

FINANCIAL REPORTS TO THE BOARD OF DIRECTORS

Bloomfield Concord
Condominium Association

May 31, 2026

Prepared By:

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Prepared without an audit and for internal purposes only.

22 Bloomfield Concord Condominium Association

Balance Sheet

Posted 05/31/2026

Assets

Operating Accounts

10000	Operating CAB-AZ	22,223.27
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<u>Total Operating Accounts</u>		<u>22,223.27</u>
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Reserve Accounts

10002	Reserve APT CAB-AZ	17,317.53
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10003	Reserve COMMON CAB-AZ	72,932.74
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<u>Total Reserve Accounts</u>		<u>90,250.27</u>
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Accounts Receivable

12000	Accounts Receivable	3,016.50
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<u>Total Accounts Receivable</u>		<u>3,016.50</u>
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Other Assets

14011	Prepaid Insurance	4,017.56
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14015	Prepaid Trash Removal	712.69
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<u>Total Other Assets</u>		<u>4,730.25</u>
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Total Assets

120,220.29

Liabilities & Equity

Other Liabilities

20002	CAB Roof Loan Payable	
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21000	Prepaid Assessments	5,855.00
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<u>Total Other Liabilities</u>		<u>5,855.00</u>
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Equity

30000	Reserve Fund-Common	72,924.81
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30001	Reserve Fund - Apartments	17,325.46
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31000	Prior Year Retained Earnings	13,632.00
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<u>Total Equity</u>		<u>103,882.27</u>
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Liabilities and Equity

Operating Retained Earnings	10,483.02
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<u>Total Liabilities and Equity</u>	<u>10,483.02</u>
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Total Liabilities & Equity

120,220.29

Statement of Income and Expense

Posted 5/1/2026 To 5/31/2026 11:59:00 PM

Tuesday, June 2, 2026

11:15

22 Bloomfield Concord Condominium Association

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Income							
<u>Assessment Income</u>	<u>Acct Code</u>						
Common Assessment	40000	14,100.00	14,100.00	70,500.00	70,500.00	169,200.00	98,700.00
Apartment Assessment	40001	2,200.00	2,200.00	11,000.00	11,000.00	26,400.00	15,400.00
Total Assessment Income		16,300.00	16,300.00	81,500.00	81,500.00	195,600.00	114,100.00
<u>Other Income</u>	<u>Acct Code</u>						
Interest - Common Accounts	40040	10.42	0.00	48.19	0.00	0.00	(48.19)
Interest - Apt. Accounts	40045	2.16	0.00	10.34	0.00	0.00	(10.34)
Late Fees	40050	130.00	0.00	715.00	0.00	0.00	(715.00)
Laundry Income	40070	0.00	208.33	1,277.27	1,041.65	2,500.00	1,222.73
Total Other Income		142.58	208.33	2,050.80	1,041.65	2,500.00	449.20
Total Income		16,442.58	16,508.33	83,550.80	82,541.65	198,100.00	114,549.20
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Copies	50110	371.70	75.00	772.20	375.00	900.00	127.80
Postage	50120	75.86	25.00	129.94	125.00	300.00	170.06
Legal Fees	50140	0.00	83.33	0.00	416.65	1,000.00	1,000.00
Audit/Tax	50160	2,500.00	0.00	2,500.00	2,500.00	2,500.00	0.00
Management Services	50200	627.49	627.49	3,137.45	3,137.45	7,529.88	4,392.43
Miscellaneous	50240	56.00	66.67	1,049.07	333.35	800.00	(249.07)
Website	50245	0.00	12.50	22.19	62.50	150.00	127.81
Fax Line President's Home	50250	0.00	4.58	0.00	22.90	55.00	55.00
Total Administrative		3,631.05	894.57	7,610.85	6,972.85	13,234.88	5,624.03
<u>Apartment Maintenance</u>	<u>Acct Code</u>						
Electric - Apartments	60010	352.22	391.67	1,400.79	1,958.35	4,700.00	3,299.21
Gas - Apartments	60015	201.33	200.00	1,019.85	1,000.00	2,400.00	1,380.15
Build. & Maint. repair - Apt	64000	947.84	83.33	1,362.36	416.65	1,000.00	(362.36)
Maint Wind & Door-Apt	64005	0.00	250.00	0.00	1,250.00	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	50.00	33.33	100.00	166.65	400.00	300.00
Plumbing - Apt	64110	0.00	166.67	0.00	833.35	2,000.00	2,000.00
Janitorial - Apt	64300	60.38	641.67	1,631.32	3,208.35	7,700.00	6,068.68
Carpet Cleaning - Apt	64360	0.00	41.67	0.00	208.35	500.00	500.00
Apt Rpl Reserve	64400	392.00	391.67	1,960.00	1,958.35	4,700.00	2,740.00
Total Apartment Maintenance		2,003.77	2,200.01	7,474.32	11,000.05	26,400.00	18,925.68
Building Maintenance	Acct Code						
Structural-Common	65000	1,067.75	41.67	1,167.75	208.35	500.00	(667.75)
Window Washing	65005	1,050.00	87.50	1,050.00	437.50	1,050.00	0.00
Electrical-Common Repairs	65015	0.00	83.33	0.00	416.65	1,000.00	1,000.00
Roofs, Gutters & Chimney repairs	65105	650.00	500.00	3,987.00	2,500.00	6,000.00	2,013.00
Plumbing - Common	65110	0.00	41.67	0.00	208.35	500.00	500.00
Sewer Repairs	65112	0.00	141.67	0.00	708.35	1,700.00	1,700.00
Painting-Common	65200	0.00	166.67	0.00	833.35	2,000.00	2,000.00
Carports-Common	66005	0.00	250.00	0.00	1,250.00	3,000.00	3,000.00
Total Building Maintenance		2,767.75	1,312.51	6,204.75	6,562.55	15,750.00	9,545.25
Grounds	Acct Code						
Grounds Maintenance misc.	63000	8.47	833.33	258.47	4,166.65	10,000.00	9,741.53
Landscape Maint. contract	63100	0.00	2,463.00	667.40	2,463.00	17,241.00	16,573.60
Lawn Fert/Weed contract	63110	667.40	365.58	667.40	1,827.90	4,387.00	3,719.60
Tree/Shrub Spray	63115	526.50	341.67	2,044.00	1,708.35	4,100.00	2,056.00
Mulch	63145	0.00	0.00	0.00	0.00	4,800.00	4,800.00
Irrigation - Repairs	63400	600.00	83.33	600.00	416.65	1,000.00	400.00
Snow Removal contract	63600	0.00	0.00	14,945.00	12,000.00	15,000.00	55.00
Street & sidewalk repair	63700	500.00	0.00	500.00	0.00	0.00	(500.00)
Pest Control	63900	0.00	62.50	660.90	312.50	750.00	89.10
Trash Removal	63910	712.61	750.00	3,563.05	3,750.00	9,000.00	5,436.95
Total Grounds		3,014.98	4,899.41	23,906.22	26,645.05	66,278.00	42,371.78

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22 Bloomfield Concord Condominium Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<u>Insurance</u>	<u>Acct Code</u>						
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	6,707.90	7,083.35	17,000.00	10,292.10
Total Insurance		1,341.58	1,416.67	6,707.90	7,083.35	17,550.00	10,842.10
<u>Reserve Accounts</u>	<u>Acct Code</u>						
Common Rpl Reserve	63950	1,026.00	1,025.59	5,130.00	5,127.95	12,307.12	7,177.12
Reserve Contribution	90000	0.00	0.00	8.36	0.00	0.00	(8.36)
Reserve Interest	90140	11.34	0.00	45.11	0.00	0.00	(45.11)
Total Reserve Accounts		1,037.34	1,025.59	5,183.47	5,127.95	12,307.12	7,123.65
<u>Utilities</u>	<u>Acct Code</u>						
DTE-Outdoor Public Lighting	60020	0.00	215.00	906.87	1,075.00	2,580.00	1,673.13
Water/Sewer Common	60025	3,300.32	3,333.33	15,073.40	16,666.65	40,000.00	24,926.60
Water - Irrigation	60026	0.00	333.33	0.00	1,666.65	4,000.00	4,000.00
Total Utilities		3,300.32	3,881.66	15,980.27	19,408.30	46,580.00	30,599.73
Total Expense		17,096.79	15,630.42	73,067.78	82,800.10	198,100.00	125,032.22
Excess Revenue / Expense		(654.21)	877.91	10,483.02	(258.45)	0.00	10,483.02