Balance Sheet - Comparative

Properties: Applegate Condominium Association, Inc. - 90 Applegate Southington, CT 06489
As of: 01/31/2026
Compare To: Previous Month
Accounting Basis: Accrual
Level of Detail: Detail View

Account Number	Account Name	Balance as of 01/31/2026	Balance as of 12/31/2025	Month Over Month $ Var.	Month Over Month % Var.
	ASSETS				
	Cash				
	Operating				
10000	Columbia Bank - Operating *	14,552.38	7,211.29	7,341.09	101.80
	Total Operating	**14,552.38**	**7,211.29**	**7,341.09**	**101.80**
	Reserve				
10102	Columbia Bank - Reserve*	110,971.75	102,720.53	8,251.22	8.03
10302	AGA CD EXP 02.02.26	43,484.69	43,484.69	0.00	0.00
10310	AGA CD EXP 03.01.26	43,575.05	43,575.05	0.00	0.00
10325	AGA 1st Cit CD EXP 02.25.26	60,184.38	60,184.38	0.00	0.00
10326	AGA 1st Cit CD EXP 08.25.25	60,189.00	60,189.00	0.00	0.00
	Total Reserve	**318,404.87**	**310,153.65**	**8,251.22**	**2.66**
	Total Cash	**332,957.25**	**317,364.94**	**15,592.31**	**4.91**
00205	Due From Reserve	4,269.00	4,269.00	0.00	0.00
	Other Assets				
10505	Accounts Receivable	2,050.68	1,611.72	438.96	27.24
	Total Other Assets	**2,050.68**	**1,611.72**	**438.96**	**27.24**
	TOTAL ASSETS	**339,276.93**	**323,245.66**	**16,031.27**	**4.96**
	LIABILITIES & CAPITAL				
	Liabilities				
	Liabilities				
200104	Due to Operating	4,269.00	4,269.00	0.00	0.00
20102	Accounts Payable	910.48	2,812.17	-1,901.69	-67.62
20110	Prepayments	18,556.97	18,566.97	-10.00	-0.05
	Total Liabilities	**23,736.45**	**25,648.14**	**-1,911.69**	**-7.45**
	Total Liabilities	**23,736.45**	**25,648.14**	**-1,911.69**	**-7.45**
	Capital				
	Capital				
30300	Retained Earnings	46,197.10	46,197.10	0.00	0.00
30305	Opening Balance Equity	53,145.24	53,145.24	0.00	0.00
30326	Prior Year Adjustments - Exp.	297.00	297.00	0.00	0.00
30327	Prior Management Adjustments	2,895.00	2,895.00	0.00	0.00
	Total Capital	**102,534.34**	**102,534.34**	**0.00**	**0.00**
	Calculated Retained Earnings	17,942.96	35,247.68	-17,304.72	-49.09
	Calculated Prior Years Retained Earnings	195,063.18	159,815.50	35,247.68	22.06
	Total Capital	**315,540.48**	**297,597.52**	**17,942.96**	**6.03**
	TOTAL LIABILITIES & CAPITAL	**339,276.93**	**323,245.66**	**16,031.27**	**4.96**

Operating Income Statement

Properties: Applegate Condominium Association, Inc. - 90 Applegate Southington, CT 06489
As of: Jan 2026
Accounting Basis: Accrual
Fund Type: All
Cost Center: -000 Common and -100 Operating
Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Income							
4000	**Income**							
4100	Common Charges	38,700.00	39,131.25	-431.25	38,700.00	39,131.25	-431.25	469,575.00
4110	Late Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
	Total Income	**38,800.00**	**39,131.25**	**-331.25**	**38,800.00**	**39,131.25**	**-331.25**	**469,575.00**
	Total All Income	**38,800.00**	**39,131.25**	**-331.25**	**38,800.00**	**39,131.25**	**-331.25**	**469,575.00**
	Expense							
5000	**Insurance**							
5010	Insurance - Package Policy	1,883.00	1,319.00	-564.00	1,883.00	1,319.00	-564.00	75,441.00
5025	Insurance - Umbrella	0.00	0.00	0.00	0.00	0.00	0.00	3,027.00
5035	Insurance - Workers Comp	0.00	0.00	0.00	0.00	0.00	0.00	582.00
	Total Insurance	**1,883.00**	**1,319.00**	**-564.00**	**1,883.00**	**1,319.00**	**-564.00**	**79,050.00**
5100	**Grounds Maintenance**							
5120	Landscaping & Snowplowing	13,066.50	13,472.09	405.59	13,066.50	13,472.09	405.59	161,665.00
5135	Tree Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00
5145	Pest Control	53.18	0.00	-53.18	53.18	0.00	-53.18	1,200.00
5150	Irrigation System	0.00	0.00	0.00	0.00	0.00	0.00	7,600.00
	Total Grounds Maintenance	**13,119.68**	**13,472.09**	**352.41**	**13,119.68**	**13,472.09**	**352.41**	**182,965.00**
5200	**Building Maintenance**							
5210	Maintenance & Repairs	0.00	2,000.00	2,000.00	0.00	2,000.00	2,000.00	24,000.00
5265	Gate Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00
	Total Building Maintenance	**0.00**	**2,000.00**	**2,000.00**	**0.00**	**2,000.00**	**2,000.00**	**24,500.00**
5300	**Utilities & Property Services**							
5310	Electric	206.19	208.34	2.15	206.19	208.34	2.15	2,500.00
5315	Water	0.00	825.00	825.00	0.00	825.00	825.00	9,900.00
5335	Trash & Recycling Collection	2,236.22	2,313.34	77.12	2,236.22	2,313.34	77.12	27,760.00

Operating Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
5340	Fire Hydrant Service	254.00	0.00	-254.00	254.00	0.00	-254.00	750.00
	Total Utilities & Property Services	**2,696.41**	**3,346.68**	**650.27**	**2,696.41**	**3,346.68**	**650.27**	**40,910.00**
5500	**Operating Expenses**							
5505	Management Fees	3,055.83	2,945.84	-109.99	3,055.83	2,945.84	-109.99	35,350.00
5506	Sales Tax (Mgmt. Fee)	0.00	66.67	66.67	0.00	66.67	66.67	800.00
5520	Legal Fees	200.00	0.00	-200.00	200.00	0.00	-200.00	0.00
5525	Legal & Accounting Fees	0.00	500.00	500.00	0.00	500.00	500.00	7,041.66
5530	Office & Administration	70.00	208.34	138.34	70.00	208.34	138.34	2,500.00
	Total Operating Expenses	**3,325.83**	**3,720.85**	**395.02**	**3,325.83**	**3,720.85**	**395.02**	**45,691.66**
5900	**Reserve Contributions**							
5910	Contribution to Reserves	8,083.34	8,083.34	0.00	8,083.34	8,083.34	0.00	97,000.00
	Total Reserve Contributions	**8,083.34**	**8,083.34**	**0.00**	**8,083.34**	**8,083.34**	**0.00**	**97,000.00**
	Total All Expense	**29,108.26**	**31,941.96**	**2,833.70**	**29,108.26**	**31,941.96**	**2,833.70**	**470,116.66**
	Total All Income	38,800.00	39,131.25	-331.25	38,800.00	39,131.25	-331.25	469,575.00
	Total All Expense	29,108.26	31,941.96	2,833.70	29,108.26	31,941.96	2,833.70	470,116.66
	Net Reserve	**9,691.74**	**7,189.29**	**2,502.45**	**9,691.74**	**7,189.29**	**2,502.45**	**-541.66**
	Total Income	38,800.00	39,131.25	-331.25	38,800.00	39,131.25	-331.25	469,575.00
	Total Expense	29,108.26	31,941.96	2,833.70	29,108.26	31,941.96	2,833.70	470,116.66
	Net Income	**9,691.74**	**7,189.29**	**2,502.45**	**9,691.74**	**7,189.29**	**2,502.45**	**-541.66**

Balance Sheet - Comparative

Properties: Applegate Condominium Association, Inc. - 90 Applegate Southington, CT 06489
As of: 02/28/2026
Compare To: Previous Month
Accounting Basis: Accrual
Level of Detail: Detail View

Account Number	Account Name	Balance as of 02/28/2026	Balance as of 01/31/2026	Month Over Month $ Var.	Month Over Month % Var.
	ASSETS				
	Cash				
	Operating				
10000	Columbia Bank - Operating *	24,768.43	14,552.38	10,216.05	70.20
	Total Operating	**24,768.43**	**14,552.38**	**10,216.05**	**70.20**
	Reserve				
10102	Columbia Bank - Reserve*	164,516.47	110,971.75	53,544.72	48.25
10302	AGA CD EXP 02.02.26	0.00	43,484.69	-43,484.69	-100.00
10310	AGA CD EXP 03.01.26	43,575.05	43,575.05	0.00	0.00
10325	AGA 1st Cit CD EXP 02.25.26	60,184.38	60,184.38	0.00	0.00
10326	AGA 1st Cit CD EXP 08.25.25	60,189.00	60,189.00	0.00	0.00
	Total Reserve	**328,464.90**	**318,404.87**	**10,060.03**	**3.16**
	Total Cash	**353,233.33**	**332,957.25**	**20,276.08**	**6.09**
00205	Due From Reserve	4,269.00	4,269.00	0.00	0.00
	Other Assets				
10505	Accounts Receivable	2,550.68	2,050.68	500.00	24.38
	Total Other Assets	**2,550.68**	**2,050.68**	**500.00**	**24.38**
	TOTAL ASSETS	**360,053.01**	**339,276.93**	**20,776.08**	**6.12**
	LIABILITIES & CAPITAL				
	Liabilities				
	Liabilities				
200104	Due to Operating	4,269.00	4,269.00	0.00	0.00
20102	Accounts Payable	8,354.23	910.48	7,443.75	817.56
20110	Prepayments	15,136.97	18,556.97	-3,420.00	-18.43
	Total Liabilities	**27,760.20**	**23,736.45**	**4,023.75**	**16.95**
	Total Liabilities	**27,760.20**	**23,736.45**	**4,023.75**	**16.95**
	Capital				
	Capital				
30300	Retained Earnings	46,197.10	46,197.10	0.00	0.00
30305	Opening Balance Equity	53,145.24	53,145.24	0.00	0.00
30326	Prior Year Adjustments - Exp.	297.00	297.00	0.00	0.00
30327	Prior Management Adjustments	2,895.00	2,895.00	0.00	0.00
	Total Capital	**102,534.34**	**102,534.34**	**0.00**	**0.00**
	Calculated Retained Earnings	34,695.29	17,942.96	16,752.33	93.36
	Calculated Prior Years Retained Earnings	195,063.18	195,063.18	0.00	0.00
	Total Capital	**332,292.81**	**315,540.48**	**16,752.33**	**5.31**
	TOTAL LIABILITIES & CAPITAL	**360,053.01**	**339,276.93**	**20,776.08**	**6.12**

Operating Income Statement

Properties: Applegate Condominium Association, Inc. - 90 Applegate Southington, CT 06489
As of: Feb 2026
Accounting Basis: Accrual
Fund Type: All
Cost Center: -000 Common and -100 Operating
Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Income							
4000	**Income**							
4100	Common Charges	38,700.00	39,131.25	-431.25	77,400.00	78,262.50	-862.50	469,575.00
4110	Late Fees	50.00	0.00	50.00	150.00	0.00	150.00	0.00
	Total Income	**38,750.00**	**39,131.25**	**-381.25**	**77,550.00**	**78,262.50**	**-712.50**	**469,575.00**
	Total All Income	**38,750.00**	**39,131.25**	**-381.25**	**77,550.00**	**78,262.50**	**-712.50**	**469,575.00**
	Expense							
5000	**Insurance**							
50019	Ancillary Management Fees	202.07	0.00	-202.07	202.07	0.00	-202.07	0.00
5010	Insurance - Package Policy	0.00	0.00	0.00	1,319.00	1,319.00	0.00	75,441.00
5020	Insurance - Ancillary Lines	0.00	0.00	0.00	564.00	0.00	-564.00	0.00
5025	Insurance - Umbrella	0.00	0.00	0.00	0.00	0.00	0.00	3,027.00
5035	Insurance - Workers Comp	0.00	0.00	0.00	0.00	0.00	0.00	582.00
	Total Insurance	**202.07**	**0.00**	**-202.07**	**2,085.07**	**1,319.00**	**-766.07**	**79,050.00**
5100	**Grounds Maintenance**							
5120	Landscaping & Snowplowing	13,066.50	13,472.09	405.59	26,133.00	26,944.18	811.18	161,665.00
5135	Tree Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00
5145	Pest Control	0.00	0.00	0.00	53.18	0.00	-53.18	1,200.00
5150	Irrigation System	0.00	0.00	0.00	0.00	0.00	0.00	7,600.00
	Total Grounds Maintenance	**13,066.50**	**13,472.09**	**405.59**	**26,186.18**	**26,944.18**	**758.00**	**182,965.00**
5200	**Building Maintenance**							
5210	Maintenance & Repairs	0.00	2,000.00	2,000.00	0.00	4,000.00	4,000.00	24,000.00
5265	Gate Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00
	Total Building Maintenance	**0.00**	**2,000.00**	**2,000.00**	**0.00**	**4,000.00**	**4,000.00**	**24,500.00**
5300	**Utilities & Property Services**							
5310	Electric	200.68	208.34	7.66	406.87	416.68	9.81	2,500.00

Operating Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
5315	Water	4,210.11	825.00	-3,385.11	4,210.11	1,650.00	-2,560.11	9,900.00
5335	Trash & Recycling Collection	2,236.22	2,313.34	77.12	4,472.44	4,626.68	154.24	27,760.00
5340	Fire Hydrant Service	2.95	0.00	-2.95	256.95	0.00	-256.95	750.00
	Total Utilities & Property Services	6,649.96	3,346.68	-3,303.28	9,346.37	6,693.36	-2,653.01	40,910.00
5500	**Operating Expenses**							
5505	Management Fees	3,055.83	2,945.84	-109.99	6,111.66	5,891.68	-219.98	35,350.00
5506	Sales Tax (Mgmt. Fee)	0.00	66.67	66.67	0.00	133.34	133.34	800.00
5520	Legal Fees	1,000.00	0.00	-1,000.00	1,200.00	0.00	-1,200.00	0.00
5525	Legal & Accounting Fees	0.00	0.00	0.00	0.00	500.00	500.00	7,041.66
5530	Office & Administration	0.00	208.34	208.34	70.00	416.68	346.68	2,500.00
	Total Operating Expenses	4,055.83	3,220.85	-834.98	7,381.66	6,941.70	-439.96	45,691.66
5900	**Reserve Contributions**							
5910	Contribution to Reserves	8,083.34	8,083.34	0.00	16,166.68	16,166.68	0.00	97,000.00
	Total Reserve Contributions	8,083.34	8,083.34	0.00	16,166.68	16,166.68	0.00	97,000.00
	Total All Expense	32,057.70	30,122.96	-1,934.74	61,165.96	62,064.92	898.96	470,116.66
	Total All Income	38,750.00	39,131.25	-381.25	77,550.00	78,262.50	-712.50	469,575.00
	Total All Expense	32,057.70	30,122.96	-1,934.74	61,165.96	62,064.92	898.96	470,116.66
	Net Reserve	6,692.30	9,008.29	-2,315.99	16,384.04	16,197.58	186.46	-541.66
	Total Income	38,750.00	39,131.25	-381.25	77,550.00	78,262.50	-712.50	469,575.00
	Total Expense	32,057.70	30,122.96	-1,934.74	61,165.96	62,064.92	898.96	470,116.66
	Net Income	6,692.30	9,008.29	-2,315.99	16,384.04	16,197.58	186.46	-541.66

Balance Sheet - Comparative

Properties: Applegate Condominium Association, Inc. - 90 Applegate Southington, CT 06489
As of: 03/31/2026
Compare To: Previous Month
Accounting Basis: Accrual
Level of Detail: Detail View

Account Number	Account Name	Balance as of 03/31/2026	Balance as of 02/28/2026	Month Over Month $ Var.	Month Over Month % Var.
	ASSETS				
	Cash				
	Operating				
10000	Columbia Bank - Operating *	27,050.52	24,768.43	2,282.09	9.21
	Total Operating	**27,050.52**	**24,768.43**	**2,282.09**	**9.21**
	Reserve				
10102	Columbia Bank - Reserve*	172,864.02	164,516.47	8,347.55	5.07
10310	AGA CD EXP 09.01.26	45,461.75	43,575.05	1,886.70	4.33
10325	AGA FCB CD EXP 02.25.27	62,448.51	62,448.51	0.00	0.00
10326	AGA FCB CD EXP 08.25.26	62,243.27	62,243.27	0.00	0.00
	Total Reserve	**343,017.55**	**332,783.30**	**10,234.25**	**3.08**
	Total Cash	**370,068.07**	**357,551.73**	**12,516.34**	**3.50**
00205	Due From Reserve	4,269.00	4,269.00	0.00	0.00
	Other Assets				
10505	Accounts Receivable	925.68	2,550.68	-1,625.00	-63.71
10535	Prepaid Insurance	25,146.00	0.00	25,146.00	0.00
	Total Other Assets	**26,071.68**	**2,550.68**	**23,521.00**	**922.15**
	TOTAL ASSETS	**400,408.75**	**364,371.41**	**36,037.34**	**9.89**
	LIABILITIES & CAPITAL				
	Liabilities				
	Liabilities				
200104	Due to Operating	4,269.00	4,269.00	0.00	0.00
20102	Accounts Payable	25,623.09	8,354.23	17,268.86	206.71
20110	Prepayments	17,946.97	15,136.97	2,810.00	18.56
	Total Liabilities	**47,839.06**	**27,760.20**	**20,078.86**	**72.33**
	Total Liabilities	**47,839.06**	**27,760.20**	**20,078.86**	**72.33**
	Capital				
	Capital				
30300	Retained Earnings	46,197.10	46,197.10	0.00	0.00
30305	Opening Balance Equity	53,145.24	53,145.24	0.00	0.00
30326	Prior Year Adjustments - Exp.	297.00	297.00	0.00	0.00
30327	Prior Management Adjustments	2,895.00	2,895.00	0.00	0.00
	Total Capital	**102,534.34**	**102,534.34**	**0.00**	**0.00**
	Calculated Retained Earnings	54,972.17	39,013.69	15,958.48	40.90
	Calculated Prior Years Retained Earnings	195,063.18	195,063.18	0.00	0.00
	Total Capital	**352,569.69**	**336,611.21**	**15,958.48**	**4.74**
	TOTAL LIABILITIES & CAPITAL	**400,408.75**	**364,371.41**	**36,037.34**	**9.89**

Operating Income Statement

Properties: Applegate Condominium Association, Inc. - 90 Applegate Southington, CT 06489
As of: Mar 2026
Accounting Basis: Accrual
Fund Type: All
Cost Center: -000 Common and -100 Operating
Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Income							
4000	**Income**							
4100	Common Charges	38,700.00	39,131.25	-431.25	116,100.00	117,393.75	-1,293.75	469,575.00
4110	Late Fees	0.00	0.00	0.00	150.00	0.00	150.00	0.00
	Total Income	**38,700.00**	**39,131.25**	**-431.25**	**116,250.00**	**117,393.75**	**-1,143.75**	**469,575.00**
	Total All Income	**38,700.00**	**39,131.25**	**-431.25**	**116,250.00**	**117,393.75**	**-1,143.75**	**469,575.00**
	Expense							
5000	**Insurance**							
50019	Ancillary Management Fees	0.00	0.00	0.00	202.07	0.00	-202.07	0.00
5010	Insurance - Package Policy	5,140.63	1,540.63	-3,600.00	6,459.63	2,859.63	-3,600.00	75,441.00
5020	Insurance - Ancillary Lines	0.00	0.00	0.00	564.00	0.00	-564.00	0.00
5025	Insurance - Umbrella	0.00	3,027.00	3,027.00	0.00	3,027.00	3,027.00	3,027.00
5035	Insurance - Workers Comp	0.00	0.00	0.00	0.00	0.00	0.00	582.00
50600	Taxes	586.00	0.00	-586.00	586.00	0.00	-586.00	0.00
	Total Insurance	**5,726.63**	**4,567.63**	**-1,159.00**	**7,811.70**	**5,886.63**	**-1,925.07**	**79,050.00**
5100	**Grounds Maintenance**							
5120	Landscaping & Snowplowing	13,066.50	13,472.09	405.59	39,199.50	40,416.27	1,216.77	161,665.00
5135	Tree Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00
5145	Pest Control	63.81	0.00	-63.81	116.99	0.00	-116.99	1,200.00
5150	Irrigation System	0.00	0.00	0.00	0.00	0.00	0.00	7,600.00
	Total Grounds Maintenance	**13,130.31**	**13,472.09**	**341.78**	**39,316.49**	**40,416.27**	**1,099.78**	**182,965.00**
5200	**Building Maintenance**							
5210	Maintenance & Repairs	0.00	2,000.00	2,000.00	0.00	6,000.00	6,000.00	24,000.00
5265	Gate Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00
	Total Building Maintenance	**0.00**	**2,000.00**	**2,000.00**	**0.00**	**6,000.00**	**6,000.00**	**24,500.00**

Operating Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
5300	**Utilities & Property Services**							
5310	Electric	200.39	208.34	7.95	607.26	625.02	17.76	2,500.00
5315	Water	23.60	825.00	801.40	4,236.66	2,475.00	-1,761.66	9,900.00
5335	Trash & Recycling Collection	2,236.22	2,313.34	77.12	6,708.66	6,940.02	231.36	27,760.00
5340	Fire Hydrant Service	0.00	187.50	187.50	254.00	187.50	-66.50	750.00
	Total Utilities & Property Services	**2,460.21**	**3,534.18**	**1,073.97**	**11,806.58**	**10,227.54**	**-1,579.04**	**40,910.00**
5500	**Operating Expenses**							
5505	Management Fees	3,055.83	2,945.84	-109.99	9,167.49	8,837.52	-329.97	35,350.00
5506	Sales Tax (Mgmt. Fee)	0.00	66.67	66.67	0.00	200.01	200.01	800.00
5525	Legal & Accounting Fees	133.19	4,000.00	3,866.81	1,333.19	4,500.00	3,166.81	7,041.66
5530	Office & Administration	386.26	208.34	-177.92	456.26	625.02	168.76	2,500.00
	Total Operating Expenses	**3,575.28**	**7,220.85**	**3,645.57**	**10,956.94**	**14,162.55**	**3,205.61**	**45,691.66**
5900	**Reserve Contributions**							
5910	Contribution to Reserves	8,083.34	8,083.34	0.00	24,250.02	24,250.02	0.00	97,000.00
	Total Reserve Contributions	**8,083.34**	**8,083.34**	**0.00**	**24,250.02**	**24,250.02**	**0.00**	**97,000.00**
	Total All Expense	**32,975.77**	**38,878.09**	**5,902.32**	**94,141.73**	**100,943.01**	**6,801.28**	**470,116.66**
	Total All Income	38,700.00	39,131.25	-431.25	116,250.00	117,393.75	-1,143.75	469,575.00
	Total All Expense	32,975.77	38,878.09	5,902.32	94,141.73	100,943.01	6,801.28	470,116.66
	Net Reserve	**5,724.23**	**253.16**	**5,471.07**	**22,108.27**	**16,450.74**	**5,657.53**	**-541.66**
	Total Income	38,700.00	39,131.25	-431.25	116,250.00	117,393.75	-1,143.75	469,575.00
	Total Expense	32,975.77	38,878.09	5,902.32	94,141.73	100,943.01	6,801.28	470,116.66
	Net Income	**5,724.23**	**253.16**	**5,471.07**	**22,108.27**	**16,450.74**	**5,657.53**	**-541.66**

Balance Sheet - Comparative

Properties: Applegate Condominium Association, Inc. - 90 Applegate Southington, CT 06489
As of: 04/30/2026
Compare To: Previous Month
Accounting Basis: Accrual
Level of Detail: Detail View

Account Number	Account Name	Balance as of 04/30/2026	Balance as of 03/31/2026	Month Over Month $ Var.	Month Over Month % Var.
	ASSETS				
	Cash				
	Operating				
10000	Columbia Bank - Operating *	34,266.82	27,050.52	7,216.30	26.68
	Total Operating	**34,266.82**	**27,050.52**	**7,216.30**	**26.68**
	Reserve				
10102	Columbia Bank - Reserve*	156,202.13	172,864.02	-16,661.89	-9.64
10310	AGA CD EXP 09.01.26	45,461.75	45,461.75	0.00	0.00
10325	AGA FCB CD EXP 02.25.27	62,448.51	62,448.51	0.00	0.00
10326	AGA FCB CD EXP 08.25.26	62,243.27	62,243.27	0.00	0.00
	Total Reserve	**326,355.66**	**343,017.55**	**-16,661.89**	**-4.86**
	Total Cash	**360,622.48**	**370,068.07**	**-9,445.59**	**-2.55**
00200	Due From Operating	25,000.00	0.00	25,000.00	0.00
00205	Due From Reserve	4,269.00	4,269.00	0.00	0.00
	Other Assets				
10505	Accounts Receivable	1,121.18	900.68	220.50	24.48
10535	Prepaid Insurance	0.00	25,146.00	-25,146.00	-100.00
	Total Other Assets	**1,121.18**	**26,046.68**	**-24,925.50**	**-95.70**
	TOTAL ASSETS	**391,012.66**	**400,383.75**	**-9,371.09**	**-2.34**
	LIABILITIES & CAPITAL				
	Liabilities				
	Liabilities				
200104	Due to Operating	4,269.00	4,269.00	0.00	0.00
20102	Accounts Payable	8,925.03	25,623.09	-16,698.06	-65.17
20109	Due To Reserves	25,000.00	0.00	25,000.00	0.00
20110	Prepayments	16,827.47	17,946.97	-1,119.50	-6.24
	Total Liabilities	**55,021.50**	**47,839.06**	**7,182.44**	**15.01**
	Total Liabilities	**55,021.50**	**47,839.06**	**7,182.44**	**15.01**
	Capital				
	Capital				
30300	Retained Earnings	46,197.10	46,197.10	0.00	0.00
30305	Opening Balance Equity	53,145.24	53,145.24	0.00	0.00
30326	Prior Year Adjustments - Exp.	297.00	297.00	0.00	0.00
30327	Prior Management Adjustments	2,895.00	2,895.00	0.00	0.00
	Total Capital	**102,534.34**	**102,534.34**	**0.00**	**0.00**
	Calculated Retained Earnings	38,393.64	54,947.17	-16,553.53	-30.13
	Calculated Prior Years Retained Earnings	195,063.18	195,063.18	0.00	0.00

Balance Sheet - Comparative

Account Number	Account Name	Balance as of 04/30/2026	Balance as of 03/31/2026	Month Over Month $ Var.	Month Over Month % Var.
	Total Capital	**335,991.16**	**352,544.69**	**-16,553.53**	**-4.70**
	TOTAL LIABILITIES & CAPITAL	**391,012.66**	**400,383.75**	**-9,371.09**	**-2.34**

Operating Income Statement

Properties: Applegate Condominium Association, Inc. - 90 Applegate Southington, CT 06489
As of: Apr 2026
Accounting Basis: Accrual
Fund Type: All
Cost Center: -000 Common and -100 Operating
Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Income							
4000	**Income**							
4100	Common Charges	38,700.00	39,131.25	-431.25	154,800.00	156,525.00	-1,725.00	469,575.00
4110	Late Fees	50.00	0.00	50.00	175.00	0.00	175.00	0.00
	Total Income	**38,750.00**	**39,131.25**	**-381.25**	**154,975.00**	**156,525.00**	**-1,550.00**	**469,575.00**
	Total All Income	**38,750.00**	**39,131.25**	**-381.25**	**154,975.00**	**156,525.00**	**-1,550.00**	**469,575.00**
	Expense							
5000	**Insurance**							
50019	Ancillary Management Fees	0.00	0.00	0.00	202.07	0.00	-202.07	0.00
5010	Insurance - Package Policy	32,600.00	21,092.37	-11,507.63	39,059.63	23,952.00	-15,107.63	75,441.00
5020	Insurance - Ancillary Lines	0.00	0.00	0.00	564.00	3,609.00	3,045.00	3,609.00
50600	Taxes	0.00	0.00	0.00	586.00	0.00	-586.00	0.00
	Total Insurance	**32,600.00**	**21,092.37**	**-11,507.63**	**40,411.70**	**27,561.00**	**-12,850.70**	**79,050.00**
5100	**Grounds Maintenance**							
5120	Landscaping & Snowplowing	14,866.50	13,472.09	-1,394.41	54,066.00	53,888.36	-177.64	161,665.00
5135	Tree Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00
5145	Pest Control	0.00	600.00	600.00	116.99	600.00	483.01	1,200.00
5150	Irrigation System	0.00	950.00	950.00	0.00	950.00	950.00	7,600.00
	Total Grounds Maintenance	**14,866.50**	**15,022.09**	**155.59**	**54,182.99**	**55,438.36**	**1,255.37**	**182,965.00**
5200	**Building Maintenance**							
5210	Maintenance & Repairs	0.00	2,000.00	2,000.00	0.00	8,000.00	8,000.00	24,000.00
5265	Gate Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00
	Total Building Maintenance	**0.00**	**2,000.00**	**2,000.00**	**0.00**	**8,000.00**	**8,000.00**	**24,500.00**
5300	**Utilities & Property Services**							
5310	Electric	196.03	208.34	12.31	803.29	833.36	30.07	2,500.00
5315	Water	0.00	825.00	825.00	4,236.66	3,300.00	-936.66	9,900.00

Operating Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
5335	Trash & Recycling Collection	2,280.94	2,313.34	32.40	8,989.60	9,253.36	263.76	27,760.00
5340	Fire Hydrant Service	254.00	0.00	-254.00	508.00	187.50	-320.50	750.00
	Total Utilities & Property Services	**2,730.97**	**3,346.68**	**615.71**	**14,537.55**	**13,574.22**	**-963.33**	**40,910.00**
5500	**Operating Expenses**							
5505	Management Fees	3,055.83	2,945.84	-109.99	12,223.32	11,783.36	-439.96	35,350.00
5506	Sales Tax (Mgmt. Fee)	0.00	66.67	66.67	0.00	266.68	266.68	800.00
5525	Legal & Accounting Fees	1,680.00	0.00	-1,680.00	3,013.19	4,500.00	1,486.81	7,041.66
5530	Office & Administration	625.00	208.34	-416.66	1,081.26	833.36	-247.90	2,500.00
	Total Operating Expenses	**5,360.83**	**3,220.85**	**-2,139.98**	**16,317.77**	**17,383.40**	**1,065.63**	**45,691.66**
5900	**Reserve Contributions**							
5910	Contribution to Reserves	8,083.34	8,083.34	0.00	32,333.36	32,333.36	0.00	97,000.00
	Total Reserve Contributions	**8,083.34**	**8,083.34**	**0.00**	**32,333.36**	**32,333.36**	**0.00**	**97,000.00**
	Total All Expense	**63,641.64**	**52,765.33**	**-10,876.31**	**157,783.37**	**154,290.34**	**-3,493.03**	**470,116.66**
	Total All Income	38,750.00	39,131.25	-381.25	154,975.00	156,525.00	-1,550.00	469,575.00
	Total All Expense	63,641.64	52,765.33	-10,876.31	157,783.37	154,290.34	-3,493.03	470,116.66
	Net Reserve	**-24,891.64**	**-13,634.08**	**-11,257.56**	**-2,808.37**	**2,234.66**	**-5,043.03**	**-541.66**
	Total Income	38,750.00	39,131.25	-381.25	154,975.00	156,525.00	-1,550.00	469,575.00
	Total Expense	63,641.64	52,765.33	-10,876.31	157,783.37	154,290.34	-3,493.03	470,116.66
	Net Income	**-24,891.64**	**-13,634.08**	**-11,257.56**	**-2,808.37**	**2,234.66**	**-5,043.03**	**-541.66**

Balance Sheet - Comparative

Properties: Applegate Condominium Association, Inc. - 90 Applegate Southington, CT 06489
As of: 05/31/2026
Compare To: Previous Month
Accounting Basis: Accrual
Level of Detail: Detail View

Account Number	Account Name	Balance as of 05/31/2026	Balance as of 04/30/2026	Month Over Month $ Var.	Month Over Month % Var.
	ASSETS				
	Cash				
	Operating				
10000	Columbia Bank - Operating *	26,200.20	34,266.82	-8,066.62	-23.54
	Total Operating	**26,200.20**	**34,266.82**	**-8,066.62**	**-23.54**
	Reserve				
10102	Columbia Bank - Reserve*	164,536.75	156,202.13	8,334.62	5.34
10310	AGA CD EXP 09.01.26	45,851.78	45,461.75	390.03	0.86
10325	AGA FCB CD EXP 02.25.27	62,448.51	62,448.51	0.00	0.00
10326	AGA FCB CD EXP 08.25.26	62,243.27	62,243.27	0.00	0.00
	Total Reserve	**335,080.31**	**326,355.66**	**8,724.65**	**2.67**
	Total Cash	**361,280.51**	**360,622.48**	**658.03**	**0.18**
00200	Due From Operating	25,000.00	25,000.00	0.00	0.00
00205	Due From Reserve	4,269.00	4,269.00	0.00	0.00
	Other Assets				
10505	Accounts Receivable	1,271.18	1,121.18	150.00	13.38
	Total Other Assets	**1,271.18**	**1,121.18**	**150.00**	**13.38**
	TOTAL ASSETS	**391,820.69**	**391,012.66**	**808.03**	**0.21**
	LIABILITIES & CAPITAL				
	Liabilities				
	Liabilities				
200104	Due to Operating	4,269.00	4,269.00	0.00	0.00
20102	Accounts Payable	12,590.00	8,925.03	3,664.97	41.06
20109	Due To Reserves	25,000.00	25,000.00	0.00	0.00
20110	Prepayments	15,862.47	16,827.47	-965.00	-5.73
	Total Liabilities	**57,721.47**	**55,021.50**	**2,699.97**	**4.91**
	Total Liabilities	**57,721.47**	**55,021.50**	**2,699.97**	**4.91**
	Capital				
	Capital				
30300	Retained Earnings	46,197.10	46,197.10	0.00	0.00
30305	Opening Balance Equity	53,145.24	53,145.24	0.00	0.00
30326	Prior Year Adjustments - Exp.	297.00	297.00	0.00	0.00
30327	Prior Management Adjustments	2,895.00	2,895.00	0.00	0.00
	Total Capital	**102,534.34**	**102,534.34**	**0.00**	**0.00**
	Calculated Retained Earnings	36,501.70	38,393.64	-1,891.94	-4.93
	Calculated Prior Years Retained Earnings	195,063.18	195,063.18	0.00	0.00
	Total Capital	**334,099.22**	**335,991.16**	**-1,891.94**	**-0.56**
	TOTAL LIABILITIES & CAPITAL	**391,820.69**	**391,012.66**	**808.03**	**0.21**

Operating Income Statement

Properties: Applegate Condominium Association, Inc. - 90 Applegate Southington, CT 06489
As of: May 2026
Accounting Basis: Accrual
Fund Type: All
Cost Center: -000 Common and -100 Operating
Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Income							
4000	**Income**							
4100	Common Charges	38,700.00	39,131.25	-431.25	193,500.00	195,656.25	-2,156.25	469,575.00
4110	Late Fees	50.00	0.00	50.00	225.00	0.00	225.00	0.00
	Total Income	**38,750.00**	**39,131.25**	**-381.25**	**193,725.00**	**195,656.25**	**-1,931.25**	**469,575.00**
	Total All Income	**38,750.00**	**39,131.25**	**-381.25**	**193,725.00**	**195,656.25**	**-1,931.25**	**469,575.00**
	Expense							
5000	**Insurance**							
50019	Ancillary Management Fees	0.00	0.00	0.00	202.07	0.00	-202.07	0.00
5010	Insurance - Package Policy	6,295.00	5,282.00	-1,013.00	45,354.63	29,234.00	-16,120.63	75,441.00
5020	Insurance - Ancillary Lines	0.00	0.00	0.00	564.00	3,609.00	3,045.00	3,609.00
50600	Taxes	0.00	0.00	0.00	586.00	0.00	-586.00	0.00
	Total Insurance	**6,295.00**	**5,282.00**	**-1,013.00**	**46,706.70**	**32,843.00**	**-13,863.70**	**79,050.00**
5100	**Grounds Maintenance**							
5120	Landscaping & Snowplowing	13,066.50	13,472.08	405.58	67,132.50	67,360.44	227.94	161,665.00
5135	Tree Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00
5145	Pest Control	0.00	100.00	100.00	116.99	700.00	583.01	1,200.00
5150	Irrigation System	0.00	950.00	950.00	0.00	1,900.00	1,900.00	7,600.00
	Total Grounds Maintenance	**13,066.50**	**14,522.08**	**1,455.58**	**67,249.49**	**69,960.44**	**2,710.95**	**182,965.00**
5200	**Building Maintenance**							
5210	Maintenance & Repairs	13,334.57	2,000.00	-11,334.57	13,334.57	10,000.00	-3,334.57	24,000.00
5265	Gate Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00
	Total Building Maintenance	**13,334.57**	**2,000.00**	**-11,334.57**	**13,334.57**	**10,000.00**	**-3,334.57**	**24,500.00**
5300	**Utilities & Property Services**							
5310	Electric	190.86	208.33	17.47	994.15	1,041.69	47.54	2,500.00
5315	Water	476.55	825.00	348.45	4,713.21	4,125.00	-588.21	9,900.00

Operating Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
5335	Trash & Recycling Collection	2,280.94	2,313.33	32.39	11,270.54	11,566.69	296.15	27,760.00
5340	Fire Hydrant Service	0.00	187.50	187.50	508.00	375.00	-133.00	750.00
	Total Utilities & Property Services	**2,948.35**	**3,534.16**	**585.81**	**17,485.90**	**17,108.38**	**-377.52**	**40,910.00**
5500	**Operating Expenses**							
5505	Management Fees	3,055.83	2,945.83	-110.00	15,279.15	14,729.19	-549.96	35,350.00
5506	Sales Tax (Mgmt. Fee)	0.00	66.67	66.67	0.00	333.35	333.35	800.00
5525	Legal & Accounting Fees	2,583.00	500.00	-2,083.00	5,596.19	5,000.00	-596.19	7,041.66
5530	Office & Administration	0.00	208.33	208.33	1,081.26	1,041.69	-39.57	2,500.00
	Total Operating Expenses	**5,638.83**	**3,720.83**	**-1,918.00**	**21,956.60**	**21,104.23**	**-852.37**	**45,691.66**
5900	**Reserve Contributions**							
5910	Contribution to Reserves	8,083.34	8,083.33	-0.01	40,416.70	40,416.69	-0.01	97,000.00
	Total Reserve Contributions	**8,083.34**	**8,083.33**	**-0.01**	**40,416.70**	**40,416.69**	**-0.01**	**97,000.00**
	Total All Expense	**49,366.59**	**37,142.40**	**-12,224.19**	**207,149.96**	**191,432.74**	**-15,717.22**	**470,116.66**
	Total All Income	38,750.00	39,131.25	-381.25	193,725.00	195,656.25	-1,931.25	469,575.00
	Total All Expense	49,366.59	37,142.40	-12,224.19	207,149.96	191,432.74	-15,717.22	470,116.66
	Net Reserve	**-10,616.59**	**1,988.85**	**-12,605.44**	**-13,424.96**	**4,223.51**	**-17,648.47**	**-541.66**
	Total Income	38,750.00	39,131.25	-381.25	193,725.00	195,656.25	-1,931.25	469,575.00
	Total Expense	49,366.59	37,142.40	-12,224.19	207,149.96	191,432.74	-15,717.22	470,116.66
	Net Income	**-10,616.59**	**1,988.85**	**-12,605.44**	**-13,424.96**	**4,223.51**	**-17,648.47**	**-541.66**

Balance Sheet - Comparative

Properties: Applegate Condominium Association, Inc. - 90 Applegate Southington, CT 06489
As of: 06/30/2026
Compare To: Previous Month
Accounting Basis: Accrual
Level of Detail: Detail View

Account Number	Account Name	Balance as of 06/30/2026	Balance as of 05/31/2026	Month Over Month $ Var.	Month Over Month % Var.
	ASSETS				
	Cash				
	Operating				
10000	Columbia Bank - Operating *	14,392.17	26,200.20	-11,808.03	-45.07
	Total Operating	**14,392.17**	**26,200.20**	**-11,808.03**	**-45.07**
	Reserve				
10102	Columbia Bank - Reserve*	93,739.82	164,536.75	-70,796.93	-43.03
10310	AGA CD EXP 09.01.26	45,851.78	45,851.78	0.00	0.00
10325	AGA FCB CD EXP 02.25.27	62,448.51	62,448.51	0.00	0.00
10326	AGA FCB CD EXP 08.25.26	62,243.27	62,243.27	0.00	0.00
10344	AGA PB CD EXP 05.24.27	85,000.00	0.00	85,000.00	0.00
	Total Reserve	**349,283.38**	**335,080.31**	**14,203.07**	**4.24**
	Total Cash	**363,675.55**	**361,280.51**	**2,395.04**	**0.66**
00200	Due From Operating	15,000.00	25,000.00	-10,000.00	-40.00
00205	Due From Reserve	0.00	4,269.00	-4,269.00	-100.00
	Other Assets				
10505	Accounts Receivable	1,446.18	1,271.18	175.00	13.77
	Total Other Assets	**1,446.18**	**1,271.18**	**175.00**	**13.77**
	TOTAL ASSETS	**380,121.73**	**391,820.69**	**-11,698.96**	**-2.99**
	LIABILITIES & CAPITAL				
	Liabilities				
	Liabilities				
200104	Due to Operating	0.00	4,269.00	-4,269.00	-100.00
20102	Accounts Payable	1,820.47	12,590.00	-10,769.53	-85.54
20109	Due To Reserves	15,000.00	25,000.00	-10,000.00	-40.00
20110	Prepayments	17,516.84	15,862.47	1,654.37	10.43
	Total Liabilities	**34,337.31**	**57,721.47**	**-23,384.16**	**-40.51**
	Total Liabilities	**34,337.31**	**57,721.47**	**-23,384.16**	**-40.51**
	Capital				
	Capital				
30300	Retained Earnings	46,197.10	46,197.10	0.00	0.00
30305	Opening Balance Equity	53,145.24	53,145.24	0.00	0.00
30326	Prior Year Adjustments - Exp.	297.00	297.00	0.00	0.00
30327	Prior Management Adjustments	2,895.00	2,895.00	0.00	0.00
	Total Capital	**102,534.34**	**102,534.34**	**0.00**	**0.00**
	Calculated Retained Earnings	48,186.90	36,501.70	11,685.20	32.01
	Calculated Prior Years Retained Earnings	195,063.18	195,063.18	0.00	0.00

Balance Sheet - Comparative

Account Number	Account Name	Balance as of 06/30/2026	Balance as of 05/31/2026	Month Over Month $ Var.	Month Over Month % Var.
	Total Capital	345,784.42	334,099.22	11,685.20	3.50
	TOTAL LIABILITIES & CAPITAL	380,121.73	391,820.69	-11,698.96	-2.99

Operating Income Statement

Properties: Applegate Condominium Association, Inc. - 90 Applegate Southington, CT 06489
As of: Jun 2026
Accounting Basis: Accrual
Fund Type: All
Cost Center: -000 Common and -100 Operating
Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Income							
4000	**Income**							
4100	Common Charges	38,700.00	39,131.25	-431.25	232,200.00	234,787.50	-2,587.50	469,575.00
4110	Late Fees	75.00	0.00	75.00	300.00	0.00	300.00	0.00
	Total Income	**38,775.00**	**39,131.25**	**-356.25**	**232,500.00**	**234,787.50**	**-2,287.50**	**469,575.00**
	Total All Income	**38,775.00**	**39,131.25**	**-356.25**	**232,500.00**	**234,787.50**	**-2,287.50**	**469,575.00**
	Expense							
5000	**Insurance**							
50016	Project Management Fees	101.03	0.00	-101.03	101.03	0.00	-101.03	0.00
50019	Ancillary Management Fees	0.00	0.00	0.00	202.07	0.00	-202.07	0.00
5010	Insurance - Package Policy	6,295.00	6,601.00	306.00	51,649.63	35,835.00	-15,814.63	75,441.00
5020	Insurance - Ancillary Lines	0.00	0.00	0.00	564.00	3,609.00	3,045.00	3,609.00
50600	Taxes	0.00	0.00	0.00	586.00	0.00	-586.00	0.00
	Total Insurance	**6,396.03**	**6,601.00**	**204.97**	**53,102.73**	**39,444.00**	**-13,658.73**	**79,050.00**
5100	**Grounds Maintenance**							
5120	Landscaping & Snowplowing	13,066.50	13,472.08	405.58	80,199.00	80,832.52	633.52	161,665.00
5135	Tree Maintenance	0.00	6,250.00	6,250.00	0.00	6,250.00	6,250.00	12,500.00
5145	Pest Control	63.81	100.00	36.19	180.80	800.00	619.20	1,200.00
5150	Irrigation System	0.00	950.00	950.00	0.00	2,850.00	2,850.00	7,600.00
	Total Grounds Maintenance	**13,130.31**	**20,772.08**	**7,641.77**	**80,379.80**	**90,732.52**	**10,352.72**	**182,965.00**
5200	**Building Maintenance**							
5210	Maintenance & Repairs	0.00	2,000.00	2,000.00	13,334.57	12,000.00	-1,334.57	24,000.00
5265	Gate Maintenance	0.00	500.00	500.00	0.00	500.00	500.00	500.00
	Total Building Maintenance	**0.00**	**2,500.00**	**2,500.00**	**13,334.57**	**12,500.00**	**-834.57**	**24,500.00**
5300	**Utilities & Property Services**							
5310	Electric	188.58	208.33	19.75	1,182.73	1,250.02	67.29	2,500.00

Operating Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
5315	Water	23.60	825.00	801.40	4,736.81	4,950.00	213.19	9,900.00
5335	Trash & Recycling Collection	2,280.94	2,313.33	32.39	13,551.48	13,880.02	328.54	27,760.00
5340	Fire Hydrant Service	0.00	0.00	0.00	508.00	375.00	-133.00	750.00
	Total Utilities & Property Services	**2,493.12**	**3,346.66**	**853.54**	**19,979.02**	**20,455.04**	**476.02**	**40,910.00**
5500	**Operating Expenses**							
5505	Management Fees	3,055.83	2,945.83	-110.00	18,334.98	17,675.02	-659.96	35,350.00
5506	Sales Tax (Mgmt. Fee)	0.00	66.67	66.67	0.00	400.02	400.02	800.00
5520	Legal Fees	490.00	0.00	-490.00	490.00	0.00	-490.00	0.00
5525	Legal & Accounting Fees	1,020.00	0.00	-1,020.00	6,616.19	5,000.00	-1,616.19	7,041.66
5530	Office & Administration	893.24	208.33	-684.91	1,974.50	1,250.02	-724.48	2,500.00
	Total Operating Expenses	**5,459.07**	**3,220.83**	**-2,238.24**	**27,415.67**	**24,325.06**	**-3,090.61**	**45,691.66**
5900	**Reserve Contributions**							
5910	Contribution to Reserves	8,083.34	8,083.33	-0.01	48,500.04	48,500.02	-0.02	97,000.00
	Total Reserve Contributions	**8,083.34**	**8,083.33**	**-0.01**	**48,500.04**	**48,500.02**	**-0.02**	**97,000.00**
	Total All Expense	**35,561.87**	**44,523.90**	**8,962.03**	**242,711.83**	**235,956.64**	**-6,755.19**	**470,116.66**
	Total All Income	38,775.00	39,131.25	-356.25	232,500.00	234,787.50	-2,287.50	469,575.00
	Total All Expense	35,561.87	44,523.90	8,962.03	242,711.83	235,956.64	-6,755.19	470,116.66
	Net Reserve	**3,213.13**	**-5,392.65**	**8,605.78**	**-10,211.83**	**-1,169.14**	**-9,042.69**	**-541.66**
	Total Income	38,775.00	39,131.25	-356.25	232,500.00	234,787.50	-2,287.50	469,575.00
	Total Expense	35,561.87	44,523.90	8,962.03	242,711.83	235,956.64	-6,755.19	470,116.66
	Net Income	**3,213.13**	**-5,392.65**	**8,605.78**	**-10,211.83**	**-1,169.14**	**-9,042.69**	**-541.66**

Balance Sheet - Comparative

Properties: Applegate Condominium Association, Inc. - 90 Applegate Southington, CT 06489
As of: 07/31/2026
Compare To: Previous Month
Accounting Basis: Accrual
Level of Detail: Detail View

Account Number	Account Name	Balance as of 07/31/2026	Balance as of 06/30/2026	Month Over Month $ Var.	Month Over Month % Var.
	ASSETS				
	Cash				
	Operating				
10000	Columbia Bank - Operating *	23,243.21	14,492.17	8,751.04	60.38
	Total Operating	**23,243.21**	**14,492.17**	**8,751.04**	**60.38**
	Reserve				
10102	Columbia Bank - Reserve*	101,974.04	93,739.82	8,234.22	8.78
10310	AGA CD EXP 09.01.26	45,851.78	45,851.78	0.00	0.00
10325	AGA FCB CD EXP 02.25.27	62,448.51	62,448.51	0.00	0.00
10326	AGA FCB CD EXP 08.25.26	62,243.27	62,243.27	0.00	0.00
10344	AGA PB CD EXP 05.24.27	85,000.00	85,000.00	0.00	0.00
	Total Reserve	**357,517.60**	**349,283.38**	**8,234.22**	**2.36**
	Total Cash	**380,760.81**	**363,775.55**	**16,985.26**	**4.67**
00200	Due From Operating	15,000.00	15,000.00	0.00	0.00
	Other Assets				
10505	Accounts Receivable	1,171.18	1,446.18	-275.00	-19.02
	Total Other Assets	**1,171.18**	**1,446.18**	**-275.00**	**-19.02**
	TOTAL ASSETS	**396,931.99**	**380,221.73**	**16,710.26**	**4.39**
	LIABILITIES & CAPITAL				
	Liabilities				
	Liabilities				
20102	Accounts Payable	4,432.80	1,920.47	2,512.33	130.82
20109	Due To Reserves	15,000.00	15,000.00	0.00	0.00
20110	Prepayments	15,501.84	17,516.84	-2,015.00	-11.50
	Total Liabilities	**34,934.64**	**34,437.31**	**497.33**	**1.44**
	Total Liabilities	**34,934.64**	**34,437.31**	**497.33**	**1.44**
	Capital				
	Capital				
30300	Retained Earnings	46,197.10	46,197.10	0.00	0.00
30305	Opening Balance Equity	53,145.24	53,145.24	0.00	0.00
30326	Prior Year Adjustments - Exp.	297.00	297.00	0.00	0.00
30327	Prior Management Adjustments	2,895.00	2,895.00	0.00	0.00
	Total Capital	**102,534.34**	**102,534.34**	**0.00**	**0.00**
	Calculated Retained Earnings	64,399.83	48,186.90	16,212.93	33.65
	Calculated Prior Years Retained Earnings	195,063.18	195,063.18	0.00	0.00
	Total Capital	**361,997.35**	**345,784.42**	**16,212.93**	**4.69**
	TOTAL LIABILITIES & CAPITAL	**396,931.99**	**380,221.73**	**16,710.26**	**4.39**

Operating Income Statement

Properties: Applegate Condominium Association, Inc. - 90 Applegate Southington, CT 06489
As of: Jul 2026
Accounting Basis: Accrual
Fund Type: All
Cost Center: -000 Common and -100 Operating
Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Income							
4000	**Income**							
4100	Common Charges	38,700.00	39,131.25	-431.25	270,900.00	273,918.75	-3,018.75	469,575.00
4110	Late Fees	75.00	0.00	75.00	375.00	0.00	375.00	0.00
	Total Income	**38,775.00**	**39,131.25**	**-356.25**	**271,275.00**	**273,918.75**	**-2,643.75**	**469,575.00**
	Total All Income	**38,775.00**	**39,131.25**	**-356.25**	**271,275.00**	**273,918.75**	**-2,643.75**	**469,575.00**
	Expense							
5000	**Insurance**							
50016	Project Management Fees	0.00	0.00	0.00	101.03	0.00	-101.03	0.00
50019	Ancillary Management Fees	0.00	0.00	0.00	202.07	0.00	-202.07	0.00
5010	Insurance - Package Policy	0.00	6,601.00	6,601.00	51,649.63	42,436.00	-9,213.63	75,441.00
5020	Insurance - Ancillary Lines	0.00	0.00	0.00	564.00	3,609.00	3,045.00	3,609.00
50600	Taxes	0.00	0.00	0.00	586.00	0.00	-586.00	0.00
	Total Insurance	**0.00**	**6,601.00**	**6,601.00**	**53,102.73**	**46,045.00**	**-7,057.73**	**79,050.00**
5100	**Grounds Maintenance**							
5120	Landscaping & Snowplowing	13,066.50	13,472.08	405.58	93,265.50	94,304.60	1,039.10	161,665.00
5135	Tree Maintenance	0.00	0.00	0.00	0.00	6,250.00	6,250.00	12,500.00
5145	Pest Control	63.81	100.00	36.19	244.61	900.00	655.39	1,200.00
5150	Irrigation System	3,211.77	950.00	-2,261.77	3,211.77	3,800.00	588.23	7,600.00
	Total Grounds Maintenance	**16,342.08**	**14,522.08**	**-1,820.00**	**96,721.88**	**105,254.60**	**8,532.72**	**182,965.00**
5200	**Building Maintenance**							
5210	Maintenance & Repairs	0.00	2,000.00	2,000.00	13,334.57	14,000.00	665.43	24,000.00
5265	Gate Maintenance	0.00	0.00	0.00	0.00	500.00	500.00	500.00
	Total Building Maintenance	**0.00**	**2,000.00**	**2,000.00**	**13,334.57**	**14,500.00**	**1,165.43**	**24,500.00**
5300	**Utilities & Property Services**							
5310	Electric	58.07	208.33	150.26	1,240.80	1,458.35	217.55	2,500.00

Operating Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
5315	Water	265.00	825.00	560.00	5,001.81	5,775.00	773.19	9,900.00
5335	Trash & Recycling Collection	2,280.94	2,313.33	32.39	15,832.42	16,193.35	360.93	27,760.00
5340	Fire Hydrant Service	0.00	0.00	0.00	508.00	375.00	-133.00	750.00
	Total Utilities & Property Services	**2,604.01**	**3,346.66**	**742.65**	**22,583.03**	**23,801.70**	**1,218.67**	**40,910.00**
5500	**Operating Expenses**							
5505	Management Fees	3,055.83	2,945.83	-110.00	21,390.81	20,620.85	-769.96	35,350.00
5506	Sales Tax (Mgmt. Fee)	0.00	66.67	66.67	0.00	466.69	466.69	800.00
5520	Legal Fees	0.00	0.00	0.00	490.00	0.00	-490.00	0.00
5525	Legal & Accounting Fees	610.00	500.00	-110.00	7,226.19	5,500.00	-1,726.19	7,041.66
5530	Office & Administration	101.03	208.33	107.30	2,075.53	1,458.35	-617.18	2,500.00
	Total Operating Expenses	**3,766.86**	**3,720.83**	**-46.03**	**31,182.53**	**28,045.89**	**-3,136.64**	**45,691.66**
5900	**Reserve Contributions**							
5910	Contribution to Reserves	8,083.34	8,083.33	-0.01	56,583.38	56,583.35	-0.03	97,000.00
	Total Reserve Contributions	**8,083.34**	**8,083.33**	**-0.01**	**56,583.38**	**56,583.35**	**-0.03**	**97,000.00**
	Total All Expense	**30,796.29**	**38,273.90**	**7,477.61**	**273,508.12**	**274,230.54**	**722.42**	**470,116.66**
	Total All Income	38,775.00	39,131.25	-356.25	271,275.00	273,918.75	-2,643.75	469,575.00
	Total All Expense	30,796.29	38,273.90	7,477.61	273,508.12	274,230.54	722.42	470,116.66
	Net Reserve	**7,978.71**	**857.35**	**7,121.36**	**-2,233.12**	**-311.79**	**-1,921.33**	**-541.66**
	Total Income	38,775.00	39,131.25	-356.25	271,275.00	273,918.75	-2,643.75	469,575.00
	Total Expense	30,796.29	38,273.90	7,477.61	273,508.12	274,230.54	722.42	470,116.66
	Net Income	**7,978.71**	**857.35**	**7,121.36**	**-2,233.12**	**-311.79**	**-1,921.33**	**-541.66**



CPE

Property Management Solutions

Financial Report Package

August 2026

Prepared for

Applegate Condominium Association, Inc.

By

CPE Property Management Solutions

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Balance Sheet - Operating

Applegate Condominium Association, Inc.

End Date: 08/31/2026

Assets			
Operating - Cash			
10-1000-00	Pinnacle - Operating - 6059	$12,677.36	
10-1010-00	Columbia - Operating - 0361	5,580.63	
Total Operating - Cash:			$18,257.99
Cash - Reserve			
12-1205-00	Columbia - Reserve - 0337	110,224.38	
12-1240-00	AGA - RSV CD EXP (04.01.27)	46,245.15	
12-1242-00	AGA - RSV - FCB CD 6186 EXP (02.25.27)	63,463.06	
12-1244-00	AGA - RSV - FCB CD 6185 EXP (02.25.27)	63,556.76	
12-1246-00	AGA - RSV - PB CD EXP (05.24.27)	85,000.00	
Total Cash - Reserve:			$368,489.35
Accounts Receivable			
14-1410-00	Accounts Receivable - Homeowner	4,846.18	
Total Accounts Receivable:			$4,846.18
Other Assets			
16-1690-00	Due From Operating	15,000.00	
Total Other Assets:			$15,000.00
Total Assets:			**$406,593.52**
Liabilities & Equity			
Current Liabilities			
20-2000-00	Accounts Payable	23,295.83	
20-2001-00	Accounts Payable - Legacy	101.03	
20-2010-00	Prepaid Assessments	18,156.84	
Total Current Liabilities:			$41,553.70
Other Current Liabilities			
24-2495-00	Due To Reserves	15,000.00	
Total Other Current Liabilities:			$15,000.00
Capital			
35-3510-00	Opening Balance Equity	53,145.24	
35-3550-00	Retained Earnings - Operating	244,452.28	
35-3599-00	Beg Bal Homeowner Adjustment	(2,895.00)	
Total Capital:			$294,702.52
	Net Income Gain / Loss	55,337.30	
			$55,337.30
Total Liabilities & Equity:			**$406,593.52**

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Income Statement

Applegate Condominium Association, Inc.
Operating
End Date: 08/31/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Operating							
INCOME							
Income							
40-4000 Common Charges	$ 38,700.00	$ 39,131.25	($ 431.25)	$309,600.00	$313,050.00	($ 3,450.00)	$ 469,575.00
40-4020 Late Fees	-	-	-	375.00	-	375.00	-
40-4095 Miscellaneous Income	450.00	-	450.00	450.00	-	450.00	-
TOTAL Income	$ 39,150.00	$ 39,131.25	$ 18.75	$310,425.00	$313,050.00	($ 2,625.00)	$ 469,575.00
TOTAL INCOME	**$ 39,150.00**	**$ 39,131.25**	**$ 18.75**	**$310,425.00**	**$313,050.00**	**($ 2,625.00)**	**$ 469,575.00**
EXPENSES							
Insurance							
50-5000 Insurance - Package Policy	18,885.00	6,601.00	(12,284.00)	70,534.63	49,037.00	(21,497.63)	75,441.00
50-5010 Insurance - Ancillary Lines	-	-	-	564.00	582.00	18.00	582.00
50-5015 Insurance - Umbrella	-	-	-	-	3,027.00	3,027.00	3,027.00
TOTAL Insurance	$ 18,885.00	$ 6,601.00	($ 12,284.00)	$ 71,098.63	$ 52,646.00	($ 18,452.63)	$ 79,050.00
Grounds Maintenance							
51-5300 Landscape & Snow Removal - Contract	13,066.50	13,472.08	405.58	106,332.00	107,776.64	1,444.64	161,665.00
51-5320 Tree & Shrub Maintenance	9,900.00	-	(9,900.00)	9,900.00	6,250.00	(3,650.00)	12,500.00
51-5350 Irrigation System - Maint & Repairs	1,254.93	950.00	(304.93)	4,466.70	4,750.00	283.30	7,600.00
51-6615 Pest Control	-	100.00	100.00	244.61	1,000.00	755.39	1,200.00
TOTAL Grounds Maintenance	$ 24,221.43	$ 14,522.08	($ 9,699.35)	$120,943.31	$119,776.64	($ 1,166.67)	$ 182,965.00
Building Maintenance							
55-6500 General Maint & Repairs	1,332.78	2,000.00	667.22	14,667.35	16,000.00	1,332.65	24,000.00
55-6595 Gate - Maint & Repairs	-	-	-	-	500.00	500.00	500.00
TOTAL Building Maintenance	$ 1,332.78	$ 2,000.00	$ 667.22	$ 14,667.35	$ 16,500.00	$ 1,832.65	$ 24,500.00
Utilities & Property Services							
60-5710 Electricity	131.18	208.33	77.15	1,371.98	1,666.64	294.66	2,500.00
60-5748 Water	808.78	825.00	16.22	5,810.59	6,600.00	789.41	9,900.00
60-5751 Fire Hydrant Maintenance	-	187.50	187.50	508.00	562.50	54.50	750.00
60-5760 Trash Removal & Recycling	2,280.94	2,313.33	32.39	18,113.36	18,506.64	393.28	27,760.00
TOTAL Utilities & Property Services	$ 3,220.90	$ 3,534.16	$ 313.26	$ 25,803.93	$ 27,335.78	$ 1,531.85	$ 40,910.00
Operating Expenses							
64-5000 Management Fees	2,945.83	2,945.83	-	24,336.64	23,566.64	(770.00)	35,350.00
64-5005 Management Fees - Ancillary	-	-	-	303.10	-	(303.10)	-
64-5010 Legal and Accounting Services	385.00	-	(385.00)	8,101.19	5,500.00	(2,601.19)	6,500.00
64-5030 Office & Administration	110.00	208.33	98.33	2,185.53	1,666.64	(518.89)	2,500.00
64-5050 Taxes (Fed. & State)	-	66.67	66.67	586.00	533.36	(52.64)	800.00
TOTAL Operating Expenses	$ 3,440.83	$ 3,220.83	($ 220.00)	$ 35,512.46	$ 31,266.64	($ 4,245.82)	$ 45,150.00
Reserve Contributions							
80-8000 Contribution to Reserves	8,083.34	8,083.33	(0.01)	64,666.72	64,666.64	(0.08)	97,000.00
TOTAL Reserve Contributions	$ 8,083.34	$ 8,083.33	($ 0.01)	$ 64,666.72	$ 64,666.64	($ 0.08)	$ 97,000.00
TOTAL EXPENSES	**$ 59,184.28**	**$ 37,961.40**	**($ 21,222.88)**	**$332,692.40**	**$312,191.70**	**($ 20,500.70)**	**$ 469,575.00**
Operating NET INCREASE (DECREASE)	($ 20,034.28)	$ 1,169.85	($ 21,204.13)	($ 22,267.40)	$ 858.30	($ 23,125.70)	$ -

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Applegate Condominium Association, Inc.
Reserves
End Date: 08/31/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Reserves							
INCOME							
Reserve Income							
90-4100 Contribution from Operating	$8,083.34	$8,083.33	$0.01	$64,666.72	$64,666.64	$0.08	$97,000.00
90-4150 Interest Income - Reserve	2,888.41	-	2,888.41	12,937.98	-	12,937.98	-
TOTAL Reserve Income	$10,971.75	$8,083.33	$2,888.42	$77,604.70	$64,666.64	$12,938.06	$97,000.00
TOTAL INCOME	**$10,971.75**	**$8,083.33**	**$2,888.42**	**$77,604.70**	**$64,666.64**	**$12,938.06**	**$97,000.00**
Reserves NET INCREASE (DECREASE)	$10,971.75	$8,083.33	$2,888.42	$77,604.70	$64,666.64	$12,938.06	$97,000.00
NET INCREASE (DECREASE)	($9,062.53)	$9,253.18	($18,315.71)	$55,337.30	$65,524.94	($10,187.64)	$97,000.00

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