

FINANCIAL REPORTS TO THE BOARD OF DIRECTORS

Farmington Square
Condominium Association

July 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.

141 Farmington Square Condominium Association

Balance Sheet

Posted 07/31/2026

Assets

Operating Accounts

10000	Operating	10,190.12
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<u>Total Operating Accounts</u>		<u>10,190.12</u>
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Reserve Accounts

10001	Money Market	68,545.12
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10200	First Citizen CD #1, 9-months, 3.50%, matures 4	76,989.17
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10201	First Citizens CD #2, 6-month, 3.60%, Matures 1	77,046.78
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<u>Total Reserve Accounts</u>		<u>222,581.07</u>
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Accounts Receivable

12000	Accounts Receivable	78,101.84
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<u>Total Accounts Receivable</u>		<u>78,101.84</u>
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Other Assets

14011	Prepaid Insurance	19,114.68
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<u>Total Other Assets</u>		<u>19,114.68</u>
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Total Assets

329,987.71

Liabilities & Equity

Other Liabilities

14001	Deposits - Electric 8/15/26 refundable	(1,029.00)
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21000	Prepaid Assessments	28,109.91
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24000	Delinquency Process Fee Payable	500.00
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<u>Total Other Liabilities</u>		<u>27,580.91</u>
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Equity

30000	Reserve Fund	222,581.07
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31000	Prior Years Retained Earnings	128,745.97
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<u>Total Equity</u>		<u>351,327.04</u>
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Liabilities and Equity

Operating Retained Earnings	(48,920.24)
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<u>Total Liabilities and Equity</u>	<u>(48,920.24)</u>
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Total Liabilities & Equity

329,987.71

Statement of Income and Expense

Wednesday, August 5, 2026

13:46

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

141 Farmington Square Condominium Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
<u>Assessment Income</u>	<u>Acct Code</u>						
Assessments	40000	33,333.57	33,333.33	233,334.99	233,333.31	400,000.00	166,665.01
Total Assessment Income		33,333.57	33,333.33	233,334.99	233,333.31	400,000.00	166,665.01
<u>Other Income</u>	<u>Acct Code</u>						
Initial Contribution	40035	0.00	0.00	233.10	0.00	0.00	(233.10)
Interest	40040	458.24	0.00	3,005.81	0.00	0.00	(3,005.81)
Late Fees	40050	300.00	0.00	(151.86)	0.00	0.00	151.86
Laundry Income	40070	0.00	666.67	0.00	4,666.69	8,000.00	8,000.00
Transfer from Reserves	45000	0.00	5,528.79	49,278.50	38,701.53	66,345.52	17,067.02
Total Other Income		758.24	6,195.46	52,365.55	43,368.22	74,345.52	21,979.97
Total Income		34,091.81	39,528.79	285,700.54	276,701.53	474,345.52	188,644.98
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Copies	50110	40.14	83.33	1,072.78	583.31	1,000.00	(72.78)
Postage	50120	24.21	58.33	238.50	408.31	700.00	461.50
Legal Fees - Collections	50140	0.00	166.67	18,114.30	1,166.69	2,000.00	(16,114.30)
Legal Fees - Other	50145	910.00	1,000.00	9,511.00	7,000.00	12,000.00	2,489.00
Audit/Tax	50160	835.00	0.00	835.00	1,200.00	1,200.00	365.00
Management Services	50200	2,771.73	2,771.73	18,917.73	18,917.73	32,776.38	13,858.65
Reserve Study	50220	0.00	0.00	1,620.00	0.00	0.00	(1,620.00)
Miscellaneous	50240	603.20	166.67	2,637.80	1,166.69	2,000.00	(637.80)
Website	50245	35.00	35.00	245.00	245.00	420.00	175.00
Bad Debt Expense	50299	0.00	0.00	231.60	0.00	0.00	(231.60)
Total Administrative		5,219.28	4,281.73	53,423.71	30,687.73	52,096.38	(1,327.33)
<u>Building Maintenance</u>	<u>Acct Code</u>						
Structural	65000	3,891.08	1,000.00	16,181.87	7,000.00	12,000.00	(4,181.87)
Remediation	65007	800.00	0.00	800.00	0.00	0.00	(800.00)

Statement of Income and Expense

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141 Farmington Square Condominium Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Electrical	65015	190.00	132.13	9,338.12	924.91	1,585.57	(7,752.55)
Door/Locks/Keys	65030	100.00	0.00	381.76	0.00	0.00	(381.76)
Gutters	65100	975.00	416.67	1,991.28	2,916.69	5,000.00	3,008.72
Roof Maint/Repairs	65105	0.00	0.00	10.00	0.00	0.00	(10.00)
Plumbing	65110	920.00	0.00	7,613.09	0.00	0.00	(7,613.09)
Janitorial	66000	2,340.00	2,583.33	18,860.00	18,083.31	31,000.00	12,140.00
Carpet Repair & Cleaning	66005	396.50	358.33	1,586.00	2,508.31	4,300.00	2,714.00
Dryer Vent Cleaning	66060	0.00	187.50	0.00	1,312.50	2,250.00	2,250.00
Fire Sprinklers	66150	0.00	208.33	0.00	1,458.31	2,500.00	2,500.00
Total Building Maintenance		9,612.58	4,886.29	56,762.12	34,204.03	58,635.57	1,873.45
Capital Improvement		Acct Code					
Security System Install	80000	0.00	3,985.37	49,278.50	27,897.59	47,824.47	(1,454.03)
Carport Renovations	80010	0.00	1,543.42	0.00	10,803.94	18,521.05	18,521.05
Total Capital Improvement		0.00	5,528.79	49,278.50	38,701.53	66,345.52	17,067.02
Community Center/Clubhouse		Acct Code					
Pool Service/Maint.	70100	0.00	1,558.33	7,638.04	10,908.31	18,700.00	11,061.96
Pool Chemicals/Supplies	70105	0.00	0.00	338.58	0.00	0.00	(338.58)
Pool Deck	70110	0.00	0.00	112.50	0.00	0.00	(112.50)
Total Community Center/Clubhouse		0.00	1,558.33	8,089.12	10,908.31	18,700.00	10,610.88
Grounds		Acct Code					
Grounds Maintenance	63000	0.00	391.67	2,375.00	2,741.69	4,700.00	2,325.00
Landscape Maintenance	63100	1,842.86	1,928.57	7,371.44	5,785.71	13,500.00	6,128.56
Lawn Fertilization	63110	0.00	145.83	0.00	1,020.81	1,750.00	1,750.00
Tree/Shrub Spray	63115	0.00	316.67	0.00	2,216.69	3,800.00	3,800.00
Shrub Install/Trimming	63120	0.00	166.67	0.00	1,166.69	2,000.00	2,000.00
Tree Pruning	63130	0.00	375.00	150.00	2,625.00	4,500.00	4,350.00
Irrigation	63400	0.00	291.67	964.00	2,041.69	3,500.00	2,536.00
Snow Removal	63600	0.00	0.00	11,680.20	14,400.00	18,000.00	6,319.80

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Chemical (Salt)	63610	0.00	0.00	0.00	2,000.00	2,500.00	2,500.00
Concrete / Sidewalks	63705	0.00	500.00	0.00	3,500.00	6,000.00	6,000.00
Pest Control	63900	219.61	250.00	5,119.27	1,750.00	3,000.00	(2,119.27)
Trash Removal	63910	4,898.70	2,000.00	18,521.08	14,000.00	24,000.00	5,478.92
Total Grounds		6,961.17	6,366.08	46,180.99	53,248.28	87,250.00	41,069.01
Insurance	Acct Code						
Workers Compensation Insurance	50535	0.00	47.92	0.00	335.44	575.00	575.00
Umbrella Insurance	50550	0.00	166.67	295.66	1,166.69	2,000.00	1,704.34
Directors & Officers Insurance	50555	4,816.00	0.00	4,816.00	0.00	0.00	(4,816.00)
Liability Insurance	50560	2,389.33	3,041.67	14,363.32	21,291.69	36,500.00	22,136.68
Total Insurance		7,205.33	3,256.26	19,474.98	22,793.82	39,075.00	19,600.02
Reserve Accounts	Acct Code						
Reserve Contribution	90000	3,340.00	3,340.00	23,380.00	23,380.00	40,080.00	16,700.00
Reserve Interest	90140	457.13	0.00	3,227.53	0.00	0.00	(3,227.53)
Total Reserve Accounts		3,797.13	3,340.00	26,607.53	23,380.00	40,080.00	13,472.47
Utilities	Acct Code						
Electric	60010	892.13	650.00	4,745.83	4,550.00	7,800.00	3,054.17
Gas	60015	156.25	208.33	1,080.25	1,458.31	2,500.00	1,419.75
Water	60025	17,365.79	6,992.36	51,692.93	48,946.52	83,908.35	32,215.42
Alarm Monitoring	60040	113.95	110.00	903.38	770.00	1,320.00	416.62
Telephone	60050	658.72	500.00	8,243.39	3,500.00	6,000.00	(2,243.39)
Cable - Internet	60055	1,065.90	429.85	3,381.55	3,008.95	5,158.20	1,776.65
Butterfly Intercom	60056	0.00	456.38	4,756.50	3,194.66	5,476.50	720.00
Total Utilities		20,252.74	9,346.92	74,803.83	65,428.44	112,163.05	37,359.22
Total Expense		53,048.23	38,564.40	334,620.78	279,352.14	474,345.52	139,724.74
Excess Revenue / Expense		(18,956.42)	964.39	(48,920.24)	(2,650.61)	0.00	(48,920.24)