FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Bloomfield Concord Condominium Association

September 30, 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.

22 Bloomfield Concord Condominium Association

Balance Sheet

Posted 09/30/2026

Assets			
Operating Accounts			
10000	Operating CAB-AZ	12,777.93	
Total Operating Accounts		12,777.93	
Reserve Accounts			
10002	Reserve APT CAB-AZ	18,894.53	
10003	Reserve COMMON CAB-AZ	77,074.15	
Total Reserve Accounts		95,968.68	
Accounts Receivable			
12000	Accounts Receivable	2,111.50	
Total Accounts Receivable		2,111.50	
Other Assets			
14011	Prepaid Insurance	2,683.24	
14015	Prepaid Trash Removal	7,207.43	
Total Other Assets		9,890.67	
Total Assets			*120,748.78*
Liabilities & Equity			
Other Liabilities			
20002	CAB Roof Loan Payable		
21000	Prepaid Assessments	4,700.00	
Total Other Liabilities		4,700.00	
Equity			
30000	Reserve Fund-Common	77,066.22	
30001	Reserve Fund - Apartments	18,902.46	
31000	Prior Year Retained Earnings	13,632.00	
Total Equity		109,600.68	
Liabilities and Equity			
	Operating Retained Earnings	6,448.10	
Total Liabilities and Equity		6,448.10	
Total Liabilities & Equity			*120,748.78*

22 Bloomfield Concord Condominium Association

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Income							
Assessment Income	**Acct Code**						
Common Assessment	40000	14,100.00	14,100.00	126,900.00	126,900.00	169,200.00	42,300.00
Apartment Assessment	40001	2,200.00	2,200.00	19,800.00	19,800.00	26,400.00	6,600.00
Total Assessment Income		16,300.00	16,300.00	146,700.00	146,700.00	195,600.00	48,900.00
Other Income	**Acct Code**						
Fines	40030	0.00	0.00	65.00	0.00	0.00	(65.00)
Interest - Common Accounts	40040	10.09	0.00	88.81	0.00	0.00	(88.81)
Interest - Apt. Accounts	40045	2.28	0.00	19.34	0.00	0.00	(19.34)
Late Fees	40050	0.00	0.00	1,235.00	0.00	0.00	(1,235.00)
Laundry Income	40070	0.00	208.33	2,398.58	1,874.97	2,500.00	101.42
Total Other Income		12.37	208.33	3,806.73	1,874.97	2,500.00	(1,306.73)
Total Income		16,312.37	16,508.33	150,506.73	148,574.97	198,100.00	47,593.27
Expense							
Administrative	**Acct Code**						
Copies	50110	23.58	75.00	904.02	675.00	900.00	(4.02)
Postage	50120	10.14	25.00	202.46	225.00	300.00	97.54
Legal Fees	50140	0.00	83.33	70.00	749.97	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	5,647.41	5,647.41	7,529.88	1,882.47
Miscellaneous	50240	34.40	66.67	1,266.87	600.03	800.00	(466.87)
Website	50245	0.00	12.50	22.19	112.50	150.00	127.81
Fax Line President's Home	50250	0.00	4.58	0.00	41.22	55.00	55.00
Total Administrative		695.61	894.57	10,612.95	10,551.13	13,234.88	2,621.93
Apartment Maintenance	**Acct Code**						
Electric - Apartments	60010	321.56	391.67	2,688.52	3,525.03	4,700.00	2,011.48
Gas - Apartments	60015	200.76	200.00	1,829.01	1,800.00	2,400.00	570.99
Build. & Maint. repair - Apt	64000	3,172.88	83.33	4,535.24	749.97	1,000.00	(3,535.24)

22 Bloomfield Concord Condominium Association

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Maint Wind & Door-Apt	64005	0.00	250.00	20.00	2,250.00	3,000.00	2,980.00
Maint & Supplies-Apt	64030	50.00	33.33	427.18	299.97	400.00	(27.18)
Plumbing - Apt	64110	0.00	166.67	0.00	1,500.03	2,000.00	2,000.00
Janitorial - Apt	64300	0.00	641.67	2,981.32	5,775.03	7,700.00	4,718.68
Carpet Cleaning - Apt	64360	0.00	41.67	0.00	375.03	500.00	500.00
Apt Rpl Reserve	64400	392.00	391.67	3,528.00	3,525.03	4,700.00	1,172.00
Total Apartment Maintenance		4,137.20	2,200.01	16,009.27	19,800.09	26,400.00	10,390.73
Building Maintenance	**Acct Code**						
Structural-Common	65000	69.90	41.67	1,487.65	375.03	500.00	(987.65)
Window Washing	65005	0.00	87.50	1,050.00	787.50	1,050.00	0.00
Electrical-Common Repairs	65015	0.00	83.33	107.50	749.97	1,000.00	892.50
Roofs, Gutters & Chimney repairs	65105	0.00	500.00	4,737.00	4,500.00	6,000.00	1,263.00
Plumbing - Common	65110	0.00	41.67	0.00	375.03	500.00	500.00
Sewer Repairs	65112	0.00	141.67	0.00	1,275.03	1,700.00	1,700.00
Painting-Common	65200	0.00	166.67	0.00	1,500.03	2,000.00	2,000.00
Carports-Common	66005	0.00	250.00	1,175.00	2,250.00	3,000.00	1,825.00
Total Building Maintenance		69.90	1,312.51	8,557.15	11,812.59	15,750.00	7,192.85
Grounds	**Acct Code**						
Grounds Maintenance misc.	63000	80.52	833.33	2,218.99	7,499.97	10,000.00	7,781.01
Landscape Maint. contract	63100	0.00	2,463.00	5,428.56	12,315.00	17,241.00	11,812.44
Lawn Fert/Weed contract	63110	0.00	365.58	3,719.60	3,290.22	4,387.00	667.40
Tree/Shrub Spray	63115	1,967.50	341.67	9,050.00	3,075.03	4,100.00	(4,950.00)
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	0.00	83.33	1,359.50	749.97	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	70.00	62.50	873.90	562.50	750.00	(123.90)

22 Bloomfield Concord Condominium Association

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Trash Removal	63910	800.75	750.00	6,677.91	6,750.00	9,000.00	2,322.09
Total Grounds		2,918.77	4,899.41	50,130.46	51,042.69	66,278.00	16,147.54
Insurance	**Acct Code**						
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	12,074.22	12,750.03	17,000.00	4,925.78
Total Insurance		1,341.58	1,416.67	12,624.22	13,300.03	17,550.00	4,925.78
Reserve Accounts	**Acct Code**						
Common Rpl Reserve	63950	1,026.00	1,025.59	9,234.00	9,230.31	12,307.12	3,073.12
Reserve Interest	90140	11.66	0.00	99.88	0.00	0.00	(99.88)
Total Reserve Accounts		1,037.66	1,025.59	9,333.88	9,230.31	12,307.12	2,973.24
Utilities	**Acct Code**						
DTE-Outdoor Public Lighting	60020	461.39	215.00	2,035.19	1,935.00	2,580.00	544.81
Water/Sewer Common	60025	3,777.80	3,333.33	29,764.81	29,999.97	40,000.00	10,235.19
Water - Irrigation	60026	2,052.05	333.33	4,990.70	2,999.97	4,000.00	(990.70)
Total Utilities		6,291.24	3,881.66	36,790.70	34,934.94	46,580.00	9,789.30
Total Expense		16,491.96	15,630.42	144,058.63	150,671.78	198,100.00	54,041.37
Excess Revenue / Expense		(179.59)	877.91	6,448.10	(2,096.81)	0.00	6,448.10