3201 West Canal Street
Milwaukee, WI 53208
main 414.921.7580
jfahern.com

# Sprinkler Inspection
# Quarterly

## Inspection Information

Work Order: 1978708

Agreement: 60248

Inspection Start Date: 06/11/2026

Customer PO: 512

## Inspection Location

Fenwick Condominium

1409 North Prospect

Milwaukee, WI 53202

CID: 101394 LOC ID: 028

## Contact Information

Miranda Cannon

Phone: (414) 831-0687

mirandac@ogdenre.com

## Inspection Contractor

J. F. Ahern Co. / Ahern Fire Protection

3201 W. Canal St

Milwaukee, WI 53208

(414) 921-7580

AhernService@jfahern.com

## Inspection Technician Info

Technician: Ronald Kraft

Technician License: 264597

Inspection Type: Quarterly

Codes: NFPA 25-2011

Inspection End Date: 06/11/2026

# Equipment Summary

| Auxiliary Drain | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Control Valve | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Dry Valve | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Fire Department Connection | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Flow Alarm Switch | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Hose Valve | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Main Drain | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

# Deficiency Details

| SP017 - Sprinkler Questions | | | System ID- SP017 - Sprinkler Questions |
|---|---|---|---|
| **Question ID:** 60 | **Task:** Quarterly | **Location:** | |
| **Question:** | Alarm devices free from mechanical damage? | | No |
| **Tech Notes:** | Outside alarm bell didn't operate with h2o flow. | | |
| **Deficiency Authority** | NFPA 25 - 2011 Edition | Section: 5.2.5 | |
| | Waterflow alarm and supervisory alarm devices shall be inspected quarterly to verify that they are free of physical damage. | | |

**TECHNICIAN COMMENTS:**

**Ahern will be contacting you shortly to discuss how we may help you create an action plan to correct deficiencies identified in this inspection.**

| | |
|---|---|
| **Inspection Contractor:** | **J. F. Ahern Co. / Ahern Fire Protection**<br>**3201 W. Canal St**<br>**Milwaukee, WI 53208** |

## CLARIFICATIONS:

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Ahern performs valve status tests for control valves on looped fire mains as follows: First - control valves are exercised (i.e., fully-closed and fully-opened). Second - water is discharged through main drain assemblies, hydrants (if applicable), or other available outlets supplied by the looped fire main(s). This method does not guarantee that every control valve on the looped main is open, as water flow is supplied from both directions, but it does provide a reasonable check of water flow that is of material value to the fire protection system(s).

| **Building Owner or Authorized Representative** | | **Technician** | |
|---|---|---|---|
| **Signature:** | | **Signature:** | |
| **Name:** | Miranda Cannon | **Name:** | Ronald Kraft |
| | | **License #:** | 264597 |
| **Customer Signature Date:** | 06/11/2026 | **Inspection End Date:** | 06/11/2026 |

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# Equipment Details

| Dry Valve | SP005 - Dry Pipe Sprinkler System | |
|---|---|---|
| | Qty: 1 | Eq ID: SP007 |

| | |
|---|---|
| Customer System ID | Dry Valve-Dry |
| Dry Valve Serves | Other |
| Location In Building | |
| Manufacturer ID | Viking |
| Model ID | F-2 |
| Size | 4" |

| Question | Result |
|---|---|
| On freezer applications, is gauge near air compressor reading the same as the gauge near the dry valve? | N/A |
| Dry valve free from physical damage, trim valves in appropriate open or closed position, and no leakage from intermediate chamber? | Yes |
| Is priming water level correct? | Yes |
| Did air pressure supervisory alarm pass functional test? | Yes |
| Number of low point valves drained. | 6 |
| Are any low point drains located in areas subject to freezing? | Yes |
| Did the Quick Opening Device pass its operational test? | N/A |

| Sprinkler Questions | SP017 - Sprinkler Questions | |
|---|---|---|
| | Qty: 1 | Eq ID: SP017 |

| | |
|---|---|
| Customer System ID | |
| Location In Building | |

| Question | Result | |
|---|---|---|
| Gauges in good condition and showing normal water or air pressure? | Yes | |
| At the time of inspection, was there adequate heat (40°F min. or 70°F min. for diesel pumps without engine heater) in all valve and pump houses? | N/A | |
| Hydraulic nameplate (calculated systems only) securely attached to riser and legible? | Yes | |
| Alarm devices free from mechanical damage? | **No** | **DEF** |
| Please provide make, model, type and if electrician is needed in comments for Alarm devices not free from mechanical damage? | NA | |

## Auxiliary Drain

| Drain ID | EQ ID | Type | Location | Valve Opened | Closed & water flow observed |
|---|---|---|---|---|---|
| 5 in parking garage one in riser room | SP015 | | | Yes | No |

## Valve Inspection Record

| Valve ID | Valve Type | Size | Secured | Accessible | ID Signs | Wrenches | Proper Position And No Leaks | Tamper Switch Passed Test | Exercised | Lubricated |
|---|---|---|---|---|---|---|---|---|---|---|
| Control Valve-Dry | Butterfly | 4" | Supervised | Yes | Yes | N/A | Yes | Yes | N/A | N/A |

| Fire Department Connection | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| System ID | EQ ID | Type | Size | Location | Visible & Accessible | Plugs & caps in place & undamaged | Couplings/swivels undamaged & rotate smoothly | Check valve free of leaks & auto drain valve in place & operating properly | Internally inspected, debris removed & clapper operation verified |
| Fire Department Connection | SP010 | | | Northeast corner | Yes | Yes | Yes | Yes | N/A |

| Hose Valve | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Hose Valve ID | Hose Valve Size / Type | Class | Handles, caps, & gaskets in place & not damaged | Threads free from damage | Free from leaks & obstructions | Class I and Class III-Tested by fully opening and closing | Class II-Tested by fully opening & closing within the last 3 years | Class II-Last tested by fully opening and closing | Operate smoothly & don't leak after test | Enough water flowed to move the valve from it's seat | Last full flow test of the pressure reducing hose valves | Location |
| Hose Valve 8 | 2 1/2" | | Yes | Yes | Yes | | | | | | | Stairwell |

| Main Drain Tests | | | | | |
|---|---|---|---|---|---|
| System Number | Static Pressure Before Test (p.s.i.) | Residual Pressure (p.s.i.) | Time for Pressure to Return to Original (sec.) | Size of Drain | Are test results acceptable? |
| Main Drain-Dry | 47 | 27 | 2 | 2" | Yes |

| Water Flow Alarm Device Tests | | | |
|---|---|---|---|
| System Number | Visual Inspection | Time to Alarm (sec.) | Results acceptable? |
| Flow Alarm Switch-Dry | Pass | 2 | Yes |

# Double Check/DC Detector Performance Test

Industry Services Division
P.O. Box 7302
Madison, WI 53707-7302
Fax: (608) 267-9732
TTY: through Relay

http://www.dsps.wi.gov/SB/

**OWNER INFORMATION** **Please print clearly in ballpoint pen**

**Personal information you provide may be used for secondary purposes [Privacy Law, s. 1504 (1)(m)].**

| Owner Name | | Street Address | |
|---|---|---|---|
| Ogden & Company | | c/o Ogden & Co. Managing Agent 1665 North Water Street | |
| City | State | Owners' Contact Person | Telephone Number |
| Milwaukee | WI | | () |

**FACILITY INFORMATION**

| Facility Name | | Street Address | |
|---|---|---|---|
| Fenwick Condominium | | 1409 North Prospect | |
| City | Zip Code | County | |
| Milwaukee | 53202 | WFS-MKE | |

Assembly Location
lower level boiler room

| Manufacturer | Model | Serial Number |
|---|---|---|
| Wilkins | 350ADA | 46597 |

**Size** 4'' **Assembly Type** () **DC** (X) **DC Detector**

**INITIAL TEST**

1st Check
☑ Closed tight
☐ Leaked
Static 4.6 PSID

2nd Check
☑ Closed tight
☐ Leaked
Static 4.0 PSID

**FINAL TEST**

☐ Closed tight
Static ____ PSID

☐ Closed tight
Static ____ PSID

**DETECTOR BYPASS ASSEMBLY INITIAL TEST**

1st Check
☑ Closed tight
☐ Leaked
Static 2.6 PSID

2nd Check
☑ Closed tight
☐ Leaked
Static 2.4 PSID

Make:
Model:
Serial:
Size:

**DETECTOR BYPASS ASSEMBLY FINAL TEST**

☐ Closed tight
Static ____ PSID

☐ Closed tight
Static ____ PSID

**ASSEMBLIES IN FIRE PROTECTION SYSTEMS** Note: Include hose stream demand where applicable

Forward Flow Test
Designed flow rate 487 GPM Actual flow rate 260 GPM

Indicating Control Valves
☑ No. one control valve open ☑ No. two control valve open Valve supervision: ☑ Tamper switch ☐ Locked

Part(s) Replaced/Comments

I HEREBY CERTIFY THE TEST RESULTS ARE TRUE AND THE TEST WAS CONDUCTED BY ME PERSONALLY.

Tester Name (print) Ronald Kraft Registration No. 264597 Time of Day 700
Tester Signature Phone No 414 333-5499 Date 3/22/2026

| Sprinkler Inspection<br>Annual |
|---|
| **Inspection Information** |
| Work Order: 1943690 |
| Agreement: 60248 |
| Inspection Start Date: 03/22/2026 |
| Customer PO: |
| **Inspection Location** |
| Fenwick Condominium |
| 1409 North Prospect |
| Milwaukee, WI 53202 |
| CID: 101394 LOC ID: 028 |
| **Contact Information** |
| Miranda Cannon |
| Phone: (414) 831-0687 |
| mirandac@ogdenre.com |
| **Inspection Contractor** |
| J. F. Ahern Co. / Ahern Fire Protection |
| 3201 W. Canal St |
| Milwaukee, WI 53208 |
| (414) 921-7580 |
| AhernService@jfahern.com |
| **Inspection Technician Info** |
| Technician: Ronald Kraft |
| Technician License: 264597 |
| Inspection Type: Annual |
| Codes: NFPA 25-2011 |
| Inspection End Date: 03/22/2026 |

# Equipment Summary

| Auxiliary Drain | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Backflow Preventer | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Check Valve | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Control Valve | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Dry Valve | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Fire Department Connection | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Flow Alarm Switch | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Hose Valve | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Main Drain | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Standpipe - City of Milwaukee | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

# Deficiency Details

| SP017 - Sprinkler Questions | | | System ID- SP017 - Sprinkler Questions |
|---|---|---|---|
| **Question ID:** 60 | **Task:** Quarterly | **Location:** | |
| **Question:** | Alarm devices free from mechanical damage? | | No |
| **Tech Notes:** | Outside alarm bell did not ring, inside bell did ring. | | |
| **Deficiency Authority** | NFPA 25 - 2011 Edition | Section: 5.2.5 | |
| | Waterflow alarm and supervisory alarm devices shall be inspected quarterly to verify that they are free of physical damage. | | |

**TECHNICIAN COMMENTS:**

**Ahern will be contacting you shortly to discuss how we may help you create an action plan to correct deficiencies identified in this inspection.**

| | |
|---|---|
| **Inspection Contractor:** | **J. F. Ahern Co. / Ahern Fire Protection** |
| | **3201 W. Canal St** |
| | **Milwaukee, WI 53208** |

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Any backflow preventers tested as part of this inspection were tested in accordance with all applicable state rules and regulations and all readings are true and accurate to the best of my knowledge.

| Building Owner or Authorized Representative | | Technician | |
|---|---|---|---|
| **Signature:** | | **Signature:** | |
| **Name:** | Miranda Cannon | **Name:** | Ronald Kraft |
| | | **License #:** | 264597 |
| **Customer Signature Date:** | 03/22/2026 | **Inspection End Date:** | 03/22/2026 |

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# Equipment Details

| **Backflow Preventer** | SP013 - Backflow Preventer DC | |
|---|---|---|
| | Qty: 1 | Eq ID: SP013 |

| | |
|---|---|
| Customer System ID | |
| Full flow connection types | |
| Location In Building | lower level boiler room |
| Manufacturer ID | Wilkins |
| Model ID | 350ADA |
| Serial # | 46597 |
| Size | 4" |
| State Registration ID | |

| **Question** | **Result** |
|---|---|
| Identify the reason that the actual flow is less than the designed flow rate. | Connection not adequate to permit full flow |

| **Dry Valve** | SP005 - Dry Pipe Sprinkler System | |
|---|---|---|
| | Qty: 1 | Eq ID: SP007 |

| | |
|---|---|
| Customer System ID | Dry Valve-Dry |
| Dry Valve Serves | Other |
| Location In Building | |
| Manufacturer ID | Viking |
| Model ID | F-2 |
| Size | 4" |

| **Question** | **Result** |
|---|---|
| On freezer applications, is gauge near air compressor reading the same as the gauge near the dry valve? | N/A |
| Dry valve free from physical damage, trim valves in appropriate open or closed position, and no leakage from intermediate chamber? | Yes |
| Is priming water level correct? | Yes |
| Did air pressure supervisory alarm pass functional test? | Yes |
| Number of low point valves drained. | 6 |
| Are any low point drains located in areas subject to freezing? | Yes |
| Did the Quick Opening Device pass its operational test? | N/A |
| Per owner, is low temperature alarm operational? | N/A |
| Date of last successful system air leakage test? | 2024-03-29 |
| Date of last full flow trip test? | 2024-03-29 |

| **Sprinkler Questions** | SP017 - Sprinkler Questions | |
|---|---|---|
| | Qty: 1 | Eq ID: SP017 |
| Customer System ID<br>Location In Building | | |

| **Question** | **Result** |
|---|---|
| Gauges in good condition and showing normal water or air pressure? | Yes |
| At the time of inspection, was there adequate heat (40°F min. or 70°F min. for diesel pumps without engine heater) in all valve and pump houses? | N/A |
| Hydraulic nameplate (calculated systems only) securely attached to riser and legible? | Yes |
| Alarm devices free from mechanical damage? | **No** **DEF** |
| Date gauges were last tested with calibrated gauge or replaced? | 2025-04-01 |
| System information sign legible and securely attached to riser supplying an antifreeze loop, dry system, preaction system, or auxiliary system control valve? | Yes |
| Visible pipe hangers and seismic braces free from damage and securely attached? | Yes |
| Visible pipe and fittings free from mechanical damage, leakage, and external corrosion. | Yes |
| Visible piping free from external loads? | Yes |
| Has any heat tape on sprinkler piping been inspected per manufacturer's requirements? | N/A |
| Date of last internal inspection of the piping? | 2025-04-08 |
| Visible sprinklers free from leakage, corrosion, foreign materials, paint, and physical damage? | Yes |
| Visible sprinklers installed in the proper orientation? | Yes |
| Liquid in all visible glass bulb sprinklers? | Yes |
| Minimum clearance being maintained below all sprinklers? | Yes |
| Proper number and type of spare sprinklers and wrenches? | Yes |
| Visible sprinklers dated 1920 or later? | Yes |
| Fast response sprinklers 20 or more years old replaced or successfully sample tested within last 10 years? | N/A |
| Standard response sprinklers 50 or more years old replaced or successfully sample tested within last 10 years? | N/A |
| Standard response sprinklers 75 or more years old replaced or successfully sample tested within last 5 years? | N/A |
| Extra high temperature solder-type sprinklers or sprinklers in corrosive environments replaced or successfully sample tested within last 5 years? | N/A |
| Dry sprinklers replaced or successfully sample tested within last 10 years? | N/A |
| Please provide make, model, type and if electrician is needed in comments for Alarm devices not free from mechanical damage? | Unsure |

| **Standpipe - City of Milwaukee** | SP012 - Standpipe - City of Milwaukee | |
|---|---|---|
| | Qty: 1 | Eq ID: SP012 |
| Customer System ID<br>Location In Building: Stairwell<br>Type of Standpipe: Manual Dry | | |

| **Question** | **Result** |
|---|---|
| What type of standpipe exists? | Manual Dry |
| Date of last hydrostatic test of the standpipe? | 2025-04-01 |

## Auxiliary Drain

| Drain ID | EQ ID | Type | Location | Valve Opened | Closed & water flow observed |
|---|---|---|---|---|---|
| 5 in parking garage one in riser room | SP015 | | | Yes | No |

## Check Valve

| System ID | EQ ID | Manufacturer | Model | Size | Type | Location | Date of Last Internal Inspection |
|---|---|---|---|---|---|---|---|
| FDC Check Valve | SP011 | Viking | Other | 4" | | Storage locker area | 2025-04-08 |

## Valve Inspection Record

| Valve ID | Valve Type | Size | Secured | Accessible | ID Signs | Wrenches | Proper Position And No Leaks | Tamper Switch Passed Test | Exercised | Lubricated |
|---|---|---|---|---|---|---|---|---|---|---|
| Control Valve-Dry | Butterfly | 4" | Supervised | Yes | Yes | N/A | Yes | Yes | Yes | N/A |

## Dry Valve Trip Tests

| System | Control Valve Open | Initial Air Pressure (p.s.i.) | Water Pressure (p.s.i.) | Trip Point Air Pressure (p.s.i.) | Time to Trip (sec.) | Time Water Reached Test Outlet (sec.) | Air Maintenance Device OK | Dry Valve Passed Internal Inspection |
|---|---|---|---|---|---|---|---|---|
| Dry Valve-Dry | Partial | 32 | 62 | 5 | N/A | N/A | Yes | Yes |

## Fire Department Connection

| System ID | EQ ID | Type | Size | Location | Visible & Accessible | Plugs & caps in place & undamaged | Couplings/swivels undamaged & rotate smoothly | Check valve free of leaks & auto drain valve in place & operating properly | Internally inspected, debris removed & clapper operation verified |
|---|---|---|---|---|---|---|---|---|---|
| Fire Department Connection | SP010 | | | Northeast corner | Yes | Yes | Yes | Yes | N/A |

## Hose Valve

| Hose Valve ID | Hose Valve Size / Type | Class | Handles, caps, & gaskets in place & not damaged | Threads free from damage | Free from leaks & obstructions | Class I and Class III-Tested by fully opening and closing | Class II-Tested by fully opening & closing within the last 3 years | Class II-Last tested by fully opening and closing | Operate smoothly & don't leak after test | Enough water flowed to move the valve from it's seat | Last full flow test of the pressure reducing hose valves | Location |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Hose Valve 8 | 2 1/2" | | Yes | Yes | Yes | Yes | | N/A | Yes | N/A | | Stairwell |

## Main Drain Tests

| System Number | Static Pressure Before Test (p.s.i.) | Residual Pressure (p.s.i.) | Time for Pressure to Return to Original (sec.) | Size of Drain | Are test results acceptable? |
|---|---|---|---|---|---|
| Main Drain-Dry | 50 | 25 | 2 | 2" | Yes |

## Water Flow Alarm Device Tests

| System Number | Visual Inspection | Time to Alarm (sec.) | Results acceptable? |
|---|---|---|---|
| Flow Alarm Switch-Dry | Pass | 68 | Yes |

3201 West Canal Street
Milwaukee, WI 53208
main 414.921.7580
jfahern.com

# Sprinkler Inspection
# Quarterly

| Inspection Information |
| --- |
| Work Order: 1913716 |
| Agreement: 60248 |
| Inspection Start Date: 03/22/2026 |
| Customer PO: |
| **Inspection Location** |
| Fenwick Condominium |
| 1409 North Prospect |
| Milwaukee, WI 53202 |
| CID: 101394 LOC ID: 028 |
| **Contact Information** |
| Miranda Cannon |
| Phone: (414) 831-0687 |
| mirandac@ogdenre.com |
| **Inspection Contractor** |
| J. F. Ahern Co. / Ahern Fire Protection |
| 3201 W. Canal St |
| Milwaukee, WI 53208 |
| (414) 921-7580 |
| AhernService@jfahern.com |
| **Inspection Technician Info** |
| Technician: Ronald Kraft |
| Technician License: 264597 |
| Inspection Type: Quarterly |
| Codes: NFPA 25-2011 |
| Inspection End Date: 03/22/2026 |

# Equipment Summary

| Auxiliary Drain | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Control Valve | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Dry Valve | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Fire Department Connection | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Flow Alarm Switch | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

| Hose Valve | Total | 1 |
|---|---|---|
| | Passed | 1 |
| | Failed | 0 |

# Deficiency Details

**No Deficiencies Found**

**TECHNICIAN COMMENTS:**

**Inspection Contractor:** **J. F. Ahern Co. / Ahern Fire Protection**

**3201 W. Canal St**

**Milwaukee, WI 53208**

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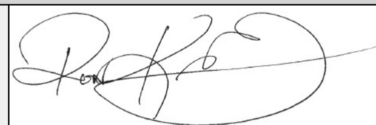
| **Building Owner or Authorized Representative** | | **Technician** | |
|---|---|---|---|
| **Signature:** | | **Signature:** |  |
| **Name:** | Miranda Cannon | **Name:** | Ronald Kraft |
| | | **License #:** | 264597 |
| **Customer Signature Date:** | 03/22/2026 | **Inspection End Date:** | 03/22/2026 |

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# Equipment Details

| Dry Valve | SP005 - Dry Pipe Sprinkler System | |
|---|---|---|
| | Qty: 1 | Eq ID: SP007 |

| | |
|---|---|
| Customer System ID | Dry Valve-Dry |
| Dry Valve Serves | Other |
| Location In Building | |
| Manufacturer ID | Viking |
| Model ID | F-2 |
| Size | 4" |

| Question | Result |
|---|---|
| On freezer applications, is gauge near air compressor reading the same as the gauge near the dry valve? | N/A |
| Dry valve free from physical damage, trim valves in appropriate open or closed position, and no leakage from intermediate chamber? | Yes |
| Is priming water level correct? | Yes |
| Did air pressure supervisory alarm pass functional test? | Yes |
| Number of low point valves drained. | 6 |
| Are any low point drains located in areas subject to freezing? | Yes |
| Did the Quick Opening Device pass its operational test? | N/A |

| Sprinkler Questions | SP017 - Sprinkler Questions | |
|---|---|---|
| | Qty: 1 | Eq ID: SP017 |

| | |
|---|---|
| Customer System ID | |
| Location In Building | |

| Question | Result |
|---|---|
| Gauges in good condition and showing normal water or air pressure? | Yes |
| At the time of inspection, was there adequate heat (40°F min. or 70°F min. for diesel pumps without engine heater) in all valve and pump houses? | N/A |
| Hydraulic nameplate (calculated systems only) securely attached to riser and legible? | Yes |
| Alarm devices free from mechanical damage? | Yes |

**Auxiliary Drain**

| Drain ID | EQ ID | Type | Location | Valve Opened | Closed & water flow observed |
|---|---|---|---|---|---|
| 5 in parking garage one in riser room | SP015 | | | Yes | No |

**Valve Inspection Record**

| Valve ID | Valve Type | Size | Secured | Accessible | ID Signs | Wrenches | Proper Position And No Leaks | Tamper Switch Passed Test | Exercised | Lubricated |
|---|---|---|---|---|---|---|---|---|---|---|
| Control Valve-Dry | Butterfly | 4" | Supervised | Yes | Yes | N/A | Yes | Yes | N/A | N/A |

| Fire Department Connection | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **System ID** | **EQ ID** | **Type** | **Size** | **Location** | **Visible & Accessible** | **Plugs & caps in place & undamaged** | **Couplings/swivels undamaged & rotate smoothly** | **Check valve free of leaks & auto drain valve in place & operating properly** | **Internally inspected, debris removed & clapper operation verified** |
| Fire Department Connection | SP010 | | | Northeast corner | Yes | Yes | Yes | Yes | N/A |

| Hose Valve | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Hose Valve ID** | **Hose Valve Size / Type** | **Class** | **Handles, caps, & gaskets in place & not damaged** | **Threads free from damage** | **Free from leaks & obstructions** | **Class I and Class III-Tested by fully opening and closing** | **Class II-Tested by fully opening & closing within the last 3 years** | **Class II-Last tested by fully opening and closing** | **Operate smoothly & don't leak after test** | **Enough water flowed to move the valve from it's seat** | **Last full flow test of the pressure reducing hose valves** | **Location** |
| Hose Valve 8 | 2 1/2" | | Yes | Yes | Yes | | | | | | | Stairwell |

| Water Flow Alarm Device Inspection | |
|---|---|
| **System Number** | **Visual Inspection** |
| Flow Alarm Switch-Dry | Pass |

# Fenwick Condominium Association

## Balance Sheet Comparison: June 30, 2026 vs July 31, 2026

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $19,535.15 | $18,155.49 | ($1,379.66) |
| Other Receivable | $243.50 | - | ($243.50) |
| Receivables | $843.00 | $310.00 | ($533.00) |
| **Total Current Assets** | **$20,621.65** | **$18,465.49** | **($2,156.16)** |
| **Reserves** | | | |
| Reserve Account | $106,145.60 | $114,310.34 | $8,164.74 |
| CD Town Bank 3.3.27 3.154% | $50,901.74 | $51,051.94 | $150.20 |
| CD Town Bank 11.3.26 3.397% | $101,705.84 | $101,705.84 | - |
| **Total Reserves** | **$258,753.18** | **$267,068.12** | **$8,314.94** |
| **Total Assets** | **$279,374.83** | **$285,533.61** | **$6,158.78** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | $686.38 | $2,640.34 | $1,953.96 |
| Prepaid Dues | $9,478.00 | $11,059.00 | $1,581.00 |
| Accrued Water/Sewer | $5,799.99 | $1,833.33 | ($3,966.66) |
| **Total Liability** | **$15,964.37** | **$15,532.67** | **($431.70)** |
| **Equity** | | | |
| Net Profit/Loss | $6,578.89 | $13,169.37 | $6,590.48 |
| Retained Earnings | $256,831.57 | $256,831.57 | - |
| **Total Equity** | **$263,410.46** | **$270,000.94** | **$6,590.48** |
| **Total Liabilities / Equity** | **$279,374.83** | **$285,533.61** | **$6,158.78** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Income** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 5001 - Association Dues | 22,563.00 | 22,557.17 | 5.83 | 157,941.00 | 157,900.19 | 40.81 | 270,686.00 |
| **Total Assessment Income** | **22,563.00** | **22,557.17** | **5.83** | **157,941.00** | **157,900.19** | **40.81** | **270,686.00** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 1.21 | 3.33 | (2.12) | 6.94 | 23.31 | (16.37) | 40.00 |
| 5112 - Parking Income | 3,295.00 | 3,250.00 | 45.00 | 22,225.00 | 22,750.00 | (525.00) | 39,000.00 |
| 5118 - NSF Check Fee | - | 4.17 | (4.17) | 10.00 | 29.19 | (19.19) | 50.00 |
| 5123 - Late Fees/Fines | 50.00 | 83.33 | (33.33) | 350.00 | 583.31 | (233.31) | 1,000.00 |
| 5204 - Locks and Keys | - | 8.33 | (8.33) | - | 58.31 | (58.31) | 100.00 |
| 5209 - Laundry Income | 291.75 | 358.33 | (66.58) | 2,213.95 | 2,508.31 | (294.36) | 4,300.00 |
| 5214 - Capital Contribution Fee | - | 12.50 | (12.50) | - | 87.50 | (87.50) | 150.00 |
| 5233 - Transfer of Ownership Fee | - | 8.33 | (8.33) | - | 58.31 | (58.31) | 100.00 |
| 5242 - Maint. Charged to Homeowners | - | - | - | 370.10 | - | 370.10 | - |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 583.31 | (583.31) | 1,000.00 |
| **Total Other Income** | **3,637.96** | **3,811.65** | **(173.69)** | **25,175.99** | **26,681.55** | **(1,505.56)** | **45,740.00** |
| **Total Income** | **26,200.96** | **26,368.82** | **(167.86)** | **183,116.99** | **184,581.74** | **(1,464.75)** | **316,426.00** |
| **Operating Expense** | | | | | | | |
| **Administrative Expense** | | | | | | | |
| 6210 - Accounting | - | - | - | 340.00 | - | (340.00) | - |
| 6211 - Parking lease to Fen Laigh | 3,600.00 | 3,600.00 | - | 25,200.00 | 25,200.00 | - | 43,200.00 |
| 6212 - Bank Charges | - | 4.17 | 4.17 | 20.00 | 29.19 | 9.19 | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 583.31 | 583.31 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | 448.00 | 1,166.69 | 718.69 | 2,000.00 |
| 6311 - Management Fee | 1,364.45 | 1,364.42 | (.03) | 9,551.15 | 9,550.94 | (.21) | 16,373.00 |
| 6312 - Office Supplies | 23.48 | 37.50 | 14.02 | 277.21 | 262.50 | (14.71) | 450.00 |
| 6313 - Credit Card Processing Fee | - | 4.17 | 4.17 | - | 29.19 | 29.19 | 50.00 |
| 6314 - State Sales Tax | 704.56 | 258.33 | (446.23) | 2,251.93 | 1,808.31 | (443.62) | 3,100.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | - | 175.00 | 175.00 | 300.00 |
| 6350 - Professional Service | - | 333.33 | 333.33 | 3,700.00 | 2,333.31 | (1,366.69) | 4,000.00 |
| 6356 - Telephone Expense | 258.40 | 166.67 | (91.73) | 1,654.96 | 1,166.69 | (488.27) | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | - | 58.31 | 58.31 | 100.00 |
| 6941 - Insurance | 1,471.83 | 1,166.67 | (305.16) | 9,221.53 | 8,166.69 | (1,054.84) | 14,000.00 |
| **Total Administrative Expense** | **7,422.72** | **7,218.59** | **(204.13)** | **52,664.78** | **50,530.13** | **(2,134.65)** | **86,623.00** |
| **Utility Expense** | | | | | | | |
| 6401 - Gas-Common | 225.68 | 87.00 | (138.68) | 15,890.49 | 13,407.00 | (2,483.49) | 22,000.00 |
| 6414 - Water/Sewer | 1,373.13 | 1,833.33 | 460.20 | 13,340.86 | 12,833.31 | (507.55) | 22,000.00 |
| 6450 - Electric-Common | 2,802.33 | 3,108.00 | 305.67 | 11,203.18 | 12,246.00 | 1,042.82 | 22,000.00 |
| **Total Utility Expense** | **4,401.14** | **5,028.33** | **627.19** | **40,434.53** | **38,486.31** | **(1,948.22)** | **66,000.00** |
| **Repair and Maintenance Expense** | | | | | | | |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 1,750.00 | 1,750.00 | 3,000.00 |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 2,870.00 | 2,916.69 | 46.69 | 5,000.00 |
| 6523 - Elevator Contract | 2,640.34 | 433.33 | (2,207.01) | 5,346.69 | 3,033.31 | (2,313.38) | 5,200.00 |
| 6524 - Elevator Repair/Maintenance | - | 116.67 | 116.67 | 3,501.08 | 816.69 | (2,684.39) | 1,400.00 |
| 6525 - Equipment Repair | 208.08 | 416.67 | 208.59 | 1,033.78 | 2,916.69 | 1,882.91 | 5,000.00 |
| 6530 - Fire System Expense | 487.17 | 333.33 | (153.84) | 4,806.88 | 2,333.31 | (2,473.57) | 4,000.00 |
| 6536 - General Maintenance | 1,082.80 | 833.33 | (249.47) | 3,994.99 | 5,833.31 | 1,838.32 | 10,000.00 |
| 6537 - General Supply | - | 41.67 | 41.67 | - | 291.69 | 291.69 | 500.00 |
| 6545 - Mat Service | 139.12 | 141.67 | 2.55 | 954.49 | 991.69 | 37.20 | 1,700.00 |
| 6546 - Painting Expense | - | 83.33 | 83.33 | - | 583.31 | 583.31 | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | 2,966.42 | 1,666.67 | (1,299.75) | 9,834.68 | 11,666.69 | 1,832.01 | 20,000.00 |
| 6551 - Roof Repairs | - | 45.83 | 45.83 | - | 320.81 | 320.81 | 550.00 |
| 6560 - Window Cleaning | - | - | - | 2,615.00 | 2,600.00 | (15.00) | 2,600.00 |
| **Total Repair and Maintenance Expense** | **7,933.93** | **4,779.17** | **(3,154.76)** | **34,957.59** | **36,054.19** | **1,096.60** | **59,950.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 167.63 | 179.42 | 11.79 | 1,240.49 | 1,255.94 | 15.45 | 2,153.00 |
| 6604 - Lawn/Snow Maintenance | - | - | - | 1,745.00 | 3,000.00 | 1,255.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | - | - | - | - | 600.00 | 600.00 | 600.00 |
| 6619 - Landscape | - | 200.00 | 200.00 | - | 600.00 | 600.00 | 600.00 |
| **Total Grounds** | **167.63** | **379.42** | **211.79** | **2,985.49** | **5,455.94** | **2,470.45** | **7,853.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 8,000.00 | 8,000.00 | - | 56,000.00 | 56,000.00 | - | 96,000.00 |
| **Total Transfer to Replacement Reserve** | **8,000.00** | **8,000.00** | **-** | **56,000.00** | **56,000.00** | **-** | **96,000.00** |
| **Total Expense** | **27,925.42** | **25,405.51** | **(2,519.91)** | **187,042.39** | **186,526.57** | **(515.82)** | **316,426.00** |
| **Operating Net Total** | **(1,724.46)** | **963.31** | **(2,687.77)** | **(3,925.40)** | **(1,944.83)** | **(1,980.57)** | **-** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Reserve Income** | | | | | | | |
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 8,000.00 | - | 8,000.00 | 56,000.00 | - | 56,000.00 | - |
| **Total Reserve Income** | **8,000.00** | **-** | **8,000.00** | **56,000.00** | **-** | **56,000.00** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 314.94 | - | 314.94 | 3,875.71 | - | 3,875.71 | - |
| **Total Other Income** | **314.94** | **-** | **314.94** | **3,875.71** | **-** | **3,875.71** | **-** |
| **Total Income** | **8,314.94** | **-** | **8,314.94** | **59,875.71** | **-** | **59,875.71** | **-** |
| **Reserve Expense** | | | | | | | |
| **Reserve Expense** | | | | | | | |
| 7190 - Elevator Pump Replacement | - | - | - | 21,433.75 | - | (21,433.75) | - |
| 7283 - Air Dyer Replacement | - | - | - | 3,021.20 | - | (3,021.20) | - |
| 7295 - We Energies Vault Repairs | - | - | - | 14,675.99 | - | (14,675.99) | - |
| 7303 - Unit Door Replacements | - | - | - | 3,650.00 | - | (3,650.00) | - |
| **Total Reserve Expense** | **-** | **-** | **-** | **42,780.94** | **-** | **(42,780.94)** | **-** |
| **Total Expense** | **-** | **-** | **-** | **42,780.94** | **-** | **(42,780.94)** | **-** |
| **Reserve Net Total** | **8,314.94** | **-** | **8,314.94** | **17,094.77** | **-** | **17,094.77** | **-** |
| **Net Total** | **6,590.48** | **963.31** | **5,627.17** | **13,169.37** | **(1,944.83)** | **15,114.20** | **-** |

# Fenwick Condominium Association

## Balance Sheet Comparison: June 30, 2025 vs July 31, 2025

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $20,304.92 | $12,961.30 | ($7,343.62) |
| Other Receivable | $1,800.00 | $2,100.00 | $300.00 |
| Receivables | $300.00 | - | ($300.00) |
| **Total Current Assets** | **$22,404.92** | **$15,061.30** | **($7,343.62)** |
| **Reserves** | | | |
| Reserve Account | $241,027.91 | $249,199.92 | $8,172.01 |
| **Total Reserves** | **$241,027.91** | **$249,199.92** | **$8,172.01** |
| **Total Assets** | **$263,432.83** | **$264,261.22** | **$828.39** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | $5,153.81 | $14,204.02 | $9,050.21 |
| Prepaid Dues | $5,448.39 | $7,889.39 | $2,441.00 |
| Accrued Water/Sewer | $5,199.99 | $1,733.33 | ($3,466.66) |
| **Total Liability** | **$15,802.19** | **$23,826.74** | **$8,024.55** |
| **Equity** | | | |
| Net Profit/Loss | $30,344.69 | $23,148.53 | ($7,196.16) |
| Retained Earnings | $217,285.95 | $217,285.95 | - |
| **Total Equity** | **$247,630.64** | **$240,434.48** | **($7,196.16)** |
| **Total Liabilities / Equity** | **$263,432.83** | **$264,261.22** | **$828.39** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Income** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 5001 - Association Dues | 21,113.00 | 21,108.17 | 4.83 | 147,791.00 | 147,757.19 | 33.81 | 253,298.00 |
| **Total Assessment Income** | **21,113.00** | **21,108.17** | **4.83** | **147,791.00** | **147,757.19** | **33.81** | **253,298.00** |
| **Other Income** | | | | | | | |
| 5059 - Write-Off Bad Debt | - | - | - | (10.00) | - | (10.00) | - |
| 5101 - Interest Income | 1.17 | 3.33 | (2.16) | 10.59 | 23.31 | (12.72) | 40.00 |
| 5112 - Parking Income | 3,225.00 | 3,333.33 | (108.33) | 22,449.35 | 23,333.31 | (883.96) | 40,000.00 |
| 5118 - NSF Check Fee | - | 1.67 | (1.67) | 30.00 | 11.69 | 18.31 | 20.00 |
| 5123 - Late Fees/Fines | - | 8.33 | (8.33) | 700.00 | 58.31 | 641.69 | 100.00 |
| 5204 - Locks and Keys | - | 8.33 | (8.33) | 70.00 | 58.31 | 11.69 | 100.00 |
| 5209 - Laundry Income | 300.00 | 300.00 | - | 2,576.00 | 2,100.00 | 476.00 | 3,600.00 |
| 5214 - Capital Contribution Fee | - | 16.67 | (16.67) | 100.00 | 116.69 | (16.69) | 200.00 |
| 5233 - Transfer of Ownership Fee | - | 16.67 | (16.67) | 55.00 | 116.69 | (61.69) | 200.00 |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 583.31 | (583.31) | 1,000.00 |
| **Total Other Income** | **3,526.17** | **3,771.66** | **(245.49)** | **25,980.94** | **26,401.62** | **(420.68)** | **45,260.00** |
| **Total Income** | **24,639.17** | **24,879.83** | **(240.66)** | **173,771.94** | **174,158.81** | **(386.87)** | **298,558.00** |
| **Operating Expense** | | | | | | | |
| **Administrative Expense** | | | | | | | |
| 6211 - Parking lease to Fen Laigh | 3,400.00 | 3,400.00 | - | 23,800.00 | 23,800.00 | - | 40,800.00 |
| 6212 - Bank Charges | - | 4.17 | 4.17 | 25.00 | 29.19 | 4.19 | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 583.31 | 583.31 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | - | 1,166.69 | 1,166.69 | 2,000.00 |
| 6311 - Management Fee | 1,328.59 | 1,328.58 | (.01) | 9,300.13 | 9,300.06 | (.07) | 15,943.00 |
| 6312 - Office Supplies | 33.96 | 37.50 | 3.54 | 260.70 | 262.50 | 1.80 | 450.00 |
| 6313 - Credit Card Processing Fee | - | 8.33 | 8.33 | - | 58.31 | 58.31 | 100.00 |
| 6314 - State Sales Tax | 736.55 | 241.67 | (494.88) | 2,286.21 | 1,691.69 | (594.52) | 2,900.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | 284.48 | 175.00 | (109.48) | 300.00 |
| 6350 - Professional Service | - | 291.67 | 291.67 | 3,700.00 | 2,041.69 | (1,658.31) | 3,500.00 |
| 6356 - Telephone Expense | 184.31 | 166.67 | (17.64) | 1,077.30 | 1,166.69 | 89.39 | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | 100.00 | 58.31 | (41.69) | 100.00 |
| 6941 - Insurance | 1,138.75 | 958.33 | (180.42) | 7,999.25 | 6,708.31 | (1,290.94) | 11,500.00 |
| **Total Administrative Expense** | **6,822.16** | **6,720.25** | **(101.91)** | **48,833.07** | **47,041.75** | **(1,791.32)** | **80,643.00** |
| **Utility Expense** | | | | | | | |
| 6401 - Gas-Common | 207.31 | 82.00 | (125.31) | 14,429.28 | 12,617.00 | (1,812.28) | 20,704.00 |
| 6414 - Water/Sewer | 5,343.45 | 1,733.33 | (3,610.12) | 19,783.30 | 12,133.31 | (7,649.99) | 20,800.00 |
| 6450 - Electric-Common | 2,778.07 | 3,195.00 | 416.93 | 10,652.17 | 12,586.00 | 1,933.83 | 22,612.00 |
| **Total Utility Expense** | **8,328.83** | **5,010.33** | **(3,318.50)** | **44,864.75** | **37,336.31** | **(7,528.44)** | **64,116.00** |
| **Repair and Maintenance Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 1,750.00 | 1,750.00 | 3,000.00 |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 2,870.00 | 2,916.69 | 46.69 | 5,000.00 |
| 6523 - Elevator Contract | - | 416.67 | 416.67 | 2,640.34 | 2,916.69 | 276.35 | 5,000.00 |
| 6524 - Elevator Repair/Maintenance | - | 116.67 | 116.67 | - | 816.69 | 816.69 | 1,400.00 |
| 6525 - Equipment Repair | 231.83 | 416.67 | 184.84 | 451.45 | 2,916.69 | 2,465.24 | 5,000.00 |
| 6530 - Fire System Expense | 897.53 | 250.00 | (647.53) | 5,672.72 | 1,750.00 | (3,922.72) | 3,000.00 |
| 6536 - General Maintenance | 323.27 | 916.67 | 593.40 | 4,930.60 | 6,416.69 | 1,486.09 | 11,000.00 |
| 6537 - General Supply | - | 41.67 | 41.67 | 116.01 | 291.69 | 175.68 | 500.00 |
| 6545 - Mat Service | 202.23 | 125.00 | (77.23) | 1,078.56 | 875.00 | (203.56) | 1,500.00 |
| 6546 - Painting Expense | - | 83.33 | 83.33 | 1,992.86 | 583.31 | (1,409.55) | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | 5,920.53 | 1,250.00 | (4,670.53) | 26,634.55 | 8,750.00 | (17,884.55) | 15,000.00 |
| 6551 - Roof Repairs | - | 41.67 | 41.67 | - | 291.69 | 291.69 | 500.00 |
| 6560 - Window Cleaning | - | 200.00 | 200.00 | 2,600.00 | 1,400.00 | (1,200.00) | 2,400.00 |
| **Total Repair and Maintenance Expense** | **7,985.39** | **4,525.02** | **(3,460.37)** | **48,987.09** | **31,675.14** | **(17,311.95)** | **54,300.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 170.29 | 150.00 | (20.29) | 1,192.03 | 1,050.00 | (142.03) | 1,800.00 |
| 6604 - Lawn/Snow Maintenance | - | - | - | 825.00 | 3,000.00 | 2,175.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | 200.00 | - | (200.00) | 200.00 | - | (200.00) | 200.00 |
| 6619 - Landscape | - | 83.33 | 83.33 | - | 583.31 | 583.31 | 1,000.00 |
| **Total Grounds** | **370.29** | **233.33** | **(136.96)** | **2,217.03** | **4,633.31** | **2,416.28** | **7,500.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 7,666.67 | 7,666.67 | - | 53,666.69 | 53,666.69 | - | 92,000.00 |
| **Total Transfer to Replacement Reserve** | **7,666.67** | **7,666.67** | **-** | **53,666.69** | **53,666.69** | **-** | **92,000.00** |
| **Total Expense** | **31,173.34** | **24,155.60** | **(7,017.74)** | **198,568.63** | **174,353.20** | **(24,215.43)** | **298,559.00** |
| **Operating Net Total** | **(6,534.17)** | **724.23** | **(7,258.40)** | **(24,796.69)** | **(194.39)** | **(24,602.30)** | **(1.00)** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

| | Current Period Actual | Current Period Budget | Current Period Variance | Year To Date Actual | Year To Date Budget | Year To Date Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| **Reserve Income** | | | | | | | |
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 7,666.67 | - | 7,666.67 | 53,666.69 | - | 53,666.69 | - |
| **Total Reserve Income** | **7,666.67** | **-** | **7,666.67** | **53,666.69** | **-** | **53,666.69** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 505.34 | - | 505.34 | 3,112.53 | - | 3,112.53 | - |
| **Total Other Income** | **505.34** | **-** | **505.34** | **3,112.53** | **-** | **3,112.53** | **-** |
| **Total Income** | **8,172.01** | **-** | **8,172.01** | **56,779.22** | **-** | **56,779.22** | **-** |
| **Reserve Expense** | | | | | | | |
| **Reserve Expense** | | | | | | | |
| 7294 - Driveway Reserve Expense | 8,834.00 | - | (8,834.00) | 8,834.00 | - | (8,834.00) | - |
| **Total Reserve Expense** | **8,834.00** | **-** | **(8,834.00)** | **8,834.00** | **-** | **(8,834.00)** | **-** |
| **Total Expense** | **8,834.00** | **-** | **(8,834.00)** | **8,834.00** | **-** | **(8,834.00)** | **-** |
| **Reserve Net Total** | **(661.99)** | **-** | **(661.99)** | **47,945.22** | **-** | **47,945.22** | **-** |
| **Net Total** | **(7,196.16)** | **724.23** | **(7,920.39)** | **23,148.53** | **(194.39)** | **23,342.92** | **(1.00)** |

# Fenwick Condominium Association

## Balance Sheet Comparison: December 31, 2025 vs January 31, 2026

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $23,121.65 | $10,764.31 | ($12,357.34) |
| Other Receivable | $1,525.00 | $1,200.00 | ($325.00) |
| Receivables | $100.00 | $130.00 | $30.00 |
| **Total Current Assets** | **$24,746.65** | **$12,094.31** | **($12,652.34)** |
| **Reserves** | | | |
| Reserve Account | $99,575.40 | $107,737.03 | $8,161.63 |
| CD Town Bank 7.3.26 3.590% | $50,000.00 | $50,000.00 | - |
| CD Town Bank 11.3.26 3.397% | $100,000.00 | $100,000.00 | - |
| **Total Reserves** | **$249,575.40** | **$257,737.03** | **$8,161.63** |
| **Total Assets** | **$274,322.05** | **$269,831.34** | **($4,490.71)** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | $3,525.10 | $3,965.66 | $440.56 |
| Prepaid Dues | $8,765.39 | $6,546.39 | ($2,219.00) |
| Accrued Water/Sewer | $5,199.99 | $5,199.99 | - |
| **Total Liability** | **$17,490.48** | **$15,712.04** | **($1,778.44)** |
| **Equity** | | | |
| Net Profit/Loss | $39,545.62 | ($2,712.27) | ($42,257.89) |
| Retained Earnings | $217,285.95 | $256,831.57 | $39,545.62 |
| **Total Equity** | **$256,831.57** | **$254,119.30** | **($2,712.27)** |
| **Total Liabilities / Equity** | **$274,322.05** | **$269,831.34** | **($4,490.71)** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Budget** |
| **Operating Income** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 5001 - Association Dues | 22,563.00 | 22,557.17 | 5.83 | 22,563.00 | 22,557.17 | 5.83 | 270,686.00 |
| **Total Assessment Income** | **22,563.00** | **22,557.17** | **5.83** | **22,563.00** | **22,557.17** | **5.83** | **270,686.00** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 1.23 | 3.33 | (2.10) | 1.23 | 3.33 | (2.10) | 40.00 |
| 5112 - Parking Income | 3,295.00 | 3,250.00 | 45.00 | 3,295.00 | 3,250.00 | 45.00 | 39,000.00 |
| 5118 - NSF Check Fee | - | 4.17 | (4.17) | - | 4.17 | (4.17) | 50.00 |
| 5123 - Late Fees/Fines | - | 83.33 | (83.33) | - | 83.33 | (83.33) | 1,000.00 |
| 5204 - Locks and Keys | - | 8.33 | (8.33) | - | 8.33 | (8.33) | 100.00 |
| 5209 - Laundry Income | 654.00 | 358.33 | 295.67 | 654.00 | 358.33 | 295.67 | 4,300.00 |
| 5214 - Capital Contribution Fee | - | 12.50 | (12.50) | - | 12.50 | (12.50) | 150.00 |
| 5233 - Transfer of Ownership Fee | - | 8.33 | (8.33) | - | 8.33 | (8.33) | 100.00 |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 83.33 | (83.33) | 1,000.00 |
| **Total Other Income** | **3,950.23** | **3,811.65** | **138.58** | **3,950.23** | **3,811.65** | **138.58** | **45,740.00** |
| **Total Income** | **26,513.23** | **26,368.82** | **144.41** | **26,513.23** | **26,368.82** | **144.41** | **316,426.00** |
| **Operating Expense** | | | | | | | |
| **Administrative Expense** | | | | | | | |
| 6211 - Parking lease to Fen Laigh | 3,600.00 | 3,600.00 | - | 3,600.00 | 3,600.00 | - | 43,200.00 |
| 6212 - Bank Charges | - | 4.17 | 4.17 | - | 4.17 | 4.17 | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 83.33 | 83.33 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | - | 166.67 | 166.67 | 2,000.00 |
| 6311 - Management Fee | 1,364.45 | 1,364.42 | (.03) | 1,364.45 | 1,364.42 | (.03) | 16,373.00 |
| 6312 - Office Supplies | 53.70 | 37.50 | (16.20) | 53.70 | 37.50 | (16.20) | 450.00 |
| 6313 - Credit Card Processing Fee | - | 4.17 | 4.17 | - | 4.17 | 4.17 | 50.00 |
| 6314 - State Sales Tax | 776.45 | 258.33 | (518.12) | 776.45 | 258.33 | (518.12) | 3,100.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | - | 25.00 | 25.00 | 300.00 |
| 6350 - Professional Service | - | 333.33 | 333.33 | - | 333.33 | 333.33 | 4,000.00 |
| 6356 - Telephone Expense | 220.11 | 166.67 | (53.44) | 220.11 | 166.67 | (53.44) | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | - | 8.33 | 8.33 | 100.00 |
| 6941 - Insurance | 1,389.75 | 1,166.67 | (223.08) | 1,389.75 | 1,166.67 | (223.08) | 14,000.00 |
| **Total Administrative Expense** | **7,404.46** | **7,218.59** | **(185.87)** | **7,404.46** | **7,218.59** | **(185.87)** | **86,623.00** |
| **Utility Expense** | | | | | | | |
| 6401 - Gas-Common | 4,154.58 | 3,558.00 | (596.58) | 4,154.58 | 3,558.00 | (596.58) | 22,000.00 |
| 6414 - Water/Sewer | 5,208.10 | 1,833.33 | (3,374.77) | 5,208.10 | 1,833.33 | (3,374.77) | 22,000.00 |
| 6450 - Electric-Common | 1,405.86 | 1,332.00 | (73.86) | 1,405.86 | 1,332.00 | (73.86) | 22,000.00 |
| **Total Utility Expense** | **10,768.54** | **6,723.33** | **(4,045.21)** | **10,768.54** | **6,723.33** | **(4,045.21)** | **66,000.00** |
| **Repair and Maintenance Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 250.00 | 250.00 | 3,000.00 |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 410.00 | 416.67 | 6.67 | 5,000.00 |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 6523 - Elevator Contract | - | 433.33 | 433.33 | - | 433.33 | 433.33 | 5,200.00 |
| 6524 - Elevator Repair/Maintenance | - | 116.67 | 116.67 | - | 116.67 | 116.67 | 1,400.00 |
| 6525 - Equipment Repair | 272.33 | 416.67 | 144.34 | 272.33 | 416.67 | 144.34 | 5,000.00 |
| 6530 - Fire System Expense | 745.05 | 333.33 | (411.72) | 745.05 | 333.33 | (411.72) | 4,000.00 |
| 6536 - General Maintenance | 272.23 | 833.33 | 561.10 | 272.23 | 833.33 | 561.10 | 10,000.00 |
| 6537 - General Supply | - | 41.67 | 41.67 | - | 41.67 | 41.67 | 500.00 |
| 6545 - Mat Service | 134.82 | 141.67 | 6.85 | 134.82 | 141.67 | 6.85 | 1,700.00 |
| 6546 - Painting Expense | - | 83.33 | 83.33 | - | 83.33 | 83.33 | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | 8,575.89 | 1,666.67 | (6,909.22) | 8,575.89 | 1,666.67 | (6,909.22) | 20,000.00 |
| 6551 - Roof Repairs | - | 45.83 | 45.83 | - | 45.83 | 45.83 | 550.00 |
| 6560 - Window Cleaning | - | - | - | - | - | - | 2,600.00 |
| **Total Repair and Maintenance Expense** | **10,410.32** | **4,779.17** | **(5,631.15)** | **10,410.32** | **4,779.17** | **(5,631.15)** | **59,950.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 178.81 | 179.42 | .61 | 178.81 | 179.42 | .61 | 2,153.00 |
| 6604 - Lawn/Snow Maintenance | 625.00 | 800.00 | 175.00 | 625.00 | 800.00 | 175.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | - | - | - | - | - | - | 600.00 |
| 6619 - Landscape | - | - | - | - | - | - | 600.00 |
| **Total Grounds** | **803.81** | **979.42** | **175.61** | **803.81** | **979.42** | **175.61** | **7,853.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 8,000.00 | 8,000.00 | - | 8,000.00 | 8,000.00 | - | 96,000.00 |
| **Total Transfer to Replacement Reserve** | **8,000.00** | **8,000.00** | **-** | **8,000.00** | **8,000.00** | **-** | **96,000.00** |
| **Total Expense** | **37,387.13** | **27,700.51** | **(9,686.62)** | **37,387.13** | **27,700.51** | **(9,686.62)** | **316,426.00** |
| **Operating Net Total** | **(10,873.90)** | **(1,331.69)** | **(9,542.21)** | **(10,873.90)** | **(1,331.69)** | **(9,542.21)** | **-** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

| | Current Period | | | Year To Date | | | Annual Budget |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| **Reserve Income** | | | | | | | |
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 8,000.00 | - | 8,000.00 | 8,000.00 | - | 8,000.00 | - |
| **Total Reserve Income** | **8,000.00** | **-** | **8,000.00** | **8,000.00** | **-** | **8,000.00** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 161.63 | - | 161.63 | 161.63 | - | 161.63 | - |
| **Total Other Income** | **161.63** | **-** | **161.63** | **161.63** | **-** | **161.63** | **-** |
| **Total Income** | **8,161.63** | **-** | **8,161.63** | **8,161.63** | **-** | **8,161.63** | **-** |
| **Reserve Net Total** | **8,161.63** | **-** | **8,161.63** | **8,161.63** | **-** | **8,161.63** | **-** |
| **Net Total** | **(2,712.27)** | **(1,331.69)** | **(1,380.58)** | **(2,712.27)** | **(1,331.69)** | **(1,380.58)** | **-** |

# Fenwick Condominium Association

## Balance Sheet Comparison: September 30, 2025 vs October 31, 2025

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $21,180.10 | $20,477.68 | ($702.42) |
| Other Receivable | $1,060.00 | $1,225.00 | $165.00 |
| Receivables | $100.00 | $550.00 | $450.00 |
| **Total Current Assets** | **$22,340.10** | **$22,252.68** | **($87.42)** |
| **Reserves** | | | |
| Reserve Account | $225,224.52 | $233,322.20 | $8,097.68 |
| **Total Reserves** | **$225,224.52** | **$233,322.20** | **$8,097.68** |
| **Total Assets** | **$247,564.62** | **$255,574.88** | **$8,010.26** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | - | $609.10 | $609.10 |
| Prepaid Dues | $5,998.39 | $8,974.39 | $2,976.00 |
| Accrued Water/Sewer | $5,199.99 | $1,733.33 | ($3,466.66) |
| **Total Liability** | **$11,198.38** | **$11,316.82** | **$118.44** |
| **Equity** | | | |
| Net Profit/Loss | $19,080.29 | $26,972.11 | $7,891.82 |
| Retained Earnings | $217,285.95 | $217,285.95 | - |
| **Total Equity** | **$236,366.24** | **$244,258.06** | **$7,891.82** |
| **Total Liabilities / Equity** | **$247,564.62** | **$255,574.88** | **$8,010.26** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Income** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 5001 - Association Dues | 21,113.00 | 21,108.17 | 4.83 | 211,130.00 | 211,081.70 | 48.30 | 253,298.00 |
| **Total Assessment Income** | **21,113.00** | **21,108.17** | **4.83** | **211,130.00** | **211,081.70** | **48.30** | **253,298.00** |
| **Other Income** | | | | | | | |
| 5059 - Write-Off Bad Debt | - | - | - | (10.00) | - | (10.00) | - |
| 5101 - Interest Income | 1.26 | 3.33 | (2.07) | 13.64 | 33.30 | (19.66) | 40.00 |
| 5112 - Parking Income | 3,295.00 | 3,333.33 | (38.33) | 32,334.35 | 33,333.30 | (998.95) | 40,000.00 |
| 5118 - NSF Check Fee | 10.00 | 1.67 | 8.33 | 40.00 | 16.70 | 23.30 | 20.00 |
| 5123 - Late Fees/Fines | 50.00 | 8.33 | 41.67 | 900.00 | 83.30 | 816.70 | 100.00 |
| 5204 - Locks and Keys | - | 8.33 | (8.33) | 70.00 | 83.30 | (13.30) | 100.00 |
| 5209 - Laundry Income | 492.50 | 300.00 | 192.50 | 3,636.50 | 3,000.00 | 636.50 | 3,600.00 |
| 5214 - Capital Contribution Fee | - | 16.67 | (16.67) | 100.00 | 166.70 | (66.70) | 200.00 |
| 5233 - Transfer of Ownership Fee | - | 16.67 | (16.67) | 55.00 | 166.70 | (111.70) | 200.00 |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 833.30 | (833.30) | 1,000.00 |
| **Total Other Income** | **3,848.76** | **3,771.66** | **77.10** | **37,139.49** | **37,716.60** | **(577.11)** | **45,260.00** |
| **Total Income** | **24,961.76** | **24,879.83** | **81.93** | **248,269.49** | **248,798.30** | **(528.81)** | **298,558.00** |
| **Operating Expense** | | | | | | | |
| **Administrative Expense** | | | | | | | |
| 6211 - Parking lease to Fen Laigh | 3,400.00 | 3,400.00 | - | 34,000.00 | 34,000.00 | - | 40,800.00 |
| 6212 - Bank Charges | 10.00 | 4.17 | (5.83) | 35.00 | 41.70 | 6.70 | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 833.30 | 833.30 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | - | 1,666.70 | 1,666.70 | 2,000.00 |
| 6311 - Management Fee | 1,328.59 | 1,328.58 | (.01) | 13,285.90 | 13,285.80 | (.10) | 15,943.00 |
| 6312 - Office Supplies | 106.38 | 37.50 | (68.88) | 432.07 | 375.00 | (57.07) | 450.00 |
| 6313 - Credit Card Processing Fee | - | 8.33 | 8.33 | - | 83.30 | 83.30 | 100.00 |
| 6314 - State Sales Tax | 765.39 | 241.67 | (523.72) | 3,051.60 | 2,416.70 | (634.90) | 2,900.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | 284.48 | 250.00 | (34.48) | 300.00 |
| 6350 - Professional Service | - | 291.67 | 291.67 | 3,700.00 | 2,916.70 | (783.30) | 3,500.00 |
| 6356 - Telephone Expense | 189.95 | 166.67 | (23.28) | 1,651.65 | 1,666.70 | 15.05 | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | 100.00 | 83.30 | (16.70) | 100.00 |
| 6941 - Insurance | 1,138.75 | 958.33 | (180.42) | 11,415.50 | 9,583.30 | (1,832.20) | 11,500.00 |
| **Total Administrative Expense** | **6,939.06** | **6,720.25** | **(218.81)** | **67,956.20** | **67,202.50** | **(753.70)** | **80,643.00** |
| **Utility Expense** | | | | | | | |
| 6401 - Gas-Common | 170.19 | 1,332.00 | 1,161.81 | 15,009.57 | 14,387.00 | (622.57) | 20,704.00 |
| 6414 - Water/Sewer | 2,378.91 | 1,733.33 | (645.58) | 25,628.87 | 17,333.30 | (8,295.57) | 20,800.00 |
| 6450 - Electric-Common | 1,901.94 | 1,731.00 | (170.94) | 18,479.80 | 19,648.00 | 1,168.20 | 22,612.00 |
| **Total Utility Expense** | **4,451.04** | **4,796.33** | **345.29** | **59,118.24** | **51,368.30** | **(7,749.94)** | **64,116.00** |
| **Repair and Maintenance Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 2,500.00 | 2,500.00 | 3,000.00 |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 4,100.00 | 4,166.70 | 66.70 | 5,000.00 |
| 6523 - Elevator Contract | - | 416.67 | 416.67 | 3,960.51 | 4,166.70 | 206.19 | 5,000.00 |
| 6524 - Elevator Repair/Maintenance | 700.90 | 116.67 | (584.23) | 700.90 | 1,166.70 | 465.80 | 1,400.00 |
| 6525 - Equipment Repair | 339.89 | 416.67 | 76.78 | 1,321.60 | 4,166.70 | 2,845.10 | 5,000.00 |
| 6530 - Fire System Expense | - | 250.00 | 250.00 | 5,939.72 | 2,500.00 | (3,439.72) | 3,000.00 |
| 6536 - General Maintenance | 1,022.43 | 916.67 | (105.76) | 7,015.63 | 9,166.70 | 2,151.07 | 11,000.00 |
| 6537 - General Supply | - | 41.67 | 41.67 | 441.01 | 416.70 | (24.31) | 500.00 |
| 6545 - Mat Service | 202.23 | 125.00 | (77.23) | 1,483.02 | 1,250.00 | (233.02) | 1,500.00 |
| 6546 - Painting Expense | - | 83.33 | 83.33 | 1,992.86 | 833.30 | (1,159.56) | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | 3,265.11 | 1,250.00 | (2,015.11) | 25,832.89 | 12,500.00 | (13,332.89) | 15,000.00 |
| 6551 - Roof Repairs | - | 41.67 | 41.67 | - | 416.70 | 416.70 | 500.00 |
| 6560 - Window Cleaning | - | 200.00 | 200.00 | 2,600.00 | 2,000.00 | (600.00) | 2,400.00 |
| **Total Repair and Maintenance Expense** | **5,940.56** | **4,525.02** | **(1,415.54)** | **55,388.14** | **45,250.20** | **(10,137.94)** | **54,300.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 170.29 | 150.00 | (20.29) | 1,702.90 | 1,500.00 | (202.90) | 1,800.00 |
| 6604 - Lawn/Snow Maintenance | - | - | - | 825.00 | 3,000.00 | 2,175.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | - | - | - | 541.60 | 200.00 | (341.60) | 200.00 |
| 6619 - Landscape | - | 83.33 | 83.33 | - | 833.30 | 833.30 | 1,000.00 |
| **Total Grounds** | **170.29** | **233.33** | **63.04** | **3,069.50** | **5,533.30** | **2,463.80** | **7,500.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 7,666.67 | 7,666.67 | - | 76,666.70 | 76,666.70 | - | 92,000.00 |
| **Total Transfer to Replacement Reserve** | **7,666.67** | **7,666.67** | **-** | **76,666.70** | **76,666.70** | **-** | **92,000.00** |
| **Total Expense** | **25,167.62** | **23,941.60** | **(1,226.02)** | **262,198.78** | **246,021.00** | **(16,177.78)** | **298,559.00** |
| **Operating Net Total** | **(205.86)** | **938.23** | **(1,144.09)** | **(13,929.29)** | **2,777.30** | **(16,706.59)** | **(1.00)** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |

### Reserve Income

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 7,666.67 | - | 7,666.67 | 76,666.70 | - | 76,666.70 | - |
| **Total Reserve Income** | **7,666.67** | **-** | **7,666.67** | **76,666.70** | **-** | **76,666.70** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 431.01 | - | 431.01 | 4,500.33 | - | 4,500.33 | - |
| **Total Other Income** | **431.01** | **-** | **431.01** | **4,500.33** | **-** | **4,500.33** | **-** |
| **Total Income** | **8,097.68** | **-** | **8,097.68** | **81,167.03** | **-** | **81,167.03** | **-** |

### Reserve Expense

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Reserve Expense** | | | | | | | |
| 7139 - Facade repairs | - | - | - | 12,736.00 | - | (12,736.00) | - |
| 7294 - Driveway Reserve Expense | - | - | - | 8,834.00 | - | (8,834.00) | - |
| 7295 - We Energies Vault Repairs | - | - | - | 18,695.63 | - | (18,695.63) | - |
| **Total Reserve Expense** | **-** | **-** | **-** | **40,265.63** | **-** | **(40,265.63)** | **-** |
| **Total Expense** | **-** | **-** | **-** | **40,265.63** | **-** | **(40,265.63)** | **-** |
| **Reserve Net Total** | **8,097.68** | **-** | **8,097.68** | **40,901.40** | **-** | **40,901.40** | **-** |
| **Net Total** | **7,891.82** | **938.23** | **6,953.59** | **26,972.11** | **2,777.30** | **24,194.81** | **(1.00)** |

# Fenwick Condominium Association

## Balance Sheet Comparison: October 31, 2025 vs November 30, 2025

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $20,477.68 | $15,196.33 | ($5,281.35) |
| Other Receivable | $1,225.00 | $1,225.00 | - |
| Receivables | $550.00 | $100.00 | ($450.00) |
| **Total Current Assets** | **$22,252.68** | **$16,521.33** | **($5,731.35)** |
| **Reserves** | | | |
| Reserve Account | $233,322.20 | $241,698.60 | $8,376.40 |
| **Total Reserves** | **$233,322.20** | **$241,698.60** | **$8,376.40** |
| **Total Assets** | **$255,574.88** | **$258,219.93** | **$2,645.05** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | $609.10 | $57.20 | ($551.90) |
| Prepaid Dues | $8,974.39 | $4,211.39 | ($4,763.00) |
| Accrued Water/Sewer | $1,733.33 | $3,466.66 | $1,733.33 |
| **Total Liability** | **$11,316.82** | **$7,735.25** | **($3,581.57)** |
| **Equity** | | | |
| Net Profit/Loss | $26,972.11 | $33,198.73 | $6,226.62 |
| Retained Earnings | $217,285.95 | $217,285.95 | - |
| **Total Equity** | **$244,258.06** | **$250,484.68** | **$6,226.62** |
| **Total Liabilities / Equity** | **$255,574.88** | **$258,219.93** | **$2,645.05** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

| | 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** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 5001 - Association Dues | 21,113.00 | 21,108.17 | 4.83 | 232,243.00 | 232,189.87 | 53.13 | 253,298.00 |
| **Total Assessment Income** | **21,113.00** | **21,108.17** | **4.83** | **232,243.00** | **232,189.87** | **53.13** | **253,298.00** |
| **Other Income** | | | | | | | |
| 5059 - Write-Off Bad Debt | - | - | - | (10.00) | - | (10.00) | - |
| 5101 - Interest Income | 1.09 | 3.33 | (2.24) | 14.73 | 36.63 | (21.90) | 40.00 |
| 5112 - Parking Income | 3,365.00 | 3,333.33 | 31.67 | 35,699.35 | 36,666.63 | (967.28) | 40,000.00 |
| 5118 - NSF Check Fee | - | 1.67 | (1.67) | 40.00 | 18.37 | 21.63 | 20.00 |
| 5123 - Late Fees/Fines | - | 8.33 | (8.33) | 900.00 | 91.63 | 808.37 | 100.00 |
| 5204 - Locks and Keys | - | 8.33 | (8.33) | 70.00 | 91.63 | (21.63) | 100.00 |
| 5209 - Laundry Income | 313.25 | 300.00 | 13.25 | 3,949.75 | 3,300.00 | 649.75 | 3,600.00 |
| 5214 - Capital Contribution Fee | - | 16.67 | (16.67) | 100.00 | 183.37 | (83.37) | 200.00 |
| 5233 - Transfer of Ownership Fee | - | 16.67 | (16.67) | 55.00 | 183.37 | (128.37) | 200.00 |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 916.63 | (916.63) | 1,000.00 |
| **Total Other Income** | **3,679.34** | **3,771.66** | **(92.32)** | **40,818.83** | **41,488.26** | **(669.43)** | **45,260.00** |
| **Total Income** | **24,792.34** | **24,879.83** | **(87.49)** | **273,061.83** | **273,678.13** | **(616.30)** | **298,558.00** |
| **Operating Expense** | | | | | | | |
| **Administrative Expense** | | | | | | | |
| 6211 - Parking lease to Fen Laigh | 3,400.00 | 3,400.00 | - | 37,400.00 | 37,400.00 | - | 40,800.00 |
| 6212 - Bank Charges | - | 4.17 | 4.17 | 35.00 | 45.87 | 10.87 | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 916.63 | 916.63 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | - | 1,833.37 | 1,833.37 | 2,000.00 |
| 6311 - Management Fee | 1,328.59 | 1,328.58 | (.01) | 14,614.49 | 14,614.38 | (.11) | 15,943.00 |
| 6312 - Office Supplies | 79.69 | 37.50 | (42.19) | 511.76 | 412.50 | (99.26) | 450.00 |
| 6313 - Credit Card Processing Fee | - | 8.33 | 8.33 | - | 91.63 | 91.63 | 100.00 |
| 6314 - State Sales Tax | - | 241.67 | 241.67 | 3,051.60 | 2,658.37 | (393.23) | 2,900.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | 284.48 | 275.00 | (9.48) | 300.00 |
| 6350 - Professional Service | - | 291.67 | 291.67 | 3,700.00 | 3,208.37 | (491.63) | 3,500.00 |
| 6356 - Telephone Expense | 190.15 | 166.67 | (23.48) | 1,841.80 | 1,833.37 | (8.43) | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | 100.00 | 91.63 | (8.37) | 100.00 |
| 6941 - Insurance | 1,138.75 | 958.33 | (180.42) | 12,554.25 | 10,541.63 | (2,012.62) | 11,500.00 |
| **Total Administrative Expense** | **6,137.18** | **6,720.25** | **583.07** | **74,093.38** | **73,922.75** | **(170.63)** | **80,643.00** |
| **Utility Expense** | | | | | | | |
| 6401 - Gas-Common | 1,062.00 | 2,766.00 | 1,704.00 | 16,071.57 | 17,153.00 | 1,081.43 | 20,704.00 |
| 6414 - Water/Sewer | 1,733.33 | 1,733.33 | - | 27,362.20 | 19,066.63 | (8,295.57) | 20,800.00 |
| 6450 - Electric-Common | 1,332.65 | 1,419.00 | 86.35 | 19,812.45 | 21,067.00 | 1,254.55 | 22,612.00 |
| **Total Utility Expense** | **4,127.98** | **5,918.33** | **1,790.35** | **63,246.22** | **57,286.63** | **(5,959.59)** | **64,116.00** |
| **Repair and Maintenance Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 2,750.00 | 2,750.00 | 3,000.00 |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 4,510.00 | 4,583.37 | 73.37 | 5,000.00 |
| 6523 - Elevator Contract | 1,320.17 | 416.67 | (903.50) | 5,280.68 | 4,583.37 | (697.31) | 5,000.00 |
| 6524 - Elevator Repair/Maintenance | - | 116.67 | 116.67 | 700.90 | 1,283.37 | 582.47 | 1,400.00 |
| 6525 - Equipment Repair | - | 416.67 | 416.67 | 1,321.60 | 4,583.37 | 3,261.77 | 5,000.00 |
| 6530 - Fire System Expense | 1,122.17 | 250.00 | (872.17) | 7,061.89 | 2,750.00 | (4,311.89) | 3,000.00 |
| 6536 - General Maintenance | 691.40 | 916.67 | 225.27 | 7,707.03 | 10,083.37 | 2,376.34 | 11,000.00 |
| 6537 - General Supply | - | 41.67 | 41.67 | 441.01 | 458.37 | 17.36 | 500.00 |
| 6545 - Mat Service | 134.82 | 125.00 | (9.82) | 1,617.84 | 1,375.00 | (242.84) | 1,500.00 |
| 6546 - Painting Expense | - | 83.33 | 83.33 | 1,992.86 | 916.63 | (1,076.23) | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | 4,839.67 | 1,250.00 | (3,589.67) | 30,672.56 | 13,750.00 | (16,922.56) | 15,000.00 |
| 6551 - Roof Repairs | - | 41.67 | 41.67 | - | 458.37 | 458.37 | 500.00 |
| 6560 - Window Cleaning | - | 200.00 | 200.00 | 2,600.00 | 2,200.00 | (400.00) | 2,400.00 |
| **Total Repair and Maintenance Expense** | **8,518.23** | **4,525.02** | **(3,993.21)** | **63,906.37** | **49,775.22** | **(14,131.15)** | **54,300.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 178.81 | 150.00 | (28.81) | 1,881.71 | 1,650.00 | (231.71) | 1,800.00 |
| 6604 - Lawn/Snow Maintenance | - | 500.00 | 500.00 | 825.00 | 3,500.00 | 2,675.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | - | - | - | 541.60 | 200.00 | (341.60) | 200.00 |
| 6619 - Landscape | - | 83.33 | 83.33 | - | 916.63 | 916.63 | 1,000.00 |
| **Total Grounds** | **178.81** | **733.33** | **554.52** | **3,248.31** | **6,266.63** | **3,018.32** | **7,500.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 7,666.67 | 7,666.67 | - | 84,333.37 | 84,333.37 | - | 92,000.00 |
| **Total Transfer to Replacement Reserve** | **7,666.67** | **7,666.67** | **-** | **84,333.37** | **84,333.37** | **-** | **92,000.00** |
| **Total Expense** | **26,628.87** | **25,563.60** | **(1,065.27)** | **288,827.65** | **271,584.60** | **(17,243.05)** | **298,559.00** |
| **Operating Net Total** | **(1,836.53)** | **(683.77)** | **(1,152.76)** | **(15,765.82)** | **2,093.53** | **(17,859.35)** | **(1.00)** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

| | Current Period | | | Year To Date | | | Annual Budget |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| **Reserve Income** | | | | | | | |
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 7,666.67 | - | 7,666.67 | 84,333.37 | - | 84,333.37 | - |
| **Total Reserve Income** | **7,666.67** | **-** | **7,666.67** | **84,333.37** | **-** | **84,333.37** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 396.48 | - | 396.48 | 4,896.81 | - | 4,896.81 | - |
| **Total Other Income** | **396.48** | **-** | **396.48** | **4,896.81** | **-** | **4,896.81** | **-** |
| **Total Income** | **8,063.15** | **-** | **8,063.15** | **89,230.18** | **-** | **89,230.18** | **-** |
| **Reserve Expense** | | | | | | | |
| **Reserve Expense** | | | | | | | |
| 7139 - Facade repairs | - | - | - | 12,736.00 | - | (12,736.00) | - |
| 7294 - Driveway Reserve Expense | - | - | - | 8,834.00 | - | (8,834.00) | - |
| 7295 - We Energies Vault Repairs | - | - | - | 18,695.63 | - | (18,695.63) | - |
| **Total Reserve Expense** | **-** | **-** | **-** | **40,265.63** | **-** | **(40,265.63)** | **-** |
| **Total Expense** | **-** | **-** | **-** | **40,265.63** | **-** | **(40,265.63)** | **-** |
| **Reserve Net Total** | **8,063.15** | **-** | **8,063.15** | **48,964.55** | **-** | **48,964.55** | **-** |
| **Net Total** | **6,226.62** | **(683.77)** | **6,910.39** | **33,198.73** | **2,093.53** | **31,105.20** | **(1.00)** |

# Fenwick Condominium Association

## Balance Sheet Comparison: July 31, 2025 vs August 31, 2025

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $12,961.30 | $13,194.68 | $233.38 |
| Other Receivable | $2,100.00 | $1,500.00 | ($600.00) |
| Receivables | - | $100.00 | $100.00 |
| **Total Current Assets** | **$15,061.30** | **$14,794.68** | **($266.62)** |
| **Reserves** | | | |
| Reserve Account | $249,199.92 | $253,311.33 | $4,111.41 |
| **Total Reserves** | **$249,199.92** | **$253,311.33** | **$4,111.41** |
| **Total Assets** | **$264,261.22** | **$268,106.01** | **$3,844.79** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | $14,204.02 | $8,901.41 | ($5,302.61) |
| Prepaid Dues | $7,889.39 | $4,846.39 | ($3,043.00) |
| Accrued Water/Sewer | $1,733.33 | $3,466.66 | $1,733.33 |
| **Total Liability** | **$23,826.74** | **$17,214.46** | **($6,612.28)** |
| **Equity** | | | |
| Net Profit/Loss | $23,148.53 | $33,605.60 | $10,457.07 |
| Retained Earnings | $217,285.95 | $217,285.95 | - |
| **Total Equity** | **$240,434.48** | **$250,891.55** | **$10,457.07** |
| **Total Liabilities / Equity** | **$264,261.22** | **$268,106.01** | **$3,844.79** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Income** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 5001 - Association Dues | 21,113.00 | 21,108.17 | 4.83 | 168,904.00 | 168,865.36 | 38.64 | 253,298.00 |
| **Total Assessment Income** | **21,113.00** | **21,108.17** | **4.83** | **168,904.00** | **168,865.36** | **38.64** | **253,298.00** |
| **Other Income** | | | | | | | |
| 5059 - Write-Off Bad Debt | - | - | - | (10.00) | - | (10.00) | - |
| 5101 - Interest Income | .81 | 3.33 | (2.52) | 11.40 | 26.64 | (15.24) | 40.00 |
| 5112 - Parking Income | 3,295.00 | 3,333.33 | (38.33) | 25,744.35 | 26,666.64 | (922.29) | 40,000.00 |
| 5118 - NSF Check Fee | - | 1.67 | (1.67) | 30.00 | 13.36 | 16.64 | 20.00 |
| 5123 - Late Fees/Fines | 50.00 | 8.33 | 41.67 | 750.00 | 66.64 | 683.36 | 100.00 |
| 5204 - Locks and Keys | - | 8.33 | (8.33) | 70.00 | 66.64 | 3.36 | 100.00 |
| 5209 - Laundry Income | 365.25 | 300.00 | 65.25 | 2,941.25 | 2,400.00 | 541.25 | 3,600.00 |
| 5214 - Capital Contribution Fee | - | 16.67 | (16.67) | 100.00 | 133.36 | (33.36) | 200.00 |
| 5233 - Transfer of Ownership Fee | - | 16.67 | (16.67) | 55.00 | 133.36 | (78.36) | 200.00 |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 666.64 | (666.64) | 1,000.00 |
| **Total Other Income** | **3,711.06** | **3,771.66** | **(60.60)** | **29,692.00** | **30,173.28** | **(481.28)** | **45,260.00** |
| **Total Income** | **24,824.06** | **24,879.83** | **(55.77)** | **198,596.00** | **199,038.64** | **(442.64)** | **298,558.00** |
| **Operating Expense** | | | | | | | |
| **Administrative Expense** | | | | | | | |
| 6211 - Parking lease to Fen Laigh | 3,400.00 | 3,400.00 | - | 27,200.00 | 27,200.00 | - | 40,800.00 |
| 6212 - Bank Charges | - | 4.17 | 4.17 | 25.00 | 33.36 | 8.36 | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 666.64 | 666.64 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | - | 1,333.36 | 1,333.36 | 2,000.00 |
| 6311 - Management Fee | 1,328.59 | 1,328.58 | (.01) | 10,628.72 | 10,628.64 | (.08) | 15,943.00 |
| 6312 - Office Supplies | 33.21 | 37.50 | 4.29 | 293.91 | 300.00 | 6.09 | 450.00 |
| 6313 - Credit Card Processing Fee | - | 8.33 | 8.33 | - | 66.64 | 66.64 | 100.00 |
| 6314 - State Sales Tax | - | 241.67 | 241.67 | 2,286.21 | 1,933.36 | (352.85) | 2,900.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | 284.48 | 200.00 | (84.48) | 300.00 |
| 6350 - Professional Service | - | 291.67 | 291.67 | 3,700.00 | 2,333.36 | (1,366.64) | 3,500.00 |
| 6356 - Telephone Expense | 193.77 | 166.67 | (27.10) | 1,271.07 | 1,333.36 | 62.29 | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | 100.00 | 66.64 | (33.36) | 100.00 |
| 6941 - Insurance | 1,138.75 | 958.33 | (180.42) | 9,138.00 | 7,666.64 | (1,471.36) | 11,500.00 |
| **Total Administrative Expense** | **6,094.32** | **6,720.25** | **625.93** | **54,927.39** | **53,762.00** | **(1,165.39)** | **80,643.00** |
| **Utility Expense** | | | | | | | |
| 6401 - Gas-Common | 142.19 | 167.00 | 24.81 | 14,571.47 | 12,784.00 | (1,787.47) | 20,704.00 |
| 6414 - Water/Sewer | 1,733.33 | 1,733.33 | - | 21,516.63 | 13,866.64 | (7,649.99) | 20,800.00 |
| 6450 - Electric-Common | 3,144.17 | 2,913.00 | (231.17) | 13,796.34 | 15,499.00 | 1,702.66 | 22,612.00 |
| **Total Utility Expense** | **5,019.69** | **4,813.33** | **(206.36)** | **49,884.44** | **42,149.64** | **(7,734.80)** | **64,116.00** |
| **Repair and Maintenance Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 2,000.00 | 2,000.00 | 3,000.00 |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Budget** |
| **Operating Expense** | | | | | | | |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 3,280.00 | 3,333.36 | 53.36 | 5,000.00 |
| 6523 - Elevator Contract | 1,320.17 | 416.67 | (903.50) | 3,960.51 | 3,333.36 | (627.15) | 5,000.00 |
| 6524 - Elevator Repair/Maintenance | - | 116.67 | 116.67 | - | 933.36 | 933.36 | 1,400.00 |
| 6525 - Equipment Repair | 196.11 | 416.67 | 220.56 | 647.56 | 3,333.36 | 2,685.80 | 5,000.00 |
| 6530 - Fire System Expense | - | 250.00 | 250.00 | 5,672.72 | 2,000.00 | (3,672.72) | 3,000.00 |
| 6536 - General Maintenance | 866.40 | 916.67 | 50.27 | 5,797.00 | 7,333.36 | 1,536.36 | 11,000.00 |
| 6537 - General Supply | 325.00 | 41.67 | (283.33) | 441.01 | 333.36 | (107.65) | 500.00 |
| 6545 - Mat Service | 134.82 | 125.00 | (9.82) | 1,213.38 | 1,000.00 | (213.38) | 1,500.00 |
| 6546 - Painting Expense | - | 83.33 | 83.33 | 1,992.86 | 666.64 | (1,326.22) | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | (4,066.77) | 1,250.00 | 5,316.77 | 22,567.78 | 10,000.00 | (12,567.78) | 15,000.00 |
| 6551 - Roof Repairs | - | 41.67 | 41.67 | - | 333.36 | 333.36 | 500.00 |
| 6560 - Window Cleaning | - | 200.00 | 200.00 | 2,600.00 | 1,600.00 | (1,000.00) | 2,400.00 |
| **Total Repair and Maintenance Expense** | **(814.27)** | **4,525.02** | **5,339.29** | **48,172.82** | **36,200.16** | **(11,972.66)** | **54,300.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 170.29 | 150.00 | (20.29) | 1,362.32 | 1,200.00 | (162.32) | 1,800.00 |
| 6604 - Lawn/Snow Maintenance | - | - | - | 825.00 | 3,000.00 | 2,175.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | 341.60 | 200.00 | (141.60) | 541.60 | 200.00 | (341.60) | 200.00 |
| 6619 - Landscape | - | 83.33 | 83.33 | - | 666.64 | 666.64 | 1,000.00 |
| **Total Grounds** | **511.89** | **433.33** | **(78.56)** | **2,728.92** | **5,066.64** | **2,337.72** | **7,500.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 7,666.67 | 7,666.67 | - | 61,333.36 | 61,333.36 | - | 92,000.00 |
| **Total Transfer to Replacement Reserve** | **7,666.67** | **7,666.67** | **-** | **61,333.36** | **61,333.36** | **-** | **92,000.00** |
| **Total Expense** | **18,478.30** | **24,158.60** | **5,680.30** | **217,046.93** | **198,511.80** | **(18,535.13)** | **298,559.00** |
| **Operating Net Total** | **6,345.76** | **721.23** | **5,624.53** | **(18,450.93)** | **526.84** | **(18,977.77)** | **(1.00)** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Reserve Income** | | | | | | | |
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 7,666.67 | - | 7,666.67 | 61,333.36 | - | 61,333.36 | - |
| **Total Reserve Income** | **7,666.67** | **-** | **7,666.67** | **61,333.36** | **-** | **61,333.36** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 511.41 | - | 511.41 | 3,623.94 | - | 3,623.94 | - |
| **Total Other Income** | **511.41** | **-** | **511.41** | **3,623.94** | **-** | **3,623.94** | **-** |
| **Total Income** | **8,178.08** | **-** | **8,178.08** | **64,957.30** | **-** | **64,957.30** | **-** |
| **Reserve Expense** | | | | | | | |
| **Reserve Expense** | | | | | | | |
| 7294 - Driveway Reserve Expense | - | - | - | 8,834.00 | - | (8,834.00) | - |
| 7295 - We Energies Vault Repairs | 4,066.77 | - | (4,066.77) | 4,066.77 | - | (4,066.77) | - |
| **Total Reserve Expense** | **4,066.77** | **-** | **(4,066.77)** | **12,900.77** | **-** | **(12,900.77)** | **-** |
| **Total Expense** | **4,066.77** | **-** | **(4,066.77)** | **12,900.77** | **-** | **(12,900.77)** | **-** |
| **Reserve Net Total** | **4,111.31** | **-** | **4,111.31** | **52,056.53** | **-** | **52,056.53** | **-** |
| **Net Total** | **10,457.07** | **721.23** | **9,735.84** | **33,605.60** | **526.84** | **33,078.76** | **(1.00)** |

# Fenwick Condominium Association

## Balance Sheet Comparison: August 31, 2025 vs September 30, 2025

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $13,194.68 | $21,180.10 | $7,985.42 |
| Other Receivable | $1,500.00 | $1,060.00 | ($440.00) |
| Receivables | $100.00 | $100.00 | - |
| **Total Current Assets** | **$14,794.68** | **$22,340.10** | **$7,545.42** |
| **Reserves** | | | |
| Reserve Account | $253,311.33 | $225,224.52 | ($28,086.81) |
| **Total Reserves** | **$253,311.33** | **$225,224.52** | **($28,086.81)** |
| **Total Assets** | **$268,106.01** | **$247,564.62** | **($20,541.39)** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | $8,901.41 | - | ($8,901.41) |
| Prepaid Dues | $4,846.39 | $5,998.39 | $1,152.00 |
| Accrued Water/Sewer | $3,466.66 | $5,199.99 | $1,733.33 |
| **Total Liability** | **$17,214.46** | **$11,198.38** | **($6,016.08)** |
| **Equity** | | | |
| Net Profit/Loss | $33,605.60 | $19,080.29 | ($14,525.31) |
| Retained Earnings | $217,285.95 | $217,285.95 | - |
| **Total Equity** | **$250,891.55** | **$236,366.24** | **($14,525.31)** |
| **Total Liabilities / Equity** | **$268,106.01** | **$247,564.62** | **($20,541.39)** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |

## Operating Income

| Assessment Income | | | | | | | |
|---|---|---|---|---|---|---|---|
| 5001 - Association Dues | 21,113.00 | 21,108.17 | 4.83 | 190,017.00 | 189,973.53 | 43.47 | 253,298.00 |
| **Total Assessment Income** | **21,113.00** | **21,108.17** | **4.83** | **190,017.00** | **189,973.53** | **43.47** | **253,298.00** |

| Other Income | | | | | | | |
|---|---|---|---|---|---|---|---|
| 5059 - Write-Off Bad Debt | - | - | - | (10.00) | - | (10.00) | - |
| 5101 - Interest Income | .98 | 3.33 | (2.35) | 12.38 | 29.97 | (17.59) | 40.00 |
| 5112 - Parking Income | 3,295.00 | 3,333.33 | (38.33) | 29,039.35 | 29,999.97 | (960.62) | 40,000.00 |
| 5118 - NSF Check Fee | - | 1.67 | (1.67) | 30.00 | 15.03 | 14.97 | 20.00 |
| 5123 - Late Fees/Fines | 100.00 | 8.33 | 91.67 | 850.00 | 74.97 | 775.03 | 100.00 |
| 5204 - Locks and Keys | - | 8.33 | (8.33) | 70.00 | 74.97 | (4.97) | 100.00 |
| 5209 - Laundry Income | 202.75 | 300.00 | (97.25) | 3,144.00 | 2,700.00 | 444.00 | 3,600.00 |
| 5214 - Capital Contribution Fee | - | 16.67 | (16.67) | 100.00 | 150.03 | (50.03) | 200.00 |
| 5233 - Transfer of Ownership Fee | - | 16.67 | (16.67) | 55.00 | 150.03 | (95.03) | 200.00 |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 749.97 | (749.97) | 1,000.00 |
| **Total Other Income** | **3,598.73** | **3,771.66** | **(172.93)** | **33,290.73** | **33,944.94** | **(654.21)** | **45,260.00** |
| **Total Income** | **24,711.73** | **24,879.83** | **(168.10)** | **223,307.73** | **223,918.47** | **(610.74)** | **298,558.00** |

## Operating Expense

| Administrative Expense | | | | | | | |
|---|---|---|---|---|---|---|---|
| 6211 - Parking lease to Fen Laigh | 3,400.00 | 3,400.00 | - | 30,600.00 | 30,600.00 | - | 40,800.00 |
| 6212 - Bank Charges | - | 4.17 | 4.17 | 25.00 | 37.53 | 12.53 | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 749.97 | 749.97 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | - | 1,500.03 | 1,500.03 | 2,000.00 |
| 6311 - Management Fee | 1,328.59 | 1,328.58 | (.01) | 11,957.31 | 11,957.22 | (.09) | 15,943.00 |
| 6312 - Office Supplies | 31.78 | 37.50 | 5.72 | 325.69 | 337.50 | 11.81 | 450.00 |
| 6313 - Credit Card Processing Fee | - | 8.33 | 8.33 | - | 74.97 | 74.97 | 100.00 |
| 6314 - State Sales Tax | - | 241.67 | 241.67 | 2,286.21 | 2,175.03 | (111.18) | 2,900.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | 284.48 | 225.00 | (59.48) | 300.00 |
| 6350 - Professional Service | - | 291.67 | 291.67 | 3,700.00 | 2,625.03 | (1,074.97) | 3,500.00 |
| 6356 - Telephone Expense | 190.63 | 166.67 | (23.96) | 1,461.70 | 1,500.03 | 38.33 | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | 100.00 | 74.97 | (25.03) | 100.00 |
| 6941 - Insurance | 1,138.75 | 958.33 | (180.42) | 10,276.75 | 8,624.97 | (1,651.78) | 11,500.00 |
| **Total Administrative Expense** | **6,089.75** | **6,720.25** | **630.50** | **61,017.14** | **60,482.25** | **(534.89)** | **80,643.00** |

| Utility Expense | | | | | | | |
|---|---|---|---|---|---|---|---|
| 6401 - Gas-Common | 267.91 | 271.00 | 3.09 | 14,839.38 | 13,055.00 | (1,784.38) | 20,704.00 |
| 6414 - Water/Sewer | 1,733.33 | 1,733.33 | - | 23,249.96 | 15,599.97 | (7,649.99) | 20,800.00 |
| 6450 - Electric-Common | 2,781.52 | 2,418.00 | (363.52) | 16,577.86 | 17,917.00 | 1,339.14 | 22,612.00 |
| **Total Utility Expense** | **4,782.76** | **4,422.33** | **(360.43)** | **54,667.20** | **46,571.97** | **(8,095.23)** | **64,116.00** |

| Repair and Maintenance Expense | | | | | | | |
|---|---|---|---|---|---|---|---|
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 2,250.00 | 2,250.00 | 3,000.00 |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |

### Operating Expense

| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 3,690.00 | 3,750.03 | 60.03 | 5,000.00 |
| 6523 - Elevator Contract | - | 416.67 | 416.67 | 3,960.51 | 3,750.03 | (210.48) | 5,000.00 |
| 6524 - Elevator Repair/Maintenance | - | 116.67 | 116.67 | - | 1,050.03 | 1,050.03 | 1,400.00 |
| 6525 - Equipment Repair | 334.15 | 416.67 | 82.52 | 981.71 | 3,750.03 | 2,768.32 | 5,000.00 |
| 6530 - Fire System Expense | 267.00 | 250.00 | (17.00) | 5,939.72 | 2,250.00 | (3,689.72) | 3,000.00 |
| 6536 - General Maintenance | 196.20 | 916.67 | 720.47 | 5,993.20 | 8,250.03 | 2,256.83 | 11,000.00 |
| 6537 - General Supply | - | 41.67 | 41.67 | 441.01 | 375.03 | (65.98) | 500.00 |
| 6545 - Mat Service | 67.41 | 125.00 | 57.59 | 1,280.79 | 1,125.00 | (155.79) | 1,500.00 |
| 6546 - Painting Expense | - | 83.33 | 83.33 | 1,992.86 | 749.97 | (1,242.89) | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | - | 1,250.00 | 1,250.00 | 22,567.78 | 11,250.00 | (11,317.78) | 15,000.00 |
| 6551 - Roof Repairs | - | 41.67 | 41.67 | - | 375.03 | 375.03 | 500.00 |
| 6560 - Window Cleaning | - | 200.00 | 200.00 | 2,600.00 | 1,800.00 | (800.00) | 2,400.00 |
| **Total Repair and Maintenance Expense** | **1,274.76** | **4,525.02** | **3,250.26** | **49,447.58** | **40,725.18** | **(8,722.40)** | **54,300.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 170.29 | 150.00 | (20.29) | 1,532.61 | 1,350.00 | (182.61) | 1,800.00 |
| 6604 - Lawn/Snow Maintenance | - | - | - | 825.00 | 3,000.00 | 2,175.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | - | - | - | 541.60 | 200.00 | (341.60) | 200.00 |
| 6619 - Landscape | - | 83.33 | 83.33 | - | 749.97 | 749.97 | 1,000.00 |
| **Total Grounds** | **170.29** | **233.33** | **63.04** | **2,899.21** | **5,299.97** | **2,400.76** | **7,500.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 7,666.67 | 7,666.67 | - | 69,000.03 | 69,000.03 | - | 92,000.00 |
| **Total Transfer to Replacement Reserve** | **7,666.67** | **7,666.67** | **-** | **69,000.03** | **69,000.03** | **-** | **92,000.00** |
| **Total Expense** | **19,984.23** | **23,567.60** | **3,583.37** | **237,031.16** | **222,079.40** | **(14,951.76)** | **298,559.00** |
| **Operating Net Total** | **4,727.50** | **1,312.23** | **3,415.27** | **(13,723.43)** | **1,839.07** | **(15,562.50)** | **(1.00)** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

| | Current Period | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| **Reserve Income** | | | | | | | |
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 7,666.67 | - | 7,666.67 | 69,000.03 | - | 69,000.03 | - |
| **Total Reserve Income** | **7,666.67** | **-** | **7,666.67** | **69,000.03** | **-** | **69,000.03** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 445.38 | - | 445.38 | 4,069.32 | - | 4,069.32 | - |
| **Total Other Income** | **445.38** | **-** | **445.38** | **4,069.32** | **-** | **4,069.32** | **-** |
| **Total Income** | **8,112.05** | **-** | **8,112.05** | **73,069.35** | **-** | **73,069.35** | **-** |
| **Reserve Expense** | | | | | | | |
| **Reserve Expense** | | | | | | | |
| 7139 - Facade repairs | 12,736.00 | - | (12,736.00) | 12,736.00 | - | (12,736.00) | - |
| 7294 - Driveway Reserve Expense | - | - | - | 8,834.00 | - | (8,834.00) | - |
| 7295 - We Energies Vault Repairs | 14,628.86 | - | (14,628.86) | 18,695.63 | - | (18,695.63) | - |
| **Total Reserve Expense** | **27,364.86** | **-** | **(27,364.86)** | **40,265.63** | **-** | **(40,265.63)** | **-** |
| **Total Expense** | **27,364.86** | **-** | **(27,364.86)** | **40,265.63** | **-** | **(40,265.63)** | **-** |
| **Reserve Net Total** | **(19,252.81)** | **-** | **(19,252.81)** | **32,803.72** | **-** | **32,803.72** | **-** |
| **Net Total** | **(14,525.31)** | **1,312.23** | **(15,837.54)** | **19,080.29** | **1,839.07** | **17,241.22** | **(1.00)** |

# Fenwick Condominium Association

## Balance Sheet Comparison: May 31, 2025 vs June 30, 2025

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $18,302.94 | $20,304.92 | $2,001.98 |
| Other Receivable | $1,400.00 | $1,800.00 | $400.00 |
| Receivables | $1,280.00 | $300.00 | ($980.00) |
| **Total Current Assets** | **$20,982.94** | **$22,404.92** | **$1,421.98** |
| **Reserves** | | | |
| Reserve Account | $232,888.99 | $241,027.91 | $8,138.92 |
| **Total Reserves** | **$232,888.99** | **$241,027.91** | **$8,138.92** |
| **Total Assets** | **$253,871.93** | **$263,432.83** | **$9,560.90** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | $2,136.42 | $5,153.81 | $3,017.39 |
| Prepaid Dues | $5,701.39 | $5,448.39 | ($253.00) |
| Accrued Water/Sewer | $3,466.66 | $5,199.99 | $1,733.33 |
| **Total Liability** | **$11,304.47** | **$15,802.19** | **$4,497.72** |
| **Equity** | | | |
| Net Profit/Loss | $25,281.51 | $30,344.69 | $5,063.18 |
| Retained Earnings | $217,285.95 | $217,285.95 | - |
| **Total Equity** | **$242,567.46** | **$247,630.64** | **$5,063.18** |
| **Total Liabilities / Equity** | **$253,871.93** | **$263,432.83** | **$9,560.90** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Budget** |
| **Operating Income** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 5001 - Association Dues | 21,113.00 | 21,108.17 | 4.83 | 126,678.00 | 126,649.02 | 28.98 | 253,298.00 |
| **Total Assessment Income** | **21,113.00** | **21,108.17** | **4.83** | **126,678.00** | **126,649.02** | **28.98** | **253,298.00** |
| **Other Income** | | | | | | | |
| 5059 - Write-Off Bad Debt | - | - | - | (10.00) | - | (10.00) | - |
| 5101 - Interest Income | 1.09 | 3.33 | (2.24) | 9.42 | 19.98 | (10.56) | 40.00 |
| 5112 - Parking Income | 3,225.00 | 3,333.33 | (108.33) | 19,224.35 | 19,999.98 | (775.63) | 40,000.00 |
| 5118 - NSF Check Fee | - | 1.67 | (1.67) | 30.00 | 10.02 | 19.98 | 20.00 |
| 5123 - Late Fees/Fines | 50.00 | 8.33 | 41.67 | 700.00 | 49.98 | 650.02 | 100.00 |
| 5204 - Locks and Keys | - | 8.33 | (8.33) | 70.00 | 49.98 | 20.02 | 100.00 |
| 5209 - Laundry Income | 400.00 | 300.00 | 100.00 | 2,276.00 | 1,800.00 | 476.00 | 3,600.00 |
| 5214 - Capital Contribution Fee | - | 16.67 | (16.67) | 100.00 | 100.02 | (.02) | 200.00 |
| 5233 - Transfer of Ownership Fee | - | 16.67 | (16.67) | 55.00 | 100.02 | (45.02) | 200.00 |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 499.98 | (499.98) | 1,000.00 |
| **Total Other Income** | **3,676.09** | **3,771.66** | **(95.57)** | **22,454.77** | **22,629.96** | **(175.19)** | **45,260.00** |
| **Total Income** | **24,789.09** | **24,879.83** | **(90.74)** | **149,132.77** | **149,278.98** | **(146.21)** | **298,558.00** |
| **Operating Expense** | | | | | | | |
| **Administrative Expense** | | | | | | | |
| 6211 - Parking lease to Fen Laigh | 3,400.00 | 3,400.00 | - | 20,400.00 | 20,400.00 | - | 40,800.00 |
| 6212 - Bank Charges | - | 4.17 | 4.17 | 25.00 | 25.02 | .02 | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 499.98 | 499.98 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | - | 1,000.02 | 1,000.02 | 2,000.00 |
| 6311 - Management Fee | 1,328.59 | 1,328.58 | (.01) | 7,971.54 | 7,971.48 | (.06) | 15,943.00 |
| 6312 - Office Supplies | 30.41 | 37.50 | 7.09 | 226.74 | 225.00 | (1.74) | 450.00 |
| 6313 - Credit Card Processing Fee | - | 8.33 | 8.33 | - | 49.98 | 49.98 | 100.00 |
| 6314 - State Sales Tax | - | 241.67 | 241.67 | 1,549.66 | 1,450.02 | (99.64) | 2,900.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | 284.48 | 150.00 | (134.48) | 300.00 |
| 6350 - Professional Service | - | 291.67 | 291.67 | 3,700.00 | 1,750.02 | (1,949.98) | 3,500.00 |
| 6356 - Telephone Expense | 180.58 | 166.67 | (13.91) | 892.99 | 1,000.02 | 107.03 | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | 100.00 | 49.98 | (50.02) | 100.00 |
| 6941 - Insurance | 1,138.75 | 958.33 | (180.42) | 6,860.50 | 5,749.98 | (1,110.52) | 11,500.00 |
| **Total Administrative Expense** | **6,078.33** | **6,720.25** | **641.92** | **42,010.91** | **40,321.50** | **(1,689.41)** | **80,643.00** |
| **Utility Expense** | | | | | | | |
| 6401 - Gas-Common | 1,016.52 | 337.00 | (679.52) | 14,221.97 | 12,535.00 | (1,686.97) | 20,704.00 |
| 6414 - Water/Sewer | 1,733.33 | 1,733.33 | - | 14,439.85 | 10,399.98 | (4,039.87) | 20,800.00 |
| 6450 - Electric-Common | 1,629.70 | 2,369.00 | 739.30 | 7,874.10 | 9,391.00 | 1,516.90 | 22,612.00 |
| **Total Utility Expense** | **4,379.55** | **4,439.33** | **59.78** | **36,535.92** | **32,325.98** | **(4,209.94)** | **64,116.00** |
| **Repair and Maintenance Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 1,500.00 | 1,500.00 | 3,000.00 |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 2,460.00 | 2,500.02 | 40.02 | 5,000.00 |
| 6523 - Elevator Contract | - | 416.67 | 416.67 | 2,640.34 | 2,500.02 | (140.32) | 5,000.00 |
| 6524 - Elevator Repair/Maintenance | - | 116.67 | 116.67 | - | 700.02 | 700.02 | 1,400.00 |
| 6525 - Equipment Repair | - | 416.67 | 416.67 | 219.62 | 2,500.02 | 2,280.40 | 5,000.00 |
| 6530 - Fire System Expense | 267.00 | 250.00 | (17.00) | 4,775.19 | 1,500.00 | (3,275.19) | 3,000.00 |
| 6536 - General Maintenance | 315.00 | 916.67 | 601.67 | 4,607.33 | 5,500.02 | 892.69 | 11,000.00 |
| 6537 - General Supply | - | 41.67 | 41.67 | 116.01 | 250.02 | 134.01 | 500.00 |
| 6545 - Mat Service | 134.82 | 125.00 | (9.82) | 876.33 | 750.00 | (126.33) | 1,500.00 |
| 6546 - Painting Expense | - | 83.33 | 83.33 | 1,992.86 | 499.98 | (1,492.88) | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | 8,443.17 | 1,250.00 | (7,193.17) | 20,714.02 | 7,500.00 | (13,214.02) | 15,000.00 |
| 6551 - Roof Repairs | - | 41.67 | 41.67 | - | 250.02 | 250.02 | 500.00 |
| 6560 - Window Cleaning | - | 200.00 | 200.00 | 2,600.00 | 1,200.00 | (1,400.00) | 2,400.00 |
| **Total Repair and Maintenance Expense** | **9,569.99** | **4,525.02** | **(5,044.97)** | **41,001.70** | **27,150.12** | **(13,851.58)** | **54,300.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 170.29 | 150.00 | (20.29) | 1,021.74 | 900.00 | (121.74) | 1,800.00 |
| 6604 - Lawn/Snow Maintenance | - | - | - | 825.00 | 3,000.00 | 2,175.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | - | - | - | - | - | - | 200.00 |
| 6619 - Landscape | - | 83.33 | 83.33 | - | 499.98 | 499.98 | 1,000.00 |
| **Total Grounds** | **170.29** | **233.33** | **63.04** | **1,846.74** | **4,399.98** | **2,553.24** | **7,500.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 7,666.67 | 7,666.67 | - | 46,000.02 | 46,000.02 | - | 92,000.00 |
| **Total Transfer to Replacement Reserve** | **7,666.67** | **7,666.67** | **-** | **46,000.02** | **46,000.02** | **-** | **92,000.00** |
| **Total Expense** | **27,864.83** | **23,584.60** | **(4,280.23)** | **167,395.29** | **150,197.60** | **(17,197.69)** | **298,559.00** |
| **Operating Net Total** | **(3,075.74)** | **1,295.23** | **(4,370.97)** | **(18,262.52)** | **(918.62)** | **(17,343.90)** | **(1.00)** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |

### Reserve Income

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 7,666.67 | - | 7,666.67 | 46,000.02 | - | 46,000.02 | - |
| **Total Reserve Income** | **7,666.67** | **-** | **7,666.67** | **46,000.02** | **-** | **46,000.02** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 472.25 | - | 472.25 | 2,607.19 | - | 2,607.19 | - |
| **Total Other Income** | **472.25** | **-** | **472.25** | **2,607.19** | **-** | **2,607.19** | **-** |
| **Total Income** | **8,138.92** | **-** | **8,138.92** | **48,607.21** | **-** | **48,607.21** | **-** |
| **Reserve Net Total** | **8,138.92** | **-** | **8,138.92** | **48,607.21** | **-** | **48,607.21** | **-** |
| **Net Total** | **5,063.18** | **1,295.23** | **3,767.95** | **30,344.69** | **(918.62)** | **31,263.31** | **(1.00)** |

# Fenwick Condominium Association

## Balance Sheet Comparison: April 30, 2025 vs May 31, 2025

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $23,520.44 | $18,302.94 | ($5,217.50) |
| Other Receivable | $700.00 | $1,400.00 | $700.00 |
| Receivables | $150.00 | $1,280.00 | $1,130.00 |
| **Total Current Assets** | **$24,370.44** | **$20,982.94** | **($3,387.50)** |
| **Reserves** | | | |
| Reserve Account | $224,752.40 | $232,888.99 | $8,136.59 |
| **Total Reserves** | **$224,752.40** | **$232,888.99** | **$8,136.59** |
| **Total Assets** | **$249,122.84** | **$253,871.93** | **$4,749.09** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | - | $2,136.42 | $2,136.42 |
| Prepaid Dues | $6,739.39 | $5,701.39 | ($1,038.00) |
| Accrued Water/Sewer | $1,733.33 | $3,466.66 | $1,733.33 |
| **Total Liability** | **$8,472.72** | **$11,304.47** | **$2,831.75** |
| **Equity** | | | |
| Net Profit/Loss | $23,364.17 | $25,281.51 | $1,917.34 |
| Retained Earnings | $217,285.95 | $217,285.95 | - |
| **Total Equity** | **$240,650.12** | **$242,567.46** | **$1,917.34** |
| **Total Liabilities / Equity** | **$249,122.84** | **$253,871.93** | **$4,749.09** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

| | 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** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 5001 - Association Dues | 21,113.00 | 21,108.17 | 4.83 | 105,565.00 | 105,540.85 | 24.15 | 253,298.00 |
| **Total Assessment Income** | **21,113.00** | **21,108.17** | **4.83** | **105,565.00** | **105,540.85** | **24.15** | **253,298.00** |
| **Other Income** | | | | | | | |
| 5059 - Write-Off Bad Debt | - | - | - | (10.00) | - | (10.00) | - |
| 5101 - Interest Income | 1.41 | 3.33 | (1.92) | 8.33 | 16.65 | (8.32) | 40.00 |
| 5112 - Parking Income | 3,070.00 | 3,333.33 | (263.33) | 15,999.35 | 16,666.65 | (667.30) | 40,000.00 |
| 5118 - NSF Check Fee | 10.00 | 1.67 | 8.33 | 30.00 | 8.35 | 21.65 | 20.00 |
| 5123 - Late Fees/Fines | 150.00 | 8.33 | 141.67 | 650.00 | 41.65 | 608.35 | 100.00 |
| 5204 - Locks and Keys | - | 8.33 | (8.33) | 70.00 | 41.65 | 28.35 | 100.00 |
| 5209 - Laundry Income | 700.00 | 300.00 | 400.00 | 1,876.00 | 1,500.00 | 376.00 | 3,600.00 |
| 5214 - Capital Contribution Fee | - | 16.67 | (16.67) | 100.00 | 83.35 | 16.65 | 200.00 |
| 5233 - Transfer of Ownership Fee | - | 16.67 | (16.67) | 55.00 | 83.35 | (28.35) | 200.00 |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 416.65 | (416.65) | 1,000.00 |
| **Total Other Income** | **3,931.41** | **3,771.66** | **159.75** | **18,778.68** | **18,858.30** | **(79.62)** | **45,260.00** |
| **Total Income** | **25,044.41** | **24,879.83** | **164.58** | **124,343.68** | **124,399.15** | **(55.47)** | **298,558.00** |
| **Operating Expense** | | | | | | | |
| **Administrative Expense** | | | | | | | |
| 6211 - Parking lease to Fen Laigh | 3,400.00 | 3,400.00 | - | 17,000.00 | 17,000.00 | - | 40,800.00 |
| 6212 - Bank Charges | 5.00 | 4.17 | (.83) | 25.00 | 20.85 | (4.15) | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 416.65 | 416.65 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | - | 833.35 | 833.35 | 2,000.00 |
| 6311 - Management Fee | 1,328.59 | 1,328.58 | (.01) | 6,642.95 | 6,642.90 | (.05) | 15,943.00 |
| 6312 - Office Supplies | 30.28 | 37.50 | 7.22 | 196.33 | 187.50 | (8.83) | 450.00 |
| 6313 - Credit Card Processing Fee | - | 8.33 | 8.33 | - | 41.65 | 41.65 | 100.00 |
| 6314 - State Sales Tax | - | 241.67 | 241.67 | 1,549.66 | 1,208.35 | (341.31) | 2,900.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | 284.48 | 125.00 | (159.48) | 300.00 |
| 6350 - Professional Service | - | 291.67 | 291.67 | 3,700.00 | 1,458.35 | (2,241.65) | 3,500.00 |
| 6356 - Telephone Expense | 180.98 | 166.67 | (14.31) | 712.41 | 833.35 | 120.94 | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | 100.00 | 41.65 | (58.35) | 100.00 |
| 6941 - Insurance | 1,138.75 | 958.33 | (180.42) | 5,721.75 | 4,791.65 | (930.10) | 11,500.00 |
| **Total Administrative Expense** | **6,083.60** | **6,720.25** | **636.65** | **35,932.58** | **33,601.25** | **(2,331.33)** | **80,643.00** |
| **Utility Expense** | | | | | | | |
| 6401 - Gas-Common | 1,791.72 | 1,018.00 | (773.72) | 13,205.45 | 12,198.00 | (1,007.45) | 20,704.00 |
| 6414 - Water/Sewer | 1,733.33 | 1,733.33 | - | 12,706.52 | 8,666.65 | (4,039.87) | 20,800.00 |
| 6450 - Electric-Common | 1,122.16 | 1,677.00 | 554.84 | 6,244.40 | 7,022.00 | 777.60 | 22,612.00 |
| **Total Utility Expense** | **4,647.21** | **4,428.33** | **(218.88)** | **32,156.37** | **27,886.65** | **(4,269.72)** | **64,116.00** |
| **Repair and Maintenance Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 1,250.00 | 1,250.00 | 3,000.00 |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Budget** |
| **Operating Expense** | | | | | | | |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 2,050.00 | 2,083.35 | 33.35 | 5,000.00 |
| 6523 - Elevator Contract | 1,320.17 | 416.67 | (903.50) | 2,640.34 | 2,083.35 | (556.99) | 5,000.00 |
| 6524 - Elevator Repair/Maintenance | - | 116.67 | 116.67 | - | 583.35 | 583.35 | 1,400.00 |
| 6525 - Equipment Repair | - | 416.67 | 416.67 | 219.62 | 2,083.35 | 1,863.73 | 5,000.00 |
| 6530 - Fire System Expense | - | 250.00 | 250.00 | 4,508.19 | 1,250.00 | (3,258.19) | 3,000.00 |
| 6536 - General Maintenance | 1,471.52 | 916.67 | (554.85) | 4,292.33 | 4,583.35 | 291.02 | 11,000.00 |
| 6537 - General Supply | - | 41.67 | 41.67 | 116.01 | 208.35 | 92.34 | 500.00 |
| 6545 - Mat Service | 134.82 | 125.00 | (9.82) | 741.51 | 625.00 | (116.51) | 1,500.00 |
| 6546 - Painting Expense | - | 83.33 | 83.33 | 1,992.86 | 416.65 | (1,576.21) | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | 9,359.38 | 1,250.00 | (8,109.38) | 12,270.85 | 6,250.00 | (6,020.85) | 15,000.00 |
| 6551 - Roof Repairs | - | 41.67 | 41.67 | - | 208.35 | 208.35 | 500.00 |
| 6560 - Window Cleaning | - | 200.00 | 200.00 | 2,600.00 | 1,000.00 | (1,600.00) | 2,400.00 |
| **Total Repair and Maintenance Expense** | **12,695.89** | **4,525.02** | **(8,170.87)** | **31,431.71** | **22,625.10** | **(8,806.61)** | **54,300.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 170.29 | 150.00 | (20.29) | 851.45 | 750.00 | (101.45) | 1,800.00 |
| 6604 - Lawn/Snow Maintenance | - | - | - | 825.00 | 3,000.00 | 2,175.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | - | - | - | - | - | - | 200.00 |
| 6619 - Landscape | - | 83.33 | 83.33 | - | 416.65 | 416.65 | 1,000.00 |
| **Total Grounds** | **170.29** | **233.33** | **63.04** | **1,676.45** | **4,166.65** | **2,490.20** | **7,500.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 7,666.67 | 7,666.67 | - | 38,333.35 | 38,333.35 | - | 92,000.00 |
| **Total Transfer to Replacement Reserve** | **7,666.67** | **7,666.67** | **-** | **38,333.35** | **38,333.35** | **-** | **92,000.00** |
| **Total Expense** | **31,263.66** | **23,573.60** | **(7,690.06)** | **139,530.46** | **126,613.00** | **(12,917.46)** | **298,559.00** |
| **Operating Net Total** | **(6,219.25)** | **1,306.23** | **(7,525.48)** | **(15,186.78)** | **(2,213.85)** | **(12,972.93)** | **(1.00)** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |

### Reserve Income

| | Current Period Actual | Current Period Budget | Current Period Variance | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 7,666.67 | - | 7,666.67 | 38,333.35 | - | 38,333.35 | - |
| **Total Reserve Income** | **7,666.67** | **-** | **7,666.67** | **38,333.35** | **-** | **38,333.35** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 469.92 | - | 469.92 | 2,134.94 | - | 2,134.94 | - |
| **Total Other Income** | **469.92** | **-** | **469.92** | **2,134.94** | **-** | **2,134.94** | **-** |
| **Total Income** | **8,136.59** | **-** | **8,136.59** | **40,468.29** | **-** | **40,468.29** | **-** |
| **Reserve Net Total** | **8,136.59** | **-** | **8,136.59** | **40,468.29** | **-** | **40,468.29** | **-** |
| **Net Total** | **1,917.34** | **1,306.23** | **611.11** | **25,281.51** | **(2,213.85)** | **27,495.36** | **(1.00)** |

# Fenwick Condominium Association

## Balance Sheet Comparison: March 31, 2025 vs April 30, 2025

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $36,029.68 | $23,520.44 | ($12,509.24) |
| Other Receivable | $1,050.00 | $700.00 | ($350.00) |
| Receivables | $785.00 | $150.00 | ($635.00) |
| **Total Current Assets** | **$37,864.68** | **$24,370.44** | **($13,494.24)** |
| **Reserves** | | | |
| Reserve Account | $216,646.04 | $224,752.40 | $8,106.36 |
| **Total Reserves** | **$216,646.04** | **$224,752.40** | **$8,106.36** |
| **Total Assets** | **$254,510.72** | **$249,122.84** | **($5,387.88)** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | $1,960.87 | - | ($1,960.87) |
| Prepaid Dues | $5,941.39 | $6,739.39 | $798.00 |
| Accrued Water/Sewer | $5,199.99 | $1,733.33 | ($3,466.66) |
| **Total Liability** | **$13,102.25** | **$8,472.72** | **($4,629.53)** |
| **Equity** | | | |
| Net Profit/Loss | $24,122.52 | $23,364.17 | ($758.35) |
| Retained Earnings | $217,285.95 | $217,285.95 | - |
| **Total Equity** | **$241,408.47** | **$240,650.12** | **($758.35)** |
| **Total Liabilities / Equity** | **$254,510.72** | **$249,122.84** | **($5,387.88)** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Income** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 5001 - Association Dues | 21,113.00 | 21,108.17 | 4.83 | 84,452.00 | 84,432.68 | 19.32 | 253,298.00 |
| **Total Assessment Income** | **21,113.00** | **21,108.17** | **4.83** | **84,452.00** | **84,432.68** | **19.32** | **253,298.00** |
| **Other Income** | | | | | | | |
| 5059 - Write-Off Bad Debt | (10.00) | - | (10.00) | (10.00) | - | (10.00) | - |
| 5101 - Interest Income | 1.70 | 3.33 | (1.63) | 6.92 | 13.32 | (6.40) | 40.00 |
| 5112 - Parking Income | 3,155.00 | 3,333.33 | (178.33) | 12,929.35 | 13,333.32 | (403.97) | 40,000.00 |
| 5118 - NSF Check Fee | 10.00 | 1.67 | 8.33 | 20.00 | 6.68 | 13.32 | 20.00 |
| 5123 - Late Fees/Fines | 150.00 | 8.33 | 141.67 | 500.00 | 33.32 | 466.68 | 100.00 |
| 5204 - Locks and Keys | 20.00 | 8.33 | 11.67 | 70.00 | 33.32 | 36.68 | 100.00 |
| 5209 - Laundry Income | 342.00 | 300.00 | 42.00 | 1,176.00 | 1,200.00 | (24.00) | 3,600.00 |
| 5214 - Capital Contribution Fee | - | 16.67 | (16.67) | 100.00 | 66.68 | 33.32 | 200.00 |
| 5233 - Transfer of Ownership Fee | - | 16.67 | (16.67) | 55.00 | 66.68 | (11.68) | 200.00 |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 333.32 | (333.32) | 1,000.00 |
| **Total Other Income** | **3,668.70** | **3,771.66** | **(102.96)** | **14,847.27** | **15,086.64** | **(239.37)** | **45,260.00** |
| **Total Income** | **24,781.70** | **24,879.83** | **(98.13)** | **99,299.27** | **99,519.32** | **(220.05)** | **298,558.00** |
| **Operating Expense** | | | | | | | |
| **Administrative Expense** | | | | | | | |
| 6211 - Parking lease to Fen Laigh | 3,400.00 | 3,400.00 | - | 13,600.00 | 13,600.00 | - | 40,800.00 |
| 6212 - Bank Charges | 10.00 | 4.17 | (5.83) | 20.00 | 16.68 | (3.32) | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 333.32 | 333.32 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | - | 666.68 | 666.68 | 2,000.00 |
| 6311 - Management Fee | 1,328.59 | 1,328.58 | (.01) | 5,314.36 | 5,314.32 | (.04) | 15,943.00 |
| 6312 - Office Supplies | 26.70 | 37.50 | 10.80 | 166.05 | 150.00 | (16.05) | 450.00 |
| 6313 - Credit Card Processing Fee | - | 8.33 | 8.33 | - | 33.32 | 33.32 | 100.00 |
| 6314 - State Sales Tax | 762.15 | 241.67 | (520.48) | 1,549.66 | 966.68 | (582.98) | 2,900.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | 284.48 | 100.00 | (184.48) | 300.00 |
| 6350 - Professional Service | 3,700.00 | 291.67 | (3,408.33) | 3,700.00 | 1,166.68 | (2,533.32) | 3,500.00 |
| 6356 - Telephone Expense | 180.52 | 166.67 | (13.85) | 531.43 | 666.68 | 135.25 | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | 100.00 | 33.32 | (66.68) | 100.00 |
| 6941 - Insurance | 1,084.75 | 958.33 | (126.42) | 4,583.00 | 3,833.32 | (749.68) | 11,500.00 |
| **Total Administrative Expense** | **10,492.71** | **6,720.25** | **(3,772.46)** | **29,848.98** | **26,881.00** | **(2,967.98)** | **80,643.00** |
| **Utility Expense** | | | | | | | |
| 6401 - Gas-Common | 2,113.55 | 1,725.42 | (388.13) | 11,413.73 | 6,901.68 | (4,512.05) | 20,705.00 |
| 6414 - Water/Sewer | 5,070.03 | 1,733.33 | (3,336.70) | 10,973.19 | 6,933.32 | (4,039.87) | 20,800.00 |
| 6450 - Electric-Common | 1,201.66 | 1,884.17 | 682.51 | 5,122.24 | 7,536.68 | 2,414.44 | 22,610.00 |
| **Total Utility Expense** | **8,385.24** | **5,342.92** | **(3,042.32)** | **27,509.16** | **21,371.68** | **(6,137.48)** | **64,115.00** |
| **Repair and Maintenance Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 1,000.00 | 1,000.00 | 3,000.00 |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 1,640.00 | 1,666.68 | 26.68 | 5,000.00 |
| 6523 - Elevator Contract | - | 416.67 | 416.67 | 1,320.17 | 1,666.68 | 346.51 | 5,000.00 |
| 6524 - Elevator Repair/Maintenance | - | 116.67 | 116.67 | - | 466.68 | 466.68 | 1,400.00 |
| 6525 - Equipment Repair | - | 416.67 | 416.67 | 219.62 | 1,666.68 | 1,447.06 | 5,000.00 |
| 6530 - Fire System Expense | 3,082.00 | 250.00 | (2,832.00) | 4,508.19 | 1,000.00 | (3,508.19) | 3,000.00 |
| 6536 - General Maintenance | 704.68 | 916.67 | 211.99 | 2,820.81 | 3,666.68 | 845.87 | 11,000.00 |
| 6537 - General Supply | - | 41.67 | 41.67 | 116.01 | 166.68 | 50.67 | 500.00 |
| 6545 - Mat Service | 134.82 | 125.00 | (9.82) | 606.69 | 500.00 | (106.69) | 1,500.00 |
| 6546 - Painting Expense | - | 83.33 | 83.33 | 1,992.86 | 333.32 | (1,659.54) | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | - | 1,250.00 | 1,250.00 | 2,911.47 | 5,000.00 | 2,088.53 | 15,000.00 |
| 6551 - Roof Repairs | - | 41.67 | 41.67 | - | 166.68 | 166.68 | 500.00 |
| 6560 - Window Cleaning | 2,600.00 | 200.00 | (2,400.00) | 2,600.00 | 800.00 | (1,800.00) | 2,400.00 |
| **Total Repair and Maintenance Expense** | **6,931.50** | **4,525.02** | **(2,406.48)** | **18,735.82** | **18,100.08** | **(635.74)** | **54,300.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 170.29 | 150.00 | (20.29) | 681.16 | 600.00 | (81.16) | 1,800.00 |
| 6604 - Lawn/Snow Maintenance | - | 375.00 | 375.00 | 825.00 | 1,500.00 | 675.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | - | - | - | - | - | - | 200.00 |
| 6619 - Landscape | - | 83.33 | 83.33 | - | 333.32 | 333.32 | 1,000.00 |
| **Total Grounds** | **170.29** | **608.33** | **438.04** | **1,506.16** | **2,433.32** | **927.16** | **7,500.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 7,666.67 | 7,666.67 | - | 30,666.68 | 30,666.68 | - | 92,000.00 |
| **Total Transfer to Replacement Reserve** | **7,666.67** | **7,666.67** | **-** | **30,666.68** | **30,666.68** | **-** | **92,000.00** |
| **Total Expense** | **33,646.41** | **24,863.19** | **(8,783.22)** | **108,266.80** | **99,452.76** | **(8,814.04)** | **298,558.00** |
| **Operating Net Total** | **(8,864.71)** | **16.64** | **(8,881.35)** | **(8,967.53)** | **66.56** | **(9,034.09)** | **-** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

| | Current Period | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|
| | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Annual Budget** |
| **Reserve Income** | | | | | | | |
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 7,666.67 | - | 7,666.67 | 30,666.68 | - | 30,666.68 | - |
| **Total Reserve Income** | **7,666.67** | **-** | **7,666.67** | **30,666.68** | **-** | **30,666.68** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 439.69 | - | 439.69 | 1,665.02 | - | 1,665.02 | - |
| **Total Other Income** | **439.69** | **-** | **439.69** | **1,665.02** | **-** | **1,665.02** | **-** |
| **Total Income** | **8,106.36** | **-** | **8,106.36** | **32,331.70** | **-** | **32,331.70** | **-** |
| **Reserve Net Total** | **8,106.36** | **-** | **8,106.36** | **32,331.70** | **-** | **32,331.70** | **-** |
| **Net Total** | **(758.35)** | **16.64** | **(774.99)** | **23,364.17** | **66.56** | **23,297.61** | **-** |

# Fenwick Condominium Association

## Balance Sheet Comparison: February 28, 2025 vs March 31, 2025

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $34,191.91 | $36,029.68 | $1,837.77 |
| Other Receivable | $825.00 | $1,050.00 | $225.00 |
| Receivables | $100.00 | $785.00 | $685.00 |
| **Total Current Assets** | **$35,116.91** | **$37,864.68** | **$2,747.77** |
| **Reserves** | | | |
| Reserve Account | $208,541.29 | $216,646.04 | $8,104.75 |
| **Total Reserves** | **$208,541.29** | **$216,646.04** | **$8,104.75** |
| **Total Assets** | **$243,658.20** | **$254,510.72** | **$10,852.52** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | $1,632.57 | $1,960.87 | $328.30 |
| Prepaid Dues | $7,004.39 | $5,941.39 | ($1,063.00) |
| Accrued Water/Sewer | $3,466.66 | $5,199.99 | $1,733.33 |
| **Total Liability** | **$12,103.62** | **$13,102.25** | **$998.63** |
| **Equity** | | | |
| Net Profit/Loss | $14,268.63 | $24,122.52 | $9,853.89 |
| Retained Earnings | $217,285.95 | $217,285.95 | - |
| **Total Equity** | **$231,554.58** | **$241,408.47** | **$9,853.89** |
| **Total Liabilities / Equity** | **$243,658.20** | **$254,510.72** | **$10,852.52** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

| | Current Period | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| **Operating Income** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 5001 - Association Dues | 21,729.00 | 21,108.17 | 620.83 | 63,339.00 | 63,324.51 | 14.49 | 253,298.00 |
| **Total Assessment Income** | **21,729.00** | **21,108.17** | **620.83** | **63,339.00** | **63,324.51** | **14.49** | **253,298.00** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 1.83 | 3.33 | (1.50) | 5.22 | 9.99 | (4.77) | 40.00 |
| 5112 - Parking Income | 3,184.35 | 3,333.33 | (148.98) | 9,774.35 | 9,999.99 | (225.64) | 40,000.00 |
| 5118 - NSF Check Fee | 10.00 | 1.67 | 8.33 | 10.00 | 5.01 | 4.99 | 20.00 |
| 5123 - Late Fees/Fines | 100.00 | 8.33 | 91.67 | 350.00 | 24.99 | 325.01 | 100.00 |
| 5204 - Locks and Keys | - | 8.33 | (8.33) | 50.00 | 24.99 | 25.01 | 100.00 |
| 5209 - Laundry Income | 225.00 | 300.00 | (75.00) | 834.00 | 900.00 | (66.00) | 3,600.00 |
| 5214 - Capital Contribution Fee | 100.00 | 16.67 | 83.33 | 100.00 | 50.01 | 49.99 | 200.00 |
| 5233 - Transfer of Ownership Fee | 55.00 | 16.67 | 38.33 | 55.00 | 50.01 | 4.99 | 200.00 |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 249.99 | (249.99) | 1,000.00 |
| **Total Other Income** | **3,676.18** | **3,771.66** | **(95.48)** | **11,178.57** | **11,314.98** | **(136.41)** | **45,260.00** |
| **Total Income** | **25,405.18** | **24,879.83** | **525.35** | **74,517.57** | **74,639.49** | **(121.92)** | **298,558.00** |
| **Operating Expense** | | | | | | | |
| **Administrative Expense** | | | | | | | |
| 6211 - Parking lease to Fen Laigh | 3,400.00 | 3,400.00 | - | 10,200.00 | 10,200.00 | - | 40,800.00 |
| 6212 - Bank Charges | 10.00 | 4.17 | (5.83) | 10.00 | 12.51 | 2.51 | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 249.99 | 249.99 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | - | 500.01 | 500.01 | 2,000.00 |
| 6311 - Management Fee | 1,328.59 | 1,328.58 | (.01) | 3,985.77 | 3,985.74 | (.03) | 15,943.00 |
| 6312 - Office Supplies | 29.64 | 37.50 | 7.86 | 139.35 | 112.50 | (26.85) | 450.00 |
| 6313 - Credit Card Processing Fee | - | 8.33 | 8.33 | - | 24.99 | 24.99 | 100.00 |
| 6314 - State Sales Tax | - | 241.67 | 241.67 | 787.51 | 725.01 | (62.50) | 2,900.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | 284.48 | 75.00 | (209.48) | 300.00 |
| 6350 - Professional Service | - | 291.67 | 291.67 | - | 875.01 | 875.01 | 3,500.00 |
| 6356 - Telephone Expense | 180.35 | 166.67 | (13.68) | 350.91 | 500.01 | 149.10 | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | 100.00 | 24.99 | (75.01) | 100.00 |
| 6941 - Insurance | 1,084.75 | 958.33 | (126.42) | 3,498.25 | 2,874.99 | (623.26) | 11,500.00 |
| **Total Administrative Expense** | **6,033.33** | **6,720.25** | **686.92** | **19,356.27** | **20,160.75** | **804.48** | **80,643.00** |
| **Utility Expense** | | | | | | | |
| 6401 - Gas-Common | 3,170.95 | 1,725.42 | (1,445.53) | 9,300.18 | 5,176.26 | (4,123.92) | 20,705.00 |
| 6414 - Water/Sewer | 1,733.33 | 1,733.33 | - | 5,903.16 | 5,199.99 | (703.17) | 20,800.00 |
| 6450 - Electric-Common | 1,374.54 | 1,884.17 | 509.63 | 3,920.58 | 5,652.51 | 1,731.93 | 22,610.00 |
| **Total Utility Expense** | **6,278.82** | **5,342.92** | **(935.90)** | **19,123.92** | **16,028.76** | **(3,095.16)** | **64,115.00** |
| **Repair and Maintenance Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 750.00 | 750.00 | 3,000.00 |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 1,230.00 | 1,250.01 | 20.01 | 5,000.00 |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 6523 - Elevator Contract | - | 416.67 | 416.67 | 1,320.17 | 1,250.01 | (70.16) | 5,000.00 |
| 6524 - Elevator Repair/Maintenance | - | 116.67 | 116.67 | - | 350.01 | 350.01 | 1,400.00 |
| 6525 - Equipment Repair | 203.43 | 416.67 | 213.24 | 219.62 | 1,250.01 | 1,030.39 | 5,000.00 |
| 6530 - Fire System Expense | - | 250.00 | 250.00 | 1,426.19 | 750.00 | (676.19) | 3,000.00 |
| 6536 - General Maintenance | 134.64 | 916.67 | 782.03 | 2,116.13 | 2,750.01 | 633.88 | 11,000.00 |
| 6537 - General Supply | - | 41.67 | 41.67 | 116.01 | 125.01 | 9.00 | 500.00 |
| 6545 - Mat Service | 134.82 | 125.00 | (9.82) | 471.87 | 375.00 | (96.87) | 1,500.00 |
| 6546 - Painting Expense | 1,960.87 | 83.33 | (1,877.54) | 1,992.86 | 249.99 | (1,742.87) | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | 73.17 | 1,250.00 | 1,176.83 | 2,911.47 | 3,750.00 | 838.53 | 15,000.00 |
| 6551 - Roof Repairs | - | 41.67 | 41.67 | - | 125.01 | 125.01 | 500.00 |
| 6560 - Window Cleaning | - | 200.00 | 200.00 | - | 600.00 | 600.00 | 2,400.00 |
| **Total Repair and Maintenance Expense** | **2,916.93** | **4,525.02** | **1,608.09** | **11,804.32** | **13,575.06** | **1,770.74** | **54,300.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 170.29 | 150.00 | (20.29) | 510.87 | 450.00 | (60.87) | 1,800.00 |
| 6604 - Lawn/Snow Maintenance | 590.00 | 375.00 | (215.00) | 825.00 | 1,125.00 | 300.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | - | - | - | - | - | - | 200.00 |
| 6619 - Landscape | - | 83.33 | 83.33 | - | 249.99 | 249.99 | 1,000.00 |
| **Total Grounds** | **760.29** | **608.33** | **(151.96)** | **1,335.87** | **1,824.99** | **489.12** | **7,500.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 7,666.67 | 7,666.67 | - | 23,000.01 | 23,000.01 | - | 92,000.00 |
| **Total Transfer to Replacement Reserve** | **7,666.67** | **7,666.67** | **-** | **23,000.01** | **23,000.01** | **-** | **92,000.00** |
| **Total Expense** | **23,656.04** | **24,863.19** | **1,207.15** | **74,620.39** | **74,589.57** | **(30.82)** | **298,558.00** |
| **Operating Net Total** | **1,749.14** | **16.64** | **1,732.50** | **(102.82)** | **49.92** | **(152.74)** | **-** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |

### Reserve Income

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 7,666.67 | - | 7,666.67 | 23,000.01 | - | 23,000.01 | - |
| **Total Reserve Income** | **7,666.67** | **-** | **7,666.67** | **23,000.01** | **-** | **23,000.01** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 438.08 | - | 438.08 | 1,225.33 | - | 1,225.33 | - |
| **Total Other Income** | **438.08** | **-** | **438.08** | **1,225.33** | **-** | **1,225.33** | **-** |
| **Total Income** | **8,104.75** | **-** | **8,104.75** | **24,225.34** | **-** | **24,225.34** | **-** |
| **Reserve Net Total** | **8,104.75** | **-** | **8,104.75** | **24,225.34** | **-** | **24,225.34** | **-** |
| **Net Total** | **9,853.89** | **16.64** | **9,837.25** | **24,122.52** | **49.92** | **24,072.60** | **-** |

# Fenwick Condominium Association

## Balance Sheet Comparison: December 31, 2024 vs January 31, 2025

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $33,593.14 | $33,198.83 | ($394.31) |
| Other Receivable | $3,498.29 | $1,100.00 | ($2,398.29) |
| Receivables | $738.50 | $1,951.50 | $1,213.00 |
| **Total Current Assets** | **$37,829.93** | **$36,250.33** | **($1,579.60)** |
| **Reserves** | | | |
| Reserve Account | $192,420.70 | $200,494.02 | $8,073.32 |
| **Total Reserves** | **$192,420.70** | **$200,494.02** | **$8,073.32** |
| **Total Assets** | **$230,250.63** | **$236,744.35** | **$6,493.72** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | $2,403.29 | $2,415.83 | $12.54 |
| Prepaid Dues | $5,311.39 | $9,551.89 | $4,240.50 |
| Accrued Water/Sewer | $5,250.00 | $1,733.33 | ($3,516.67) |
| **Total Liability** | **$12,964.68** | **$13,701.05** | **$736.37** |
| **Equity** | | | |
| Net Profit/Loss | $49,410.59 | $5,757.35 | ($43,653.24) |
| Retained Earnings | $167,875.36 | $217,285.95 | $49,410.59 |
| **Total Equity** | **$217,285.95** | **$223,043.30** | **$5,757.35** |
| **Total Liabilities / Equity** | **$230,250.63** | **$236,744.35** | **$6,493.72** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Income** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 5001 - Association Dues | 20,805.00 | 21,108.17 | (303.17) | 20,805.00 | 21,108.17 | (303.17) | 253,298.00 |
| **Total Assessment Income** | **20,805.00** | **21,108.17** | **(303.17)** | **20,805.00** | **21,108.17** | **(303.17)** | **253,298.00** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 1.81 | 3.33 | (1.52) | 1.81 | 3.33 | (1.52) | 40.00 |
| 5112 - Parking Income | 3,295.00 | 3,333.33 | (38.33) | 3,295.00 | 3,333.33 | (38.33) | 40,000.00 |
| 5118 - NSF Check Fee | - | 1.67 | (1.67) | - | 1.67 | (1.67) | 20.00 |
| 5123 - Late Fees/Fines | 250.00 | 8.33 | 241.67 | 250.00 | 8.33 | 241.67 | 100.00 |
| 5204 - Locks and Keys | 50.00 | 8.33 | 41.67 | 50.00 | 8.33 | 41.67 | 100.00 |
| 5209 - Laundry Income | 345.75 | 300.00 | 45.75 | 345.75 | 300.00 | 45.75 | 3,600.00 |
| 5214 - Capital Contribution Fee | - | 16.67 | (16.67) | - | 16.67 | (16.67) | 200.00 |
| 5233 - Transfer of Ownership Fee | - | 16.67 | (16.67) | - | 16.67 | (16.67) | 200.00 |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 83.33 | (83.33) | 1,000.00 |
| **Total Other Income** | **3,942.56** | **3,771.66** | **170.90** | **3,942.56** | **3,771.66** | **170.90** | **45,260.00** |
| **Total Income** | **24,747.56** | **24,879.83** | **(132.27)** | **24,747.56** | **24,879.83** | **(132.27)** | **298,558.00** |
| **Operating Expense** | | | | | | | |
| **Administrative Expense** | | | | | | | |
| 6211 - Parking lease to Fen Laigh | 3,400.00 | 3,400.00 | - | 3,400.00 | 3,400.00 | - | 40,800.00 |
| 6212 - Bank Charges | - | 4.17 | 4.17 | - | 4.17 | 4.17 | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 83.33 | 83.33 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | - | 166.67 | 166.67 | 2,000.00 |
| 6311 - Management Fee | 1,328.59 | 1,328.58 | (.01) | 1,328.59 | 1,328.58 | (.01) | 15,943.00 |
| 6312 - Office Supplies | 23.29 | 37.50 | 14.21 | 23.29 | 37.50 | 14.21 | 450.00 |
| 6313 - Credit Card Processing Fee | - | 8.33 | 8.33 | - | 8.33 | 8.33 | 100.00 |
| 6314 - State Sales Tax | 787.51 | 241.67 | (545.84) | 787.51 | 241.67 | (545.84) | 2,900.00 |
| 6315 - Permits/Certificates | 284.48 | 25.00 | (259.48) | 284.48 | 25.00 | (259.48) | 300.00 |
| 6350 - Professional Service | - | 291.67 | 291.67 | - | 291.67 | 291.67 | 3,500.00 |
| 6356 - Telephone Expense | (10.98) | 166.67 | 177.65 | (10.98) | 166.67 | 177.65 | 2,000.00 |
| 6390 - Miscellaneous Expense | 100.00 | 8.33 | (91.67) | 100.00 | 8.33 | (91.67) | 100.00 |
| 6941 - Insurance | 1,328.75 | 958.33 | (370.42) | 1,328.75 | 958.33 | (370.42) | 11,500.00 |
| **Total Administrative Expense** | **7,241.64** | **6,720.25** | **(521.39)** | **7,241.64** | **6,720.25** | **(521.39)** | **80,643.00** |
| **Utility Expense** | | | | | | | |
| 6401 - Gas-Common | 3,048.96 | 1,725.42 | (1,323.54) | 3,048.96 | 1,725.42 | (1,323.54) | 20,705.00 |
| 6414 - Water/Sewer | 2,436.50 | 1,733.33 | (703.17) | 2,436.50 | 1,733.33 | (703.17) | 20,800.00 |
| 6450 - Electric-Common | 1,245.92 | 1,884.17 | 638.25 | 1,245.92 | 1,884.17 | 638.25 | 22,610.00 |
| **Total Utility Expense** | **6,731.38** | **5,342.92** | **(1,388.46)** | **6,731.38** | **5,342.92** | **(1,388.46)** | **64,115.00** |
| **Repair and Maintenance Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 250.00 | 250.00 | 3,000.00 |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 410.00 | 416.67 | 6.67 | 5,000.00 |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Budget** |
| **Operating Expense** | | | | | | | |
| 6523 - Elevator Contract | - | 416.67 | 416.67 | - | 416.67 | 416.67 | 5,000.00 |
| 6524 - Elevator Repair/Maintenance | - | 116.67 | 116.67 | - | 116.67 | 116.67 | 1,400.00 |
| 6525 - Equipment Repair | - | 416.67 | 416.67 | - | 416.67 | 416.67 | 5,000.00 |
| 6530 - Fire System Expense | 1,003.69 | 250.00 | (753.69) | 1,003.69 | 250.00 | (753.69) | 3,000.00 |
| 6536 - General Maintenance | 1,322.69 | 916.67 | (406.02) | 1,322.69 | 916.67 | (406.02) | 11,000.00 |
| 6537 - General Supply | 116.01 | 41.67 | (74.34) | 116.01 | 41.67 | (74.34) | 500.00 |
| 6545 - Mat Service | 202.23 | 125.00 | (77.23) | 202.23 | 125.00 | (77.23) | 1,500.00 |
| 6546 - Painting Expense | 31.99 | 83.33 | 51.34 | 31.99 | 83.33 | 51.34 | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | 1,931.94 | 1,250.00 | (681.94) | 1,931.94 | 1,250.00 | (681.94) | 15,000.00 |
| 6551 - Roof Repairs | - | 41.67 | 41.67 | - | 41.67 | 41.67 | 500.00 |
| 6560 - Window Cleaning | - | 200.00 | 200.00 | - | 200.00 | 200.00 | 2,400.00 |
| **Total Repair and Maintenance Expense** | **5,018.55** | **4,525.02** | **(493.53)** | **5,018.55** | **4,525.02** | **(493.53)** | **54,300.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 170.29 | 150.00 | (20.29) | 170.29 | 150.00 | (20.29) | 1,800.00 |
| 6604 - Lawn/Snow Maintenance | 235.00 | 375.00 | 140.00 | 235.00 | 375.00 | 140.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | - | - | - | - | - | - | 200.00 |
| 6619 - Landscape | - | 83.33 | 83.33 | - | 83.33 | 83.33 | 1,000.00 |
| **Total Grounds** | **405.29** | **608.33** | **203.04** | **405.29** | **608.33** | **203.04** | **7,500.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 7,666.67 | 7,666.67 | - | 7,666.67 | 7,666.67 | - | 92,000.00 |
| **Total Transfer to Replacement Reserve** | **7,666.67** | **7,666.67** | **-** | **7,666.67** | **7,666.67** | **-** | **92,000.00** |
| **Total Expense** | **27,063.53** | **24,863.19** | **(2,200.34)** | **27,063.53** | **24,863.19** | **(2,200.34)** | **298,558.00** |
| **Operating Net Total** | **(2,315.97)** | **16.64** | **(2,332.61)** | **(2,315.97)** | **16.64** | **(2,332.61)** | **-** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Reserve Income** | | | | | | | |
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 7,666.67 | - | 7,666.67 | 7,666.67 | - | 7,666.67 | - |
| **Total Reserve Income** | **7,666.67** | **-** | **7,666.67** | **7,666.67** | **-** | **7,666.67** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 406.65 | - | 406.65 | 406.65 | - | 406.65 | - |
| **Total Other Income** | **406.65** | **-** | **406.65** | **406.65** | **-** | **406.65** | **-** |
| **Total Income** | **8,073.32** | **-** | **8,073.32** | **8,073.32** | **-** | **8,073.32** | **-** |
| **Reserve Net Total** | **8,073.32** | **-** | **8,073.32** | **8,073.32** | **-** | **8,073.32** | **-** |
| **Net Total** | **5,757.35** | **16.64** | **5,740.71** | **5,757.35** | **16.64** | **5,740.71** | **-** |

# Fenwick Condominium Association

## Balance Sheet Comparison: January 31, 2025 vs February 28, 2025

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $33,198.83 | $34,191.91 | $993.08 |
| Other Receivable | $1,100.00 | $825.00 | ($275.00) |
| Receivables | $1,951.50 | $100.00 | ($1,851.50) |
| **Total Current Assets** | **$36,250.33** | **$35,116.91** | **($1,133.42)** |
| **Reserves** | | | |
| Reserve Account | $200,494.02 | $208,541.29 | $8,047.27 |
| **Total Reserves** | **$200,494.02** | **$208,541.29** | **$8,047.27** |
| **Total Assets** | **$236,744.35** | **$243,658.20** | **$6,913.85** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | $2,415.83 | $1,632.57 | ($783.26) |
| Prepaid Dues | $9,551.89 | $7,004.39 | ($2,547.50) |
| Accrued Water/Sewer | $1,733.33 | $3,466.66 | $1,733.33 |
| **Total Liability** | **$13,701.05** | **$12,103.62** | **($1,597.43)** |
| **Equity** | | | |
| Net Profit/Loss | $5,757.35 | $14,268.63 | $8,511.28 |
| Retained Earnings | $217,285.95 | $217,285.95 | - |
| **Total Equity** | **$223,043.30** | **$231,554.58** | **$8,511.28** |
| **Total Liabilities / Equity** | **$236,744.35** | **$243,658.20** | **$6,913.85** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Budget** |
| **Operating Income** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 5001 - Association Dues | 20,805.00 | 21,108.17 | (303.17) | 41,610.00 | 42,216.34 | (606.34) | 253,298.00 |
| **Total Assessment Income** | **20,805.00** | **21,108.17** | **(303.17)** | **41,610.00** | **42,216.34** | **(606.34)** | **253,298.00** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 1.58 | 3.33 | (1.75) | 3.39 | 6.66 | (3.27) | 40.00 |
| 5112 - Parking Income | 3,295.00 | 3,333.33 | (38.33) | 6,590.00 | 6,666.66 | (76.66) | 40,000.00 |
| 5118 - NSF Check Fee | - | 1.67 | (1.67) | - | 3.34 | (3.34) | 20.00 |
| 5123 - Late Fees/Fines | - | 8.33 | (8.33) | 250.00 | 16.66 | 233.34 | 100.00 |
| 5204 - Locks and Keys | - | 8.33 | (8.33) | 50.00 | 16.66 | 33.34 | 100.00 |
| 5209 - Laundry Income | 263.25 | 300.00 | (36.75) | 609.00 | 600.00 | 9.00 | 3,600.00 |
| 5214 - Capital Contribution Fee | - | 16.67 | (16.67) | - | 33.34 | (33.34) | 200.00 |
| 5233 - Transfer of Ownership Fee | - | 16.67 | (16.67) | - | 33.34 | (33.34) | 200.00 |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 166.66 | (166.66) | 1,000.00 |
| **Total Other Income** | **3,559.83** | **3,771.66** | **(211.83)** | **7,502.39** | **7,543.32** | **(40.93)** | **45,260.00** |
| **Total Income** | **24,364.83** | **24,879.83** | **(515.00)** | **49,112.39** | **49,759.66** | **(647.27)** | **298,558.00** |
| **Operating Expense** | | | | | | | |
| **Administrative Expense** | | | | | | | |
| 6211 - Parking lease to Fen Laigh | 3,400.00 | 3,400.00 | - | 6,800.00 | 6,800.00 | - | 40,800.00 |
| 6212 - Bank Charges | - | 4.17 | 4.17 | - | 8.34 | 8.34 | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 166.66 | 166.66 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | - | 333.34 | 333.34 | 2,000.00 |
| 6311 - Management Fee | 1,328.59 | 1,328.58 | (.01) | 2,657.18 | 2,657.16 | (.02) | 15,943.00 |
| 6312 - Office Supplies | 86.42 | 37.50 | (48.92) | 109.71 | 75.00 | (34.71) | 450.00 |
| 6313 - Credit Card Processing Fee | - | 8.33 | 8.33 | - | 16.66 | 16.66 | 100.00 |
| 6314 - State Sales Tax | - | 241.67 | 241.67 | 787.51 | 483.34 | (304.17) | 2,900.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | 284.48 | 50.00 | (234.48) | 300.00 |
| 6350 - Professional Service | - | 291.67 | 291.67 | - | 583.34 | 583.34 | 3,500.00 |
| 6356 - Telephone Expense | 181.54 | 166.67 | (14.87) | 170.56 | 333.34 | 162.78 | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | 100.00 | 16.66 | (83.34) | 100.00 |
| 6941 - Insurance | 1,084.75 | 958.33 | (126.42) | 2,413.50 | 1,916.66 | (496.84) | 11,500.00 |
| **Total Administrative Expense** | **6,081.30** | **6,720.25** | **638.95** | **13,322.94** | **13,440.50** | **117.56** | **80,643.00** |
| **Utility Expense** | | | | | | | |
| 6401 - Gas-Common | 3,080.27 | 1,725.42 | (1,354.85) | 6,129.23 | 3,450.84 | (2,678.39) | 20,705.00 |
| 6414 - Water/Sewer | 1,733.33 | 1,733.33 | - | 4,169.83 | 3,466.66 | (703.17) | 20,800.00 |
| 6450 - Electric-Common | 1,300.12 | 1,884.17 | 584.05 | 2,546.04 | 3,768.34 | 1,222.30 | 22,610.00 |
| **Total Utility Expense** | **6,113.72** | **5,342.92** | **(770.80)** | **12,845.10** | **10,685.84** | **(2,159.26)** | **64,115.00** |
| **Repair and Maintenance Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 500.00 | 500.00 | 3,000.00 |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 820.00 | 833.34 | 13.34 | 5,000.00 |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 6523 - Elevator Contract | 1,320.17 | 416.67 | (903.50) | 1,320.17 | 833.34 | (486.83) | 5,000.00 |
| 6524 - Elevator Repair/Maintenance | - | 116.67 | 116.67 | - | 233.34 | 233.34 | 1,400.00 |
| 6525 - Equipment Repair | 16.19 | 416.67 | 400.48 | 16.19 | 833.34 | 817.15 | 5,000.00 |
| 6530 - Fire System Expense | 422.50 | 250.00 | (172.50) | 1,426.19 | 500.00 | (926.19) | 3,000.00 |
| 6536 - General Maintenance | 658.80 | 916.67 | 257.87 | 1,981.49 | 1,833.34 | (148.15) | 11,000.00 |
| 6537 - General Supply | - | 41.67 | 41.67 | 116.01 | 83.34 | (32.67) | 500.00 |
| 6545 - Mat Service | 134.82 | 125.00 | (9.82) | 337.05 | 250.00 | (87.05) | 1,500.00 |
| 6546 - Painting Expense | - | 83.33 | 83.33 | 31.99 | 166.66 | 134.67 | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | 906.36 | 1,250.00 | 343.64 | 2,838.30 | 2,500.00 | (338.30) | 15,000.00 |
| 6551 - Roof Repairs | - | 41.67 | 41.67 | - | 83.34 | 83.34 | 500.00 |
| 6560 - Window Cleaning | - | 200.00 | 200.00 | - | 400.00 | 400.00 | 2,400.00 |
| **Total Repair and Maintenance Expense** | **3,868.84** | **4,525.02** | **656.18** | **8,887.39** | **9,050.04** | **162.65** | **54,300.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 170.29 | 150.00 | (20.29) | 340.58 | 300.00 | (40.58) | 1,800.00 |
| 6604 - Lawn/Snow Maintenance | - | 375.00 | 375.00 | 235.00 | 750.00 | 515.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | - | - | - | - | - | - | 200.00 |
| 6619 - Landscape | - | 83.33 | 83.33 | - | 166.66 | 166.66 | 1,000.00 |
| **Total Grounds** | **170.29** | **608.33** | **438.04** | **575.58** | **1,216.66** | **641.08** | **7,500.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 7,666.67 | 7,666.67 | - | 15,333.34 | 15,333.34 | - | 92,000.00 |
| **Total Transfer to Replacement Reserve** | **7,666.67** | **7,666.67** | **-** | **15,333.34** | **15,333.34** | **-** | **92,000.00** |
| **Total Expense** | **23,900.82** | **24,863.19** | **962.37** | **50,964.35** | **49,726.38** | **(1,237.97)** | **298,558.00** |
| **Operating Net Total** | **464.01** | **16.64** | **447.37** | **(1,851.96)** | **33.28** | **(1,885.24)** | **-** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

| | Current Period | | | Year To Date | | | Annual Budget |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| **Reserve Income** | | | | | | | |
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 7,666.67 | - | 7,666.67 | 15,333.34 | - | 15,333.34 | - |
| **Total Reserve Income** | **7,666.67** | **-** | **7,666.67** | **15,333.34** | **-** | **15,333.34** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 380.60 | - | 380.60 | 787.25 | - | 787.25 | - |
| **Total Other Income** | **380.60** | **-** | **380.60** | **787.25** | **-** | **787.25** | **-** |
| **Total Income** | **8,047.27** | **-** | **8,047.27** | **16,120.59** | **-** | **16,120.59** | **-** |
| **Reserve Net Total** | **8,047.27** | **-** | **8,047.27** | **16,120.59** | **-** | **16,120.59** | **-** |
| **Net Total** | **8,511.28** | **16.64** | **8,494.64** | **14,268.63** | **33.28** | **14,235.35** | **-** |

**Fenwick Condominium Association**

**Board Meeting Minutes –** Wednesday, March 19th, 2025

**Attendees**: S Skaggs, T. Keyes, R. Prom, C. De Leon

**Absent**: J. Southward, D. Saliture, S. Saliture

Meeting called to order: 6:03 P.M.

**Minutes and Financials**

Financials for February 2025 were reviewed and approved.

**Old Business**

Reviewed current status as presented in the agenda.

**Structural Assessment** – Recommendations are in the minutes. Sam to request quotes from Holton. Will review and decide upon receipt.

**Surface Drive Stabilization** – Requesting quotes to coat or resurface based on recommendation by vendors.

**New Business**

Reviewed current status as presented in the agenda.

**Next Meeting**

Wednesday, April 16th, 2025, 6:00 PM, Unit 503

Meeting adjourned at 6:29 P.M.

Minutes recorded by Secretary T. Keyes

**Fenwick Condominium Association**

**Board Meeting Minutes –** Wednesday, June 25th, 2025

**Attendees**: S Skaggs, T. Keyes, R. Prom, C. De Leon, D. Saliture, S. Saliture, J. Southward

**Absent**:

Meeting called to order: 6:00 P.M.

**Minutes and Financials**

Minutes and Financials for May 2025 were reviewed and approved.

**Old Business**

Reviewed current status as presented in the agenda.

**Insulation/Pipe Resolution** – It was discussed to have a more permanent solution to the frozen pipes in the substation such as insulation or heating.

**New Business**

Reviewed current status as presented in the agenda.

Stairwell floors – It was suggested that we clean the stairs for the first few floors.

**Next Meeting**

Wednesday, July 16th, 2025, 6:00 PM, Unit 503

Meeting adjourned at 6:23 P.M.

Minutes recorded by Secretary T. Keyes

# Fenwick Condominium Association

## Balance Sheet Comparison: April 30, 2026 vs May 31, 2026

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $14,722.60 | $16,245.50 | $1,522.90 |
| Other Receivable | $253.00 | $350.75 | $97.75 |
| Receivables | $100.00 | - | ($100.00) |
| **Total Current Assets** | **$15,075.60** | **$16,596.25** | **$1,520.65** |
| **Reserves** | | | |
| Reserve Account | $89,859.59 | $98,000.90 | $8,141.31 |
| CD Town Bank 7.3.26 3.590% | $50,443.91 | $50,443.91 | - |
| CD Town Bank 11.3.26 3.397% | $100,839.95 | $100,839.95 | - |
| **Total Reserves** | **$241,143.45** | **$249,284.76** | **$8,141.31** |
| **Total Assets** | **$256,219.05** | **$265,881.01** | **$9,661.96** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | - | $155.38 | $155.38 |
| Prepaid Dues | $10,058.00 | $10,362.00 | $304.00 |
| Accrued Water/Sewer | $2,133.33 | $3,966.66 | $1,833.33 |
| **Total Liability** | **$12,191.33** | **$14,484.04** | **$2,292.71** |
| **Equity** | | | |
| Net Profit/Loss | ($12,803.85) | ($5,434.60) | $7,369.25 |
| Retained Earnings | $256,831.57 | $256,831.57 | - |
| **Total Equity** | **$244,027.72** | **$251,396.97** | **$7,369.25** |
| **Total Liabilities / Equity** | **$256,219.05** | **$265,881.01** | **$9,661.96** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Income** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 5001 - Association Dues | 22,563.00 | 22,557.17 | 5.83 | 112,815.00 | 112,785.85 | 29.15 | 270,686.00 |
| **Total Assessment Income** | **22,563.00** | **22,557.17** | **5.83** | **112,815.00** | **112,785.85** | **29.15** | **270,686.00** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 1.16 | 3.33 | (2.17) | 4.67 | 16.65 | (11.98) | 40.00 |
| 5112 - Parking Income | 3,295.00 | 3,250.00 | 45.00 | 16,475.00 | 16,250.00 | 225.00 | 39,000.00 |
| 5118 - NSF Check Fee | - | 4.17 | (4.17) | 10.00 | 20.85 | (10.85) | 50.00 |
| 5123 - Late Fees/Fines | - | 83.33 | (83.33) | 250.00 | 416.65 | (166.65) | 1,000.00 |
| 5204 - Locks and Keys | - | 8.33 | (8.33) | - | 41.65 | (41.65) | 100.00 |
| 5209 - Laundry Income | 350.75 | 358.33 | (7.58) | 1,678.70 | 1,791.65 | (112.95) | 4,300.00 |
| 5214 - Capital Contribution Fee | - | 12.50 | (12.50) | - | 62.50 | (62.50) | 150.00 |
| 5233 - Transfer of Ownership Fee | - | 8.33 | (8.33) | - | 41.65 | (41.65) | 100.00 |
| 5242 - Maint. Charged to Homeowners | - | - | - | 370.10 | - | 370.10 | - |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 416.65 | (416.65) | 1,000.00 |
| **Total Other Income** | **3,646.91** | **3,811.65** | **(164.74)** | **18,788.47** | **19,058.25** | **(269.78)** | **45,740.00** |
| **Total Income** | **26,209.91** | **26,368.82** | **(158.91)** | **131,603.47** | **131,844.10** | **(240.63)** | **316,426.00** |
| **Operating Expense** | | | | | | | |
| **Administrative Expense** | | | | | | | |
| 6210 - Accounting | - | - | - | 340.00 | - | (340.00) | - |
| 6211 - Parking lease to Fen Laigh | 3,600.00 | 3,600.00 | - | 18,000.00 | 18,000.00 | - | 43,200.00 |
| 6212 - Bank Charges | - | 4.17 | 4.17 | 20.00 | 20.85 | .85 | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 416.65 | 416.65 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | 448.00 | 833.35 | 385.35 | 2,000.00 |
| 6311 - Management Fee | 1,364.45 | 1,364.42 | (.03) | 6,822.25 | 6,822.10 | (.15) | 16,373.00 |
| 6312 - Office Supplies | 28.28 | 37.50 | 9.22 | 231.26 | 187.50 | (43.76) | 450.00 |
| 6313 - Credit Card Processing Fee | - | 4.17 | 4.17 | - | 20.85 | 20.85 | 50.00 |
| 6314 - State Sales Tax | - | 258.33 | 258.33 | 1,547.37 | 1,291.65 | (255.72) | 3,100.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | - | 125.00 | 125.00 | 300.00 |
| 6350 - Professional Service | - | 333.33 | 333.33 | 3,700.00 | 1,666.65 | (2,033.35) | 4,000.00 |
| 6356 - Telephone Expense | 257.94 | 166.67 | (91.27) | 1,138.73 | 833.35 | (305.38) | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | - | 41.65 | 41.65 | 100.00 |
| 6941 - Insurance | 1,471.87 | 1,166.67 | (305.20) | 6,277.87 | 5,833.35 | (444.52) | 14,000.00 |
| **Total Administrative Expense** | **6,722.54** | **7,218.59** | **496.05** | **38,525.48** | **36,092.95** | **(2,432.53)** | **86,623.00** |
| **Utility Expense** | | | | | | | |
| 6401 - Gas-Common | 1,251.29 | 1,082.00 | (169.29) | 14,957.92 | 12,962.00 | (1,995.92) | 22,000.00 |
| 6414 - Water/Sewer | 1,833.33 | 1,833.33 | - | 10,134.40 | 9,166.65 | (967.75) | 22,000.00 |
| 6450 - Electric-Common | 1,185.08 | 1,632.00 | 446.92 | 6,181.58 | 6,833.00 | 651.42 | 22,000.00 |
| **Total Utility Expense** | **4,269.70** | **4,547.33** | **277.63** | **31,273.90** | **28,961.65** | **(2,312.25)** | **66,000.00** |
| **Repair and Maintenance Expense** | | | | | | | |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 1,250.00 | 1,250.00 | 3,000.00 |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 2,050.00 | 2,083.35 | 33.35 | 5,000.00 |
| 6523 - Elevator Contract | 1,386.18 | 433.33 | (952.85) | 2,706.35 | 2,166.65 | (539.70) | 5,200.00 |
| 6524 - Elevator Repair/Maintenance | 2,700.08 | 116.67 | (2,583.41) | 3,501.08 | 583.35 | (2,917.73) | 1,400.00 |
| 6525 - Equipment Repair | - | 416.67 | 416.67 | 825.70 | 2,083.35 | 1,257.65 | 5,000.00 |
| 6530 - Fire System Expense | - | 333.33 | 333.33 | 2,764.71 | 1,666.65 | (1,098.06) | 4,000.00 |
| 6536 - General Maintenance | 922.81 | 833.33 | (89.48) | 2,059.08 | 4,166.65 | 2,107.57 | 10,000.00 |
| 6537 - General Supply | - | 41.67 | 41.67 | - | 208.35 | 208.35 | 500.00 |
| 6545 - Mat Service | 136.97 | 141.67 | 4.70 | 676.25 | 708.35 | 32.10 | 1,700.00 |
| 6546 - Painting Expense | - | 83.33 | 83.33 | - | 416.65 | 416.65 | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | 2,254.88 | 1,666.67 | (588.21) | 6,712.88 | 8,333.35 | 1,620.47 | 20,000.00 |
| 6551 - Roof Repairs | - | 45.83 | 45.83 | - | 229.15 | 229.15 | 550.00 |
| 6560 - Window Cleaning | - | - | - | 2,615.00 | 2,600.00 | (15.00) | 2,600.00 |
| **Total Repair and Maintenance Expense** | **7,810.92** | **4,779.17** | **(3,031.75)** | **23,911.05** | **26,495.85** | **2,584.80** | **59,950.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 178.81 | 179.42 | .61 | 894.05 | 897.10 | 3.05 | 2,153.00 |
| 6604 - Lawn/Snow Maintenance | - | - | - | 1,745.00 | 3,000.00 | 1,255.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | - | 600.00 | 600.00 | - | 600.00 | 600.00 | 600.00 |
| 6619 - Landscape | - | 200.00 | 200.00 | - | 200.00 | 200.00 | 600.00 |
| **Total Grounds** | **178.81** | **979.42** | **800.61** | **2,639.05** | **4,697.10** | **2,058.05** | **7,853.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 8,000.00 | 8,000.00 | - | 40,000.00 | 40,000.00 | - | 96,000.00 |
| **Total Transfer to Replacement Reserve** | **8,000.00** | **8,000.00** | **-** | **40,000.00** | **40,000.00** | **-** | **96,000.00** |
| **Total Expense** | **26,981.97** | **25,524.51** | **(1,457.46)** | **136,349.48** | **136,247.55** | **(101.93)** | **316,426.00** |
| **Operating Net Total** | **(772.06)** | **844.31** | **(1,616.37)** | **(4,746.01)** | **(4,403.45)** | **(342.56)** | **-** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

| | Current Period | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| **Reserve Income** | | | | | | | |
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 8,000.00 | - | 8,000.00 | 40,000.00 | - | 40,000.00 | - |
| **Total Reserve Income** | **8,000.00** | **-** | **8,000.00** | **40,000.00** | **-** | **40,000.00** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 141.31 | - | 141.31 | 2,092.35 | - | 2,092.35 | - |
| **Total Other Income** | **141.31** | **-** | **141.31** | **2,092.35** | **-** | **2,092.35** | **-** |
| **Total Income** | **8,141.31** | **-** | **8,141.31** | **42,092.35** | **-** | **42,092.35** | **-** |
| **Reserve Expense** | | | | | | | |
| **Reserve Expense** | | | | | | | |
| 7190 - Elevator Pump Replacement | - | - | - | 21,433.75 | - | (21,433.75) | - |
| 7283 - Air Dyer Replacement | - | - | - | 3,021.20 | - | (3,021.20) | - |
| 7295 - We Energies Vault Repairs | - | - | - | 14,675.99 | - | (14,675.99) | - |
| 7303 - Unit Door Replacements | - | - | - | 3,650.00 | - | (3,650.00) | - |
| **Total Reserve Expense** | **-** | **-** | **-** | **42,780.94** | **-** | **(42,780.94)** | **-** |
| **Total Expense** | **-** | **-** | **-** | **42,780.94** | **-** | **(42,780.94)** | **-** |
| **Reserve Net Total** | **8,141.31** | **-** | **8,141.31** | **(688.59)** | **-** | **(688.59)** | **-** |
| **Net Total** | **7,369.25** | **844.31** | **6,524.94** | **(5,434.60)** | **(4,403.45)** | **(1,031.15)** | **-** |

# Fenwick Condominium Association

## Balance Sheet Comparison: May 31, 2026 vs June 30, 2026

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $16,245.50 | $19,535.15 | $3,289.65 |
| Other Receivable | $350.75 | $243.50 | ($107.25) |
| Receivables | - | $843.00 | $843.00 |
| **Total Current Assets** | **$16,596.25** | **$20,621.65** | **$4,025.40** |
| **Reserves** | | | |
| Reserve Account | $98,000.90 | $106,145.60 | $8,144.70 |
| CD Town Bank 7.3.26 3.590% | $50,443.91 | $50,901.74 | $457.83 |
| CD Town Bank 11.3.26 3.397% | $100,839.95 | $101,705.84 | $865.89 |
| **Total Reserves** | **$249,284.76** | **$258,753.18** | **$9,468.42** |
| **Total Assets** | **$265,881.01** | **$279,374.83** | **$13,493.82** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | $155.38 | $686.38 | $531.00 |
| Prepaid Dues | $10,362.00 | $9,478.00 | ($884.00) |
| Accrued Water/Sewer | $3,966.66 | $5,799.99 | $1,833.33 |
| **Total Liability** | **$14,484.04** | **$15,964.37** | **$1,480.33** |
| **Equity** | | | |
| Net Profit/Loss | ($5,434.60) | $6,578.89 | $12,013.49 |
| Retained Earnings | $256,831.57 | $256,831.57 | - |
| **Total Equity** | **$251,396.97** | **$263,410.46** | **$12,013.49** |
| **Total Liabilities / Equity** | **$265,881.01** | **$279,374.83** | **$13,493.82** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |

## Operating Income

| Assessment Income | | | | | | | |
|---|---|---|---|---|---|---|---|
| 5001 - Association Dues | 22,563.00 | 22,557.17 | 5.83 | 135,378.00 | 135,343.02 | 34.98 | 270,686.00 |
| **Total Assessment Income** | **22,563.00** | **22,557.17** | **5.83** | **135,378.00** | **135,343.02** | **34.98** | **270,686.00** |

| Other Income | | | | | | | |
|---|---|---|---|---|---|---|---|
| 5101 - Interest Income | 1.06 | 3.33 | (2.27) | 5.73 | 19.98 | (14.25) | 40.00 |
| 5112 - Parking Income | 2,455.00 | 3,250.00 | (795.00) | 18,930.00 | 19,500.00 | (570.00) | 39,000.00 |
| 5118 - NSF Check Fee | - | 4.17 | (4.17) | 10.00 | 25.02 | (15.02) | 50.00 |
| 5123 - Late Fees/Fines | 50.00 | 83.33 | (33.33) | 300.00 | 499.98 | (199.98) | 1,000.00 |
| 5204 - Locks and Keys | - | 8.33 | (8.33) | - | 49.98 | (49.98) | 100.00 |
| 5209 - Laundry Income | 243.50 | 358.33 | (114.83) | 1,922.20 | 2,149.98 | (227.78) | 4,300.00 |
| 5214 - Capital Contribution Fee | - | 12.50 | (12.50) | - | 75.00 | (75.00) | 150.00 |
| 5233 - Transfer of Ownership Fee | - | 8.33 | (8.33) | - | 49.98 | (49.98) | 100.00 |
| 5242 - Maint. Charged to Homeowners | - | - | - | 370.10 | - | 370.10 | - |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 499.98 | (499.98) | 1,000.00 |
| **Total Other Income** | **2,749.56** | **3,811.65** | **(1,062.09)** | **21,538.03** | **22,869.90** | **(1,331.87)** | **45,740.00** |
| **Total Income** | **25,312.56** | **26,368.82** | **(1,056.26)** | **156,916.03** | **158,212.92** | **(1,296.89)** | **316,426.00** |

## Operating Expense

| Administrative Expense | | | | | | | |
|---|---|---|---|---|---|---|---|
| 6210 - Accounting | - | - | - | 340.00 | - | (340.00) | - |
| 6211 - Parking lease to Fen Laigh | 3,600.00 | 3,600.00 | - | 21,600.00 | 21,600.00 | - | 43,200.00 |
| 6212 - Bank Charges | - | 4.17 | 4.17 | 20.00 | 25.02 | 5.02 | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 499.98 | 499.98 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | 448.00 | 1,000.02 | 552.02 | 2,000.00 |
| 6311 - Management Fee | 1,364.45 | 1,364.42 | (.03) | 8,186.70 | 8,186.52 | (.18) | 16,373.00 |
| 6312 - Office Supplies | 22.47 | 37.50 | 15.03 | 253.73 | 225.00 | (28.73) | 450.00 |
| 6313 - Credit Card Processing Fee | - | 4.17 | 4.17 | - | 25.02 | 25.02 | 50.00 |
| 6314 - State Sales Tax | - | 258.33 | 258.33 | 1,547.37 | 1,549.98 | 2.61 | 3,100.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | - | 150.00 | 150.00 | 300.00 |
| 6350 - Professional Service | - | 333.33 | 333.33 | 3,700.00 | 1,999.98 | (1,700.02) | 4,000.00 |
| 6356 - Telephone Expense | 257.83 | 166.67 | (91.16) | 1,396.56 | 1,000.02 | (396.54) | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | - | 49.98 | 49.98 | 100.00 |
| 6941 - Insurance | 1,471.83 | 1,166.67 | (305.16) | 7,749.70 | 7,000.02 | (749.68) | 14,000.00 |
| **Total Administrative Expense** | **6,716.58** | **7,218.59** | **502.01** | **45,242.06** | **43,311.54** | **(1,930.52)** | **86,623.00** |

| Utility Expense | | | | | | | |
|---|---|---|---|---|---|---|---|
| 6401 - Gas-Common | 706.89 | 358.00 | (348.89) | 15,664.81 | 13,320.00 | (2,344.81) | 22,000.00 |
| 6414 - Water/Sewer | 1,833.33 | 1,833.33 | - | 11,967.73 | 10,999.98 | (967.75) | 22,000.00 |
| 6450 - Electric-Common | 2,219.27 | 2,305.00 | 85.73 | 8,400.85 | 9,138.00 | 737.15 | 22,000.00 |
| **Total Utility Expense** | **4,759.49** | **4,496.33** | **(263.16)** | **36,033.39** | **33,457.98** | **(2,575.41)** | **66,000.00** |

**Repair and Maintenance Expense**

# Fenwick Condominium Association

## Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

| | Current Period | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| **Operating Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 1,500.00 | 1,500.00 | 3,000.00 |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 2,460.00 | 2,500.02 | 40.02 | 5,000.00 |
| 6523 - Elevator Contract | - | 433.33 | 433.33 | 2,706.35 | 2,599.98 | (106.37) | 5,200.00 |
| 6524 - Elevator Repair/Maintenance | - | 116.67 | 116.67 | 3,501.08 | 700.02 | (2,801.06) | 1,400.00 |
| 6525 - Equipment Repair | - | 416.67 | 416.67 | 825.70 | 2,500.02 | 1,674.32 | 5,000.00 |
| 6530 - Fire System Expense | 1,555.00 | 333.33 | (1,221.67) | 4,319.71 | 1,999.98 | (2,319.73) | 4,000.00 |
| 6536 - General Maintenance | 853.11 | 833.33 | (19.78) | 2,912.19 | 4,999.98 | 2,087.79 | 10,000.00 |
| 6537 - General Supply | - | 41.67 | 41.67 | - | 250.02 | 250.02 | 500.00 |
| 6545 - Mat Service | 139.12 | 141.67 | 2.55 | 815.37 | 850.02 | 34.65 | 1,700.00 |
| 6546 - Painting Expense | - | 83.33 | 83.33 | - | 499.98 | 499.98 | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | 155.38 | 1,666.67 | 1,511.29 | 6,868.26 | 10,000.02 | 3,131.76 | 20,000.00 |
| 6551 - Roof Repairs | - | 45.83 | 45.83 | - | 274.98 | 274.98 | 550.00 |
| 6560 - Window Cleaning | - | - | - | 2,615.00 | 2,600.00 | (15.00) | 2,600.00 |
| **Total Repair and Maintenance Expense** | **3,112.61** | **4,779.17** | **1,666.56** | **27,023.66** | **31,275.02** | **4,251.36** | **59,950.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 178.81 | 179.42 | .61 | 1,072.86 | 1,076.52 | 3.66 | 2,153.00 |
| 6604 - Lawn/Snow Maintenance | - | - | - | 1,745.00 | 3,000.00 | 1,255.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | - | - | - | - | 600.00 | 600.00 | 600.00 |
| 6619 - Landscape | - | 200.00 | 200.00 | - | 400.00 | 400.00 | 600.00 |
| **Total Grounds** | **178.81** | **379.42** | **200.61** | **2,817.86** | **5,076.52** | **2,258.66** | **7,853.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 8,000.00 | 8,000.00 | - | 48,000.00 | 48,000.00 | - | 96,000.00 |
| **Total Transfer to Replacement Reserve** | **8,000.00** | **8,000.00** | **-** | **48,000.00** | **48,000.00** | **-** | **96,000.00** |
| **Total Expense** | **22,767.49** | **24,873.51** | **2,106.02** | **159,116.97** | **161,121.06** | **2,004.09** | **316,426.00** |
| **Operating Net Total** | **2,545.07** | **1,495.31** | **1,049.76** | **(2,200.94)** | **(2,908.14)** | **707.20** | **-** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

| | Current Period | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|
| | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Annual Budget** |
| **Reserve Income** | | | | | | | |
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 8,000.00 | - | 8,000.00 | 48,000.00 | - | 48,000.00 | - |
| **Total Reserve Income** | **8,000.00** | **-** | **8,000.00** | **48,000.00** | **-** | **48,000.00** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 1,468.42 | - | 1,468.42 | 3,560.77 | - | 3,560.77 | - |
| **Total Other Income** | **1,468.42** | **-** | **1,468.42** | **3,560.77** | **-** | **3,560.77** | **-** |
| **Total Income** | **9,468.42** | **-** | **9,468.42** | **51,560.77** | **-** | **51,560.77** | **-** |
| **Reserve Expense** | | | | | | | |
| **Reserve Expense** | | | | | | | |
| 7190 - Elevator Pump Replacement | - | - | - | 21,433.75 | - | (21,433.75) | - |
| 7283 - Air Dyer Replacement | - | - | - | 3,021.20 | - | (3,021.20) | - |
| 7295 - We Energies Vault Repairs | - | - | - | 14,675.99 | - | (14,675.99) | - |
| 7303 - Unit Door Replacements | - | - | - | 3,650.00 | - | (3,650.00) | - |
| **Total Reserve Expense** | **-** | **-** | **-** | **42,780.94** | **-** | **(42,780.94)** | **-** |
| **Total Expense** | **-** | **-** | **-** | **42,780.94** | **-** | **(42,780.94)** | **-** |
| **Reserve Net Total** | **9,468.42** | **-** | **9,468.42** | **8,779.83** | **-** | **8,779.83** | **-** |
| **Net Total** | **12,013.49** | **1,495.31** | **10,518.18** | **6,578.89** | **(2,908.14)** | **9,487.03** | **-** |

# Fenwick Condominium Association

## Balance Sheet Comparison: March 31, 2026 vs April 30, 2026

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $13,695.47 | $14,722.60 | $1,027.13 |
| Other Receivable | $254.00 | $253.00 | ($1.00) |
| Receivables | $160.00 | $100.00 | ($60.00) |
| **Total Current Assets** | **$14,109.47** | **$15,075.60** | **$966.13** |
| **Reserves** | | | |
| Reserve Account | $102,797.44 | $89,859.59 | ($12,937.85) |
| CD Town Bank 7.3.26 3.590% | $50,443.91 | $50,443.91 | - |
| CD Town Bank 11.3.26 3.397% | $100,839.95 | $100,839.95 | - |
| **Total Reserves** | **$254,081.30** | **$241,143.45** | **($12,937.85)** |
| **Total Assets** | **$268,190.77** | **$256,219.05** | **($11,971.72)** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | $22,394.50 | - | ($22,394.50) |
| Prepaid Dues | $5,862.00 | $10,058.00 | $4,196.00 |
| Accrued Water/Sewer | $5,499.99 | $2,133.33 | ($3,366.66) |
| **Total Liability** | **$33,756.49** | **$12,191.33** | **($21,565.16)** |
| **Equity** | | | |
| Net Profit/Loss | ($22,397.29) | ($12,803.85) | $9,593.44 |
| Retained Earnings | $256,831.57 | $256,831.57 | - |
| **Total Equity** | **$234,434.28** | **$244,027.72** | **$9,593.44** |
| **Total Liabilities / Equity** | **$268,190.77** | **$256,219.05** | **($11,971.72)** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

| | Current Period | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| **Operating Income** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 5001 - Association Dues | 22,563.00 | 22,557.17 | 5.83 | 90,252.00 | 90,228.68 | 23.32 | 270,686.00 |
| **Total Assessment Income** | **22,563.00** | **22,557.17** | **5.83** | **90,252.00** | **90,228.68** | **23.32** | **270,686.00** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | .78 | 3.33 | (2.55) | 3.51 | 13.32 | (9.81) | 40.00 |
| 5112 - Parking Income | 3,295.00 | 3,250.00 | 45.00 | 13,180.00 | 13,000.00 | 180.00 | 39,000.00 |
| 5118 - NSF Check Fee | - | 4.17 | (4.17) | 10.00 | 16.68 | (6.68) | 50.00 |
| 5123 - Late Fees/Fines | 100.00 | 83.33 | 16.67 | 250.00 | 333.32 | (83.32) | 1,000.00 |
| 5204 - Locks and Keys | - | 8.33 | (8.33) | - | 33.32 | (33.32) | 100.00 |
| 5209 - Laundry Income | 253.00 | 358.33 | (105.33) | 1,327.95 | 1,433.32 | (105.37) | 4,300.00 |
| 5214 - Capital Contribution Fee | - | 12.50 | (12.50) | - | 50.00 | (50.00) | 150.00 |
| 5233 - Transfer of Ownership Fee | - | 8.33 | (8.33) | - | 33.32 | (33.32) | 100.00 |
| 5242 - Maint. Charged to Homeowners | - | - | - | 370.10 | - | 370.10 | - |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 333.32 | (333.32) | 1,000.00 |
| **Total Other Income** | **3,648.78** | **3,811.65** | **(162.87)** | **15,141.56** | **15,246.60** | **(105.04)** | **45,740.00** |
| **Total Income** | **26,211.78** | **26,368.82** | **(157.04)** | **105,393.56** | **105,475.28** | **(81.72)** | **316,426.00** |
| **Operating Expense** | | | | | | | |
| **Administrative Expense** | | | | | | | |
| 6210 - Accounting | - | - | - | 340.00 | - | (340.00) | - |
| 6211 - Parking lease to Fen Laigh | 3,600.00 | 3,600.00 | - | 14,400.00 | 14,400.00 | - | 43,200.00 |
| 6212 - Bank Charges | - | 4.17 | 4.17 | 20.00 | 16.68 | (3.32) | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 333.32 | 333.32 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | 448.00 | 666.68 | 218.68 | 2,000.00 |
| 6311 - Management Fee | 1,364.45 | 1,364.42 | (.03) | 5,457.80 | 5,457.68 | (.12) | 16,373.00 |
| 6312 - Office Supplies | 31.82 | 37.50 | 5.68 | 202.98 | 150.00 | (52.98) | 450.00 |
| 6313 - Credit Card Processing Fee | - | 4.17 | 4.17 | - | 16.68 | 16.68 | 50.00 |
| 6314 - State Sales Tax | 770.92 | 258.33 | (512.59) | 1,547.37 | 1,033.32 | (514.05) | 3,100.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | - | 100.00 | 100.00 | 300.00 |
| 6350 - Professional Service | - | 333.33 | 333.33 | 3,700.00 | 1,333.32 | (2,366.68) | 4,000.00 |
| 6356 - Telephone Expense | 220.12 | 166.67 | (53.45) | 880.79 | 666.68 | (214.11) | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | - | 33.32 | 33.32 | 100.00 |
| 6941 - Insurance | 1,138.75 | 1,166.67 | 27.92 | 4,806.00 | 4,666.68 | (139.32) | 14,000.00 |
| **Total Administrative Expense** | **7,126.06** | **7,218.59** | **92.53** | **31,802.94** | **28,874.36** | **(2,928.58)** | **86,623.00** |
| **Utility Expense** | | | | | | | |
| 6401 - Gas-Common | 1,827.57 | 1,993.00 | 165.43 | 13,706.63 | 11,880.00 | (1,826.63) | 22,000.00 |
| 6414 - Water/Sewer | 2,792.97 | 1,833.33 | (959.64) | 8,301.07 | 7,333.32 | (967.75) | 22,000.00 |
| 6450 - Electric-Common | 1,146.35 | 1,275.00 | 128.65 | 4,996.50 | 5,201.00 | 204.50 | 22,000.00 |
| **Total Utility Expense** | **5,766.89** | **5,101.33** | **(665.56)** | **27,004.20** | **24,414.32** | **(2,589.88)** | **66,000.00** |
| **Repair and Maintenance Expense** | | | | | | | |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

| | Current Period | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| **Operating Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 1,000.00 | 1,000.00 | 3,000.00 |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 1,640.00 | 1,666.68 | 26.68 | 5,000.00 |
| 6523 - Elevator Contract | - | 433.33 | 433.33 | 1,320.17 | 1,733.32 | 413.15 | 5,200.00 |
| 6524 - Elevator Repair/Maintenance | - | 116.67 | 116.67 | 801.00 | 466.68 | (334.32) | 1,400.00 |
| 6525 - Equipment Repair | 182.08 | 416.67 | 234.59 | 825.70 | 1,666.68 | 840.98 | 5,000.00 |
| 6530 - Fire System Expense | - | 333.33 | 333.33 | 2,764.71 | 1,333.32 | (1,431.39) | 4,000.00 |
| 6536 - General Maintenance | - | 833.33 | 833.33 | 1,136.27 | 3,333.32 | 2,197.05 | 10,000.00 |
| 6537 - General Supply | - | 41.67 | 41.67 | - | 166.68 | 166.68 | 500.00 |
| 6545 - Mat Service | 134.82 | 141.67 | 6.85 | 539.28 | 566.68 | 27.40 | 1,700.00 |
| 6546 - Painting Expense | - | 83.33 | 83.33 | - | 333.32 | 333.32 | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | (9,121.30) | 1,666.67 | 10,787.97 | 4,458.00 | 6,666.68 | 2,208.68 | 20,000.00 |
| 6551 - Roof Repairs | - | 45.83 | 45.83 | - | 183.32 | 183.32 | 550.00 |
| 6560 - Window Cleaning | 2,615.00 | 2,600.00 | (15.00) | 2,615.00 | 2,600.00 | (15.00) | 2,600.00 |
| **Total Repair and Maintenance Expense** | **(5,779.40)** | **7,379.17** | **13,158.57** | **16,100.13** | **21,716.68** | **5,616.55** | **59,950.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 178.81 | 179.42 | .61 | 715.24 | 717.68 | 2.44 | 2,153.00 |
| 6604 - Lawn/Snow Maintenance | 370.00 | - | (370.00) | 1,745.00 | 3,000.00 | 1,255.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | - | - | - | - | - | - | 600.00 |
| 6619 - Landscape | - | - | - | - | - | - | 600.00 |
| **Total Grounds** | **548.81** | **179.42** | **(369.39)** | **2,460.24** | **3,717.68** | **1,257.44** | **7,853.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 8,000.00 | 8,000.00 | - | 32,000.00 | 32,000.00 | - | 96,000.00 |
| **Total Transfer to Replacement Reserve** | **8,000.00** | **8,000.00** | **-** | **32,000.00** | **32,000.00** | **-** | **96,000.00** |
| **Total Expense** | **15,662.36** | **27,878.51** | **12,216.15** | **109,367.51** | **110,723.04** | **1,355.53** | **316,426.00** |
| **Operating Net Total** | **10,549.42** | **(1,509.69)** | **12,059.11** | **(3,973.95)** | **(5,247.76)** | **1,273.81** | **-** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

| | Current Period | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|
| | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Annual Budget** |
| **Reserve Income** | | | | | | | |
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 8,000.00 | - | 8,000.00 | 32,000.00 | - | 32,000.00 | - |
| **Total Reserve Income** | **8,000.00** | **-** | **8,000.00** | **32,000.00** | **-** | **32,000.00** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 165.32 | - | 165.32 | 1,951.04 | - | 1,951.04 | - |
| **Total Other Income** | **165.32** | **-** | **165.32** | **1,951.04** | **-** | **1,951.04** | **-** |
| **Total Income** | **8,165.32** | **-** | **8,165.32** | **33,951.04** | **-** | **33,951.04** | **-** |
| **Reserve Expense** | | | | | | | |
| **Reserve Expense** | | | | | | | |
| 7190 - Elevator Pump Replacement | - | - | - | 21,433.75 | - | (21,433.75) | - |
| 7283 - Air Dyer Replacement | - | - | - | 3,021.20 | - | (3,021.20) | - |
| 7295 - We Energies Vault Repairs | 9,121.30 | - | (9,121.30) | 14,675.99 | - | (14,675.99) | - |
| 7303 - Unit Door Replacements | - | - | - | 3,650.00 | - | (3,650.00) | - |
| **Total Reserve Expense** | **9,121.30** | **-** | **(9,121.30)** | **42,780.94** | **-** | **(42,780.94)** | **-** |
| **Total Expense** | **9,121.30** | **-** | **(9,121.30)** | **42,780.94** | **-** | **(42,780.94)** | **-** |
| **Reserve Net Total** | **(955.98)** | **-** | **(955.98)** | **(8,829.90)** | **-** | **(8,829.90)** | **-** |
| **Net Total** | **9,593.44** | **(1,509.69)** | **11,103.13** | **(12,803.85)** | **(5,247.76)** | **(7,556.09)** | **-** |

**Fenwick Condominium Association**

**Board Meeting Minutes –** Wednesday, May 28th, 2025

**Attendees**: S Skaggs, T. Keyes, R. Prom, C. De Leon, D. Saliture, S. Saliture

**Absent**: J. Southward

Meeting called to order: 6:06 P.M.

**Minutes and Financials**

Minutes and Financials for April 2025 were reviewed and approved.

**Old Business**

Reviewed current status as presented in the agenda.

**Structural Assessment** – Proposal from Masonry Restoration was approved.

**Surface Drive Stabilization** – Proposal from Poblocki was approved.

**New Business**

Reviewed current status as presented in the agenda.

**Laundry Duct Cleaning** – Getting proposal from PMD.

**Front Door Slamming** – Miranda will be bringing in a door person to check the closer.

**Next Meeting**

Wednesday, June 25th, 2025, 6:00 PM, Unit 503

Meeting adjourned at 6:27 P.M.

Minutes recorded by Secretary T. Keyes

# Fenwick Condominium Association

## Balance Sheet Comparison: February 28, 2026 vs March 31, 2026

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $3,861.14 | $13,695.47 | $9,834.33 |
| Other Receivable | $500.00 | $254.00 | ($246.00) |
| Receivables | $1,623.10 | $160.00 | ($1,463.10) |
| **Total Current Assets** | **$5,984.24** | **$14,109.47** | **$8,125.23** |
| **Reserves** | | | |
| Reserve Account | $115,897.26 | $102,797.44 | ($13,099.82) |
| CD Town Bank 7.3.26 3.590% | $50,000.00 | $50,443.91 | $443.91 |
| CD Town Bank 11.3.26 3.397% | $100,000.00 | $100,839.95 | $839.95 |
| **Total Reserves** | **$265,897.26** | **$254,081.30** | **($11,815.96)** |
| **Total Assets** | **$271,881.50** | **$268,190.77** | **($3,690.73)** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | $67.41 | $22,394.50 | $22,327.09 |
| Prepaid Dues | $4,745.00 | $5,862.00 | $1,117.00 |
| Accrued Water/Sewer | $3,666.66 | $5,499.99 | $1,833.33 |
| **Total Liability** | **$8,479.07** | **$33,756.49** | **$25,277.42** |
| **Equity** | | | |
| Net Profit/Loss | $6,570.86 | ($22,397.29) | ($28,968.15) |
| Retained Earnings | $256,831.57 | $256,831.57 | - |
| **Total Equity** | **$263,402.43** | **$234,434.28** | **($28,968.15)** |
| **Total Liabilities / Equity** | **$271,881.50** | **$268,190.77** | **($3,690.73)** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

| | Current Period | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| **Operating Income** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 5001 - Association Dues | 22,563.00 | 22,557.17 | 5.83 | 67,689.00 | 67,671.51 | 17.49 | 270,686.00 |
| **Total Assessment Income** | **22,563.00** | **22,557.17** | **5.83** | **67,689.00** | **67,671.51** | **17.49** | **270,686.00** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | .80 | 3.33 | (2.53) | 2.73 | 9.99 | (7.26) | 40.00 |
| 5112 - Parking Income | 3,295.00 | 3,250.00 | 45.00 | 9,885.00 | 9,750.00 | 135.00 | 39,000.00 |
| 5118 - NSF Check Fee | 10.00 | 4.17 | 5.83 | 10.00 | 12.51 | (2.51) | 50.00 |
| 5123 - Late Fees/Fines | 50.00 | 83.33 | (33.33) | 150.00 | 249.99 | (99.99) | 1,000.00 |
| 5204 - Locks and Keys | - | 8.33 | (8.33) | - | 24.99 | (24.99) | 100.00 |
| 5209 - Laundry Income | 151.95 | 358.33 | (206.38) | 1,074.95 | 1,074.99 | (.04) | 4,300.00 |
| 5214 - Capital Contribution Fee | - | 12.50 | (12.50) | - | 37.50 | (37.50) | 150.00 |
| 5233 - Transfer of Ownership Fee | - | 8.33 | (8.33) | - | 24.99 | (24.99) | 100.00 |
| 5242 - Maint. Charged to Homeowners | - | - | - | 370.10 | - | 370.10 | - |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 249.99 | (249.99) | 1,000.00 |
| **Total Other Income** | **3,507.75** | **3,811.65** | **(303.90)** | **11,492.78** | **11,434.95** | **57.83** | **45,740.00** |
| **Total Income** | **26,070.75** | **26,368.82** | **(298.07)** | **79,181.78** | **79,106.46** | **75.32** | **316,426.00** |
| **Operating Expense** | | | | | | | |
| **Administrative Expense** | | | | | | | |
| 6210 - Accounting | 340.00 | - | (340.00) | 340.00 | - | (340.00) | - |
| 6211 - Parking lease to Fen Laigh | 3,600.00 | 3,600.00 | - | 10,800.00 | 10,800.00 | - | 43,200.00 |
| 6212 - Bank Charges | 20.00 | 4.17 | (15.83) | 20.00 | 12.51 | (7.49) | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 249.99 | 249.99 | 1,000.00 |
| 6223 - Corporate Income Tax | 448.00 | 166.67 | (281.33) | 448.00 | 500.01 | 52.01 | 2,000.00 |
| 6311 - Management Fee | 1,364.45 | 1,364.42 | (.03) | 4,093.35 | 4,093.26 | (.09) | 16,373.00 |
| 6312 - Office Supplies | 67.57 | 37.50 | (30.07) | 171.16 | 112.50 | (58.66) | 450.00 |
| 6313 - Credit Card Processing Fee | - | 4.17 | 4.17 | - | 12.51 | 12.51 | 50.00 |
| 6314 - State Sales Tax | - | 258.33 | 258.33 | 776.45 | 774.99 | (1.46) | 3,100.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | - | 75.00 | 75.00 | 300.00 |
| 6350 - Professional Service | 3,700.00 | 333.33 | (3,366.67) | 3,700.00 | 999.99 | (2,700.01) | 4,000.00 |
| 6356 - Telephone Expense | 220.37 | 166.67 | (53.70) | 660.67 | 500.01 | (160.66) | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | - | 24.99 | 24.99 | 100.00 |
| 6941 - Insurance | 1,138.75 | 1,166.67 | 27.92 | 3,667.25 | 3,500.01 | (167.24) | 14,000.00 |
| **Total Administrative Expense** | **10,899.14** | **7,218.59** | **(3,680.55)** | **24,676.88** | **21,655.77** | **(3,021.11)** | **86,623.00** |
| **Utility Expense** | | | | | | | |
| 6401 - Gas-Common | 3,316.35 | 2,606.00 | (710.35) | 11,879.06 | 9,887.00 | (1,992.06) | 22,000.00 |
| 6414 - Water/Sewer | 1,833.33 | 1,833.33 | - | 5,508.10 | 5,499.99 | (8.11) | 22,000.00 |
| 6450 - Electric-Common | 1,211.79 | 1,261.00 | 49.21 | 3,850.15 | 3,926.00 | 75.85 | 22,000.00 |
| **Total Utility Expense** | **6,361.47** | **5,700.33** | **(661.14)** | **21,237.31** | **19,312.99** | **(1,924.32)** | **66,000.00** |
| **Repair and Maintenance Expense** | | | | | | | |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 750.00 | 750.00 | 3,000.00 |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 1,230.00 | 1,250.01 | 20.01 | 5,000.00 |
| 6523 - Elevator Contract | 1,320.17 | 433.33 | (886.84) | 1,320.17 | 1,299.99 | (20.18) | 5,200.00 |
| 6524 - Elevator Repair/Maintenance | 801.00 | 116.67 | (684.33) | 801.00 | 350.01 | (450.99) | 1,400.00 |
| 6525 - Equipment Repair | - | 416.67 | 416.67 | 643.62 | 1,250.01 | 606.39 | 5,000.00 |
| 6530 - Fire System Expense | 2,019.66 | 333.33 | (1,686.33) | 2,764.71 | 999.99 | (1,764.72) | 4,000.00 |
| 6536 - General Maintenance | 172.64 | 833.33 | 660.69 | 1,136.27 | 2,499.99 | 1,363.72 | 10,000.00 |
| 6537 - General Supply | - | 41.67 | 41.67 | - | 125.01 | 125.01 | 500.00 |
| 6545 - Mat Service | 134.82 | 141.67 | 6.85 | 404.46 | 425.01 | 20.55 | 1,700.00 |
| 6546 - Painting Expense | - | 83.33 | 83.33 | - | 249.99 | 249.99 | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | 545.41 | 1,666.67 | 1,121.26 | 13,579.30 | 5,000.01 | (8,579.29) | 20,000.00 |
| 6551 - Roof Repairs | - | 45.83 | 45.83 | - | 137.49 | 137.49 | 550.00 |
| 6560 - Window Cleaning | - | - | - | - | - | - | 2,600.00 |
| **Total Repair and Maintenance Expense** | **5,403.70** | **4,779.17** | **(624.53)** | **21,879.53** | **14,337.51** | **(7,542.02)** | **59,950.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 178.81 | 179.42 | .61 | 536.43 | 538.26 | 1.83 | 2,153.00 |
| 6604 - Lawn/Snow Maintenance | - | 1,100.00 | 1,100.00 | 1,375.00 | 3,000.00 | 1,625.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | - | - | - | - | - | - | 600.00 |
| 6619 - Landscape | - | - | - | - | - | - | 600.00 |
| **Total Grounds** | **178.81** | **1,279.42** | **1,100.61** | **1,911.43** | **3,538.26** | **1,626.83** | **7,853.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 8,000.00 | 8,000.00 | - | 24,000.00 | 24,000.00 | - | 96,000.00 |
| **Total Transfer to Replacement Reserve** | **8,000.00** | **8,000.00** | **-** | **24,000.00** | **24,000.00** | **-** | **96,000.00** |
| **Total Expense** | **30,843.12** | **26,977.51** | **(3,865.61)** | **93,705.15** | **82,844.53** | **(10,860.62)** | **316,426.00** |
| **Operating Net Total** | **(4,772.37)** | **(608.69)** | **(4,163.68)** | **(14,523.37)** | **(3,738.07)** | **(10,785.30)** | **-** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

| | Current Period | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| **Reserve Income** | | | | | | | |
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 8,000.00 | - | 8,000.00 | 24,000.00 | - | 24,000.00 | - |
| **Total Reserve Income** | **8,000.00** | **-** | **8,000.00** | **24,000.00** | **-** | **24,000.00** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 1,463.86 | - | 1,463.86 | 1,785.72 | - | 1,785.72 | - |
| **Total Other Income** | **1,463.86** | **-** | **1,463.86** | **1,785.72** | **-** | **1,785.72** | **-** |
| **Total Income** | **9,463.86** | **-** | **9,463.86** | **25,785.72** | **-** | **25,785.72** | **-** |
| **Reserve Expense** | | | | | | | |
| **Reserve Expense** | | | | | | | |
| 7190 - Elevator Pump Replacement | 21,433.75 | - | (21,433.75) | 21,433.75 | - | (21,433.75) | - |
| 7283 - Air Dyer Replacement | 3,021.20 | - | (3,021.20) | 3,021.20 | - | (3,021.20) | - |
| 7295 - We Energies Vault Repairs | 5,554.69 | - | (5,554.69) | 5,554.69 | - | (5,554.69) | - |
| 7303 - Unit Door Replacements | 3,650.00 | - | (3,650.00) | 3,650.00 | - | (3,650.00) | - |
| **Total Reserve Expense** | **33,659.64** | **-** | **(33,659.64)** | **33,659.64** | **-** | **(33,659.64)** | **-** |
| **Total Expense** | **33,659.64** | **-** | **(33,659.64)** | **33,659.64** | **-** | **(33,659.64)** | **-** |
| **Reserve Net Total** | **(24,195.78)** | **-** | **(24,195.78)** | **(7,873.92)** | **-** | **(7,873.92)** | **-** |
| **Net Total** | **(28,968.15)** | **(608.69)** | **(28,359.46)** | **(22,397.29)** | **(3,738.07)** | **(18,659.22)** | **-** |

# Fenwick Condominium Association

## Balance Sheet Comparison: January 31, 2026 vs February 28, 2026

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Current Assets** | | | |
| First Citizens Operating | $10,764.31 | $3,861.14 | ($6,903.17) |
| Other Receivable | $1,200.00 | $500.00 | ($700.00) |
| Receivables | $130.00 | $1,623.10 | $1,493.10 |
| **Total Current Assets** | **$12,094.31** | **$5,984.24** | **($6,110.07)** |
| **Reserves** | | | |
| Reserve Account | $107,737.03 | $115,897.26 | $8,160.23 |
| CD Town Bank 7.3.26 3.590% | $50,000.00 | $50,000.00 | - |
| CD Town Bank 11.3.26 3.397% | $100,000.00 | $100,000.00 | - |
| **Total Reserves** | **$257,737.03** | **$265,897.26** | **$8,160.23** |
| **Total Assets** | **$269,831.34** | **$271,881.50** | **$2,050.16** |

| | Last Month | Current Month | Difference |
|---|---|---|---|
| **Liability** | | | |
| Accounts Payable | $3,965.66 | $67.41 | ($3,898.25) |
| Prepaid Dues | $6,546.39 | $4,745.00 | ($1,801.39) |
| Accrued Water/Sewer | $5,199.99 | $3,666.66 | ($1,533.33) |
| **Total Liability** | **$15,712.04** | **$8,479.07** | **($7,232.97)** |
| **Equity** | | | |
| Net Profit/Loss | ($2,712.27) | $6,570.86 | $9,283.13 |
| Retained Earnings | $256,831.57 | $256,831.57 | - |
| **Total Equity** | **$254,119.30** | **$263,402.43** | **$9,283.13** |
| **Total Liabilities / Equity** | **$269,831.34** | **$271,881.50** | **$2,050.16** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

| | Current Period | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| **Operating Income** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 5001 - Association Dues | 22,563.00 | 22,557.17 | 5.83 | 45,126.00 | 45,114.34 | 11.66 | 270,686.00 |
| **Total Assessment Income** | **22,563.00** | **22,557.17** | **5.83** | **45,126.00** | **45,114.34** | **11.66** | **270,686.00** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | .70 | 3.33 | (2.63) | 1.93 | 6.66 | (4.73) | 40.00 |
| 5112 - Parking Income | 3,295.00 | 3,250.00 | 45.00 | 6,590.00 | 6,500.00 | 90.00 | 39,000.00 |
| 5118 - NSF Check Fee | - | 4.17 | (4.17) | - | 8.34 | (8.34) | 50.00 |
| 5123 - Late Fees/Fines | 100.00 | 83.33 | 16.67 | 100.00 | 166.66 | (66.66) | 1,000.00 |
| 5204 - Locks and Keys | - | 8.33 | (8.33) | - | 16.66 | (16.66) | 100.00 |
| 5209 - Laundry Income | 269.00 | 358.33 | (89.33) | 923.00 | 716.66 | 206.34 | 4,300.00 |
| 5214 - Capital Contribution Fee | - | 12.50 | (12.50) | - | 25.00 | (25.00) | 150.00 |
| 5233 - Transfer of Ownership Fee | - | 8.33 | (8.33) | - | 16.66 | (16.66) | 100.00 |
| 5242 - Maint. Charged to Homeowners | 370.10 | - | 370.10 | 370.10 | - | 370.10 | - |
| 5246 - Income Tax Refund | - | 83.33 | (83.33) | - | 166.66 | (166.66) | 1,000.00 |
| **Total Other Income** | **4,034.80** | **3,811.65** | **223.15** | **7,985.03** | **7,623.30** | **361.73** | **45,740.00** |
| **Total Income** | **26,597.80** | **26,368.82** | **228.98** | **53,111.03** | **52,737.64** | **373.39** | **316,426.00** |
| **Operating Expense** | | | | | | | |
| **Administrative Expense** | | | | | | | |
| 6211 - Parking lease to Fen Laigh | 3,600.00 | 3,600.00 | - | 7,200.00 | 7,200.00 | - | 43,200.00 |
| 6212 - Bank Charges | - | 4.17 | 4.17 | - | 8.34 | 8.34 | 50.00 |
| 6222 - Legal Expense | - | 83.33 | 83.33 | - | 166.66 | 166.66 | 1,000.00 |
| 6223 - Corporate Income Tax | - | 166.67 | 166.67 | - | 333.34 | 333.34 | 2,000.00 |
| 6311 - Management Fee | 1,364.45 | 1,364.42 | (.03) | 2,728.90 | 2,728.84 | (.06) | 16,373.00 |
| 6312 - Office Supplies | 49.89 | 37.50 | (12.39) | 103.59 | 75.00 | (28.59) | 450.00 |
| 6313 - Credit Card Processing Fee | - | 4.17 | 4.17 | - | 8.34 | 8.34 | 50.00 |
| 6314 - State Sales Tax | - | 258.33 | 258.33 | 776.45 | 516.66 | (259.79) | 3,100.00 |
| 6315 - Permits/Certificates | - | 25.00 | 25.00 | - | 50.00 | 50.00 | 300.00 |
| 6350 - Professional Service | - | 333.33 | 333.33 | - | 666.66 | 666.66 | 4,000.00 |
| 6356 - Telephone Expense | 220.19 | 166.67 | (53.52) | 440.30 | 333.34 | (106.96) | 2,000.00 |
| 6390 - Miscellaneous Expense | - | 8.33 | 8.33 | - | 16.66 | 16.66 | 100.00 |
| 6941 - Insurance | 1,138.75 | 1,166.67 | 27.92 | 2,528.50 | 2,333.34 | (195.16) | 14,000.00 |
| **Total Administrative Expense** | **6,373.28** | **7,218.59** | **845.31** | **13,777.74** | **14,437.18** | **659.44** | **86,623.00** |
| **Utility Expense** | | | | | | | |
| 6401 - Gas-Common | 4,408.13 | 3,723.00 | (685.13) | 8,562.71 | 7,281.00 | (1,281.71) | 22,000.00 |
| 6414 - Water/Sewer | (1,533.33) | 1,833.33 | 3,366.66 | 3,674.77 | 3,666.66 | (8.11) | 22,000.00 |
| 6450 - Electric-Common | 1,232.50 | 1,333.00 | 100.50 | 2,638.36 | 2,665.00 | 26.64 | 22,000.00 |
| **Total Utility Expense** | **4,107.30** | **6,889.33** | **2,782.03** | **14,875.84** | **13,612.66** | **(1,263.18)** | **66,000.00** |
| **Repair and Maintenance Expense** | | | | | | | |
| 6507 - Building Exterior | - | 250.00 | 250.00 | - | 500.00 | 500.00 | 3,000.00 |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 6514 - Cleaning | 410.00 | 416.67 | 6.67 | 820.00 | 833.34 | 13.34 | 5,000.00 |
| 6523 - Elevator Contract | - | 433.33 | 433.33 | - | 866.66 | 866.66 | 5,200.00 |
| 6524 - Elevator Repair/Maintenance | - | 116.67 | 116.67 | - | 233.34 | 233.34 | 1,400.00 |
| 6525 - Equipment Repair | 371.29 | 416.67 | 45.38 | 643.62 | 833.34 | 189.72 | 5,000.00 |
| 6530 - Fire System Expense | - | 333.33 | 333.33 | 745.05 | 666.66 | (78.39) | 4,000.00 |
| 6536 - General Maintenance | 691.40 | 833.33 | 141.93 | 963.63 | 1,666.66 | 703.03 | 10,000.00 |
| 6537 - General Supply | - | 41.67 | 41.67 | - | 83.34 | 83.34 | 500.00 |
| 6545 - Mat Service | 134.82 | 141.67 | 6.85 | 269.64 | 283.34 | 13.70 | 1,700.00 |
| 6546 - Painting Expense | - | 83.33 | 83.33 | - | 166.66 | 166.66 | 1,000.00 |
| 6548 - Plumbing/HVAC Expense | 4,458.00 | 1,666.67 | (2,791.33) | 13,033.89 | 3,333.34 | (9,700.55) | 20,000.00 |
| 6551 - Roof Repairs | - | 45.83 | 45.83 | - | 91.66 | 91.66 | 550.00 |
| 6560 - Window Cleaning | - | - | - | - | - | - | 2,600.00 |
| **Total Repair and Maintenance Expense** | **6,065.51** | **4,779.17** | **(1,286.34)** | **16,475.83** | **9,558.34** | **(6,917.49)** | **59,950.00** |
| **Grounds** | | | | | | | |
| 6601 - Refuse Removal | 178.81 | 179.42 | .61 | 357.62 | 358.84 | 1.22 | 2,153.00 |
| 6604 - Lawn/Snow Maintenance | 750.00 | 1,100.00 | 350.00 | 1,375.00 | 1,900.00 | 525.00 | 4,500.00 |
| 6607 - Landscape Maint/Planting | - | - | - | - | - | - | 600.00 |
| 6619 - Landscape | - | - | - | - | - | - | 600.00 |
| **Total Grounds** | **928.81** | **1,279.42** | **350.61** | **1,732.62** | **2,258.84** | **526.22** | **7,853.00** |
| **Transfer to Replacement Reserve** | | | | | | | |
| 6956 - Transfer to Reserve | 8,000.00 | 8,000.00 | - | 16,000.00 | 16,000.00 | - | 96,000.00 |
| **Total Transfer to Replacement Reserve** | **8,000.00** | **8,000.00** | **-** | **16,000.00** | **16,000.00** | **-** | **96,000.00** |
| **Total Expense** | **25,474.90** | **28,166.51** | **2,691.61** | **62,862.03** | **55,867.02** | **(6,995.01)** | **316,426.00** |
| **Operating Net Total** | **1,122.90** | **(1,797.69)** | **2,920.59** | **(9,751.00)** | **(3,129.38)** | **(6,621.62)** | **-** |

# Fenwick Condominium Association

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

| | Current Period | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| **Reserve Income** | | | | | | | |
| **Reserve Income** | | | | | | | |
| 5046 - Reserve Fund Income | 8,000.00 | - | 8,000.00 | 16,000.00 | - | 16,000.00 | - |
| **Total Reserve Income** | **8,000.00** | **-** | **8,000.00** | **16,000.00** | **-** | **16,000.00** | **-** |
| **Other Income** | | | | | | | |
| 5101 - Interest Income | 160.23 | - | 160.23 | 321.86 | - | 321.86 | - |
| **Total Other Income** | **160.23** | **-** | **160.23** | **321.86** | **-** | **321.86** | **-** |
| **Total Income** | **8,160.23** | **-** | **8,160.23** | **16,321.86** | **-** | **16,321.86** | **-** |
| **Reserve Net Total** | **8,160.23** | **-** | **8,160.23** | **16,321.86** | **-** | **16,321.86** | **-** |
| **Net Total** | **9,283.13** | **(1,797.69)** | **11,080.82** | **6,570.86** | **(3,129.38)** | **9,700.24** | **-** |

**Fenwick Condominium Association**

**Board Meeting Minutes –** Wednesday, August 20th, 2025

**Attendees**: S Skaggs, T. Keyes, D. Saliture, S. Saliture, J. Southward

**Absent**: C. De Leon, R. Prom

Meeting called to order: 6:05 P.M.

**Minutes and Financials**

Minutes and Financials for July 2025 were reviewed and approved.

**Old Business**

Reviewed current status as presented in the agenda.

**New Business**

Reviewed current status as presented in the agenda.

**Next Meeting**

Wednesday, Sept 17th, 2025, 6:00 PM, Unit 503

Meeting adjourned at 6:28 P.M.

Minutes recorded by Secretary T. Keyes

**Fenwick Condominium Association**

**Board Meeting Minutes –** Wednesday, January 15th, 2025

**Attendees**: S Skaggs, J. Southward, T. Keyes, R. Prom, D. Saliture, S. Saliture

**Absent**: C. De Leon

Meeting called to order: 6:02 P.M.

**Minutes and Financials**

Minutes and financials for December 2024 were reviewed and approved.

**Old Business**

Reviewed current status as presented in the agenda.

**New Business**

Reviewed current status as presented in the agenda.

**Next Meeting**

Wednesday, February 19th, 2025, 6:00 PM, Unit 503

Meeting adjourned at 6:17 P.M.

Minutes recorded by Secretary T. Keyes

**Fenwick Condominium Association**

**Board Meeting Minutes –** Wednesday, May 20th, 2026

**Attendees**: S Skaggs, T. Keyes, D. Saliture, J. Southward, S. Saliture

**Absent**: A. Mikulay, R. Prom

Meeting called to order: 6:01 P.M.

**Minutes and Financials**

Minutes and Financials for April 2026 were reviewed and approved.

**Old Business**

Reviewed current status as presented in the agenda.

Package Thievery - Miranda to get a quote to frost the lower portions of the glass.

**New Business**

Reviewed current status as presented in the agenda.

Storage in Hallway - Ogden to send email to Unit 502 to remove items from hallway or we will dispose of them at the owners expense.

Motion to remove Adam Mikulay from the Board(s) passed.

Motion to add Marita Stapleton to take Adam Mikulay's seat(s) passed.

**Next Meeting**

Wednesday, June 18th, 2026, 6:00 PM, Unit 503

Meeting adjourned at 6:42 P.M.

Minutes recorded by Secretary T. Keyes

**Fenwick Condominium Association**

**Board Meeting Minutes –** Wednesday, January 21, 2026

**Attendees**: S Skaggs, J. Southward, R. Prom, A. Mikulay

**Absent**: T. Keyes, D. Saliture

Meeting called to order: 6:04 P.M.

**Minutes and Financials**

December 16 Minutes were reviewed and approved.

Financials for December 2025 were reviewed and approved.

**Old Business**

Reviewed current status as presented in the agenda.

Dillett proposal for pneumatic air-dryer proposal was accepted by e-mail on 1/14.

**New Business**

Miranda to provide new CPA options.

**Next Meeting**

Wednesday, Febtuary 18, 2026, 6:00 PM, Unit 503

**Meeting adjourned at 6:25 P.M.**

Minutes recorded by Acting Secretary S. Skaggs

**Fenwick Condominium Association**

**Board Meeting Minutes –** Tuesday, November 18th, 2025

**Attendees**: S Skaggs, T. Keyes, D. Saliture, S. Saliture, J. Southward

**Absent**: A. Mikulay, R. Prom

Meeting called to order: 6:05 P.M.

**Minutes and Financials**

Financials for October 2025 were reviewed and approved.

**Old Business**

Reviewed current status as presented in the agenda.

Investment in CD – Board approved putting $50k in a 6 month CD and $100k in a 12 month CD.

**New Business**

Reviewed current status as presented in the agenda.

2026 Budget and Fees – Board approved proposed budget and adjustment to HOA fees for 2026

**Next Meeting**

Wednesday, December 17th, 2025, 6:00 PM, Unit 503

Meeting adjourned at 6:49 P.M.

Minutes recorded by Secretary T. Keyes

# Fenwick Condominium Association, Inc.

## February Board of Directors Update

**Review and, approval of January 21 Minutes. Approval by e-mail.**

**Review and approval of January Financial Statements. Approval at March meeting.**

**$268,502 in the bank accounts at 1/31.**

**2026 Total Income is on target with Budget.**

**2026 Total Expense is over Budget by $9,687. WE Energies vault radiator replacement expense..$5,555, and air dryer replacement expense..$3,021, will be reclassed to the Reserve as long-term replacements.**

**Material or Unusual Expenditures/Outlays- See above.**

**2026 YTD Net Operating Loss of $2,298 after reclasses to Reserve.**

**The Reserve Account balance at 1/31 is $257,737. $150,000 invested in the CD's.**

**Old Business**

**Unit Door Replacement**-7 doors on floors 2 and 3 will be replaced when finances allow. We will need assurance that the new door is fire rated and that and hardware will be similar to hardware on other recent replacements. Gordon Solutions...8/5 quote..$13,800. Proposal received from Ogden PMD...$6,748. Approved by e-mail on 10/2/25. Revised proposal including hardware similar to other newer doors was received..$7,300. PMD inquired about door frame fire rating om 11/14. 1/21, PMD proposal includes use of current frames and trim. PMD proposal approved..$7,300. ***Additional measurements taken by PMD on 2/26. Estimated installations around 3/26.***

**Office Building Project-** See previous Fen Laigh Agendas for additional details. Project Manager Curtis Strnad informed Miranda on 9/11/24 that the project was again on hold. Curtis was encountered on 5/16. He reported that Matt Mehring is in the process of purchasing Shank Hall and the building just south of Shank. Peter Jest called on 9/16 to find out if Matt had contacted Fenwick. He has not. Matt did purchase the former abortion clinic building and does want to buy Shank. Peter is not currently interested in selling Shank. Someone has repeatedly cut a hole in the fencing off the north drive. Curtis and Matt were contacted. ***No further contact.***

**Structural Assessmen**t- External repairs were recommended that would also fall under the Facade Inspection. The Facade Inspection Ordinance requires an inspection report every 5 years. Nick Chow at Ambrose was engaged and the report was received on 9/5/24. Recommended repair work was completed by Masonry Restoration, Inc.

Optional Repairs

1. Apply an architectural coating to the completed recommended concrete repairs. Since the coating may not match existing surfaces, consider cleaning and painting all exposed concrete and CMU surfaces.
2. Consider installation of a waterproofing membrane over the top surface of the exposed concrete floor slabs to extend the useful service life.

***Proposals for completing optional repairs will be requested in the Spring.***

**Rentals-Twenty units are currently occupied by owners or family members of owners. Twenty are now rentals or are for sale.**

**Elevator Upgrade Proposals-** $127,000 to $200,000. An updated proposal was received from TK on 11/17 for $137,229. The proposal includes power unit replacement, which we did in 2013. We also re-drilled the elevator well and lined and encased the underground piping in 2016. The proposal includes a large amount of fine print and meeting codes would be an issue. TK proposal is vague, incomplete, and includes numerous items which would be our responsibility and would add material amounts to the project total. ***Tabled.***

**Front Lobby Heaters-** The fans are not currently operating. Miranda obtained a ***12/16/25 proposal for replacement of one heater from Major Mechanical...$4,925.*** Dillett recommended repair of one heater and said the other one was shot. Ahern recommended accepting the Dillett advice. Dillett made repairs on 1/21. Unit making loud noise and shut down. ***A 2/9/26 proposal was received from Dillett for replacement of one heater..$4,600.***

**Pipe Repairs**- Dillett Mike recommended several improvements in the WE Energies vault to prevent another occurrence. A 10/28/25 proposal was received and approved by e-mail..$3,920. As of 11/20, Jim Dillett estimated that the necessary parts would arrive from his vendor by 12/15. There was then an issue in 201 including frozen/broken pipes and ice. Heiden investigated and found issues with the 301 master bath tub drain. The 301 owner handled that repair. Dillett scheduled WE vault access on 12/26 and completed the work detailed in the 10/28 proposal, including installation of a new radiator and enclosing of the plumbing chase. This was all complicated by the panel enclosing the chase being left off during the earlier work there. That allowed frigid air to enter the chase, which explained the freezing above in the closest unit, 201. Heiden has been directed to bill 301 for the drain repair. None of this seems to be the fault of 201.

**Storm Water Infiltration-** Miranda requested 2 quotes for clearing any vegetation from the roof gutters. PMD cleared the vegetation and recommended inspection by Christiansen. Todd Samuel inspected and provided a 10/29 proposal for inspections once or twice a year. ***The Board approved an annual inspection through 2029 by e-mail..total $2,956. Christiansen will schedule.***

**Investment in CD-** Invested $50,000 in a 7 month CD, 3.65%, and $100,000 in an 11 month CD, 3.45%. The CD's were issued on 12/3 and are included in the Reserve.

**Kaman & Cusimano Recommendations-** K&C has recommended numerous amendments to our Declaration and By-Laws. Their letter was e-mailed to all Board members previously. The proposal is $2,950 for the Declaration and $1,750 for the By-Laws. If we prefer a full document update, an additional quote would be provided. K&C proposal accepted by e-mail on 10/2. ***Multiple documents received on 2/27 for Board review and action. Please review and share any comments.***

**Boiler Tune-Up-** After servicing the boilers for the heating season, Mike from Dillett recommended replacing boiler #1 in the nearer future, and boiler #2 after that. Miranda contacted contractors for proposals. D&M Heating came and reported that our system is beyond their capability. ***Dillett provided a 12/22/25 budget estimate for replacing boilers #1 and #2..$79,000. If we just did #1, $47,000 to $50,000. Ahern provided a 1/19/26 proposal for replacement of boiler #1..$36,928 and a 2/4/26 proposal for replacement of boilers #1 and #2..$67,488.***

**Door Buzzer-** *Proposal received from Wester Integrations for relocating* transformers to the elevator room and rewiring from there to the lobby...$950. ***Acceptance of the Wester Integrations proposal was approved. The buzzer is not operating as of 3/3. Wester contacted.***

**Pneumatic Air-Dryer-** *A switch connected to the compressor for the pneumatics which* allow thermostats to be controlled has malfunctioned. Proposals for repairing or replacing the air-dryer were requested. Dillett provided a 12/18 replacement proposal..$2,800. Ahern provided a 1/14/26 proposal..$3,558. The Dillett proposal was unanimously accepted on 1/14. ***The air-dryer was replaced on 1/21/26.***

**New Business**

**Financial Statements-** Schumacher Sama is no longer providing compilation services which result in consolidated Fenwick/Fen Laigh financial statements. Miranda will provide CPA options. 2025 Income Tax Return  completed and filed by PBG Financial Services, PLLC.

**Package Thievery-** Consider options for avoiding future thefts.

**Painting** – Several doors and doorways need painting or touch-ups. Obtain proposals?

**Next Board Meeting: Wednesday, March 18, 2026, Unit 503, 6:00.**

**Fenwick Condominium Association**

**Board Meeting Minutes –** Tuesday, December 16th, 2025

**Attendees**: S Skaggs, T. Keyes, D. Saliture, S. Saliture, J. Southward, R. Prom

**Absent**: A. Mikulay

Meeting called to order: 6:02 P.M.

**Minutes and Financials**

Minutes for November 2025 were reviewed and approved.

Financials for November 2025 were reviewed and approved.

**Old Business**

Reviewed current status as presented in the agenda.

**New Business**

Reviewed current status as presented in the agenda.

Door Buzzer - Approved the proposal from Wester Integrations to relocate the transformers to the electrical room and associated rewiring.

**Next Meeting**

Wednesday, January 21st, 2026, 6:00 PM, Unit 503

Meeting adjourned at 6:24 P.M.

Minutes recorded by Secretary T. Keyes

**Fenwick Condominium Association, Inc.**
**Annual Meeting Comments- Wednesday October 15, 2025**

**Call to Order**

**Confirmation of Quorum** (25% (11) in person or by proxy)

**Review and Approval of Annual Meeting Minutes of October 16, 2024**
The only actions taken were approval of the October 19, 2023 Minutes and the election of JoAnn Southward and Sam Skaggs to new 3 year terms.

**Introduction of Board**
JoAnn Southward- Vice President- 504
Thomas Keyes- Secretary- 603 Absent
Ryan Prom- Treasurer- 705
Doris Saliture- Member- 503
Calvin De Leon- Member- 104 Absent

**Introduction of Ogden Condominium Portfolio Manager- Miranda Cannon**

**President's Report**

**Overview of 2024-2025**

**Events-Projects- Replacements- Repairs**

**A/C System- The rooftop cooling tower was replaced and put into service on May 24, 2022. Total cost $45,805, from the Reserve. There were then issues with residue from corrosion in the cooling system pipes which caused several shut-downs of the cooling tower and chiller requiring cleaning of filters on each. Before the system was drained and shut down in October 2022, a "layup" chemical was applied to try to stabilize the interior of those pipes. The chemical application was repeated before the system was shut-down in 2023 and 2024 and will be done again this week. There has been only one instance of a similar a/c problem in each year since.**

**Facade Inspection Report- In May 2022, the Board engaged Ambrose Engineering to perform a Structural Condition Assessment of The Building and Parking Structure The report was received in June 2022. No "distress or deterioration" was observed in The Building. We were due for a facade inspection and again engaged Ambrose. The inspection was performed on 8/29/24 and the report was received on 9/5/24. Recommended repairs were completed this August by Masonry Restoration, Inc, for $12,736. Recommended "optional " repairs are for cleaning and painting of all exposed concrete surfaces and installing a waterproofing membrane over exposed concrete floor slabs. Proposals will be obtained.**

**Surface Parking Lot Project**

**Completed on 10/3/23. The old membrane was removed, through and through cracks were routed out and repaired, expansion joints were removed and replaced, edge caulking was removed and replaced, deteriorated underground walls were repaired, and a heavier duty membrane was installed. The base CMR bid price was $198,000. The Board considered a special assessment, but decided against it. The final cost came in at $166,000. There is still leakage at the east corners of the underground and CMR has stated that stopping that would require digging on neighboring properties to attempt a polyurethane injection. CMR subsequently inspected the membrane in August 2024 and were very pleased with the condition at that time.**

**Fenwick Office Building**

**The Fenwick Office Building was vacated in November, 2015. Since then, there have been plans floated to convert it to apartments, a storage facility, senior living, apartments, back to senior living, and the project is currently on hold. The office building owner has recently purchased the building two doors south and has offered to buy Shank Hall.**

**The Portfolio**

**No further word on the vacant lot across the street. The "art work" is fine.**

**Window Replacements**

**Sixteen owners opted to have windows replaced by Wasco Windows. All installations were completed by early November 2024. An additional owner had windows replaced this year by Semper Fi**

**Driveway Repairs**

**The south surface drive apron was replaced in November 2024...($11,150) Both surface drives were replaced by Poblocki..$8,834.**

**WE Energies Substation**

**In January of this year, pipes again froze in the WE vault. The vault can only be accessed when WE is present. When investigated, there were several inches of water throughout the space. Resulting humidity affected several units above. Repair of the broken pipes and in the units above resulted in a significant expense, along with a very high water bill. Th vault will be accessed this Friday to prepare to make improvements to prevent this from happening again.**

**Other**

**Washer replaced..$2,150, rooftop exhaust fan re-wired, basement floor painting..$1,960, laundry room sump pump replaced, master boiler motor replacement..$3,846, pneumatic compressor replacement..$4,158**

**Financials and Reserve**

**2024- December YTD income was over budget by $3,000. The net loss for 2024 was $12,000, mainly due to high Plumbing/HVAC expenses.     .**

**Cash on-hand at 12/31/24 was $226,000, with $194,000 in the Reserve.. 2024 outlays from the Reserve were $31,000...washer, driveway apron, WE vault issues, domestic water pressure improvement.**

**2025- Operating Expenses through September 2025 exceeded Operating Income by $14,000. Plumbing/HVAC expense is over budget by $11,000 and Water/Sewer is over by $7,600.**

**As of September 30, there was cash on hand of $246,000, including $225,000 in the Reserve. The budget included $92,000 of 2025 Reserve Contributions and 2025 monthly contributions of $7,333. Outlays from the Reserve of $40,000 for the facade repairs, driveways,WE vault repairs.**

**When October financials are available, Ogden and the Board will determine the 2025 budget and fees. .**

**2020 Reserve Study- Recommended contributions increases of about $3,000-$4,000 annually, topping out at $145,000 in 2036.** (a $4,000 increase would be about $8.00 per month per unit}. **The Study actually recommended 2025 contributions of $106,000, but $92,000 was budgeted to limit fee increases. The recommended contribution for 2026 is $109,000.**

**The Building is 62 years old** and parts of original systems (miles of pipes, domestic water tank, elevator controller, etc) remain and will require **maintenance, repairs and replacements** in the coming years. **Within the past 15 years we have replaced the chiller, replaced the original boiler with 3 munchkin boilers, replaced the elevator power unit, re-drilled, encased and lined the elevator well, replaced the fire alarm system, re-oriented the underground parking sprinkler system, replaced the roof and cooling tower, repaired the parking structure and resurfaced the surface lot and surface drives. We will need to continue to maintain the reserve to meet our needs when required.  Special assessments- Elevator and Roof.**

**Other-Going Forward**

**The boilers will be checked in the next week.**

**Our snow contractor has been engaged for the coming season.**

**Smoke Alarms and CO Detectors-During the 12/10/24 fire inspection, the Inspector stated that owners of units in the building no longer need to annually certify in writing that there are working smoke alarms/co detectors in their units. During last week's inspection, the Inspector stated that certification is still required. Either way, it is highly recommended that owners make sure their alarms are in working order. .**

**Elevator Upgrade- TKE has suggested upgrades ranging in cost from $137,000 to $160,000, not including additional changes required when current codes come into play. The Board will continue to consider options.**

**Nominations and Voting**
**Board Terms Expiring- Ryan Prom and Calvin DeLeon.**
**Elect 2 members to 3 year terms.**
**Nominations.**

**Owner's Concerns/Questions**

**Utilities connections (electrical, plumbing, thermostats, heating and a/c valves) serving a single unit are the responsibility of the unit owner, along with windows and doors.**

**Adjournment**

**Fenwick Condominium Association**

**Board Meeting Minutes –** Wednesday, April 23, 2025

**Attendees**: S Skaggs, J. Southward, T. Keyes, D. Saliture, S. Saliture

**Absent**: T. Keyes, R. Prom

Meeting called to order: 6:01 P.M.

**Minutes and Financials**

March 19 Minutes were reviewed and approved.

Financials for March 2025 were reviewed and approved.

**Old Business**

Reviewed current status as presented in the agenda.

**Structural Assessment** – Recommendations are in the minutes. Sam to request quotes from Holton. Will review and decide upon receipt.

**Surface Drive Stabilization** – Requesting quotes to coat or resurface based on recommendation by vendors.

**New Business**

Reviewed current status as presented in the agenda.

**Next Meeting**

Wednesday, May 21, 2025, 6:00 PM, Unit 503

Meeting adjourned at 6:23 P.M.

Minutes recorded by Acting Secretary S. Skaggs