

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Pine Knob Manor Homes III
Condominium Association

July 31, 2026

Prepared By:

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13 Pine Knob Manor Home III Association

Balance Sheet

Posted 07/31/2026

AssetsOperating Accounts

10000 Operating 2,896.08

Total Operating Accounts 2,896.08Reserve Accounts

10001 Money Market 62,902.27

Total Reserve Accounts 62,902.27Accounts Receivable

12400 A/R The Bluffs 798.66

Total Accounts Receivable 798.66Total Assets

66,597.01

Liabilities & EquityOther Liabilities

21000 Prepaid Assessments 8,700.00

Total Other Liabilities 8,700.00Equity

30000 Reserve Fund 56,974.27

30001 Asphalt Reserve Fund 5,928.00

31000 Prior Year Retained Earnings 16,220.50

Total Equity 79,122.77Liabilities and Equity

Operating Retained Earnings (21,225.76)

Total Liabilities and Equity (21,225.76)Total Liabilities & Equity

66,597.01

Statement of Income and Expense

Monday, August 3, 2026

9:58

Posted 7/1/2026 To 7/31/2026 11:59:00 PM

13 Pine Knob Manor Home III Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
<u>Assessment Income</u>	<u>Acct Code</u>						
Assessments	40000	14,700.00	14,700.00	102,900.00	102,900.00	176,400.00	73,500.00
Additional Assessment	40005	0.00	0.00	24,500.00	24,500.00	24,500.00	0.00
Total Assessment Income		14,700.00	14,700.00	127,400.00	127,400.00	200,900.00	73,500.00
<u>Other Income</u>	<u>Acct Code</u>						
Interest	40040	8.44	0.00	77.65	0.00	0.00	(77.65)
Late Fees	40050	0.00	0.00	325.00	0.00	0.00	(325.00)
Shared BP Expense Reimbursement	41000	1,005.22	291.67	1,488.73	2,041.69	3,500.00	2,011.27
Transfer from Reserves	45000	0.00	0.00	82,750.00	0.00	0.00	(82,750.00)
Total Other Income		1,013.66	291.67	84,641.38	2,041.69	3,500.00	(81,141.38)
Total Income		15,713.66	14,991.67	212,041.38	129,441.69	204,400.00	(7,641.38)
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Copies	50110	55.62	45.83	614.26	320.81	550.00	(64.26)
Postage	50120	10.00	20.83	156.56	145.81	250.00	93.44
Legal Fees - Collections	50140	0.00	29.17	0.00	204.19	350.00	350.00
Audit/Tax	50160	0.00	0.00	800.00	800.00	800.00	0.00
Management Services	50200	1,276.28	1,276.28	8,933.96	8,933.96	15,315.36	6,381.40
Shared Management Services	50201	250.00	250.00	750.00	750.00	1,000.00	250.00
Assessment Processing Fee	50202	0.00	0.00	490.00	0.00	0.00	(490.00)
Other Professional	50205	0.00	0.00	0.00	490.00	490.00	490.00
Miscellaneous	50240	72.40	45.83	558.25	320.81	550.00	(8.25)
Website	50245	35.00	35.00	245.00	245.00	420.00	175.00
Total Administrative		1,699.30	1,702.94	12,548.03	12,210.58	19,725.36	7,177.33
<u>Building Maintenance</u>	<u>Acct Code</u>						
Electrical	65015	0.00	12.50	2,115.00	87.50	150.00	(1,965.00)
Total Building Maintenance		0.00	12.50	2,115.00	87.50	150.00	(1,965.00)
<u>Grounds</u>	<u>Acct Code</u>						

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Grounds Maintenance	63000	500.00	625.00	500.00	4,375.00	7,500.00	7,000.00
Landscape Maintenance	63100	8,127.14	7,848.57	24,381.42	23,545.72	54,940.00	30,558.58
Lawn Fertilization	63110	0.00	900.00	5,600.00	6,300.00	10,800.00	5,200.00
Tree/Shrub Spray	63115	0.00	343.67	0.00	2,405.69	4,124.00	4,124.00
Tree Trimming/Removal	63130	0.00	500.00	5,650.00	3,500.00	6,000.00	350.00
Irrigation	63400	0.00	208.33	1,280.37	1,458.31	2,500.00	1,219.63
Mailbox Supplies & Repairs	63510	1,660.00	83.33	1,435.48	583.31	1,000.00	(435.48)
Snow Removal	63600	0.00	0.00	30,900.00	29,600.00	37,000.00	6,100.00
Chemical (Salt)	63610	0.00	0.00	1,625.00	0.00	0.00	(1,625.00)
Asphalt / Drain Repairs	63700	4,500.00	291.67	4,500.00	2,041.69	3,500.00	(1,000.00)
Trash Removal	63910	1,029.98	1,041.67	7,209.86	7,291.69	12,500.00	5,290.14
Total Grounds		15,817.12	11,842.24	83,082.13	81,101.41	139,864.00	56,781.87
<u>Insurance</u>	<u>Acct Code</u>						
Workers Compensation Insurance	50535	0.00	45.83	0.00	320.81	550.00	550.00
Liability Insurance	50560	0.00	108.33	0.00	758.31	1,300.00	1,300.00
Total Insurance		0.00	154.16	0.00	1,079.12	1,850.00	1,850.00
<u>Reserve Accounts</u>	<u>Acct Code</u>						
Reserve Contribution	90000	0.00	2,442.55	12,213.00	17,097.85	29,310.64	17,097.64
Reserve Interest	90140	8.01	0.00	68.21	0.00	0.00	(68.21)
Total Reserve Accounts		8.01	2,442.55	12,281.21	17,097.85	29,310.64	17,029.43
<u>Shared Expenses</u>	<u>Acct Code</u>						
Royal St. George - Shared	71000	0.00	458.33	3,602.46	3,208.31	5,500.00	1,897.54
Shared costs RSG Bridge	71050	(810.00)	0.00	115,505.00	0.00	0.00	(115,505.00)
Shared BP Maintenance	71100	81.49	291.67	1,614.44	2,041.69	3,500.00	1,885.56
Shared BP Electric Usage	71110	125.39	100.00	890.30	700.00	1,200.00	309.70
Shared BP Electrical Maintenance	71115	478.64	41.67	1,475.46	291.69	500.00	(975.46)
Total Shared Expenses		(124.48)	891.67	123,087.66	6,241.69	10,700.00	(112,387.66)
<u>Utilities</u>	<u>Acct Code</u>						

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Electric	60010	22.28	25.00	153.11	175.00	300.00	146.89
Water - Irrigation	60025	0.00	208.33	0.00	1,458.31	2,500.00	2,500.00
Total Utilities		22.28	233.33	153.11	1,633.31	2,800.00	2,646.89
Total Expense		17,422.23	17,279.39	233,267.14	119,451.46	204,400.00	(28,867.14)
Excess Revenue / Expense		(1,708.57)	(2,287.72)	(21,225.76)	9,990.23	0.00	(21,225.76)