

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Bloomfield Concord
Condominium Association

January 31, 2026

Prepared By:

The Highlander Group, Inc.
2878 Orchard Lake Road, 1st Floor.
Keego Harbor, MI 48320
248-681-7883
www.highlandergroup.net

Prepared without an audit and for internal purposes only.

22 Bloomfield Concord Condominium Association

Balance Sheet

Posted 01/31/2026

Assets

Operating Accounts

10000 Operating CAB-AZ 11,376.00

Total Operating Accounts 11,376.00

Reserve Accounts

10002 Reserve APT CAB-AZ 15,741.45

10003 Reserve COMMON CAB-AZ 68,793.97

Total Reserve Accounts 84,535.42

Accounts Receivable

12000 Accounts Receivable 1,505.00

Total Accounts Receivable 1,505.00

Other Assets

14011 Prepaid Insurance 4,007.88

14015 Prepaid Trash Removal 3,563.13

Total Other Assets 7,571.01

Total Assets

104,987.43

Liabilities & Equity

Other Liabilities

20002 CAB Roof Loan Payable

21000 Prepaid Assessments 5,629.79

Total Other Liabilities 5,629.79

Equity

30000 Reserve Fund-Common 68,793.97

30001 Reserve Fund - Apartments 15,741.45

31000 Prior Year Retained Earnings 13,632.00

Total Equity 98,167.42

Liabilities and Equity

Operating Retained Earnings 1,190.22

Total Liabilities and Equity 1,190.22

Total Liabilities & Equity

104,987.43

Statement of Income and Expense

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22 Bloomfield Concord Condominium Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
Assessment Income	Acct Code						
Common Assessment	40000	14,100.00	14,100.00	14,100.00	14,100.00	169,200.00	155,100.00
Apartment Assessment	40001	2,200.00	2,200.00	2,200.00	2,200.00	26,400.00	24,200.00
Total Assessment Income		<u>16,300.00</u>	<u>16,300.00</u>	<u>16,300.00</u>	<u>16,300.00</u>	<u>195,600.00</u>	<u>179,300.00</u>
Other Income	Acct Code						
Interest - Common Accounts	40040	9.33	0.00	9.33	0.00	0.00	(9.33)
Interest - Apt. Accounts	40045	2.26	0.00	2.26	0.00	0.00	(2.26)
Late Fees	40050	195.00	0.00	195.00	0.00	0.00	(195.00)
Laundry Income	40070	0.00	208.33	0.00	208.33	2,500.00	2,500.00
Total Other Income		<u>206.59</u>	<u>208.33</u>	<u>206.59</u>	<u>208.33</u>	<u>2,500.00</u>	<u>2,293.41</u>
Total Income		<u>16,506.59</u>	<u>16,508.33</u>	<u>16,506.59</u>	<u>16,508.33</u>	<u>198,100.00</u>	<u>181,593.41</u>
Expense							
Administrative	Acct Code						
Copies	50110	23.22	75.00	23.22	75.00	900.00	876.78
Postage	50120	19.01	25.00	19.01	25.00	300.00	280.99
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	627.49	627.49	627.49	627.49	7,529.88	6,902.39
Miscellaneous	50240	848.87	66.67	848.87	66.67	800.00	(48.87)
Website	50245	0.00	12.50	0.00	12.50	150.00	150.00
Fax Line President's Home	50250	0.00	4.58	0.00	4.58	55.00	55.00
Total Administrative		<u>1,518.59</u>	<u>894.57</u>	<u>1,518.59</u>	<u>894.57</u>	<u>13,234.88</u>	<u>11,716.29</u>
Apartment Maintenance	Acct Code						
Electric - Apartments	60010	0.00	391.67	0.00	391.67	4,700.00	4,700.00
Gas - Apartments	60015	207.82	200.00	207.82	200.00	2,400.00	2,192.18
Build. & Maint. repair - Apt	64000	62.52	83.33	62.52	83.33	1,000.00	937.48
Maint Wind & Door-Apt	64005	0.00	250.00	0.00	250.00	3,000.00	3,000.00

Statement of Income and Expense

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22 Bloomfield Concord Condominium Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Maint & Supplies-Apt	64030	0.00	33.33	0.00	33.33	400.00	400.00
Plumbing - Apt	64110	0.00	166.67	0.00	166.67	2,000.00	2,000.00
Janitorial - Apt	64300	0.00	641.67	0.00	641.67	7,700.00	7,700.00
Carpet Cleaning - Apt	64360	0.00	41.67	0.00	41.67	500.00	500.00
Apt Rpl Reserve	64400	392.00	391.67	392.00	391.67	4,700.00	4,308.00
Total Apartment Maintenance		662.34	2,200.01	662.34	2,200.01	26,400.00	25,737.66
Building Maintenance	Acct Code						
Structural-Common	65000	0.00	41.67	0.00	41.67	500.00	500.00
Window Washing	65005	0.00	87.50	0.00	87.50	1,050.00	1,050.00
Electrical-Common Repairs	65015	0.00	83.33	0.00	83.33	1,000.00	1,000.00
Roofs, Gutters & Chimney repairs	65105	3,337.00	500.00	3,337.00	500.00	6,000.00	2,663.00
Plumbing - Common	65110	0.00	41.67	0.00	41.67	500.00	500.00
Sewer Repairs	65112	0.00	141.67	0.00	141.67	1,700.00	1,700.00
Painting-Common	65200	0.00	166.67	0.00	166.67	2,000.00	2,000.00
Carports-Common	66005	0.00	250.00	0.00	250.00	3,000.00	3,000.00
Total Building Maintenance		3,337.00	1,312.51	3,337.00	1,312.51	15,750.00	12,413.00
Grounds	Acct Code						
Grounds Maintenance misc.	63000	0.00	833.33	0.00	833.33	10,000.00	10,000.00
Landscape Maint. contract	63100	0.00	0.00	0.00	0.00	17,241.00	17,241.00
Lawn Fert/Weed contract	63110	0.00	365.58	0.00	365.58	4,387.00	4,387.00
Tree/Shrub Spray	63115	0.00	341.67	0.00	341.67	4,100.00	4,100.00
Mulch	63145	0.00	0.00	0.00	0.00	4,800.00	4,800.00
Irrigation - Repairs	63400	0.00	83.33	0.00	83.33	1,000.00	1,000.00
Snow Removal contract	63600	3,736.25	3,000.00	3,736.25	3,000.00	15,000.00	11,263.75
Pest Control	63900	660.90	62.50	660.90	62.50	750.00	89.10
Trash Removal	63910	712.61	750.00	712.61	750.00	9,000.00	8,287.39
Total Grounds		5,109.76	5,436.41	5,109.76	5,436.41	66,278.00	61,168.24
Insurance	Acct Code						

Statement of Income and Expense

Monday, February 2, 2026

16:56

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22 Bloomfield Concord Condominium Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Workers Compensation Insurance	50535	0.00	0.00	0.00	0.00	550.00	550.00
Property/Liab. Insurance	50570	1,341.58	1,416.67	1,341.58	1,416.67	17,000.00	15,658.42
Total Insurance		<u>1,341.58</u>	<u>1,416.67</u>	<u>1,341.58</u>	<u>1,416.67</u>	<u>17,550.00</u>	<u>16,208.42</u>
Reserve Accounts	Acct Code						
Common Rpl Reserve	63950	1,026.00	1,025.59	1,026.00	1,025.59	12,307.12	11,281.12
Reserve Contribution	90000	8.36	0.00	8.36	0.00	0.00	(8.36)
Reserve Interest	90140	2.26	0.00	2.26	0.00	0.00	(2.26)
Total Reserve Accounts		<u>1,036.62</u>	<u>1,025.59</u>	<u>1,036.62</u>	<u>1,025.59</u>	<u>12,307.12</u>	<u>11,270.50</u>
Utilities	Acct Code						
DTE-Outdoor Public Lighting	60020	226.06	215.00	226.06	215.00	2,580.00	2,353.94
Water/Sewer Common	60025	2,084.42	3,333.33	2,084.42	3,333.33	40,000.00	37,915.58
Water - Irrigation	60026	0.00	333.33	0.00	333.33	4,000.00	4,000.00
Total Utilities		<u>2,310.48</u>	<u>3,881.66</u>	<u>2,310.48</u>	<u>3,881.66</u>	<u>46,580.00</u>	<u>44,269.52</u>
Total Expense		<u>15,316.37</u>	<u>16,167.42</u>	<u>15,316.37</u>	<u>16,167.42</u>	<u>198,100.00</u>	<u>182,783.63</u>
Excess Revenue / Expense		<u>1,190.22</u>	<u>340.91</u>	<u>1,190.22</u>	<u>340.91</u>	<u>0.00</u>	<u>1,190.22</u>