

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

Bloomfield Concord  
Condominium Association

October 31, 2025

Prepared By:

The Highlander Group, Inc.  
2878 Orchard Lake Road, 1st Floor.  
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 10/31/2025

**Assets**

Operating Accounts

10000 Operating CAB-AZ 4,400.69

Total Operating Accounts 4,400.69

Reserve Accounts

10002 Reserve APT CAB-AZ 19,809.95

10003 Reserve COMMON CAB-AZ 71,761.94

Total Reserve Accounts 91,571.89

Accounts Receivable

12000 Accounts Receivable 2,002.24

Total Accounts Receivable 2,002.24

Other Assets

14011 Prepaid Insurance 1,341.62

14015 Prepaid Trash Removal 5,700.96

Total Other Assets 7,042.58

*Total Assets*

105,017.40

**Liabilities & Equity**

Other Liabilities

20002 CAB Roof Loan Payable

21000 Prepaid Assessments 4,784.79

Total Other Liabilities 4,784.79

Equity

30000 Reserve Fund-Common 71,761.94

30001 Reserve Fund - Apartments 19,809.95

31000 Prior Year Retained Earnings 14,129.05

Total Equity 105,700.94

Liabilities and Equity

Operating Retained Earnings (5,468.33)

Total Liabilities and Equity (5,468.33)

*Total Liabilities & Equity*

105,017.40

# Statement of Income and Expense

Posted 10/1/2025 To 10/31/2025 11:59:00 PM

## 22 Bloomfield Concord Condominium Association

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<b>Income</b>							
<b><u>Assessment Income</u></b>	<b><u>Acct Code</u></b>						
Common Assessment	40000	14,100.00	14,100.00	141,000.00	141,000.00	169,200.00	28,200.00
Apartment Assessment	40001	2,200.00	2,200.00	22,000.00	22,000.00	26,400.00	4,400.00
Total Assessment Income		<u>16,300.00</u>	<u>16,300.00</u>	<u>163,000.00</u>	<u>163,000.00</u>	<u>195,600.00</u>	<u>32,600.00</u>
<b><u>Other Income</u></b>	<b><u>Acct Code</u></b>						
Fines	40030	0.00	0.00	90.00	0.00	0.00	(90.00)
Interest - Common Accounts	40040	9.20	0.00	99.84	0.00	0.00	(99.84)
Interest - Apt. Accounts	40045	2.43	0.00	25.06	0.00	0.00	(25.06)
Late Fees	40050	65.00	0.00	910.00	0.00	0.00	(910.00)
Laundry Income	40070	0.00	208.33	1,861.92	2,083.30	2,500.00	638.08
Miscellaneous Income	40080	0.00	0.00	200.00	0.00	0.00	(200.00)
Transfer from reserves	45000	0.00	0.00	8,500.00	0.00	0.00	(8,500.00)
Total Other Income		<u>76.63</u>	<u>208.33</u>	<u>11,686.82</u>	<u>2,083.30</u>	<u>2,500.00</u>	<u>(9,186.82)</u>
Total Income		<u>16,376.63</u>	<u>16,508.33</u>	<u>174,686.82</u>	<u>165,083.30</u>	<u>198,100.00</u>	<u>23,413.18</u>
<b>Expense</b>							
<b><u>Administrative</u></b>	<b><u>Acct Code</u></b>						
Copies	50110	61.16	60.42	891.62	604.20	725.00	(166.62)
Postage	50120	22.94	25.00	241.38	250.00	300.00	58.62
Legal Fees	50140	0.00	83.33	1,306.50	833.30	1,000.00	(306.50)
Audit/Tax	50160	0.00	0.00	2,500.00	2,500.00	2,500.00	0.00
Management Services	50200	609.22	609.22	6,092.20	6,092.20	7,310.64	1,218.44
Miscellaneous	50240	46.60	62.50	648.80	625.00	750.00	101.20
Website	50245	0.00	12.50	251.23	125.00	150.00	(101.23)
Fax Line President's Home	50250	0.00	4.58	54.94	45.80	55.00	0.06
Total Administrative		<u>739.92</u>	<u>857.55</u>	<u>11,986.67</u>	<u>11,075.50</u>	<u>12,790.64</u>	<u>803.97</u>
<b><u>Apartment Maintenance</u></b>	<b><u>Acct Code</u></b>						
Electric - Apartments	60010	318.02	358.33	3,257.83	3,583.30	4,300.00	1,042.17

# Statement of Income and Expense

Tuesday, November 4, 2025

10:59

Posted 10/1/2025 To 10/31/2025 11:59:00 PM

## 22 Bloomfield Concord Condominium Association

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Gas - Apartments	60015	185.63	191.67	1,859.07	1,916.70	2,300.00	440.93
Build. & Maint. repair - Apt	64000	110.68	166.67	654.18	1,666.70	2,000.00	1,345.82
Maint Wind & Door-Apt	64005	0.00	250.00	6,172.72	2,500.00	3,000.00	(3,172.72)
Maint & Supplies-Apt	64030	0.00	20.83	286.18	208.30	250.00	(36.18)
Plumbing - Apt	64110	0.00	0.00	285.58	0.00	0.00	(285.58)
Boiler Insp. Fees - Apt.	64130	0.00	0.00	(187.50)	0.00	0.00	187.50
Janitorial - Apt	64300	1,518.75	416.67	6,188.98	4,166.70	5,000.00	(1,188.98)
Carpet Cleaning - Apt	64360	0.00	16.67	130.00	166.70	200.00	70.00
Apt Rpl Reserve	64400	780.00	779.17	6,240.00	7,791.70	9,350.00	3,110.00
<b>Total Apartment Maintenance</b>		<b>2,913.08</b>	<b>2,200.01</b>	<b>24,887.04</b>	<b>22,000.10</b>	<b>26,400.00</b>	<b>1,512.96</b>
<b><u>Building Maintenance</u></b>	<b><u>Acct Code</u></b>						
Structural-Common	65000	350.00	41.67	1,424.62	416.70	500.00	(924.62)
Window Washing	65005	1,050.00	87.50	2,100.00	875.00	1,050.00	(1,050.00)
Electrical-Common Repairs	65015	0.00	20.83	365.00	208.30	250.00	(115.00)
Roofs, Gutters & Chimney repairs	65105	0.00	83.33	1,850.00	833.30	1,000.00	(850.00)
Plumbing - Common	65110	0.00	0.00	330.00	0.00	0.00	(330.00)
Sewer Repairs	65112	0.00	291.67	1,485.00	2,916.70	3,500.00	2,015.00
Painting-Common	65200	0.00	0.00	50.00	0.00	0.00	(50.00)
Carports-Common	66005	0.00	0.00	875.00	0.00	0.00	(875.00)
<b>Total Building Maintenance</b>		<b>1,400.00</b>	<b>525.00</b>	<b>8,479.62</b>	<b>5,250.00</b>	<b>6,300.00</b>	<b>(2,179.62)</b>
<b><u>Grounds</u></b>	<b><u>Acct Code</u></b>						
Grounds Maintenance misc.	63000	0.00	100.00	1,587.38	1,000.00	1,200.00	(387.38)
Landscape Maint. contract	63100	0.00	2,714.29	7,856.28	16,285.74	19,000.00	11,143.72
Lawn Fert/Weed contract	63110	0.00	341.67	4,020.00	3,416.70	4,100.00	80.00
Tree/Shrub Spray	63115	774.00	341.67	12,704.00	3,416.70	4,100.00	(8,604.00)
Mulch	63145	0.00	208.33	0.00	2,083.30	2,500.00	2,500.00
Irrigation - Repairs	63400	325.00	125.00	1,966.31	1,250.00	1,500.00	(466.31)
Snow Removal contract	63600	0.00	0.00	12,455.00	12,000.00	15,000.00	2,545.00

# Statement of Income and Expense

Tuesday, November 4, 2025

10:59

Posted 10/1/2025 To 10/31/2025 11:59:00 PM

## 22 Bloomfield Concord Condominium Association

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Chemical (Salt)	63610	0.00	0.00	538.37	520.00	650.00	111.63
Street & sidewalk repair	63700	5,000.00	0.00	5,400.00	0.00	0.00	(5,400.00)
Pest Control	63900	0.00	62.50	623.49	625.00	750.00	126.51
Trash Removal	63910	712.61	679.17	11,908.04	6,791.70	8,150.00	(3,758.04)
<b>Total Grounds</b>		<b>6,811.61</b>	<b>4,572.63</b>	<b>59,058.87</b>	<b>47,389.14</b>	<b>56,950.00</b>	<b>(2,108.87)</b>
<b>Insurance</b>	<b>Acct Code</b>						
Workers Compensation Insurance	50535	0.00	0.00	550.00	550.00	550.00	0.00
Property/Liab. Insurance	50570	1,341.58	1,458.33	13,928.80	14,583.30	17,500.00	3,571.20
<b>Total Insurance</b>		<b>1,341.58</b>	<b>1,458.33</b>	<b>14,478.80</b>	<b>15,133.30</b>	<b>18,050.00</b>	<b>3,571.20</b>
<b>Reserve Accounts</b>	<b>Acct Code</b>						
Common Rpl Reserve	63950	2,976.00	2,975.78	23,808.00	29,757.80	35,709.36	11,901.36
Reserve Interest	90140	11.23	0.00	120.58	0.00	0.00	(120.58)
<b>Total Reserve Accounts</b>		<b>2,987.23</b>	<b>2,975.78</b>	<b>23,928.58</b>	<b>29,757.80</b>	<b>35,709.36</b>	<b>11,780.78</b>
<b>Utilities</b>	<b>Acct Code</b>						
DTE-Outdoor Public Lighting	60020	422.39	241.67	2,297.73	2,416.70	2,900.00	602.27
Water/Sewer Common	60025	5,086.62	2,916.67	31,946.64	29,166.70	35,000.00	3,053.36
Water - Irrigation	60026	0.00	333.33	3,091.20	3,333.30	4,000.00	908.80
<b>Total Utilities</b>		<b>5,509.01</b>	<b>3,491.67</b>	<b>37,335.57</b>	<b>34,916.70</b>	<b>41,900.00</b>	<b>4,564.43</b>
<b>Total Expense</b>		<b>21,702.43</b>	<b>16,080.97</b>	<b>180,155.15</b>	<b>165,522.54</b>	<b>198,100.00</b>	<b>17,944.85</b>
<b>Excess Revenue / Expense</b>		<b>(5,325.80)</b>	<b>427.36</b>	<b>(5,468.33)</b>	<b>(439.24)</b>	<b>0.00</b>	<b>(5,468.33)</b>