110	(896.81)	0.00	6,841.28	0.00	0.00	(6,841.28)
Janitorial	66000	3,511.00	2,583.33	24,126.00	23,249.97	31,000.00	6,874.00
Carpet Repair & Cleaning	66005	2,168.25	358.33	3,952.50	3,224.97	4,300.00	347.50
Dryer Vent Cleaning	66060	0.00	187.50	0.00	1,687.50	2,250.00	2,250.00
Fire Sprinklers	66150	0.00	208.33	0.00	1,874.97	2,500.00	2,500.00
Total Building Maintenance		27,981.11	4,886.29	90,956.12	43,976.61	58,635.57	(32,320.55)
Capital Improvement	Acct Code						
Security System Install	80000	0.00	3,985.37	49,278.50	35,868.33	47,824.47	(1,454.03)
Carport Renovations	80010	0.00	1,543.42	0.00	13,890.78	18,521.05	18,521.05
Total Capital Improvement		0.00	5,528.79	49,278.50	49,759.11	66,345.52	17,067.02
Community Center/Clubhouse	Acct Code						
Pool Service/Maint.	70100	0.00	1,558.33	11,934.04	14,024.97	18,700.00	6,765.96
Pool Chemicals/Supplies	70105	0.00	0.00	926.91	0.00	0.00	(926.91)
Pool Deck	70110	0.00	0.00	377.50	0.00	0.00	(377.50)
Total Community Center/Clubhouse		0.00	1,558.33	13,238.45	14,024.97	18,700.00	5,461.55
Grounds	Acct Code						
Grounds Maintenance	63000	500.00	391.67	2,875.00	3,525.03	4,700.00	1,825.00
Landscape Maintenance	63100	1,842.86	1,928.57	11,057.16	9,642.85	13,500.00	2,442.84
Lawn Fertilization	63110	0.00	145.83	0.00	1,312.47	1,750.00	1,750.00
Tree/Shrub Spray	63115	0.00	316.67	0.00	2,850.03	3,800.00	3,800.00
Shrub Install/Trimming	63120	0.00	166.67	0.00	1,500.03	2,000.00	2,000.00
Tree Pruning	63130	0.00	375.00	150.00	3,375.00	4,500.00	4,350.00
Irrigation	63400	803.00	291.67	1,767.00	2,625.03	3,500.00	1,733.00
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	4,500.00	6,000.00	6,000.00
Pest Control	63900	115.00	250.00	5,349.27	2,250.00	3,000.00	(2,349.27)
Trash Removal	63910	2,575.48	2,000.00	23,663.43	18,000.00	24,000.00	336.57
Total Grounds		5,836.34	6,366.08	56,542.06	65,980.44	87,250.00	30,707.94
Insurance		Acct Code					
Workers Compensation Insurance	50535	0.00	47.92	0.00	431.28	575.00	575.00
Umbrella Insurance	50550	0.00	166.67	295.66	1,500.03	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	2,389.33	3,041.67	21,544.98	27,375.03	36,500.00	14,955.02
Total Insurance		2,389.33	3,256.26	26,656.64	29,306.34	39,075.00	12,418.36
Reserve Accounts		Acct Code					
Reserve Contribution	90000	0.00	3,340.00	26,720.00	30,060.00	40,080.00	13,360.00
Reserve Interest	90140	475.38	0.00	4,176.84	0.00	0.00	(4,176.84)
Total Reserve Accounts		475.38	3,340.00	30,896.84	30,060.00	40,080.00	9,183.16
Utilities		Acct Code					
Electric	60010	993.28	650.00	6,875.51	5,850.00	7,800.00	924.49
Gas	60015	146.19	208.33	1,358.82	1,874.97	2,500.00	1,141.18
Water	60025	0.00	6,992.36	51,692.93	62,931.24	83,908.35	32,215.42
Alarm Monitoring	60040	789.43	110.00	1,692.81	990.00	1,320.00	(372.81)
Telephone	60050	0.00	500.00	8,243.39	4,500.00	6,000.00	(2,243.39)
Cable - Internet	60055	680.28	429.85	4,061.83	3,868.65	5,158.20	1,096.37
Butterfly Intercom	60056	0.00	456.38	4,756.50	4,107.42	5,476.50	720.00
Total Utilities		2,609.18	9,346.92	78,681.79	84,122.28	112,163.05	33,481.26
Total Expense		45,165.42	38,564.40	409,078.26	356,480.94	474,345.52	65,267.26
Excess Revenue / Expense		(11,155.55)	964.39	(55,399.60)	(721.83)	0.00	(55,399.60)