

Hampton Towne Estates Condominium Assn
Balance Sheet Prev Year Comparison
As of December 31, 2025

	<u>Dec 31, 25</u>	<u>Dec 31, 24</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Edward Jones Reserve	317,141.27	256,923.45	60,217.82
Provident Checking	18,136.25	34,888.86	-16,752.61
Total Checking/Savings	<u>335,277.52</u>	<u>291,812.31</u>	<u>43,465.21</u>
Accounts Receivable			
Accounts Receivable	-10,073.44	-14,075.94	4,002.50
Total Accounts Receivable	<u>-10,073.44</u>	<u>-14,075.94</u>	<u>4,002.50</u>
Other Current Assets			
Undeposited Funds	0.00	325.00	-325.00
Total Other Current Assets	<u>0.00</u>	<u>325.00</u>	<u>-325.00</u>
Total Current Assets	<u>325,204.08</u>	<u>278,061.37</u>	<u>47,142.71</u>
Other Assets			
Uncollectible Condo Fees	3,088.14	3,088.14	0.00
Total Other Assets	<u>3,088.14</u>	<u>3,088.14</u>	<u>0.00</u>
TOTAL ASSETS	<u>328,292.22</u>	<u>281,149.51</u>	<u>47,142.71</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Deferred Expense	1,243.20	7,140.00	-5,896.80
Total Other Current Liabilities	<u>1,243.20</u>	<u>7,140.00</u>	<u>-5,896.80</u>
Total Current Liabilities	<u>1,243.20</u>	<u>7,140.00</u>	<u>-5,896.80</u>
Total Liabilities	<u>1,243.20</u>	<u>7,140.00</u>	<u>-5,896.80</u>
Equity			
Retained Earnings	274,009.51	259,311.34	14,698.17
Net Income	53,039.51	14,698.17	38,341.34
Total Equity	<u>327,049.02</u>	<u>274,009.51</u>	<u>53,039.51</u>
TOTAL LIABILITIES & EQUITY	<u>328,292.22</u>	<u>281,149.51</u>	<u>47,142.71</u>

Hampton Towne Estates Condominium Assn
Profit & Loss
January through December 2025

	Jan - Dec 25	Jan - Dec 24	\$ Change
Ordinary Income/Expense			
Income			
Condo Fees	326,945.00	312,638.72	14,306.28
Conveyance Fee Income	650.00	3,720.00	-3,070.00
Late Fees	600.00	865.00	-265.00
Other Income	0.00	4,200.00	-4,200.00
Returned Check Charges	25.00	0.00	25.00
Roof Assessments	316,025.00	0.00	316,025.00
Total Income	644,245.00	321,423.72	322,821.28
Expense			
Administrative Expense	1,749.29	2,340.96	-591.67
Dryer Vent Cleaning	0.00	7,140.00	-7,140.00
Electricity	5,821.20	5,861.43	-40.23
Fertilization	3,952.95	3,534.00	418.95
Fire System/Alarm	13,170.80	16,318.50	-3,147.70
Gutter Cleaning/Ice Dam Removal	7,150.00	3,495.18	3,654.82
Insurance Expense	45,954.67	46,211.17	-256.50
Landscape Improvements	4,833.00	1,978.00	2,855.00
Landscaping/Groundskeeping/Snow	64,500.00	62,790.00	1,710.00
Pest Control	375.00	300.00	75.00
Powerwashing	0.00	6,640.00	-6,640.00
Professional Fees			
Accounting	6,617.70	6,852.12	-234.42
Legal Fee	317.50	55.00	262.50
Total Professional Fees	6,935.20	6,907.12	28.08
Property Management Fees	22,880.40	22,656.32	224.08
Repairs and Maintenance	17,007.22	13,788.79	3,218.43
Rubbish Removal	13,621.47	10,606.30	3,015.17
Tree Work	5,700.00	6,192.00	-492.00
Water Usage	6,226.37	5,507.72	718.65
Total Expense	219,877.57	222,267.49	-2,389.92
Net Ordinary Income	424,367.43	99,156.23	325,211.20
Other Income/Expense			
Other Income			
Interest Income	8,655.53	10,366.82	-1,711.29
Unrealized Gain or Loss on Inve	1,562.29	1,000.66	561.63
Total Other Income	10,217.82	11,367.48	-1,149.66
Other Expense			
Capital Projects			
Drainage	2,428.57	0.00	2,428.57
Patio Posts	16,170.00	0.00	16,170.00
Patios	7,857.14	0.00	7,857.14
Roofs	316,000.00	59,985.00	256,015.00
Sealcoating	0.00	21,989.88	-21,989.88
Total Capital Projects	342,455.71	81,974.88	260,480.83

Hampton Towne Estates Condominium Assn
Profit & Loss
January through December 2025

	Jan - Dec 25	Jan - Dec 24	\$ Change
Other Expense			
Expenses Billed back to Units	20,131.87	3,787.17	16,344.70
Insurance Claim #23	0.00	10,063.49	-10,063.49
Repairs in lieu of ins claim 43	18,958.16	0.00	18,958.16
Total Other Expense	39,090.03	13,850.66	25,239.37
Total Other Expense	381,545.74	95,825.54	285,720.20
Net Other Income	-371,327.92	-84,458.06	-286,869.86
Net Income	53,039.51	14,698.17	38,341.34