

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

Farmington Square  
Condominium Association

January 31, 2026

Prepared By:

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Prepared without an audit and for internal purposes only.

141 Farmington Square Condominium Association

Balance Sheet

Posted 01/31/2026

**Assets**

Operating Accounts

10000 Operating 28,139.22

Total Operating Accounts 28,139.22

Reserve Accounts

10001 Money Market 97,711.59

10200 First Citizen CD #1, 9-months, 3.50%, matures 7 75,664.54

10201 First Citizens CD #2, 6-month, 3.60%, Matures 4 75,683.61

Total Reserve Accounts 249,059.74

Accounts Receivable

12000 Accounts Receivable 106,795.56

Total Accounts Receivable 106,795.56

*Total Assets* 383,994.52

**Liabilities & Equity**

Other Liabilities

14001 Deposits - Electric 8/15/26 refundable (1,029.00)

21000 Prepaid Assessments 20,728.35

Total Other Liabilities 19,699.35

Equity

30000 Reserve Fund 249,059.74

31000 Prior Years Retained Earnings 128,745.97

Total Equity 377,805.71

Liabilities and Equity

Operating Retained Earnings (13,510.54)

Total Liabilities and Equity (13,510.54)

*Total Liabilities & Equity* 383,994.52

# Statement of Income and Expense

Tuesday, February 10, 2026

10:39

Posted 1/1/2026 To 1/31/2026 11:59:00 PM

## 141 Farmington Square 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>						
Assessments	40000	33,333.57	33,333.33	33,333.57	33,333.33	400,000.00	366,666.43
Total Assessment Income		33,333.57	33,333.33	33,333.57	33,333.33	400,000.00	366,666.43
<b><u>Other Income</u></b>	<b><u>Acct Code</u></b>						
Interest	40040	469.88	0.00	469.88	0.00	0.00	(469.88)
Late Fees	40050	(411.50)	0.00	(411.50)	0.00	0.00	411.50
Laundry Income	40070	0.00	666.67	0.00	666.67	8,000.00	8,000.00
Transfer from Reserves	45000	0.00	5,528.79	0.00	5,528.79	66,345.52	66,345.52
Total Other Income		58.38	6,195.46	58.38	6,195.46	74,345.52	74,287.14
Total Income		33,391.95	39,528.79	33,391.95	39,528.79	474,345.52	440,953.57
<b>Expense</b>							
<b><u>Administrative</u></b>	<b><u>Acct Code</u></b>						
Copies	50110	70.20	83.33	70.20	83.33	1,000.00	929.80
Postage	50120	37.59	58.33	37.59	58.33	700.00	662.41
Legal Fees - Collections	50140	647.75	166.67	647.75	166.67	2,000.00	1,352.25
Legal Fees - Other	50145	201.00	1,000.00	201.00	1,000.00	12,000.00	11,799.00
Audit/Tax	50160	0.00	0.00	0.00	0.00	1,200.00	1,200.00
Management Services	50200	2,691.00	2,691.00	2,691.00	2,691.00	32,776.38	30,085.38
Miscellaneous	50240	228.25	166.67	228.25	166.67	2,000.00	1,771.75
Website	50245	35.00	35.00	35.00	35.00	420.00	385.00
Bad Debt Expense	50299	231.60	0.00	231.60	0.00	0.00	(231.60)
Total Administrative		4,142.39	4,201.00	4,142.39	4,201.00	52,096.38	47,953.99
<b><u>Building Maintenance</u></b>	<b><u>Acct Code</u></b>						
Structural	65000	134.50	1,000.00	134.50	1,000.00	12,000.00	11,865.50
Electrical	65015	6,080.30	132.13	6,080.30	132.13	1,585.57	(4,494.73)
Gutters	65100	0.00	416.67	0.00	416.67	5,000.00	5,000.00
Plumbing	65110	875.00	0.00	875.00	0.00	0.00	(875.00)

Statement of Income and Expense

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141 Farmington Square Condominium Association

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Janitorial	66000	2,315.00	2,583.33	2,315.00	2,583.33	31,000.00	28,685.00
Carpet Repair & Cleaning	66005	198.25	358.33	198.25	358.33	4,300.00	4,101.75
Dryer Vent Cleaning	66060	0.00	187.50	0.00	187.50	2,250.00	2,250.00
Fire Sprinklers	66150	0.00	208.33	0.00	208.33	2,500.00	2,500.00
<b>Total Building Maintenance</b>		<b>9,603.05</b>	<b>4,886.29</b>	<b>9,603.05</b>	<b>4,886.29</b>	<b>58,635.57</b>	<b>49,032.52</b>
<b>Capital Improvement</b>	<b>Acct Code</b>						
Security System Install	80000	0.00	3,985.37	0.00	3,985.37	47,824.47	47,824.47
Carport Renovations	80010	0.00	1,543.42	0.00	1,543.42	18,521.05	18,521.05
<b>Total Capital Improvement</b>		<b>0.00</b>	<b>5,528.79</b>	<b>0.00</b>	<b>5,528.79</b>	<b>66,345.52</b>	<b>66,345.52</b>
<b>Community Center/Clubhouse</b>	<b>Acct Code</b>						
Pool Service/Maint.	70100	2,474.04	1,558.33	2,474.04	1,558.33	18,700.00	16,225.96
<b>Total Community Center/Clubhouse</b>		<b>2,474.04</b>	<b>1,558.33</b>	<b>2,474.04</b>	<b>1,558.33</b>	<b>18,700.00</b>	<b>16,225.96</b>
<b>Grounds</b>	<b>Acct Code</b>						
Grounds Maintenance	63000	0.00	391.67	0.00	391.67	4,700.00	4,700.00
Landscape Maintenance	63100	0.00	0.00	0.00	0.00	13,500.00	13,500.00
Lawn Fertilization	63110	0.00	145.83	0.00	145.83	1,750.00	1,750.00
Tree/Shrub Spray	63115	0.00	316.67	0.00	316.67	3,800.00	3,800.00
Shrub Install/Trimming	63120	0.00	166.67	0.00	166.67	2,000.00	2,000.00
Tree Pruning	63130	0.00	375.00	0.00	375.00	4,500.00	4,500.00
Irrigation	63400	0.00	291.67	0.00	291.67	3,500.00	3,500.00
Snow Removal	63600	3,893.40	3,600.00	3,893.40	3,600.00	18,000.00	14,106.60
Chemical (Salt)	63610	0.00	500.00	0.00	500.00	2,500.00	2,500.00
Concrete / Sidewalks	63705	0.00	500.00	0.00	500.00	6,000.00	6,000.00
Pest Control	63900	0.00	250.00	0.00	250.00	3,000.00	3,000.00
Trash Removal	63910	2,004.64	2,000.00	2,004.64	2,000.00	24,000.00	21,995.36
<b>Total Grounds</b>		<b>5,898.04</b>	<b>8,537.51</b>	<b>5,898.04</b>	<b>8,537.51</b>	<b>87,250.00</b>	<b>81,351.96</b>
<b>Insurance</b>	<b>Acct Code</b>						
Workers Compensation Insurance	50535	0.00	47.92	0.00	47.92	575.00	575.00

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		Actual	Budget	Actual	Budget		
Umbrella Insurance	50550	147.83	166.67	147.83	166.67	2,000.00	1,852.17
Liability Insurance	50560	2,403.00	3,041.67	2,403.00	3,041.67	36,500.00	34,097.00
<b>Total Insurance</b>		<b>2,550.83</b>	<b>3,256.26</b>	<b>2,550.83</b>	<b>3,256.26</b>	<b>39,075.00</b>	<b>36,524.17</b>
<b><u>Reserve Accounts</u></b>	<b><u>Acct Code</u></b>						
Reserve Contribution	90000	3,340.00	3,340.00	3,340.00	3,340.00	40,080.00	36,740.00
Reserve Interest	90140	467.70	0.00	467.70	0.00	0.00	(467.70)
<b>Total Reserve Accounts</b>		<b>3,807.70</b>	<b>3,340.00</b>	<b>3,807.70</b>	<b>3,340.00</b>	<b>40,080.00</b>	<b>36,272.30</b>
<b><u>Utilities</u></b>	<b><u>Acct Code</u></b>						
Electric	60010	0.00	650.00	0.00	650.00	7,800.00	7,800.00
Gas	60015	158.28	208.33	158.28	208.33	2,500.00	2,341.72
Water	60025	17,546.02	6,992.36	17,546.02	6,992.36	83,908.35	66,362.33
Alarm Monitoring	60040	325.41	110.00	325.41	110.00	1,320.00	994.59
Telephone	60050	396.73	500.00	396.73	500.00	6,000.00	5,603.27
Cable - Internet	60055	0.00	429.85	0.00	429.85	5,158.20	5,158.20
Butterfly Intercom	60056	0.00	456.38	0.00	456.38	5,476.50	5,476.50
<b>Total Utilities</b>		<b>18,426.44</b>	<b>9,346.92</b>	<b>18,426.44</b>	<b>9,346.92</b>	<b>112,163.05</b>	<b>93,736.61</b>
<b>Total Expense</b>		<b>46,902.49</b>	<b>40,655.10</b>	<b>46,902.49</b>	<b>40,655.10</b>	<b>474,345.52</b>	<b>427,443.03</b>
<b>Excess Revenue / Expense</b>		<b>(13,510.54)</b>	<b>(1,126.31)</b>	<b>(13,510.54)</b>	<b>(1,126.31)</b>	<b>0.00</b>	<b>(13,510.54)</b>