## 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 | Variance | Year-to-date Actual | Year-to-date Budget | 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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