

FINANCIAL REPORTS TO THE BOARD OF DIRECTORS

Bloomfield Concord
Condominium Association

August 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 08/31/2026

Assets

Operating Accounts

10000	Operating CAB-AZ	10,085.19
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<u>Total Operating Accounts</u>		<u>10,085.19</u>
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Reserve Accounts

10002	Reserve APT CAB-AZ	18,500.25
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10003	Reserve COMMON CAB-AZ	76,038.77
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<u>Total Reserve Accounts</u>		<u>94,539.02</u>
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Accounts Receivable

12000	Accounts Receivable	2,266.50
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<u>Total Accounts Receivable</u>		<u>2,266.50</u>
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Other Assets

14011	Prepaid Insurance	4,024.82
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14015	Prepaid Trash Removal	8,008.18
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<u>Total Other Assets</u>		<u>12,033.00</u>
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Total Assets

118,923.71

Liabilities & Equity

Other Liabilities

20002	CAB Roof Loan Payable	
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21000	Prepaid Assessments	4,125.00
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<u>Total Other Liabilities</u>		<u>4,125.00</u>
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Equity

30000	Reserve Fund-Common	76,030.84
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30001	Reserve Fund - Apartments	18,508.18
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31000	Prior Year Retained Earnings	13,632.00
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<u>Total Equity</u>		<u>108,171.02</u>
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Liabilities and Equity

	Operating Retained Earnings	6,627.69
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<u>Total Liabilities and Equity</u>		<u>6,627.69</u>
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Total Liabilities & Equity

118,923.71

Statement of Income and Expense

Tuesday, September 1, 2026

11:05

Posted 8/1/2026 To 8/31/2026 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	112,800.00	112,800.00	169,200.00	56,400.00
Apartment Assessment	40001	2,200.00	2,200.00	17,600.00	17,600.00	26,400.00	8,800.00
Total Assessment Income		16,300.00	16,300.00	130,400.00	130,400.00	195,600.00	65,200.00
<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	10.25	0.00	78.72	0.00	0.00	(78.72)
Interest - Apt. Accounts	40045	2.32	0.00	17.06	0.00	0.00	(17.06)
Late Fees	40050	130.00	0.00	1,235.00	0.00	0.00	(1,235.00)
Laundry Income	40070	0.00	208.33	2,398.58	1,666.64	2,500.00	101.42
Total Other Income		142.57	208.33	3,794.36	1,666.64	2,500.00	(1,294.36)
Total Income		16,442.57	16,508.33	134,194.36	132,066.64	198,100.00	63,905.64
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Copies	50110	24.48	75.00	880.44	600.00	900.00	19.56
Postage	50120	12.48	25.00	192.32	200.00	300.00	107.68
Legal Fees	50140	0.00	83.33	70.00	666.64	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	5,019.92	5,019.92	7,529.88	2,509.96
Miscellaneous	50240	79.00	66.67	1,232.47	533.36	800.00	(432.47)
Website	50245	0.00	12.50	22.19	100.00	150.00	127.81
Fax Line President's Home	50250	0.00	4.58	0.00	36.64	55.00	55.00
Total Administrative		743.45	894.57	9,917.34	9,656.56	13,234.88	3,317.54
<u>Apartment Maintenance</u>	<u>Acct Code</u>						
Electric - Apartments	60010	326.92	391.67	2,366.96	3,133.36	4,700.00	2,333.04
Gas - Apartments	60015	200.62	200.00	1,628.25	1,600.00	2,400.00	771.75
Build. & Maint. repair - Apt	64000	0.00	83.33	1,362.36	666.64	1,000.00	(362.36)

Statement of Income and Expense

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22 Bloomfield Concord Condominium Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Maint Wind & Door-Apt	64005	20.00	250.00	20.00	2,000.00	3,000.00	2,980.00
Maint & Supplies-Apt	64030	177.18	33.33	377.18	266.64	400.00	22.82
Plumbing - Apt	64110	0.00	166.67	0.00	1,333.36	2,000.00	2,000.00
Janitorial - Apt	64300	668.75	641.67	2,981.32	5,133.36	7,700.00	4,718.68
Carpet Cleaning - Apt	64360	0.00	41.67	0.00	333.36	500.00	500.00
Apt Rpl Reserve	64400	392.00	391.67	3,136.00	3,133.36	4,700.00	1,564.00
Total Apartment Maintenance		1,785.47	2,200.01	11,872.07	17,600.08	26,400.00	14,527.93
Building Maintenance	Acct Code						
Structural-Common	65000	0.00	41.67	1,417.75	333.36	500.00	(917.75)
Window Washing	65005	0.00	87.50	1,050.00	700.00	1,050.00	0.00
Electrical-Common Repairs	65015	0.00	83.33	107.50	666.64	1,000.00	892.50
Roofs, Gutters & Chimney repairs	65105	750.00	500.00	4,737.00	4,000.00	6,000.00	1,263.00
Plumbing - Common	65110	0.00	41.67	0.00	333.36	500.00	500.00
Sewer Repairs	65112	0.00	141.67	0.00	1,133.36	1,700.00	1,700.00
Painting-Common	65200	0.00	166.67	0.00	1,333.36	2,000.00	2,000.00
Carports-Common	66005	0.00	250.00	1,175.00	2,000.00	3,000.00	1,825.00
Total Building Maintenance		750.00	1,312.51	8,487.25	10,500.08	15,750.00	7,262.75
Grounds	Acct Code						
Grounds Maintenance misc.	63000	0.00	833.33	2,138.47	6,666.64	10,000.00	7,861.53
Landscape Maint. contract	63100	0.00	2,463.00	5,428.56	9,852.00	17,241.00	11,812.44
Lawn Fert/Weed contract	63110	667.40	365.58	3,719.60	2,924.64	4,387.00	667.40
Tree/Shrub Spray	63115	1,684.00	341.67	7,082.50	2,733.36	4,100.00	(2,982.50)
Tree Removal	63135	0.00	0.00	1,500.00	0.00	0.00	(1,500.00)
Mulch	63145	0.00	0.00	3,857.00	4,800.00	4,800.00	943.00
Irrigation - Repairs	63400	547.00	83.33	1,359.50	666.64	1,000.00	(359.50)
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	500.00	750.00	(53.90)

Statement of Income and Expense

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Trash Removal	63910	800.75	750.00	5,877.16	6,000.00	9,000.00	3,122.84
Total Grounds		3,699.15	4,899.41	47,211.69	46,143.28	66,278.00	19,066.31
<u>Insurance</u>	<u>Acct Code</u>						
Workers Compensation Insurance	50535	0.00	0.00	550.00	550.00	550.00	0.00
Property/Liab. Insurance	50570	1,341.58	1,416.67	10,732.64	11,333.36	17,000.00	6,267.36
Total Insurance		1,341.58	1,416.67	11,282.64	11,883.36	17,550.00	6,267.36
<u>Reserve Accounts</u>	<u>Acct Code</u>						
Common Rpl Reserve	63950	1,026.00	1,025.59	8,208.00	8,204.72	12,307.12	4,099.12
Reserve Contribution	90000	0.00	0.00	8.36	0.00	0.00	(8.36)
Reserve Interest	90140	11.90	0.00	79.86	0.00	0.00	(79.86)
Total Reserve Accounts		1,037.90	1,025.59	8,296.22	8,204.72	12,307.12	4,010.90
<u>Utilities</u>	<u>Acct Code</u>						
DTE-Outdoor Public Lighting	60020	225.44	215.00	1,573.80	1,720.00	2,580.00	1,006.20
Water/Sewer Common	60025	3,617.88	3,333.33	25,987.01	26,666.64	40,000.00	14,012.99
Water - Irrigation	60026	2,752.75	333.33	2,938.65	2,666.64	4,000.00	1,061.35
Total Utilities		6,596.07	3,881.66	30,499.46	31,053.28	46,580.00	16,080.54
Total Expense		15,953.62	15,630.42	127,566.67	135,041.36	198,100.00	70,533.33
Excess Revenue / Expense		488.95	877.91	6,627.69	(2,974.72)	0.00	6,627.69