

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Farmington Square
Condominium Association

October 31, 2025

Prepared By:

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Prepared without an audit and for internal purposes only.

141 Farmington Square Condominium Association

Balance Sheet

Posted 10/31/2025

Assets

Operating Accounts

10000 Operating 78,019.82

Total Operating Accounts 78,019.82

Reserve Accounts

10001 Money Market 89,574.53

10200 First Citizen CD #1, 9-months, 3.50%, matures 7 75,000.00

10201 First Citizens CD #2, 6-month, 3.60%, Matures 4 75,000.00

Total Reserve Accounts 239,574.53

Accounts Receivable

12000 Accounts Receivable 109,273.94

Total Accounts Receivable 109,273.94

Total Assets

426,868.29

Liabilities & Equity

Other Liabilities

14001 Deposits - Electric 8/15/26 refundable (1,029.00)

21000 Prepaid Assessments 21,022.29

Total Other Liabilities 19,993.29

Equity

30000 Reserve Fund 239,574.53

31000 Prior Years Retained Earnings 159,822.08

Total Equity 399,396.61

Liabilities and Equity

Operating Retained Earnings 7,478.39

Total Liabilities and Equity 7,478.39

Total Liabilities & Equity

426,868.29

Statement of Income and Expense

Friday, November 7, 2025

13:23

Posted 10/1/2025 To 10/31/2025 11:59:00 PM

141 Farmington Square Condominium Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
Assessment Income	Acct Code						
Assessments	40000	28,969.20	28,969.17	289,692.00	289,691.70	347,630.00	57,938.00
Total Assessment Income		28,969.20	28,969.17	289,692.00	289,691.70	347,630.00	57,938.00
Other Income	Acct Code						
Fines	40030	0.00	0.00	(255.00)	0.00	0.00	255.00
Interest	40040	15.60	4.17	430.88	41.70	50.00	(380.88)
Late Fees	40050	225.00	0.00	3,850.00	0.00	0.00	(3,850.00)
NSF Fees charged to co-owner	40053	0.00	0.00	240.00	0.00	0.00	(240.00)
Legal Fees charged to co-owners	40055	0.00	0.00	2,976.35	0.00	0.00	(2,976.35)
Laundry Income	40070	0.00	708.33	7,881.38	7,083.30	8,500.00	618.62
Total Other Income		240.60	712.50	15,123.61	7,125.00	8,550.00	(6,573.61)
Total Income		29,209.80	29,681.67	304,815.61	296,816.70	356,180.00	51,364.39
Expense							
Administrative	Acct Code						
Copies	50110	345.92	33.33	1,464.75	333.30	400.00	(1,064.75)
Postage	50120	287.93	25.00	807.17	250.00	300.00	(507.17)
Legal Fees - Collections	50140	405.00	583.33	6,284.85	5,833.30	7,000.00	715.15
Legal Fees - Other	50145	1,608.00	166.67	2,713.50	1,666.70	2,000.00	(713.50)
Audit/Tax	50160	0.00	0.00	1,200.00	1,200.00	1,200.00	0.00
Management Services	50200	2,691.00	1,646.00	20,640.00	16,460.00	19,752.00	(888.00)
Miscellaneous	50240	225.10	333.33	1,894.00	3,333.30	4,000.00	2,106.00
Website	50245	35.00	0.00	265.00	0.00	0.00	(265.00)
Bad Debt Expense	50299	0.00	0.00	1,343.07	0.00	0.00	(1,343.07)
Telephone	60050	112.78	1,416.67	15,518.24	14,166.70	17,000.00	1,481.76
Total Administrative		5,710.73	4,204.33	52,130.58	43,243.30	51,652.00	(478.58)
Building Maintenance	Acct Code						
Structural	65000	4,782.52	833.33	14,760.00	8,333.30	10,000.00	(4,760.00)

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Electrical	65015	0.00	125.00	2,533.50	1,250.00	1,500.00	(1,033.50)
Door/Locks/Keys	65030	0.00	0.00	140.00	0.00	0.00	(140.00)
Intercom System	65040	0.00	166.67	777.99	1,666.70	2,000.00	1,222.01
Gutters	65100	75.00	0.00	75.00	0.00	0.00	(75.00)
Roof Maint/Repairs	65105	0.00	0.00	5,400.00	0.00	0.00	(5,400.00)
Plumbing	65110	0.00	0.00	970.00	0.00	0.00	(970.00)
Painting	65200	0.00	0.00	2,200.00	0.00	0.00	(2,200.00)
Janitorial	66000	1,640.00	2,583.33	14,658.00	25,833.30	31,000.00	16,342.00
Carpet Repair & Cleaning	66005	3,333.25	358.33	4,324.50	3,583.30	4,300.00	(24.50)
Dryer Vent Cleaning	66060	0.00	125.00	0.00	1,250.00	1,500.00	1,500.00
Fire Sprinklers	66150	0.00	208.33	0.00	2,083.30	2,500.00	2,500.00
Total Building Maintenance		9,830.77	4,399.99	45,838.99	43,999.90	52,800.00	6,961.01
<u>Community Center/Clubhouse</u>	<u>Acct Code</u>						
Pool Service/Maint.	70100	0.00	1,458.33	12,988.82	14,583.30	17,500.00	4,511.18
Total Community Center/Clubhouse		0.00	1,458.33	12,988.82	14,583.30	17,500.00	4,511.18
<u>Grounds</u>	<u>Acct Code</u>						
Grounds Maintenance	63000	0.00	225.00	3,775.00	2,250.00	2,700.00	(1,075.00)
Landscape Maintenance	63100	1,842.86	1,928.57	12,627.37	11,571.42	13,500.00	872.63
Lawn Fertilization	63110	282.19	145.83	1,410.95	1,458.30	1,750.00	339.05
Tree/Shrub Spray	63115	0.00	316.67	0.00	3,166.70	3,800.00	3,800.00
Tree Pruning	63130	0.00	0.00	6,300.00	0.00	0.00	(6,300.00)
Irrigation	63400	725.00	291.67	2,438.00	2,916.70	3,500.00	1,062.00
Snow Removal	63600	0.00	0.00	11,680.20	14,400.00	18,000.00	6,319.80
Chemical (Salt)	63610	0.00	0.00	0.00	2,000.00	2,500.00	2,500.00
Concrete / Sidewalks	63705	0.00	208.33	5,850.00	2,083.30	2,500.00	(3,350.00)
Asphalt / Parking Lot	63710	0.00	0.00	3,750.00	0.00	0.00	(3,750.00)
Pest Control	63900	274.61	416.67	3,124.92	4,166.70	5,000.00	1,875.08
Trash Removal	63910	325.00	1,750.00	18,188.14	17,500.00	21,000.00	2,811.86

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Total Grounds		3,449.66	5,282.74	69,144.58	61,513.12	74,250.00	5,105.42
Insurance	Acct Code						
Umbrella Insurance	50550	147.83	0.00	739.16	0.00	0.00	(739.16)
Liability Insurance	50560	2,403.00	2,916.67	29,415.23	29,166.70	35,000.00	5,584.77
Total Insurance		2,550.83	2,916.67	30,154.39	29,166.70	35,000.00	4,845.61
Reserve Accounts	Acct Code						
Reserve Contribution	90000	2,381.00	2,381.33	23,810.00	23,813.30	28,576.00	4,766.00
Reserve Interest	90140	12.08	0.00	132.27	0.00	0.00	(132.27)
Total Reserve Accounts		2,393.08	2,381.33	23,942.27	23,813.30	28,576.00	4,633.73
Utilities	Acct Code						
Electric	60010	567.36	650.00	5,450.68	6,500.00	7,800.00	2,349.32
Gas	60015	175.48	208.33	1,573.83	2,083.30	2,500.00	926.17
Water	60025	0.00	7,175.17	55,690.16	71,751.70	86,102.00	30,411.84
Alarm Monitoring	60040	0.00	0.00	422.92	0.00	0.00	(422.92)
Total Utilities		742.84	8,033.50	63,137.59	80,335.00	96,402.00	33,264.41
Total Expense		24,677.91	28,676.89	297,337.22	296,654.62	356,180.00	58,842.78
Excess Revenue / Expense		4,531.89	1,004.78	7,478.39	162.08	0.00	7,478.39