

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

Bloomfield Concord  
Condominium Association

September 30, 2023

Prepared By:

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Prepared without an audit and for internal purposes only.

22 Bloomfield Concord Condominium Association

Balance Sheet

Posted 09/30/2023

<b>Assets</b>		
<u>Operating Accounts</u>		
10000	Operating CAB-AZ	4,124.53
<u>Total Operating Accounts</u>		<u>4,124.53</u>
<u>Reserve Accounts</u>		
10002	Reserve APT CAB-AZ	11,064.02
10003	Reserve COMMON CAB-AZ	24,574.55
<u>Total Reserve Accounts</u>		<u>35,638.57</u>
<u>Accounts Receivable</u>		
12000	Accounts Receivable	65.00
<u>Total Accounts Receivable</u>		<u>65.00</u>
<u>Other Assets</u>		
14011	Prepaid Insurance	2,530.00
<u>Total Other Assets</u>		<u>2,530.00</u>
<i>Total Assets</i>		<u><u>42,358.10</u></u>
 <b>Liabilities &amp; Equity</b>		
<u>Other Liabilities</u>		
20002	CAB Roof Loan Payable	
21000	Prepaid Assessments	5,949.50
<u>Total Other Liabilities</u>		<u>5,949.50</u>
<u>Equity</u>		
30000	Reserve Fund-Common	24,574.55
30001	Reserve Fund - Apartments	11,064.02
31000	Prior Year Retained Earnings	2,287.70
<u>Total Equity</u>		<u>37,926.27</u>
<u>Liabilities and Equity</u>		
	Operating Retained Earnings	(1,517.67)
<u>Total Liabilities and Equity</u>		<u>(1,517.67)</u>
<i>Total Liabilities &amp; Equity</i>		<u><u>42,358.10</u></u>

# Statement of Income and Expense

Friday, October 6, 2023

15:16

Posted 9/1/2023 To 9/30/2023 11:59:00 PM

## 22 Bloomfield Concord Condominium Association

### Operating

	Acct Code	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<b>Income</b>							
<b>Assessment Income</b>							
Common Assessment	40000	13,800.00	13,800.00	124,200.00	124,200.00	165,600.00	41,400.00
Apartment Assessment	40001	2,000.00	2,000.00	18,000.00	18,000.00	24,000.00	6,000.00
Total Assessment Income		15,800.00	15,800.00	142,200.00	142,200.00	189,600.00	47,400.00
<b>Other Income</b>							
Interest - Common Accounts	40040	9.11	0.00	47.41	0.00	0.00	(47.41)
Interest - Apt. Accounts	40045	0.00	0.00	15.65	0.00	0.00	(15.65)
Late Fees	40050	130.00	0.00	715.00	0.00	0.00	(715.00)
Laundry Income	40070	0.00	208.33	2,178.62	1,874.97	2,500.00	321.38
Total Other Income		139.11	208.33	2,956.68	1,874.97	2,500.00	(456.68)
Total Income		15,939.11	16,008.33	145,156.68	144,074.97	192,100.00	46,943.32
<b>Expense</b>							
<b>Administrative</b>							
Copies	50110	21.78	58.33	537.94	524.97	700.00	162.06
Postage	50120	12.00	25.00	130.29	225.00	300.00	169.71
Legal Fees	50140	0.00	83.33	501.50	749.97	1,000.00	498.50
Audit/Tax	50160	0.00	0.00	2,500.00	2,500.00	2,500.00	0.00
Management Services	50200	574.25	574.25	5,168.25	5,168.25	6,891.00	1,722.75
Miscellaneous	50240	133.20	58.33	627.25	524.97	700.00	72.75
Website	50245	0.00	8.33	0.00	74.97	100.00	100.00
Fax Line President's Home	50250	0.00	4.58	54.95	41.22	55.00	0.05
Total Administrative		741.23	812.15	9,520.18	9,809.35	12,246.00	2,725.82
<b>Apartment Maintenance</b>							
Electric - Apartments	60010	0.00	333.33	2,678.91	2,999.97	4,000.00	1,321.09
Gas - Apartments	60015	130.56	216.67	1,806.94	1,950.03	2,600.00	793.06
Build. & Maint. repair - Apt	64000	229.36	0.00	585.14	0.00	0.00	(585.14)
Maint Wind & Door-Apt	64005	0.00	41.67	133.75	375.03	500.00	366.25

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### Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Maint & Supplies-Apt	64030	0.00	16.67	432.21	150.03	200.00	(232.21)
Plumbing - Apt	64110	0.00	41.67	1,735.00	375.03	500.00	(1,235.00)
Janitorial - Apt	64300	750.00	375.00	2,513.95	3,375.00	4,500.00	1,986.05
Carpet Cleaning - Apt	64360	0.00	16.67	0.00	150.03	200.00	200.00
Apt Rpl Reserve	64400	0.00	958.33	6,713.00	8,624.97	11,500.00	4,787.00
Total Apartment Maintenance		1,109.92	2,000.01	16,598.90	18,000.09	24,000.00	7,401.10
<b>Building Maintenance</b>		<b>Acct Code</b>					
Structural-Common	65000	682.45	0.00	874.95	0.00	0.00	(874.95)
Window Washing	65005	0.00	87.50	1,050.00	787.50	1,050.00	0.00
Electrical-Common Repairs	65015	0.00	41.67	215.06	375.03	500.00	284.94
Roofs, Gutters & Chimney repairs	65105	0.00	83.33	900.00	749.97	1,000.00	100.00
Plumbing - Common	65110	350.00	125.00	3,452.00	1,125.00	1,500.00	(1,952.00)
Sewer Repairs	65112	1,195.00	0.00	1,195.00	0.00	0.00	(1,195.00)
Painting-Common	65200	0.00	501.67	7,262.02	4,515.03	6,020.00	(1,242.02)
Carports-Common	66005	0.00	173.33	705.00	1,559.97	2,080.00	1,375.00
Total Building Maintenance		2,227.45	1,012.50	15,654.03	9,112.50	12,150.00	(3,504.03)
<b>Grounds</b>		<b>Acct Code</b>					
Grounds Maintenance misc.	63000	0.00	83.33	0.00	749.97	1,000.00	1,000.00
Landscape Maint. contract	63100	5,142.00	2,685.72	7,713.00	13,428.60	18,800.00	11,087.00
Lawn Fert/Weed contract	63110	0.00	312.50	3,198.00	2,812.50	3,750.00	552.00
Tree/Shrub Spray	63115	0.00	341.67	9,274.00	3,075.03	4,100.00	(5,174.00)
Mulch	63145	0.00	0.00	1,894.20	0.00	0.00	(1,894.20)
Irrigation - Repairs	63400	1,450.00	83.33	2,840.00	749.97	1,000.00	(1,840.00)
Misc. Land. (mulch/new trees)	63500	0.00	0.00	2,350.00	0.00	0.00	(2,350.00)
Snow Removal contract	63600	0.00	0.00	8,310.00	6,500.00	9,750.00	1,440.00
Chemical (Salt)	63610	0.00	0.00	555.00	1,200.00	1,500.00	945.00
Pest Control	63900	0.00	66.67	515.28	600.03	800.00	284.72
Trash Removal	63910	0.00	750.00	10,034.88	6,750.00	9,000.00	(1,034.88)

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### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Total Grounds		6,592.00	4,323.22	46,684.36	35,866.10	49,700.00	3,015.64
<b><u>Insurance</u></b>	<b><u>Acct Code</u></b>						
Workers Compensation Insurance	50535	0.00	45.83	550.00	412.47	550.00	0.00
Property/Liab. Insurance	50570	1,267.00	1,353.00	11,403.00	12,177.00	16,236.00	4,833.00
Total Insurance		1,267.00	1,398.83	11,953.00	12,589.47	16,786.00	4,833.00
<b><u>Reserve Accounts</u></b>	<b><u>Acct Code</u></b>						
Common Rpl Reserve	63950	0.00	2,309.83	16,170.00	20,788.47	27,718.00	11,548.00
Reserve Interest	90140	8.79	0.00	57.97	0.00	0.00	(57.97)
Total Reserve Accounts		8.79	2,309.83	16,227.97	20,788.47	27,718.00	11,490.03
<b><u>Utilities</u></b>	<b><u>Acct Code</u></b>						
DTE-Outdoor Public Lighting	60020	258.11	166.67	1,717.49	1,500.03	2,000.00	282.51
Water/Sewer Common	60025	2,895.64	3,500.00	25,328.29	31,500.00	42,000.00	16,671.71
Water - Irrigation	60026	828.75	458.33	2,990.13	4,124.97	5,500.00	2,509.87
Total Utilities		3,982.50	4,125.00	30,035.91	37,125.00	49,500.00	19,464.09
Total Expense		15,928.89	15,981.54	146,674.35	143,290.98	192,100.00	45,425.65
Excess Revenue / Expense		10.22	26.79	(1,517.67)	783.99	0.00	(1,517.67)