

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Bloomfield Concord
Condominium Association

February 28, 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 02/28/2026

AssetsOperating Accounts

10000 Operating CAB-AZ 15,558.88

Total Operating Accounts 15,558.88Reserve Accounts

10002 Reserve APT CAB-AZ 16,135.27

10003 Reserve COMMON CAB-AZ 69,827.90

Total Reserve Accounts 85,963.17Accounts Receivable

12000 Accounts Receivable 835.00

Total Accounts Receivable 835.00Other Assets

14011 Prepaid Insurance 4,010.30

14015 Prepaid Trash Removal 2,850.52

Total Other Assets 6,860.82Total Assets

109,217.87

Liabilities & EquityOther Liabilities

20002 CAB Roof Loan Payable

21000 Prepaid Assessments 5,524.79

Total Other Liabilities 5,524.79Equity

30000 Reserve Fund-Common 69,819.97

30001 Reserve Fund - Apartments 16,143.20

31000 Prior Year Retained Earnings 13,632.00

Total Equity 99,595.17Liabilities and Equity

Operating Retained Earnings 4,097.91

Total Liabilities and Equity 4,097.91Total Liabilities & Equity

109,217.87

Statement of Income and Expense

Tuesday, March 3, 2026

11:15

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

22 Bloomfield Concord Condominium Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
<u>Assessment Income</u>	<u>Acct Code</u>						
Common Assessment	40000	14,100.00	14,100.00	28,200.00	28,200.00	169,200.00	141,000.00
Apartment Assessment	40001	2,200.00	2,200.00	4,400.00	4,400.00	26,400.00	22,000.00
Total Assessment Income		16,300.00	16,300.00	32,600.00	32,600.00	195,600.00	163,000.00
<u>Other Income</u>	<u>Acct Code</u>						
Interest - Common Accounts	40040	8.64	0.00	17.97	0.00	0.00	(17.97)
Interest - Apt. Accounts	40045	1.82	0.00	4.08	0.00	0.00	(4.08)
Late Fees	40050	130.00	0.00	325.00	0.00	0.00	(325.00)
Laundry Income	40070	0.00	208.33	0.00	416.66	2,500.00	2,500.00
Total Other Income		140.46	208.33	347.05	416.66	2,500.00	2,152.95
Total Income		16,440.46	16,508.33	32,947.05	33,016.66	198,100.00	165,152.95
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Copies	50110	27.72	75.00	50.94	150.00	900.00	849.06
Postage	50120	15.54	25.00	34.55	50.00	300.00	265.45
Legal Fees	50140	0.00	83.33	0.00	166.66	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	1,254.98	1,254.98	7,529.88	6,274.90
Miscellaneous	50240	43.40	66.67	892.27	133.34	800.00	(92.27)
Website	50245	0.00	12.50	0.00	25.00	150.00	150.00
Fax Line President's Home	50250	0.00	4.58	0.00	9.16	55.00	55.00
Total Administrative		714.15	894.57	2,232.74	1,789.14	13,234.88	11,002.14
<u>Apartment Maintenance</u>	<u>Acct Code</u>						
Electric - Apartments	60010	379.65	391.67	379.65	783.34	4,700.00	4,320.35
Gas - Apartments	60015	192.09	200.00	399.91	400.00	2,400.00	2,000.09
Build. & Maint. repair - Apt	64000	352.00	83.33	414.52	166.66	1,000.00	585.48
Maint Wind & Door-Apt	64005	0.00	250.00	0.00	500.00	3,000.00	3,000.00

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Maint & Supplies-Apt	64030	0.00	33.33	0.00	66.66	400.00	400.00
Plumbing - Apt	64110	0.00	166.67	0.00	333.34	2,000.00	2,000.00
Janitorial - Apt	64300	843.75	641.67	843.75	1,283.34	7,700.00	6,856.25
Carpet Cleaning - Apt	64360	0.00	41.67	0.00	83.34	500.00	500.00
Apt Rpl Reserve	64400	392.00	391.67	784.00	783.34	4,700.00	3,916.00
Total Apartment Maintenance		2,159.49	2,200.01	2,821.83	4,400.02	26,400.00	23,578.17
<u>Building Maintenance</u>	<u>Acct Code</u>						
Structural-Common	65000	50.00	41.67	50.00	83.34	500.00	450.00
Window Washing	65005	0.00	87.50	0.00	175.00	1,050.00	1,050.00
Electrical-Common Repairs	65015	0.00	83.33	0.00	166.66	1,000.00	1,000.00
Roofs, Gutters & Chimney repairs	65105	0.00	500.00	3,337.00	1,000.00	6,000.00	2,663.00
Plumbing - Common	65110	0.00	41.67	0.00	83.34	500.00	500.00
Sewer Repairs	65112	0.00	141.67	0.00	283.34	1,700.00	1,700.00
Painting-Common	65200	0.00	166.67	0.00	333.34	2,000.00	2,000.00
Carports-Common	66005	0.00	250.00	0.00	500.00	3,000.00	3,000.00
Total Building Maintenance		50.00	1,312.51	3,387.00	2,625.02	15,750.00	12,363.00
<u>Grounds</u>	<u>Acct Code</u>						
Grounds Maintenance misc.	63000	0.00	833.33	0.00	1,666.66	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	731.16	4,387.00	4,387.00
Tree/Shrub Spray	63115	0.00	341.67	0.00	683.34	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	166.66	1,000.00	1,000.00
Snow Removal contract	63600	3,736.25	3,000.00	7,472.50	6,000.00	15,000.00	7,527.50
Pest Control	63900	0.00	62.50	660.90	125.00	750.00	89.10
Trash Removal	63910	712.61	750.00	1,425.22	1,500.00	9,000.00	7,574.78
Total Grounds		4,448.86	5,436.41	9,558.62	10,872.82	66,278.00	56,719.38
<u>Insurance</u>	<u>Acct Code</u>						

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Operating

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		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	2,683.16	2,833.34	17,000.00	14,316.84
Total Insurance		1,341.58	1,416.67	2,683.16	2,833.34	17,550.00	14,866.84
<u>Reserve Accounts</u>	<u>Acct Code</u>						
Common Rpl Reserve	63950	1,026.00	1,025.59	2,052.00	2,051.18	12,307.12	10,255.12
Reserve Contribution	90000	0.00	0.00	8.36	0.00	0.00	(8.36)
Reserve Interest	90140	9.75	0.00	12.01	0.00	0.00	(12.01)
Total Reserve Accounts		1,035.75	1,025.59	2,072.37	2,051.18	12,307.12	10,234.75
<u>Utilities</u>	<u>Acct Code</u>						
DTE-Outdoor Public Lighting	60020	212.42	215.00	438.48	430.00	2,580.00	2,141.52
Water/Sewer Common	60025	3,570.52	3,333.33	5,654.94	6,666.66	40,000.00	34,345.06
Water - Irrigation	60026	0.00	333.33	0.00	666.66	4,000.00	4,000.00
Total Utilities		3,782.94	3,881.66	6,093.42	7,763.32	46,580.00	40,486.58
Total Expense		13,532.77	16,167.42	28,849.14	32,334.84	198,100.00	169,250.86
Excess Revenue / Expense		2,907.69	340.91	4,097.91	681.82	0.00	4,097.91