

FRANCES CARLTON CONDOMINIUM
ASSOCIATIONS, INC.

For the Month Ending

JANUARY 2026

Unaudited
Financial Statement

Prepared by
Progressive Community Management
Sarasota, Florida

Frances Carlton Condominium Association Inc

FUND BALANCE SHEET

As of: 01/31/2026

Run Date: 02/17/2026

Run Time: 01:46 PM

<u>Account</u>	<u>Operating</u>	<u>Reserves</u>	<u>Total</u>
1010 Truist Bank Checking - 8777	\$88,425.34		\$88,425.34
1011 Truist Bank Insurance 8777	\$12,836.17		\$12,836.17
1012 Truist Bank Reserve-8785		\$173,857.54	\$173,857.54
1035 Interfund Transfer	(\$54,191.31)		(\$54,191.31)
1036 Interfund Transfer		\$54,191.31	\$54,191.31
1140 Accounts Receivable-Owners	\$23,138.00		\$23,138.00
1250 Prepaid Insurance	\$75,568.13		\$75,568.13
Total Assets			
	\$145,776.33	\$228,048.85	\$373,825.18

<u>Account</u>	<u>Operating</u>	<u>Reserves</u>	<u>Total</u>
2030 Prepaid Assessments	\$13,461.00		\$13,461.00
2031 Deferred Revenue	\$53,371.02		\$53,371.02
Total Liabilities			
	\$66,832.02	\$0.00	\$66,832.02

<u>Account</u>	<u>Operating</u>	<u>Reserves</u>	<u>Total</u>
3606 BegBal - Reserve Interest		\$9,424.48	\$9,424.48
3607 Current Year Reserve Interest		\$81.73	\$81.73
3801 BegBal - SIRS		\$112,590.00	\$112,590.00
3802 Alloc - SIRS		\$3,754.83	\$3,754.83
3811 Beg Bal - Non-SRS		\$100,393.47	\$100,393.47
3812 Alloc - Non-SIRS		\$1,804.32	\$1,804.32
4990 Fund Balance			
Current Year Net Income/(Loss)	\$82,331.37		\$82,331.37
Total Equity	(\$3,387.04)	\$0.00	(\$3,387.04)
Total Liabilities & Equity			
Assets	\$78,944.33	\$228,048.83	\$306,993.16

\$145,776.35

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Frances Carlton Condominium Association Inc

INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

Income

Run Date: 02/17/2026

Run Time: 01:46 PM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5010 Maintenance Assessments	21,125.83	21,125.83	0.00	21,125.83	21,125.83	0.00	253,510.00
5050 Interest Income	1.82	0.00	1.82	1.82	0.00	1.82	0.00
Total	21,127.65	21,125.83	1.82	21,127.65	21,125.83	1.82	253,510.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
7010 Water/Sewer/Trash	1,665.38	2,000.00	334.62	1,665.38	2,000.00	334.62	24,000.00
7050 Electricity	150.96	225.00	74.04	150.96	225.00	74.04	2,700.00
7130 Fire Alarm Maintenance	134.89	750.00	615.11	134.89	750.00	615.11	9,000.00
7140 Gate Operator	0.00	103.33	103.33	0.00	103.33	103.33	1,240.00
Maintenance	9,383.30	9,833.33	450.03	9,383.30	9,833.33	450.03	118,000.00
7150 Insurance	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
7210 Pest Control	1,109.00	675.00	(434.00)	1,109.00	675.00	(434.00)	8,100.00
7240 Grounds Maintenance	215.00	250.00	35.00	215.00	250.00	35.00	3,000.00
7250 Grounds/Mulch/Other	490.00	490.00	0.00	490.00	490.00	0.00	5,880.00
7310 Pool Maintenance							
Contract	0.00	133.33	133.33	0.00	133.33	133.33	1,600.00
7330 Pool Supplies & Repairs	859.72	1,375.00	515.28	859.72	1,375.00	515.28	16,500.00
7350							
Repairs/Replacements/Service	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
7351 Water Leak Remediation	9,250.50	1,375.00	(7,875.50)	9,250.50	1,375.00	(7,875.50)	16,500.00
7352 Special Projects	0.00	875.00	875.00	0.00	875.00	875.00	10,500.00
7400 Janitorial	0.00	400.00	400.00	0.00	400.00	400.00	4,800.00
7410 Onsite Employee/Labor	0.00	50.00	50.00	0.00	50.00	50.00	600.00
7460 Legal	1,074.17	1,074.17	0.00	1,074.17	1,074.17	0.00	12,890.00
7480 Management Fees	181.77	200.00	18.23	181.77	200.00	18.23	2,400.00
7490 Postage/Printing/Supplies	0.00	41.67	41.67	0.00	41.67	41.67	500.00
7500 Licenses/Fees/Dues							
Total	24,514.69	21,100.83	(3,413.86)	24,514.69	21,100.83	(3,413.86)	253,210.00
Net Income	(3,387.04)	25.00	(3,412.04)	(3,387.04)	25.00	(3,412.04)	300.00

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Frances Carlton Condominium Association Inc
Reserve Statement

Run Date: 02/17/2026
Run Time: 02:01 PM

Start: 01/01/2026 | End: 01/31/2026

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Reserves - Interest				
3606 BegBal - Reserve Interest	\$9,424.48	\$0.00	\$0.00	\$9,424.48
3607 Current Year Reserve Interest	\$0.00	\$81.73	\$0.00	\$81.73
Reserves - InterestTotal:	\$9,424.48	\$81.73	\$0.00	\$9,506.21
Reserves - SIRS				
3801 BegBal - SIRS	\$112,590.00	\$0.00	\$0.00	\$112,590.00
3802 Alloc - SIRS	\$0.00	\$3,754.83	\$0.00	\$3,754.83
Reserves - SIRSTotal:	\$112,590.00	\$3,754.83	\$0.00	\$116,344.83
Reserves - Non-SIRS				
3811 Beg Bal - Non-SIRS	\$100,393.47	\$0.00	\$0.00	\$100,393.47
3812 Alloc - Non-SRS	\$0.00	\$1,804.32	\$0.00	\$1,804.32
Reserves - Non-SIRSTotal:	\$100,393.47	\$1,804.32	\$0.00	\$102,197.79
Total	\$222,407.95	\$5,640.88	\$0.00	\$228,048.83