

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Farmington Square
Condominium Association

September 30, 2025

Prepared By:

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Prepared without an audit and for internal purposes only.

141 Farmington Square Condominium Association

Balance Sheet

Posted 09/30/2025

Assets

Operating Accounts

10000	Operating	74,694.84
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<u>Total Operating Accounts</u>		<u>74,694.84</u>
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Reserve Accounts

10001	Money Market	237,181.45
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<u>Total Reserve Accounts</u>		<u>237,181.45</u>
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Accounts Receivable

12000	Accounts Receivable	105,817.63
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<u>Total Accounts Receivable</u>		<u>105,817.63</u>
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<u>Total Assets</u>		<u>417,693.92</u>
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Liabilities & Equity

Other Liabilities

14001	Deposits - Electric 8/15/26 refundable	(1,029.00)
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21000	Prepaid Assessments	19,172.89
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<u>Total Other Liabilities</u>		<u>18,143.89</u>
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Equity

30000	Reserve Fund	237,181.45
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31000	Prior Years Retained Earnings	159,822.08
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<u>Total Equity</u>		<u>397,003.53</u>
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Liabilities and Equity

Operating Retained Earnings	2,546.50
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<u>Total Liabilities and Equity</u>	<u>2,546.50</u>
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<u>Total Liabilities & Equity</u>	<u>417,693.92</u>
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Statement of Income and Expense

Tuesday, October 7, 2025

15:39

Posted 9/1/2025 To 9/30/2025 11:59:00 PM

141 Farmington Square Condominium Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
<u>Assessment Income</u>	<u>Acct Code</u>						
Assessments	40000	28,969.20	28,969.17	260,722.80	260,722.53	347,630.00	86,907.20
Total Assessment Income		28,969.20	28,969.17	260,722.80	260,722.53	347,630.00	86,907.20
<u>Other Income</u>	<u>Acct Code</u>						
Fines	40030	0.00	0.00	(255.00)	0.00	0.00	255.00
Interest	40040	86.03	4.17	415.28	37.53	50.00	(365.28)
Late Fees	40050	275.00	0.00	3,225.00	0.00	0.00	(3,225.00)
NSF Fees charged to co-owner	40053	0.00	0.00	240.00	0.00	0.00	(240.00)
Legal Fees charged to co-owners	40055	0.00	0.00	2,976.35	0.00	0.00	(2,976.35)
Laundry Income	40070	0.00	708.33	7,881.38	6,374.97	8,500.00	618.62
Total Other Income		361.03	712.50	14,483.01	6,412.50	8,550.00	(5,933.01)
Total Income		29,330.23	29,681.67	275,205.81	267,135.03	356,180.00	80,974.19
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Copies	50110	53.28	33.33	1,118.83	299.97	400.00	(718.83)
Postage	50120	26.64	25.00	519.24	225.00	300.00	(219.24)
Legal Fees - Collections	50140	(970.75)	583.33	5,879.85	5,249.97	7,000.00	1,120.15
Legal Fees - Other	50145	134.00	166.67	1,105.50	1,500.03	2,000.00	894.50
Audit/Tax	50160	0.00	0.00	1,200.00	1,200.00	1,200.00	0.00
Management Services	50200	2,691.00	1,646.00	17,949.00	14,814.00	19,752.00	1,803.00
Miscellaneous	50240	364.40	333.33	1,668.90	2,999.97	4,000.00	2,331.10
Website	50245	35.00	0.00	230.00	0.00	0.00	(230.00)
Bad Debt Expense	50299	1,374.47	0.00	1,343.07	0.00	0.00	(1,343.07)
Telephone	60050	4,574.39	1,416.67	15,405.46	12,750.03	17,000.00	1,594.54
Total Administrative		8,282.43	4,204.33	46,419.85	39,038.97	51,652.00	5,232.15
<u>Building Maintenance</u>	<u>Acct Code</u>						
Structural	65000	0.00	833.33	9,977.48	7,499.97	10,000.00	22.52

Statement of Income and Expense

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141 Farmington Square Condominium Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Electrical	65015	0.00	125.00	2,533.50	1,125.00	1,500.00	(1,033.50)
Door/Locks/Keys	65030	140.00	0.00	140.00	0.00	0.00	(140.00)
Intercom System	65040	0.00	166.67	777.99	1,500.03	2,000.00	1,222.01
Roof Maint/Repairs	65105	4,950.00	0.00	5,400.00	0.00	0.00	(5,400.00)
Plumbing	65110	250.00	0.00	970.00	0.00	0.00	(970.00)
Painting	65200	0.00	0.00	2,200.00	0.00	0.00	(2,200.00)
Janitorial	66000	125.00	2,583.33	13,018.00	23,249.97	31,000.00	17,982.00
Carpet Repair & Cleaning	66005	198.25	358.33	991.25	3,224.97	4,300.00	3,308.75
Dryer Vent Cleaning	66060	0.00	125.00	0.00	1,125.00	1,500.00	1,500.00
Fire Sprinklers	66150	0.00	208.33	0.00	1,874.97	2,500.00	2,500.00
Total Building Maintenance		5,663.25	4,399.99	36,008.22	39,599.91	52,800.00	16,791.78
Community Center/Clubhouse	Acct Code						
Pool Service/Maint.	70100	2,660.56	1,458.33	12,988.82	13,124.97	17,500.00	4,511.18
Total Community Center/Clubhouse		2,660.56	1,458.33	12,988.82	13,124.97	17,500.00	4,511.18
Grounds	Acct Code						
Grounds Maintenance	63000	3,500.00	225.00	3,775.00	2,025.00	2,700.00	(1,075.00)
Landscape Maintenance	63100	1,842.86	1,928.57	10,784.51	9,642.85	13,500.00	2,715.49
Lawn Fertilization	63110	282.19	145.83	1,128.76	1,312.47	1,750.00	621.24
Tree/Shrub Spray	63115	0.00	316.67	0.00	2,850.03	3,800.00	3,800.00
Tree Pruning	63130	6,300.00	0.00	6,300.00	0.00	0.00	(6,300.00)
Irrigation	63400	707.00	291.67	1,713.00	2,625.03	3,500.00	1,787.00
Snow Removal	63600	0.00	0.00	11,680.20	14,400.00	18,000.00	6,319.80
Chemical (Salt)	63610	0.00	0.00	0.00	2,000.00	2,500.00	2,500.00
Concrete / Sidewalks	63705	0.00	208.33	5,850.00	1,874.97	2,500.00	(3,350.00)
Asphalt / Parking Lot	63710	3,750.00	0.00	3,750.00	0.00	0.00	(3,750.00)
Pest Control	63900	373.12	416.67	2,850.31	3,750.03	5,000.00	2,149.69
Trash Removal	63910	3,895.67	1,750.00	17,863.14	15,750.00	21,000.00	3,136.86
Total Grounds		20,650.84	5,282.74	65,694.92	56,230.38	74,250.00	8,555.08

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<u>Insurance</u>	<u>Acct Code</u>						
Umbrella Insurance	50550	295.66	0.00	591.33	0.00	0.00	(591.33)
Liability Insurance	50560	2,403.00	2,916.67	27,012.23	26,250.03	35,000.00	7,987.77
Total Insurance		2,698.66	2,916.67	27,603.56	26,250.03	35,000.00	7,396.44
<u>Reserve Accounts</u>	<u>Acct Code</u>						
Reserve Contribution	90000	19,048.00	2,381.33	21,429.00	21,431.97	28,576.00	7,147.00
Reserve Interest	90140	77.24	0.00	120.19	0.00	0.00	(120.19)
Total Reserve Accounts		19,125.24	2,381.33	21,549.19	21,431.97	28,576.00	7,026.81
<u>Utilities</u>	<u>Acct Code</u>						
Electric	60010	551.30	650.00	4,883.32	5,850.00	7,800.00	2,916.68
Gas	60015	134.39	208.33	1,398.35	1,874.97	2,500.00	1,101.65
Water	60025	0.00	7,175.17	55,690.16	64,576.53	86,102.00	30,411.84
Alarm Monitoring	60040	0.00	0.00	422.92	0.00	0.00	(422.92)
Total Utilities		685.69	8,033.50	62,394.75	72,301.50	96,402.00	34,007.25
Total Expense		59,766.67	28,676.89	272,659.31	267,977.73	356,180.00	83,520.69
Excess Revenue / Expense		(30,436.44)	1,004.78	2,546.50	(842.70)	0.00	2,546.50