

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

Bloomfield Concord  
Condominium Association

January 31, 2023

Prepared By:

The Highlander Group, Inc.  
3080 Orchard Lake Road, Suite J  
Keego Harbor, MI 48320  
248-681-7883  
[www.highlandergroup.net](http://www.highlandergroup.net)

Prepared without an audit and for internal purposes only.

22 Bloomfield Concord Condominium Association

Balance Sheet

Posted 01/31/2023

**Assets**

Operating Accounts

10000 Operating CAB-AZ 4,059.10

Total Operating Accounts 4,059.10

Reserve Accounts

10002 Reserve APT CAB-AZ 5,292.76

10003 Reserve COMMON CAB-AZ 10,677.13

Total Reserve Accounts 15,969.89

Accounts Receivable

12000 Accounts Receivable 375.00

Total Accounts Receivable 375.00

Other Assets

14011 Prepaid Insurance 3,783.00

14015 Prepaid Trash Removal 1,974.08

Total Other Assets 5,757.08

Total Assets

26,161.07

**Liabilities & Equity**

Other Liabilities

20002 CAB Roof Loan Payable

21000 Prepaid Assessments 6,091.50

Total Other Liabilities 6,091.50

Equity

30000 Reserve Fund-Common 10,677.13

30001 Reserve Fund - Apartments 5,292.76

31000 Prior Year Retained Earnings 4,261.70

Total Equity 20,231.59

Liabilities and Equity

Operating Retained Earnings (162.02)

Total Liabilities and Equity (162.02)

Total Liabilities & Equity

26,161.07

# Statement of Income and Expense

Monday, February 6, 2023

15:38

Posted 1/1/2023 To 1/31/2023 11:59:00 PM

## 22 Bloomfield Concord Condominium Association

### Operating

	Acct Code	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<b>Income</b>							
<b>Assessment Income</b>							
Common Assessment	40000	13,800.00	13,800.00	13,800.00	13,800.00	165,600.00	151,800.00
Apartment Assessment	40001	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00	22,000.00
Total Assessment Income		<u>15,800.00</u>	<u>15,800.00</u>	<u>15,800.00</u>	<u>15,800.00</u>	<u>189,600.00</u>	<u>173,800.00</u>
<b>Other Income</b>							
Interest - Common Accounts	40040	2.66	0.00	2.66	0.00	0.00	(2.66)
Interest - Apt. Accounts	40045	1.12	0.00	1.12	0.00	0.00	(1.12)
Late Fees	40050	65.00	0.00	65.00	0.00	0.00	(65.00)
Laundry Income	40070	0.00	208.33	0.00	208.33	2,500.00	2,500.00
Total Other Income		<u>68.78</u>	<u>208.33</u>	<u>68.78</u>	<u>208.33</u>	<u>2,500.00</u>	<u>2,431.22</u>
Total Income		<u>15,868.78</u>	<u>16,008.33</u>	<u>15,868.78</u>	<u>16,008.33</u>	<u>192,100.00</u>	<u>176,231.22</u>
<b>Expense</b>							
<b>Administrative</b>							
Copies	50110	17.10	58.33	17.10	58.33	700.00	682.90
Postage	50120	6.84	25.00	6.84	25.00	300.00	293.16
Legal Fees	50140	0.00	83.33	0.00	83.33	1,000.00	1,000.00
Audit/Tax	50160	0.00	0.00	0.00	0.00	2,500.00	2,500.00
Management Services	50200	574.25	574.25	574.25	574.25	6,891.00	6,316.75
Miscellaneous	50240	17.40	58.33	17.40	58.33	700.00	682.60
Website	50245	0.00	8.33	0.00	8.33	100.00	100.00
Fax Line President's Home	50250	0.00	4.58	0.00	4.58	55.00	55.00
Total Administrative		<u>615.59</u>	<u>812.15</u>	<u>615.59</u>	<u>812.15</u>	<u>12,246.00</u>	<u>11,630.41</u>
<b>Apartment Maintenance</b>							
Electric - Apartments	60010	629.41	333.33	629.41	333.33	4,000.00	3,370.59
Gas - Apartments	60015	597.50	216.67	597.50	216.67	2,600.00	2,002.50
Build. & Maint. repair - Apt	64000	47.69	0.00	47.69	0.00	0.00	(47.69)
Maint Wind & Door-Apt	64005	65.00	41.67	65.00	41.67	500.00	435.00

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## 22 Bloomfield Concord Condominium Association

### Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Maint & Supplies-Apt	64030	0.00	16.67	0.00	16.67	200.00	200.00
Plumbing - Apt	64110	0.00	41.67	0.00	41.67	500.00	500.00
Janitorial - Apt	64300	0.00	375.00	0.00	375.00	4,500.00	4,500.00
Carpet Cleaning - Apt	64360	0.00	16.67	0.00	16.67	200.00	200.00
Apt Rpl Reserve	64400	959.00	958.33	959.00	958.33	11,500.00	10,541.00
<b>Total Apartment Maintenance</b>		<b>2,298.60</b>	<b>2,000.01</b>	<b>2,298.60</b>	<b>2,000.01</b>	<b>24,000.00</b>	<b>21,701.40</b>
<b>Building Maintenance</b>	<b>Acct Code</b>						
Window Washing	65005	0.00	87.50	0.00	87.50	1,050.00	1,050.00
Electrical-Common Repairs	65015	215.06	41.67	215.06	41.67	500.00	284.94
Roofs, Gutters & Chimney repairs	65105	0.00	83.33	0.00	83.33	1,000.00	1,000.00
Plumbing - Common	65110	0.00	125.00	0.00	125.00	1,500.00	1,500.00
Painting-Common	65200	0.00	501.67	0.00	501.67	6,020.00	6,020.00
Carports-Common	66005	0.00	173.33	0.00	173.33	2,080.00	2,080.00
<b>Total Building Maintenance</b>		<b>215.06</b>	<b>1,012.50</b>	<b>215.06</b>	<b>1,012.50</b>	<b>12,150.00</b>	<b>11,934.94</b>
<b>Grounds</b>	<b>Acct Code</b>						
Grounds Maintenance misc.	63000	0.00	83.33	0.00	83.33	1,000.00	1,000.00
Landscape Maint. contract	63100	0.00	0.00	0.00	0.00	18,800.00	18,800.00
Lawn Fert/Weed contract	63110	0.00	312.50	0.00	312.50	3,750.00	3,750.00
Tree/Shrub Spray	63115	3,699.00	341.67	3,699.00	341.67	4,100.00	401.00
Irrigation - Repairs	63400	0.00	83.33	0.00	83.33	1,000.00	1,000.00
Snow Removal contract	63600	1,810.00	1,625.00	1,810.00	1,625.00	9,750.00	7,940.00
Chemical (Salt)	63610	0.00	300.00	0.00	300.00	1,500.00	1,500.00
Pest Control	63900	515.28	66.67	515.28	66.67	800.00	284.72
Trash Removal	63910	0.00	750.00	0.00	750.00	9,000.00	9,000.00
<b>Total Grounds</b>		<b>6,024.28</b>	<b>3,562.50</b>	<b>6,024.28</b>	<b>3,562.50</b>	<b>49,700.00</b>	<b>43,675.72</b>
<b>Insurance</b>	<b>Acct Code</b>						
Workers Compensation Insurance	50535	0.00	45.83	0.00	45.83	550.00	550.00
Property/Liab. Insurance	50570	1,267.00	1,353.00	1,267.00	1,353.00	16,236.00	14,969.00

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22 Bloomfield Concord Condominium Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Total Insurance		1,267.00	1,398.83	1,267.00	1,398.83	16,786.00	15,519.00
<b>Reserve Accounts</b>	<b>Acct Code</b>						
Common Rpl Reserve	63950	2,310.00	2,309.83	2,310.00	2,309.83	27,718.00	25,408.00
Reserve Interest	90140	3.29	0.00	3.29	0.00	0.00	(3.29)
Total Reserve Accounts		2,313.29	2,309.83	2,313.29	2,309.83	27,718.00	25,404.71
<b>Utilities</b>	<b>Acct Code</b>						
DTE-Outdoor Public Lighting	60020	398.24	166.67	398.24	166.67	2,000.00	1,601.76
Water/Sewer Common	60025	2,898.74	3,500.00	2,898.74	3,500.00	42,000.00	39,101.26
Water - Irrigation	60026	0.00	458.33	0.00	458.33	5,500.00	5,500.00
Total Utilities		3,296.98	4,125.00	3,296.98	4,125.00	49,500.00	46,203.02
Total Expense		16,030.80	15,220.82	16,030.80	15,220.82	192,100.00	176,069.20
Excess Revenue / Expense		(162.02)	787.51	(162.02)	787.51	0.00	(162.02)