

FINANCIAL REPORTS TO THE BOARD OF DIRECTORS

Bloomfield Concord
Condominium Association

July 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 07/31/2026

Assets

Operating Accounts

10000	Operating CAB-AZ	11,354.41
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<u>Total Operating Accounts</u>		<u>11,354.41</u>
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Reserve Accounts

10002	Reserve APT CAB-AZ	18,105.93
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10003	Reserve COMMON CAB-AZ	75,003.19
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<u>Total Reserve Accounts</u>		<u>93,109.12</u>
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Accounts Receivable

12000	Accounts Receivable	1,680.00
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<u>Total Accounts Receivable</u>		<u>1,680.00</u>
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Other Assets

14011	Prepaid Insurance	4,022.40
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14015	Prepaid Trash Removal	8,808.93
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<u>Total Other Assets</u>		<u>12,831.33</u>
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Total Assets

118,974.86

Liabilities & Equity

Other Liabilities

20002	CAB Roof Loan Payable	
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21000	Prepaid Assessments	6,095.00
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<u>Total Other Liabilities</u>		<u>6,095.00</u>
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Equity

30000	Reserve Fund-Common	74,995.26
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30001	Reserve Fund - Apartments	18,113.86
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31000	Prior Year Retained Earnings	13,632.00
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<u>Total Equity</u>		<u>106,741.12</u>
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Liabilities and Equity

	Operating Retained Earnings	6,138.74
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<u>Total Liabilities and Equity</u>		<u>6,138.74</u>
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Total Liabilities & Equity

118,974.86

Statement of Income and Expense

Monday, August 3, 2026

11:17

Posted 7/1/2026 To 7/31/2026 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	98,700.00	98,700.00	169,200.00	70,500.00
Apartment Assessment	40001	2,200.00	2,200.00	15,400.00	15,400.00	26,400.00	11,000.00
Total Assessment Income		16,300.00	16,300.00	114,100.00	114,100.00	195,600.00	81,500.00
<u>Other Income</u>	<u>Acct Code</u>						
Fines	40030	0.00	0.00	65.00	0.00	0.00	(65.00)
Interest - Common Accounts	40040	10.28	0.00	68.47	0.00	0.00	(68.47)
Interest - Apt. Accounts	40045	2.26	0.00	14.74	0.00	0.00	(14.74)
Late Fees	40050	130.00	0.00	1,105.00	0.00	0.00	(1,105.00)
Laundry Income	40070	1,121.31	208.33	2,398.58	1,458.31	2,500.00	101.42
Total Other Income		1,263.85	208.33	3,651.79	1,458.31	2,500.00	(1,151.79)
Total Income		17,563.85	16,508.33	117,751.79	115,558.31	198,100.00	80,348.21
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Copies	50110	22.62	75.00	855.96	525.00	900.00	44.04
Postage	50120	18.82	25.00	179.84	175.00	300.00	120.16
Legal Fees	50140	140.00	83.33	70.00	583.31	1,000.00	930.00
Audit/Tax	50160	0.00	0.00	2,500.00	2,500.00	2,500.00	0.00
Management Services	50200	627.49	627.49	4,392.43	4,392.43	7,529.88	3,137.45
Miscellaneous	50240	43.20	66.67	1,153.47	466.69	800.00	(353.47)
Website	50245	0.00	12.50	22.19	87.50	150.00	127.81
Fax Line President's Home	50250	0.00	4.58	0.00	32.06	55.00	55.00
Total Administrative		852.13	894.57	9,173.89	8,761.99	13,234.88	4,060.99
<u>Apartment Maintenance</u>	<u>Acct Code</u>						
Electric - Apartments	60010	314.32	391.67	2,040.04	2,741.69	4,700.00	2,659.96
Gas - Apartments	60015	197.95	200.00	1,427.63	1,400.00	2,400.00	972.37
Build. & Maint. repair - Apt	64000	0.00	83.33	1,362.36	583.31	1,000.00	(362.36)

Statement of Income and Expense

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Maint Wind & Door-Apt	64005	0.00	250.00	0.00	1,750.00	3,000.00	3,000.00
Maint & Supplies-Apt	64030	50.00	33.33	200.00	233.31	400.00	200.00
Plumbing - Apt	64110	0.00	166.67	0.00	1,166.69	2,000.00	2,000.00
Janitorial - Apt	64300	0.00	641.67	2,312.57	4,491.69	7,700.00	5,387.43
Carpet Cleaning - Apt	64360	0.00	41.67	0.00	291.69	500.00	500.00
Apt Rpl Reserve	64400	392.00	391.67	2,744.00	2,741.69	4,700.00	1,956.00
Total Apartment Maintenance		954.27	2,200.01	10,086.60	15,400.07	26,400.00	16,313.40
Building Maintenance	Acct Code						
Structural-Common	65000	0.00	41.67	1,417.75	291.69	500.00	(917.75)
Window Washing	65005	0.00	87.50	1,050.00	612.50	1,050.00	0.00
Electrical-Common Repairs	65015	107.50	83.33	107.50	583.31	1,000.00	892.50
Roofs, Gutters & Chimney repairs	65105	0.00	500.00	3,987.00	3,500.00	6,000.00	2,013.00
Plumbing - Common	65110	0.00	41.67	0.00	291.69	500.00	500.00
Sewer Repairs	65112	0.00	141.67	0.00	991.69	1,700.00	1,700.00
Painting-Common	65200	0.00	166.67	0.00	1,166.69	2,000.00	2,000.00
Carports-Common	66005	0.00	250.00	1,175.00	1,750.00	3,000.00	1,825.00
Total Building Maintenance		107.50	1,312.51	7,737.25	9,187.57	15,750.00	8,012.75
Grounds	Acct Code						
Grounds Maintenance misc.	63000	1,880.00	833.33	2,138.47	5,833.31	10,000.00	7,861.53
Landscape Maint. contract	63100	0.00	2,463.00	5,428.56	7,389.00	17,241.00	11,812.44
Lawn Fert/Weed contract	63110	1,717.40	365.58	3,052.20	2,559.06	4,387.00	1,334.80
Tree/Shrub Spray	63115	1,414.00	341.67	5,398.50	2,391.69	4,100.00	(1,298.50)
Tree Removal	63135	1,500.00	0.00	1,500.00	0.00	0.00	(1,500.00)
Mulch	63145	3,857.00	0.00	3,857.00	4,800.00	4,800.00	943.00
Irrigation - Repairs	63400	47.50	83.33	812.50	583.31	1,000.00	187.50
Snow Removal contract	63600	0.00	0.00	14,945.00	12,000.00	15,000.00	55.00
Street & sidewalk repair	63700	0.00	0.00	500.00	0.00	0.00	(500.00)
Pest Control	63900	0.00	62.50	803.90	437.50	750.00	(53.90)

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Trash Removal	63910	800.75	750.00	5,076.41	5,250.00	9,000.00	3,923.59
Total Grounds		11,216.65	4,899.41	43,512.54	41,243.87	66,278.00	22,765.46
Insurance	Acct Code						
Workers Compensation Insurance	50535	550.00	550.00	550.00	550.00	550.00	0.00
Property/Liab. Insurance	50570	1,341.58	1,416.67	9,391.06	9,916.69	17,000.00	7,608.94
Total Insurance		1,891.58	1,966.67	9,941.06	10,466.69	17,550.00	7,608.94
Reserve Accounts	Acct Code						
Common Rpl Reserve	63950	1,026.00	1,025.59	7,182.00	7,179.13	12,307.12	5,125.12
Reserve Contribution	90000	0.00	0.00	8.36	0.00	0.00	(8.36)
Reserve Interest	90140	11.70	0.00	67.96	0.00	0.00	(67.96)
Total Reserve Accounts		1,037.70	1,025.59	7,258.32	7,179.13	12,307.12	5,048.80
Utilities	Acct Code						
DTE-Outdoor Public Lighting	60020	0.00	215.00	1,348.36	1,505.00	2,580.00	1,231.64
Water/Sewer Common	60025	4,077.65	3,333.33	22,369.13	23,333.31	40,000.00	17,630.87
Water - Irrigation	60026	185.90	333.33	185.90	2,333.31	4,000.00	3,814.10
Total Utilities		4,263.55	3,881.66	23,903.39	27,171.62	46,580.00	22,676.61
Total Expense		20,323.38	16,180.42	111,613.05	119,410.94	198,100.00	86,486.95
Excess Revenue / Expense		(2,759.53)	327.91	6,138.74	(3,852.63)	0.00	6,138.74