



# **Bloomfield Hills Homeowners Association Inc.**

**July 2025**

**NO MEETING**

**Prepared by:**

**Delroy Brown**

**COMMUNITY MANAGER**

This management report has been prepared by Sentry Management and is submitted to Bloomfield Hills Homeowners Association Inc. If a Board member has any questions regarding the financial statements or any item in this report, please contact Management before the meeting so that any required research may be conducted.

## Table of Contents

|                        |    |
|------------------------|----|
| No Meeting Page.....   | 1  |
| Managers Report.....   | 3  |
| Financial Report.....  | 8  |
| Arrears.....           | 20 |
| Property Notebook..... | 33 |





## ADMINISTRATIVE ITEMS



## MANAGER'S REPORT

### BLOOMFIELD HILLS

#### Action Items

- Management conducted community visit. Final Tour Pending
- Reach out to vendors regarding pond proposal.
- Emailed Monthly Financial Report to Board.
- Property Notebook: Mailed violations.
- Paid association invoices.
- Submit ARC's for review.
- Notices mailed to delinquent homeowners on June 2025.
- Waiting on response from attorney for special assessment inquiry.

#### Financial Overview

**\*\*See the Financial Reports attached hereto. Additional reports are available in the Board Room. Please notify Community Manager if you require instructions on accessing the Board Room. \*\***

#### Arrears/Collections Status

**\*\*See attached Account Receivable Report. \*\***

#### MRTA–Renewed in 2021

#### Insurance Policies

| AGENCY NAME                    | INS. COMPANY NAME    | TYPE OF COVERAGE | START DATE | END DATE   |
|--------------------------------|----------------------|------------------|------------|------------|
| BARFIELD INSURANCE & FINANCIAL | MOUNT VERNON         | GL/D&O           | 09/28/2024 | 09/28/2025 |
| BARFIELD INSURANCE & FINANCIAL | COVINGTON SPECIALITY | PROPOERTY        | 09/28/2024 | 09/28/2025 |
| BARFIELD INSURANCE & FINANCIAL | MOUNT VERNON FIRE    | CRIME            | 09/28/2024 | 09/28/2025 |
|                                |                      |                  |            |            |

#### Current Board Terms

See Attached

---

**NOTE:** Any opinions and recommendations made by your community associations manager or management company are not legal opinion. If the Board of Directors wishes to get a legal opinion, then the association attorney should be consulted. The opinions and recommendations expressed by your manager and management company are based on the managers time and experience in the association management industry and do not constitute nor are they meant as legal opinions or advice.

| NAME/TITLE                              | EMAIL  | ADDRESS                                   | PHONES NUMBERS                             | TERM OF | TERM START DATE | TERM END DATE |
|---|--|---|--|---------|-----------------|---------------|
| STOER,RICK<br>President                 | <a href="mailto:rick.stoer@bloomfield-hoa.com">rick.stoer@bloomfield-hoa.com</a>   | 5318 LONGLEAF CT<br>LAKELAND FL 33810     | 863-859-1016 (Home)<br>863-529-3401 (Cell) | 3 YEARS | 02/21/2023      | 02/20/2026    |
| STREETER,LAWRENCE<br>Vice-President (B) | <a href="mailto:kathryn.streeter@bloomfield-hoa.com">kathryn.streeter@bloomfield-hoa.com</a><br><a href="mailto:lawrence.streeter@bloomfield-hoa.com">lawrence.streeter@bloomfield-hoa.com</a> | 2181 RAINBOWER DR<br>LAKELAND FL 33810    | 586-604-6468 (Cell)                        | 3 YEARS | 02/11/2025      | 02/10/2028    |
| GUSTAFSON,LOUISE<br>Secretary           | <a href="mailto:louise.gustafson@bloomfield-hoa.com">louise.gustafson@bloomfield-hoa.com</a>   | 5531 BLOOMFIELD BLVD<br>LAKELAND FL 33810 | 513-410-9792 (Home)<br>863-738-1589 (Cell) | 3 YEARS | 02/21/2023      | 02/20/2026    |
| STREETER,KATHRYN<br>Treasurer           | <a href="mailto:kathryn.streeter@bloomfield-hoa.com">kathryn.streeter@bloomfield-hoa.com</a><br><a href="mailto:lawrence.streeter@bloomfield-hoa.com">lawrence.streeter@bloomfield-hoa.com</a> | 2181 RAINBOWER DR<br>LAKELAND FL 33810    | 586-604-6468 (Cell)                        | 3 YEARS | 02/11/2025      | 02/09/2028    |
| BOREM,JOSHUA<br>Director (I)            | <a href="mailto:joshua.borem@bloomfield-hoa.com">joshua.borem@bloomfield-hoa.com</a>   | 5663 BLOOMFIELD BLVD<br>LAKELAND FL 33810 | 863-944-5221 (Cell)                        | 3 YEARS | 02/20/2024      | 02/19/2027    |
| DOKENDORF,ERICK<br>Director (J)         | <a href="mailto:erick.dokendorf@bloomfield-hoa.com">erick.dokendorf@bloomfield-hoa.com</a>   | 2163 MALACHITE DR<br>LAKELAND FL 33810    | 813-714-0817 (Cell)                        | 3 YEARS | 02/21/2023      | 02/20/2026    |
| PATTERSON,BLAINE<br>Director (K)        | <a href="mailto:blaine.patterson@bloomfield-hoa.com">blaine.patterson@bloomfield-hoa.com</a>   | 2210 LONGLEAF CIR<br>LAKELAND FL 33810    | 863-559-3701 (Cell)                        | 3 YEARS | 07/11/2023      | 07/10/2026    |



## PLANNING & ACTION CALENDAR

| Month | Responsible | Item/Contract   | Action            | Completed?   |
|-------|-------------|-----------------|-------------------|--------------|
| JAN   | CAM         | Community Visit | January 7, 2025   | Yes          |
|       |             |                 | January 27, 2025  | Yes          |
|       |             |                 |                   |              |
| FEB   | CAM         | Community Visit | February 11, 2025 | Yes          |
|       |             |                 | February 18, 2025 | Yes          |
| MAR   | CAM         | Community Visit | March 3, 2025     | Yes          |
|       |             |                 | March 25, 2025    | Yes          |
|       |             |                 |                   |              |
| APR   | CAM         | Community Visit | April 8, 2025     | Yes          |
|       |             |                 | April 30, 2025    | Yes          |
|       |             |                 |                   |              |
| MAY   | CAM         | Community Visit | May 15, 2025      | Yes          |
|       |             |                 | Board Meeting     | May 22, 2025 |
|       | CAM         |                 |                   |              |
| JUN   | CAM         | Community Visit | June 10, 2025     | Yes          |
|       |             |                 |                   |              |
|       |             |                 |                   |              |
| JUL   | CAM         | Community Visit | July 01, 2025     | Yes          |
|       |             |                 |                   |              |
|       |             |                 |                   |              |
| AUG   | CAM         |                 |                   |              |
|       |             |                 |                   |              |
|       |             |                 |                   |              |
| SEP   | CAM         |                 |                   |              |
|       |             |                 |                   |              |
|       |             |                 |                   |              |
| OCT   | BOD         |                 |                   |              |
|       |             | CAM             |                   |              |
|       |             |                 |                   |              |



|     |     |   |  |  |
|-----|-----|---|--|--|
| NOV | CAM |   |  |  |
|     |     |   |  |  |
| DEC | CAM | Assessment coupons sent to all owners with budget |  |  |
|     |     |   |  |  |



# FINANCIAL REPORTS



# Financial Summary

BLOOMFIELD HILLS HOA

JUNE 2025

| ASSETS                 |                   | LIABILITIES                |                   |
|------------------------|-------------------|----------------------------|-------------------|
| Cash in Bank-Operating | 107,388.24        | Current Liability          | 55,975.59         |
| Reserve                | 120,751.95        | Restricted Equity-Reserves | 120,751.95        |
| Accounts Receivable    | 1,346.22          | Operating Equity           | 57,785.43         |
| Prepaid Assets         | 5,026.56          |                            |                   |
| Fixed Assets-Deposits  | 0.00              |                            |                   |
|                        |                   |                            |                   |
|                        |                   |                            |                   |
| <b>TOTAL ASSETS</b>    | <b>234,512.97</b> | <b>TOTAL LIABILITIES</b>   | <b>234,512.97</b> |

|                       | Current Period<br>Earned | YTD Actual        | YTD Budget       | VARIANCE<br>(Over/Under) |
|-----------------------|--------------------------|-------------------|------------------|--------------------------|
| <b>TOTAL INCOME:</b>  | <b>8,450.50</b>          | <b>50,613.17</b>  | <b>59,381.55</b> | <b>(8,768.38)</b>        |
|                       |                          |                   |                  |                          |
| <b>EXPENSES:</b>      |                          |                   |                  |                          |
| Building Maintenance  | 0.00                     | 68.47             | 0.00             | 68.47                    |
| Grounds Maintenance   | 2,725.00                 | 19,783.00         | 21,300.00        | (1,517.00)               |
| Utilities             | 262.10                   | 1,563.47          | 1,650.00         | (86.53)                  |
| Administrative        | 3,529.80                 | 26,951.56         | 31,431.53        | (4,479.97)               |
| Reserve               | 833.33                   | 5,000.02          | 5,000.02         | 0.00                     |
|                       |                          |                   |                  |                          |
| <b>TOTAL EXPENSES</b> | <b>7,350.23</b>          | <b>53,366.52</b>  | <b>59,381.55</b> | <b>(6,015.03)</b>        |
|                       |                          |                   |                  |                          |
| <b>GAIN/(LOSS)</b>    | <b>1,100.27</b>          | <b>(2,753.35)</b> | <b>0.00</b>      | <b>(2,753.35)</b>        |

**COMMENTS:** For additional information related to this Financial Summary. Please consult the Financial Report

in below.

---



---



---

002300  
BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC  
FINANCIAL REPORT  
June 2025

PREPARED BY:  
SENTRY MANAGEMENT, INC. (EXPORTED)

RUN 07/28/25 09:14:15

BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC  
\*\*\*\*\* NOTES TO THE FINANCIAL \*\*\*\*\*

002300

PAGE 1

| COA# | DESCRIPTION                           | COMMENTS                      | DATE       |
|------|---------------------------------------|-------------------------------|------------|
| 1010 | ENTERPRISE BK/TR - CHECKING - PRIMARY | LAST RECONCILED ON 06/30/2025 | 07/11/2025 |
| 1015 | SMARTSTREET-BOC - CKG/ICS - OPERATING | LAST RECONCILED ON 06/30/2025 | 07/11/2025 |
| 1041 | MIDFLORIDA CREDIT UNION - CHECKING    | LAST RECONCILED ON 06/30/2025 | 07/11/2025 |
| 1057 | MIDFLORIDA CREDIT UNION - SAVINGS     | LAST RECONCILED ON 06/30/2025 | 07/11/2025 |
| 1065 | SMARTSTREET-BOC - MM/ICS - RESERVE    | LAST RECONCILED ON 06/30/2025 | 07/11/2025 |

RUN 07/28/25 09:14:15

BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC  
 B A L A N C E   S H E E T  
 June 2025

002300

PAGE 2

|                     |   | OPERATING  | RESERVE    | TOTAL      |
|---------------------|---|------------|------------|------------|
| CURRENT ASSETS      |   |            |            |            |
| 1010                | ENTERPRISE BK/TR - CHECKING - PRIMARY   | 101,814.74 |            | 101,814.74 |
| 1015                | SMARTSTREET-BOC - CKG/ICS - OPERATING   | 94.24      |            | 94.24      |
| 1041                | MIDFLORIDA CREDIT UNION - CHECKING      | 5,228.28   |            | 5,228.28   |
| 1057                | MIDFLORIDA CREDIT UNION - SAVINGS       | 250.98     |            | 250.98     |
| 1065                | SMARTSTREET-BOC - MM/ICS - RESERVE      |            | 120,751.95 | 120,751.95 |
|                     |   | -----      | -----      | -----      |
|                     |   | 107,388.24 | 120,751.95 | 228,140.19 |
| ACCOUNTS RECEIVABLE |   |            |            |            |
| 1210                | ASSESSMENTS                             | 2,179.57   |            | 2,179.57   |
| 1260                | CREDIT RISK ALLOWANCE                   | (833.35)   |            | (833.35)   |
|                     |   | -----      | -----      | -----      |
|                     |   | 1,346.22   | 0.00       | 1,346.22   |
| PREPAID ASSETS      |   |            |            |            |
| 1310                | BARFIELD PKG INS 9/28/24-25 \$9,606.45  | 2,401.62   |            | 2,401.62   |
| 1312                | BARFIELD PROP INS 9/28/24-25 \$5,346.40 | 1,336.59   |            | 1,336.59   |
| 1315                | BARFIELD CRIME INS 9/28/24-25 \$486.15  | 121.53     |            | 121.53     |
| 1341                | GIBSONIA STORAGE 3/25-12/25 \$1,944.73  | 1,166.82   |            | 1,166.82   |
|                     |   | -----      | -----      | -----      |
|                     |   | 5,026.56   | 0.00       | 5,026.56   |
|                     |   | -----      | -----      | -----      |
|                     | TOTAL ASSETS                            | 113,761.02 | 120,751.95 | 234,512.97 |
|                     |   | =====      | =====      | =====      |

RUN 07/28/25 09:14:15

BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC  
 B A L A N C E   S H E E T  
 June 2025

002300

PAGE 3

|                              |  | OPERATING  | RESERVE    | TOTAL      |
|------------------------------|--|------------|------------|------------|
| CURRENT LIABILITIES          |  |            |            |            |
| 2010                         | ACCOUNTS PAYABLE                                       | 2,756.04   |            | 2,756.04   |
| 2032                         | DEFERRED ANNUAL ASSESSMENT                             | 50,974.02  |            | 50,974.02  |
| 2130                         | PREPAID ASSESSMENTS                                    | 2,245.53   |            | 2,245.53   |
|                              |  | -----      | -----      | -----      |
|                              |  | 55,975.59  | 0.00       | 55,975.59  |
| RESTRICTED EQUITY - RESERVES |  |            |            |            |
| 2215                         | RESERVES - INTEREST                                    |            | 500.75     | 500.75     |
| 2275                         | RESERVES - CAPITAL IMPROVEMENTS<br>SPENT FROM RESERVES |            | 131,895.20 | 131,895.20 |
| 2420                         | RESERVES - TENNIS COURT                                |            | (7,894.00) | (7,894.00) |
| 2475                         | RESERVES - CAPITAL IMPROVEMENTS                        |            | (3,750.00) | (3,750.00) |
|                              |  | -----      | -----      | -----      |
|                              |  | 0.00       | 120,751.95 | 120,751.95 |
| OPERATING EQUITY             |  |            |            |            |
| 2650                         | PRIOR YEAR SURPLUS (DEFICIT)                           | 60,538.78  |            | 60,538.78  |
| 2670                         | CURRENT YEAR SURPLUS (DEFICIT)                         | (2,753.35) |            | (2,753.35) |
|                              |  | -----      | -----      | -----      |
|                              |  | 57,785.43  | 0.00       | 57,785.43  |
|                              |  | -----      | -----      | -----      |
|                              | TOTAL LIABILITIES & EQUITY                             | 113,761.02 | 120,751.95 | 234,512.97 |
|                              |  | =====      | =====      | =====      |

RUN 07/28/25 09:14:15

BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 JUNE 2025

002300

PAGE 1

|                                 | CURRENT PERIOD | MONTHLY BUDGET | MONTHLY VARIANCE | 6 MONTH PERIOD | Y-T-D BUDGET | Y-T-D VARIANCE | ANNUAL BUDGET |
|---------------------------------|----------------|----------------|------------------|----------------|--------------|----------------|---------------|
| <b>INCOME</b>                   |                |                |                  |                |              |                |               |
| 4020 ASSESSMENTS - ANNUAL       | 8,495.67       | 8,495.67       | 0.00             | 50,973.98      | 50,973.98    | 0.00           | 101,948       |
| 4060 LATE CHARGES               | 21.50          | 0.00           | 21.50            | 535.36         | 0.00         | 535.36         | 0             |
| 4080 CLOSING FEES*              | 100.00         | 0.00           | 100.00           | 250.00         | 0.00         | 250.00         | 0             |
| 4161 PRIOR YEAR INCOME          | 0.00           | 1,567.93       | -1,567.93        | 0.00           | 9,407.55     | -9,407.55      | 18,815        |
| 4340 INTEREST - RESERVES        | 80.71          | 0.00           | 80.71            | 500.75         | 0.00         | 500.75         | 0             |
| 4350 INTEREST ALLOC TO RESERVES | - 80.71        | 0.00           | - 80.71          | -500.75        | 0.00         | -500.75        | 0             |
| 4969 CREDIT RISK ALLOWANCE      | -166.67        | -166.67        | 0.00             | -1,146.17      | -999.98      | -146.19        | - 2,000       |
| 4970                            | 8,450.50       | 9,896.93       | -1,446.43        | 50,613.17      | 59,381.55    | -8,768.38      | 118,763       |
| 4980 TOTAL INCOME               | 8,450.50       | 9,896.93       | -1,446.43        | 50,613.17      | 59,381.55    | -8,768.38      | 118,763       |
| <b>EXPENSES</b>                 |                |                |                  |                |              |                |               |
| <b>BUILDING MAINTENANCE</b>     |                |                |                  |                |              |                |               |
| 5140 MISCELLANEOUS MATERIALS    | 0.00           | 0.00           | 0.00             | 68.47          | 0.00         | 68.47          | 0             |
| 5799                            | 0.00           | 0.00           | 0.00             | 68.47          | 0.00         | 68.47          | 0             |
| <b>GROUNDS MAINTENANCE</b>      |                |                |                  |                |              |                |               |
| 6040 CONTRACTED LAWN SERVICE    | 2,574.00       | 2,800.00       | -226.00          | 15,444.00      | 16,800.00    | -1,356.00      | 33,600        |

BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 JUNE 2025

|                                      | CURRENT PERIOD | MONTHLY BUDGET | MONTHLY VARIANCE | 6 MONTH PERIOD | Y-T-D BUDGET | Y-T-D VARIANCE | ANNUAL BUDGET |
|--------------------------------------|----------------|----------------|------------------|----------------|--------------|----------------|---------------|
| 6045 ADDITIONAL LANDSCAPE            | 0.00           | 0.00           | 0.00             | 1,600.00       | 0.00         | 1,600.00       | 0             |
| 6120 IRRIGATION MAINTENANCE & REPAIR | 0.00           | 0.00           | 0.00             | 883.00         | 0.00         | 883.00         | 0             |
| 6340 LAKE/WATERWAY MAINTENANCE       | 151.00         | 166.67         | - 15.67          | 1,856.00       | 999.98       | 856.02         | 2,000         |
| 6581 UNEXPECTED EXPENSES             | 0.00           | 583.33         | -583.33          | 0.00           | 3,500.02     | -3,500.02      | 7,000         |
| 6599                                 | 2,725.00       | 3,550.00       | -825.00          | 19,783.00      | 21,300.00    | -1,517.00      | 42,600        |
| <b>UTILITIES</b>                     |                |                |                  |                |              |                |               |
| 7910 ELECTRIC                        | 182.04         | 191.67         | - 9.63           | 1,049.75       | 1,149.98     | -100.23        | 2,300         |
| 7920 WATER/SEWER                     | 80.06          | 83.33          | - 3.27           | 513.72         | 500.02       | 13.70          | 1,000         |
| 7999                                 | 262.10         | 275.00         | - 12.90          | 1,563.47       | 1,650.00     | - 86.53        | 3,300         |
| <b>ADMINISTRATIVE</b>                |                |                |                  |                |              |                |               |
| 8020 MANAGEMENT FEE                  | 1,575.00       | 1,575.00       | 0.00             | 9,450.00       | 9,450.00     | 0.00           | 18,900        |
| 8040 POSTAGE                         | 37.30          | 50.00          | - 12.70          | 376.89         | 300.00       | 76.89          | 600           |
| 8060 COPIES/PRINTING/SUPPLIES        | 160.95         | 125.00         | 35.95            | 1,706.00       | 750.00       | 956.00         | 1,500         |
| 8069 TECHNOLOGY FEE                  | 25.00          | 0.00           | 25.00            | 150.00         | 0.00         | 150.00         | 0             |
| 8080 CPA SERVICES                    | 0.00           | 137.50         | -137.50          | 450.00         | 825.00       | -375.00        | 1,650         |
| 8100 LEGAL EXPENSE                   | 150.50         | 1,250.00       | -1,099.50        | 493.90         | 7,500.00     | -7,006.10      | 15,000        |
| 8120 INSURANCE                       | 1,286.58       | 1,302.50       | - 15.92          | 7,719.48       | 7,815.00     | - 95.52        | 15,630        |
| 8200 SECURITY SERVICE                | 0.00           | 54.17          | - 54.17          | 0.00           | 324.98       | -324.98        | 650           |
| 8208 SECURITY CAMERA                 | 0.00           | 0.00           | 0.00             | 4,600.00       | 0.00         | 4,600.00       | 0             |
| 8230 BANK CHARGES                    | 0.00           | 341.67         | -341.67          | 0.00           | 2,049.98     | -2,049.98      | 4,100         |
| 8280 STORAGE FEES                    | 194.47         | 177.24         | 17.23            | 964.04         | 1,063.44     | - 99.40        | 2,126         |

BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 JUNE 2025

|   | CURRENT<br>PERIOD | MONTHLY<br>BUDGET | MONTHLY<br>VARIANCE | 6 MONTH<br>PERIOD | Y-T-D<br>BUDGET | Y-T-D<br>VARIANCE | ANNUAL<br>BUDGET |
|---|-------------------|-------------------|---------------------|-------------------|-----------------|-------------------|------------------|
| 8320 CHRISTMAS DECORATIONS                  | 0.00              | 66.67             | - 66.67             | 0.00              | 399.98          | -399.98           | 800              |
| 8322 SPECIAL EVENTS                         | 0.00              | 58.33             | - 58.33             | 0.00              | 350.02          | -350.02           | 700              |
| 8380 MEETING HALL RENTAL                    | 100.00            | 91.67             | 8.33                | 925.00            | 549.98          | 375.02            | 1,100            |
| 8390 FED/STATE REQUIRED CORP REPORT FILINGS | 0.00              | 8.85              | - 8.85              | 116.25            | 53.15           | 63.10             | 106              |
| 8479  | 3,529.80          | 5,238.60          | -1,708.80           | 26,951.56         | 31,431.53       | -4,479.97         | 62,863           |
| BUDGETED TRANSFERS TO RESERVE FUND          |                   |                   |                     |                   |                 |                   |                  |
| 9175 CAPITAL IMPROVEMENTS                   | 833.33            | 833.33            | 0.00                | 5,000.02          | 5,000.02        | 0.00              | 10,000           |
| 9299  | 833.33            | 833.33            | 0.00                | 5,000.02          | 5,000.02        | 0.00              | 10,000           |
| 9980 TOTAL EXPENSES                         | 7,350.23          | 9,896.93          | -2,546.70           | 53,366.52         | 59,381.55       | -6,015.03         | 118,763          |
| 9990 GAIN (LOSS)                            | 1,100.27          | 0.00              | ( 1,100.27)         | ( 2,753.35)       | 0.00            | 2,753.35          | 0                |

\*\*\*\* MONTHLY TRANSACTION REGISTER\*\*\*\* 002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC FOR 06/2025  
 LINE DATE JR # PAYEE/DESCRIPTION EMP JN COA-DV AMOUNT JR TOTAL

RUN 07/28/25 09:14:16 PAGE 1

| LINE | DATE    | JR # | PAYEE/DESCRIPTION              | EMP | JN      | COA-DV | AMOUNT    | JR TOTAL |
|------|---------|------|--------------------------------|-----|---------|--------|-----------|----------|
| 336  | 06/2025 | PURC | Bloomfield Hills Homeowners As | 05  | 1065-00 |        | 833.33    |          |
| 337  | 06/2025 | PURC | Bloomfield Hills Homeowners As | 05  | 2275-00 |        | -833.33   |          |
| 338  | 06/2025 | PURC | Fine Arts Landscaping Manageme | 05  | 6040-00 |        | 2,574.00  |          |
| 339  | 06/2025 | PURC | Aquatic Weed Control Inc       | 05  | 6340-00 |        | 151.00    |          |
| 340  | 06/2025 | PURC | Lakeland Electric              | 05  | 7910-00 |        | 28.45     |          |
| 341  | 06/2025 | PURC | Lakeland Electric              | 05  | 7910-00 |        | 132.35    |          |
| 342  | 06/2025 | PURC | Lakeland Electric              | 05  | 7910-00 |        | 21.24     |          |
| 343  | 06/2025 | PURC | Polk County Utilities Division | 05  | 7920-00 |        | 80.06     |          |
| 344  | 06/2025 | PURC | Sentry Management Inc          | 05  | 8020-00 |        | 1,575.00  |          |
| 345  | 06/2025 | PURC | Sentry Management Inc          | 05  | 8040-00 |        | 33.57     |          |
| 346  | 06/2025 | PURC | Sentry Management Inc          | 05  | 8040-00 |        | 3.73      |          |
| 347  | 06/2025 | PURC | Sentry Management Inc          | 05  | 8060-00 |        | 39.80     |          |
| 348  | 06/2025 | PURC | Sentry Management Inc          | 05  | 8060-00 |        | 30.20     |          |
| 349  | 06/2025 | PURC | Sentry Management Inc          | 05  | 8060-00 |        | 4.80      |          |
| 350  | 06/2025 | PURC | Sentry Management Inc          | 05  | 8060-00 |        | 60.15     |          |
| 351  | 06/2025 | PURC | Sentry Management Inc          | 05  | 8060-00 |        | 26.00     |          |
| 352  | 06/2025 | PURC | Sentry Management Inc          | 05  | 8069-00 |        | 25.00     |          |
| 353  | 06/2025 | PURC | Sentry Management Inc          | 05  | 8100-00 |        | 150.50    |          |
| 354  | 06/2025 | PURC | Gibsonia Baptist Church        | 05  | 8380-00 |        | 100.00    |          |
| 355  | 06/2025 | PURC | Bloomfield Hills Homeowners As | 05  | 9175-00 |        | 833.33    |          |
| 356  | 06/2025 | PURC | TOTAL TO ACCTS PAYABLE         | 05  | 2010-00 |        | -5,869.18 |          |
| 357  | 06/2025 | PURC | TOTAL CHECKS WRITTEN           | 05  | 2010-00 |        | 11,218.39 |          |
| 358  | 06/2025 | PURC | TOTAL CHECKS WRITTEN           | 05  | 1010-00 |        | -7,288.33 |          |
| 359  | 06/2025 | PURC | TOTAL CHECKS WRITTEN           | 05  | 1015-00 |        | -80.06    |          |
| 360  | 06/2025 | PURC | TOTAL CHECKS WRITTEN           | 05  | 1041-00 |        | -100.00   |          |
| 361  | 06/2025 | PURC | TOTAL CHECKS WRITTEN           | 05  | 1065-00 |        | -3,750.00 | 0.00     |
| 362  | 06/2025 | A/RJ | TOTAL CHECKS RECEIVED          | 00  | 1010-00 |        | 100.00    |          |
| 363  | 06/2025 | A/RJ | INTEREST CHARGES               | 00  | 4060-00 |        | -21.50    |          |
| 364  | 06/2025 | A/RJ | TRANSFER FEE                   | 00  | 4080-00 |        | -100.00   |          |
| 365  | 06/2025 | A/RJ | TOTAL TO ACCTS RECEIV          | 00  | 1210-00 |        | 21.50     | 0.00     |
| 366  | 06/2025 | J001 | CREDIT RISK ALLOWANCE          | 02  | 1260-00 |        | -166.67   |          |
| 367  | 06/2025 | J001 | CREDIT RISK ALLOWANCE          | 02  | 4969-00 |        | 166.67    | 0.00     |
| 368  | 06/2025 | J003 | DEFERRED ANNUAL ASSESSMENTS    | 02  | 2032-00 |        | 8,495.67  |          |
| 369  | 06/2025 | J003 | DEFERRED ANNUAL ASSESSMENTS    | 02  | 4020-00 |        | -8,495.67 | 0.00     |
| 370  | 06/2025 | J004 | EXP BARFIELD PKG 9/28/24-25    | 02  | 1310-00 |        | -800.54   |          |
| 371  | 06/2025 | J004 | EXP BARFIELD PKG 9/28/24-25    | 02  | 8120-00 |        | 800.54    | 0.00     |
| 372  | 06/2025 | J005 | EXP BARFIELD PROP 9/28/24-25   | 02  | 1312-00 |        | -445.53   |          |
| 373  | 06/2025 | J005 | EXP BARFIELD PROP 9/28/24-25   | 02  | 8120-00 |        | 445.53    | 0.00     |

\*\*\*\* MONTHLY TRANSACTION REGISTER\*\*\*\* 002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC FOR 06/2025  
 LINE DATE JR # PAYEE/DESCRIPTION EMP JN COA-DV AMOUNT JR TOTAL

RUN 07/28/25 09:14:16 PAGE 2

---

|             |         |      |                                |    |               |           |      |
|-------------|---------|------|--------------------------------|----|---------------|-----------|------|
| 374         | 06/2025 | J006 | EXP BARFIELD CRIME 9/28/24-25  | 02 | 1315-00       | -40.51    |      |
| 375         | 06/2025 | J006 | EXP BARFIELD CRIME 9/28/24-25  | 02 | 8120-00       | 40.51     | 0.00 |
| 376         | 06/2025 | J007 | EXP GIBSONIA 3/1-12/31/25      | 02 | 1341-00       | -194.47   |      |
| 377         | 06/2025 | J007 | EXP GIBSONIA 3/1-12/31/25      | 02 | 8280-00       | 194.47    | 0.00 |
| 378         | 06/2025 | J008 | COMBINE SPLIT                  | 03 | 2010-00       | -3,750.00 |      |
| 379         | 06/2025 | J008 | COMBINE SPLIT                  | 03 | 2013-00       | 3,750.00  | 0.00 |
| 380         | 06/2025 | J009 | EXP DUE TO OPER                | 03 | 1010-00       | 3,750.00  |      |
| 381         | 06/2025 | J009 | EXP DUE TO OPER                | 03 | 1281-00       | -3,750.00 | 0.00 |
| 382         | 06/2025 | J999 | INTEREST EARNED - RESERVES     | 03 | 1065-00       | 80.71     |      |
| 383         | 06/2025 | J999 | ALLOCATE INT EARNED - RESERVES | 03 | 2215-00       | -80.71    |      |
| 384         | 06/2025 | J999 | INTEREST EARNED - RESERVES     | 03 | 4340-00       | -80.71    |      |
| 385         | 06/2025 | J999 | ALLOCATE INT EARNED - RESERVES | 03 | 4350-00       | 80.71     | 0.00 |
|             |         |      |                                |    | AMOUNTS TOTAL |           | 0.00 |
| TOTAL TRANS | 50      |      |                                |    |               |           |      |

\*\*\*CHECK REGISTER\*\*\* 002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC FOR 06/2025  
 CHECK# PAYEE VENDOR # DATE COA TYPE TOTAL CHECK

RUN 07/28/25 09:14:16 PAGE 1

| CHECK#   | PAYEE                          | VENDOR # | DATE       | COA  | TYPE | TOTAL CHECK |
|----------|--------------------------------|----------|------------|------|------|-------------|
| EFILED-N | BLOOMFIELD HILLS HOMEOWNERS    | 002300   | 06/12/2025 | 1010 | E-F  | 833.33      |
| EFILED-N | BLOOMFIELD HILLS HOMEOWNERS    | 002300   | 06/20/2025 | 1065 | E-F  | 3,750.00    |
| DRAFTED  | SENTRY MANAGEMENT, INC         | 000020   | 06/04/2025 | 1010 | BAN  | 1,948.75    |
| 10027    | LAKELAND ELECTRIC              | 011761   | 06/04/2025 | 1010 | GLO  | 159.88      |
| 10028    | FINE ARTS LANDSCAPING MANAGEME | A4E186   | 06/04/2025 | 1010 | GLO  | 4,174.00    |
| 10029    | AQUATIC WEED CONTROL INC       | 001352   | 06/06/2025 | 1010 | GLO  | 151.00      |
| 10030    | LAKELAND ELECTRIC              | 011761   | 06/06/2025 | 1010 | GLO  | 21.37       |
| 90000263 | Gibsonia Baptist Church        | BOD682   | 06/01/2025 | 1041 | MAN  | 100.00      |
| ACHDRAFT | Polk County Utilities Division | 000233   | 06/30/2025 | 1015 | GLO  | 80.06       |

11,218.39

\*\*\*\* ACCOUNTS RECEIVABLE REPORT\*\*\*\* 002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC FOR 06/2025  
 NO ZERO AMOUNTS LISTED

RUN 07/28/25 09:14:16 PAGE 1  
 '\* ' = AUTOPAY

| ACCT#  | NAME        | ACCOUNT TOTAL | ANNUAL CURRENT | ANNUAL PAST DUE | COLLECTION | CLOSINGS                        |
|--------|-------------|---------------|----------------|-----------------|------------|---------------------------------|
| 10B037 | WALTON ,MAT | 75.00         | 50.00          |                 | 25.00      | 06/25/2025 UPDATE DATE>06/25/25 |
| 10C266 | COLGIN ,KAT | 598.64        | 5.68           |                 | 592.96     | IL-04/28/25                     |
| 10E279 | MASSEY ,SHA | -261.76       | -261.76        |                 | 0.00       |                                 |
| 10E282 | DE SOUZA ,L | 0.16          | 0.00           |                 | 0.16       |                                 |
| 200238 | GATON ,JOHN | 11.96         | 0.16           |                 | 11.80      |                                 |
| 200250 | MIRANDA ,JO | -3.68         | -3.68          |                 | 0.00       |                                 |
| 30B042 | HANCOCK ,TI | -5.52         | -5.52          |                 | 0.00       |                                 |
| 30B049 | RIOPEL ,ALL | -362.52       | -362.52        |                 | 0.00       |                                 |
| 400099 | LOVE ,NIGEL | -529.50       | -529.50        |                 | 0.00       |                                 |
| 400129 | GOODMAN ,ME | -318.00       | -318.00        |                 | 0.00       |                                 |
| 400131 | SIMPSON ,PA | 598.64        | 5.68           |                 | 592.96     | IL-04/28/25                     |
| 400137 | COCKMAN ,DE | -0.32         | -0.32          |                 | 0.00       |                                 |
| 400140 | LEWIS ,JULE | 3.24          | 0.04           |                 | 3.20       |                                 |
| 400144 | AMERICAN R  | 0.01          | 0.00           |                 | 0.01       |                                 |
| 400148 | PATTERSON , | -1.00         | -1.00          |                 | 0.00       |                                 |
| 400155 | RISTEVSKI , | 5.92          | 0.08           |                 | 5.84       |                                 |
| 400158 | WOERDEHOFF  | 287.36        | 4.18           |                 | 283.18     |                                 |
| 500166 | REEDY ,JOHN | 598.64        | 5.68           |                 | 592.96     | IL-04/28/25                     |
| 500201 | HERBERT ,EL | -384.23       | -384.23        |                 | 0.00       |                                 |
| 500210 | LYNN ,CLAUD | -379.00       | -379.00*       |                 | 0.00*      |                                 |
|        |             | -----         | -----          | -----           |            |                                 |
|        |             | -65.96        | -2,174.03      |                 | 2,108.07   |                                 |

|               |           |
|---------------|-----------|
|               | ANNUAL    |
| TOTAL PREPAYS | -2,245.53 |
| TOTAL ARREARS | 2,179.57  |

\*\*\*\* ACCOUNTS RECEIVABLE REPORT\*\*\*\* 002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC  
 PRIOR OWNER TRANSACTIONS NO ZERO AMOUNTS LISTED  
 ACCT# NAME ACCOUNT COLLECTION CLOSINGS  
 TOTAL

FOR 06/2025

RUN 07/28/25 09:14:16 PAGE 1  
 '\* ' = AUTOPAY

TOTAL PREPAYS  
 TOTAL ARREARS

GRAND TOTALS> CURRENT AND PRIOR OWNERS:

| TOTAL  | ANNUAL<br>CURRENT | ANNUAL<br>PAST DUE |
|--------|-------------------|--------------------|
| -65.96 | -2,174.03         | 2,108.07           |

|               | ANNUAL    |
|---------------|-----------|
| TOTAL PREPAYS | -2,245.53 |
| TOTAL ARREARS | 2,179.57  |

\*\*\*\* CLOSING REPORT \*\*\*\* 002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC

IN 06/2025

RUN 07/28/25 09:14:16 PAGE 1

| ACCOUNT<br>NUMBER | OWNER/BILLING<br>NAME AND ADDRESS   | COMMENT | CLOSING<br>DATE          | CLOSING                      | CLOSING<br>UPDATE |
|-------------------|---|---------|--------------------------|------------------------------|-------------------|
| 10B037            | WALTON, MATTHEW M & SARAH E<br>5638 BLOOMFIELD BLVD<br>LAKELAND FL 33810  |         | 05/14/2025<br>PROP: 5638 | RESALE-KD<br>BLOOMFIELD BLVD | 06/25/2025        |
| 500198            | MAY, JUSTIN CHARLES & MAKALA<br>5345 BLOOMFIELD BLVD<br>LAKELAND FL 33810 |         | 05/02/2025<br>PROP: 5345 | RESALE-KC<br>BLOOMFIELD BLVD | 06/03/2025        |

TOTAL NAMES - 2

\*\*\* ACCOUNTS PAYABLE REPORT \*\*\* 002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC FOR 06/2025

RUN 07/28/25 09:14:16 PAGE 1

| VNDR#       | NAME                           | BALANCE   | 0-30      | 30-60 | 60-90 | OVR90 |
|-------------|--------------------------------|-----------|-----------|-------|-------|-------|
| 011761      | LAKELAND ELECTRIC              | -182.04   | -182.04   | 0.00  | 0.00  | 0.00  |
| A4E186      | FINE ARTS LANDSCAPING MANAGEME | -2,574.00 | -2,574.00 | 0.00  | 0.00  | 0.00  |
| TOTALS >>>> |                                | -2,756.04 | -2,756.04 | 0.00  | 0.00  | 0.00  |

\*\*\* SORTED ACCOUNTS PAYABLE PURCHASE JOURNAL \*\*\* 002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC FOR 06/2025 RUN 07/28/25 09:14:16 PAGE 1  
 COA-DV VEND # VENDOR NAME VOUCHER # INVOICE INV DATE ENTRY DATE AMOUNT DESCRIPTION FROM PAID ON PAID WITH

\*\*\*1065 SMARTSTREET-BOC - MM/ICS - RESERVE  
 1065- 0 002300 BLOOMFIELD HILLS HOMEOWNERS 40F096 EFILED-N 06/10/2025 06/30/2025 833.33 2025 MONTHLY RSVS - CAPITAL IM 1010 06/12/2025 EFILED-N  
 -----  
 833.33

\*\*\*2275 RESERVES - CAPITAL IMPROVEMENTS  
 2275- 0 002300 BLOOMFIELD HILLS HOMEOWNERS 40F096 EFILED-N 06/10/2025 06/30/2025 -833.33 2025 MONTHLY RSVS - CAPITAL IM 1010 06/12/2025 EFILED-N  
 -----  
 -833.33

\*\*\*6040 CONTRACTED LAWN SERVICE 2025 Annual budget= 33,600.00  
 6040- 0 A4E186 FINE ARTS LANDSCAPING MANAG 42A92F 8046 06/30/2025 06/30/2025 2,574.00 JUNE SVC 1010 07/07/2025 CHK# 10031  
 -----  
 2,574.00

\*\*\*6340 LAKE/WATERWAY MAINTENANCE 2025 Annual budget= 2,000.00  
 6340- 0 001352 AQUATIC WEED CONTROL INC A42819 109893 06/01/2025 06/30/2025 151.00 Waterway service for 1 pond 1010 06/06/2025 CHK# 10029  
 -----  
 151.00

\*\*\*7910 ELECTRIC 2025 Annual budget= 2,300.00  
 7910- 0 011761 LAKELAND ELECTRIC 05619F 3219719 06/27/2025 06/30/2025 28.45 3219719 5/26-6/26 1010 07/10/2025 CHK# 10034  
 7910- 0 011761 LAKELAND ELECTRIC 7CC87E 3010756 06/27/2025 06/30/2025 132.35 3010756 - 5/26 - 6/26/25 1010 07/10/2025 CHK# 10034  
 7910- 0 011761 LAKELAND ELECTRIC 2750DA 3010757 06/27/2025 06/30/2025 21.24 3010757 5/26-6/26 1010 07/10/2025 CHK# 10034  
 -----  
 182.04

\*\*\*7920 WATER/SEWER 2025 Annual budget= 1,000.00  
 7920- 0 000233 POLK COUNTY UTILITIES DIVIS F1FA6C 123430 06/26/2025 06/30/2025 80.06 0 89119- 23430 5/16-6/16 1015 06/30/2025 ACH#90000264  
 -----  
 80.06

\*\*\*8020 MANAGEMENT FEE 2025 Annual budget= 18,900.00  
 8020- 0 000020 SENTRY MANAGEMENT INC 2189 BNKDRAFT 06/01/2025 06/01/2025 1,575.00 MANAGEMENT FEE 1010 06/04/2025 DRAFTED  
 -----  
 1,575.00

\*\*\* SORTED ACCOUNTS PAYABLE PURCHASE JOURNAL \*\*\* 002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC FOR 06/2025 RUN 07/28/25 09:14:16 PAGE 2  
 COA-DV VEND # VENDOR NAME VOUCHER # INVOICE INV DATE ENTRY DATE AMOUNT DESCRIPTION FROM PAID ON PAID WITH

-----  
 \*\*\*8040 POSTAGE 2025 Annual budget= 600.00  
 8040- 0 000020 SENTRY MANAGEMENT INC 2191 BNKDRAFT 06/02/2025 06/02/2025 33.57 POSTAGE CHARGES 1010 06/04/2025 DRAFTED  
 8040- 0 000020 SENTRY MANAGEMENT INC 2197 BNKDRAFT 06/02/2025 06/02/2025 3.73 DV POSTAGE CHARGES 1010 06/04/2025 DRAFTED  
 -----  
 37.30

\*\*\*8060 COPIES/PRINTING/SUPPLIES 2025 Annual budget= 1,500.00  
 8060- 0 000020 SENTRY MANAGEMENT INC 2192 BNKDRAFT 06/02/2025 06/02/2025 39.80 SUPPLY CHARGES 1010 06/04/2025 DRAFTED  
 8060- 0 000020 SENTRY MANAGEMENT INC 2194 BNKDRAFT 06/02/2025 06/02/2025 30.20 LASER CHECK/DEP SLIP FEE 1010 06/04/2025 DRAFTED  
 8060- 0 000020 SENTRY MANAGEMENT INC 2195 BNKDRAFT 06/02/2025 06/02/2025 4.80 DV ELECTRONIC TRANSMISSIONS 1010 06/04/2025 DRAFTED  
 8060- 0 000020 SENTRY MANAGEMENT INC 2196 BNKDRAFT 06/02/2025 06/02/2025 60.15 DV COPIER CHARGES 1010 06/04/2025 DRAFTED  
 8060- 0 000020 SENTRY MANAGEMENT INC 2198 BNKDRAFT 06/02/2025 06/02/2025 26.00 DV SUPPLY CHARGES 1010 06/04/2025 DRAFTED  
 -----  
 160.95

\*\*\*8069 TECHNOLOGY FEE 2025 Annual budget= 0.00  
 8069- 0 000020 SENTRY MANAGEMENT INC 2190 BNKDRAFT 06/02/2025 06/02/2025 25.00 TECHNOLOGY FEE 1010 06/04/2025 DRAFTED  
 -----  
 25.00

\*\*\*8100 LEGAL EXPENSE 2025 Annual budget= 15,000.00  
 8100- 0 000020 SENTRY MANAGEMENT INC 2193 BNKDRAFT 06/02/2025 06/02/2025 150.50 NOTICE OF COMMENCEMENT 1010 06/04/2025 DRAFTED  
 -----  
 150.50

\*\*\*8380 MEETING HALL RENTAL 2025 Annual budget= 1,100.00  
 8380- 0 BOD682 GIBSONIA BAPTIST CHURCH D00E77 1320 05/28/2025 06/30/2025 100.00 CHURCH CONFERENCE ROOM 1041 06/01/2025 ACH#90000263  
 -----  
 100.00

\*\*\*9175 CAPITAL IMPROVEMENTS 2025 Annual budget= 10,000.00  
 9175- 0 002300 BLOOMFIELD HILLS HOMEOWNERS 40F096 EFILED-N 06/10/2025 06/30/2025 833.33 2025 MONTHLY RSVS - CAPITAL IM 1010 06/12/2025 EFILED-N  
 -----  
 833.33

\*\*\* SORTED ACCOUNTS PAYABLE PURCHASE JOURNAL \*\*\* 002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC FOR 06/2025 RUN 07/28/25 09:14:16 PAGE 3  
COA-DV VEND # VENDOR NAME VOUCHER # INVOICE INV DATE ENTRY DATE AMOUNT DESCRIPTION FROM PAID ON PAID WITH

---

TOTAL TO PAYABLES

-----  
5,869.18  
=====

GENERAL LEDGER 002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC FOR 06/2025

RUN 07/28/25 09:14:16 PAGE 1

| COA  | DESCRIPTION                            | EMP# | DV-CK#  | DATE   | SRC | CURR PERIOD        | BAL YTD      |
|------|--|------|---------|--------|-----|--------------------|--------------|
| 1010 | ENTERPRISE BK/TR - CHECKING - PRIMARY  |      |         |        |     | PRIOR BALANCE----- | 105,253.07   |
|      | TOTAL CHECKS RECEIVED                  | 0    | 00-A/RJ | 062025 | 0   | 100.00             |              |
|      | EXP DUE TO OPER                        | 0    | 00-J009 | 062025 | 3   | 3,750.00           |              |
|      | TOTAL CHECKS WRITTEN                   | 0    | 00-PURC | 062025 | 5   | 7,288.33CR         |              |
|      | ENDING BALANCE                         |      |         |        |     | 3,438.33CR         | 101,814.74 * |
| 1015 | SMARTSTREET-BOC - CKG/ICS - OPERATING  |      |         |        |     | PRIOR BALANCE----- | 174.30       |
|      | TOTAL CHECKS WRITTEN                   | 0    | 00-PURC | 062025 | 5   | 80.06CR            |              |
|      | ENDING BALANCE                         |      |         |        |     | 80.06CR            | 94.24 *      |
| 1041 | MIDFLORIDA CREDIT UNION - CHECKING     |      |         |        |     | PRIOR BALANCE----- | 5,328.28     |
|      | TOTAL CHECKS WRITTEN                   | 0    | 00-PURC | 062025 | 5   | 100.00CR           |              |
|      | ENDING BALANCE                         |      |         |        |     | 100.00CR           | 5,228.28 *   |
| 1057 | MIDFLORIDA CREDIT UNION - SAVINGS      |      |         |        |     | PRIOR BALANCE----- | 250.98       |
|      | ENDING BALANCE                         |      |         |        |     | 0.00               | 250.98 *     |
| 1065 | SMARTSTREET-BOC - MM/ICS - RESERVE     |      |         |        |     | PRIOR BALANCE----- | 123,587.91   |
|      | INTEREST EARNED - RESERVES             | 0    | 00-J999 | 062025 | 3   | 80.71              |              |
|      | Bloomfield Hills Homeowners As         | 0    | 00-PURC | 062025 | 5   | 833.33             |              |
|      | TOTAL CHECKS WRITTEN                   | 0    | 00-PURC | 062025 | 5   | 3,750.00CR         |              |
|      | ENDING BALANCE                         |      |         |        |     | 2,835.96CR         | 120,751.95 * |
| 1210 | ASSESSMENTS                            |      |         |        |     | PRIOR BALANCE----- | 2,158.07     |
|      | TOTAL TO ACCTS RECEIV                  | 0    | 00-A/RJ | 062025 | 0   | 21.50              |              |
|      | ENDING BALANCE                         |      |         |        |     | 21.50              | 2,179.57 *   |
| 1260 | CREDIT RISK ALLOWANCE                  |      |         |        |     | PRIOR BALANCE----- | 666.68CR     |
|      | CREDIT RISK ALLOWANCE                  | 0    | 00-J001 | 062025 | 2   | 166.67CR           |              |
|      | ENDING BALANCE                         |      |         |        |     | 166.67CR           | 833.35CR*    |
| 1281 | DUE FROM RESERVE TO OPERATING          |      |         |        |     | PRIOR BALANCE----- | 3,750.00     |
|      | EXP DUE TO OPER                        | 0    | 00-J009 | 062025 | 3   | 3,750.00CR         |              |
|      | ENDING BALANCE                         |      |         |        |     | 3,750.00CR         | 0.00 *       |
| 1310 | BARFIELD PKG INS 9/28/24-25 \$9,606.45 |      |         |        |     | PRIOR BALANCE----- | 3,202.16     |

GENERAL LEDGER 002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC FOR 06/2025

RUN 07/28/25 09:14:16 PAGE 2

| COA  | DESCRIPTION                    | EMP# | DV-CK#  | DATE   | SRC | CURR PERIOD        | BAL YTD      |
|------|--------------------------------|------|---------|--------|-----|--------------------|--------------|
| 1310 | EXP BARFIELD PKG 9/28/24-25    | 0    | 00-J004 | 062025 | 2   | 800.54CR           |              |
|      | ENDING BALANCE                 |      |         |        |     | 800.54CR           | 2,401.62 *   |
| 1312 | BARFIELD PROP INS 9/28/24-25   |      |         |        |     | PRIOR BALANCE----- | 1,782.12     |
|      | EXP BARFIELD PROP 9/28/24-25   | 0    | 00-J005 | 062025 | 2   | 445.53CR           |              |
|      | ENDING BALANCE                 |      |         |        |     | 445.53CR           | 1,336.59 *   |
| 1315 | BARFIELD CRIME INS 9/28/24-25  |      |         |        |     | PRIOR BALANCE----- | 162.04       |
|      | EXP BARFIELD CRIME 9/28/24-25  | 0    | 00-J006 | 062025 | 2   | 40.51CR            |              |
|      | ENDING BALANCE                 |      |         |        |     | 40.51CR            | 121.53 *     |
| 1341 | GIBSONIA STORAGE 3/25-12/25    |      |         |        |     | PRIOR BALANCE----- | 1,361.29     |
|      | EXP GIBSONIA 3/1-12/31/25      | 0    | 00-J007 | 062025 | 2   | 194.47CR           |              |
|      | ENDING BALANCE                 |      |         |        |     | 194.47CR           | 1,166.82 *   |
| 2010 | ACCOUNTS PAYABLE               |      |         |        |     | PRIOR BALANCE----- | 4,355.25CR   |
|      | COMBINE SPLIT                  | 0    | 00-J008 | 062025 | 3   | 3,750.00CR         |              |
|      | TOTAL TO ACCTS PAYABLE         | 0    | 00-PURC | 062025 | 5   | 5,869.18CR         |              |
|      | TOTAL CHECKS WRITTEN           | 0    | 00-PURC | 062025 | 5   | 11,218.39          |              |
|      | ENDING BALANCE                 |      |         |        |     | 1,599.21           | 2,756.04CR*  |
| 2013 | ACCOUNTS PAYABLE - RESERVE     |      |         |        |     | PRIOR BALANCE----- | 3,750.00CR   |
|      | COMBINE SPLIT                  | 0    | 00-J008 | 062025 | 3   | 3,750.00           |              |
|      | ENDING BALANCE                 |      |         |        |     | 3,750.00           | 0.00 *       |
| 2032 | DEFERRED ANNUAL ASSESSMENT     |      |         |        |     | PRIOR BALANCE----- | 59,469.69CR  |
|      | DEFERRED ANNUAL ASSESSMENTS    | 0    | 00-J003 | 062025 | 2   | 8,495.67           |              |
|      | ENDING BALANCE                 |      |         |        |     | 8,495.67           | 50,974.02CR* |
| 2130 | PREPAID ASSESSMENTS            |      |         |        |     | PRIOR BALANCE----- | 2,245.53CR   |
|      | ENDING BALANCE                 |      |         |        |     | 0.00               | 2,245.53CR*  |
| 2215 | RESERVES - INTEREST            |      |         |        |     | PRIOR BALANCE----- | 420.04CR     |
|      | ALLOCATE INT EARNED - RESERVES | 0    | 00-J999 | 062025 | 3   | 80.71CR            |              |
|      | ENDING BALANCE                 |      |         |        |     | 80.71CR            | 500.75CR*    |

GENERAL LEDGER 002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC FOR 06/2025

RUN 07/28/25 09:14:16 PAGE 3

| COA  | DESCRIPTION                     | EMP# | DV-CK#  | DATE           | SRC | CURR PERIOD        | BAL YTD       |
|------|---------------------------------|------|---------|----------------|-----|--------------------|---------------|
| 2275 | RESERVES - CAPITAL IMPROVEMENTS |      |         |                |     | PRIOR BALANCE----- | 131,061.87CR  |
|      | Bloomfield Hills Homeowners As  | 0    | 00-PURC | 062025         | 5   | 833.33CR           |               |
|      |                                 |      |         | ENDING BALANCE |     | 833.33CR           | 131,895.20CR* |
| 2420 | RESERVES - TENNIS COURT         |      |         |                |     | PRIOR BALANCE----- | 7,894.00      |
|      |                                 |      |         | ENDING BALANCE |     | 0.00               | 7,894.00 *    |
| 2475 | RESERVES - CAPITAL IMPROVEMENTS |      |         |                |     | PRIOR BALANCE----- | 3,750.00      |
|      |                                 |      |         | ENDING BALANCE |     | 0.00               | 3,750.00 *    |
| 2650 | PRIOR YEAR SURPLUS (DEFICIT)    |      |         |                |     | PRIOR BALANCE----- | 60,538.78CR   |
|      |                                 |      |         | ENDING BALANCE |     | 0.00               | 60,538.78CR*  |
| 4020 | ASSESSMENTS - ANNUAL            |      |         |                |     | PRIOR BALANCE----- | 42,478.31CR   |
|      | DEFERRED ANNUAL ASSESSMENTS     | 0    | 00-J003 | 062025         | 2   | 8,495.67CR         |               |
|      |                                 |      |         | ENDING BALANCE |     | 8,495.67CR         | 50,973.98CR*  |
| 4060 | LATE CHARGES                    |      |         |                |     | PRIOR BALANCE----- | 513.86CR      |
|      | INTEREST CHARGES                | 0    | 00-A/RJ | 062025         | 0   | 21.50CR            |               |
|      |                                 |      |         | ENDING BALANCE |     | 21.50CR            | 535.36CR*     |
| 4080 | CLOSING FEES*                   |      |         |                |     | PRIOR BALANCE----- | 150.00CR      |
|      | TRANSFER FEE                    | 0    | 00-A/RJ | 062025         | 0   | 100.00CR           |               |
|      |                                 |      |         | ENDING BALANCE |     | 100.00CR           | 250.00CR*     |
| 4340 | INTEREST - RESERVES             |      |         |                |     | PRIOR BALANCE----- | 420.04CR      |
|      | INTEREST EARNED - RESERVES      | 0    | 00-J999 | 062025         | 3   | 80.71CR            |               |
|      |                                 |      |         | ENDING BALANCE |     | 80.71CR            | 500.75CR*     |
| 4350 | INTEREST ALLOC TO RESERVES      |      |         |                |     | PRIOR BALANCE----- | 420.04        |
|      | ALLOCATE INT EARNED - RESERVES  | 0    | 00-J999 | 062025         | 3   | 80.71              |               |
|      |                                 |      |         | ENDING BALANCE |     | 80.71              | 500.75 *      |
| 4969 | CREDIT RISK ALLOWANCE           |      |         |                |     | PRIOR BALANCE----- | 979.50        |
|      | CREDIT RISK ALLOWANCE           | 0    | 00-J001 | 062025         | 2   | 166.67             |               |
|      |                                 |      |         | ENDING BALANCE |     | 166.67             | 1,146.17 *    |

GENERAL LEDGER 002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC FOR 06/2025

RUN 07/28/25 09:14:16 PAGE 4

| COA  | DESCRIPTION                     | EMP#      | DV-CK# | DATE | SRC | CURR PERIOD        | BAL YTD              |
|------|---------------------------------|-----------|--------|------|-----|--------------------|----------------------|
| 5140 | MISCELLANEOUS MATERIALS         |           |        |      |     | PRIOR BALANCE----- | 68.47                |
|      |                                 |           |        |      |     | ENDING BALANCE     | 0.00 68.47 *         |
| 6040 | CONTRACTED LAWN SERVICE         |           |        |      |     | PRIOR BALANCE----- | 12,870.00            |
|      | Fine Arts Landscaping Managem   | 0 00-PURC | 062025 | 5    |     | 2,574.00           |                      |
|      |                                 |           |        |      |     | ENDING BALANCE     | 2,574.00 15,444.00 * |
| 6045 | ADDITIONAL LANDSCAPE            |           |        |      |     | PRIOR BALANCE----- | 1,600.00             |
|      |                                 |           |        |      |     | ENDING BALANCE     | 0.00 1,600.00 *      |
| 6120 | IRRIGATION MAINTENANCE & REPAIR |           |        |      |     | PRIOR BALANCE----- | 883.00               |
|      |                                 |           |        |      |     | ENDING BALANCE     | 0.00 883.00 *        |
| 6340 | LAKE/WATERWAY MAINTENANCE       |           |        |      |     | PRIOR BALANCE----- | 1,705.00             |
|      | Aquatic Weed Control Inc        | 0 00-PURC | 062025 | 5    |     | 151.00             |                      |
|      |                                 |           |        |      |     | ENDING BALANCE     | 151.00 1,856.00 *    |
| 7910 | ELECTRIC                        |           |        |      |     | PRIOR BALANCE----- | 867.71               |
|      | Lakeland Electric               | 0 00-PURC | 062025 | 5    |     | 28.45              |                      |
|      | Lakeland Electric               | 0 00-PURC | 062025 | 5    |     | 132.35             |                      |
|      | Lakeland Electric               | 0 00-PURC | 062025 | 5    |     | 21.24              |                      |
|      |                                 |           |        |      |     | ENDING BALANCE     | 182.04 1,049.75 *    |
| 7920 | WATER/SEWER                     |           |        |      |     | PRIOR BALANCE----- | 433.66               |
|      | Polk County Utilities Division  | 0 00-PURC | 062025 | 5    |     | 80.06              |                      |
|      |                                 |           |        |      |     | ENDING BALANCE     | 80.06 513.72 *       |
| 8020 | MANAGEMENT FEE                  |           |        |      |     | PRIOR BALANCE----- | 7,875.00             |
|      | Sentry Management Inc           | 0 00-PURC | 062025 | 5    |     | 1,575.00           |                      |
|      |                                 |           |        |      |     | ENDING BALANCE     | 1,575.00 9,450.00 *  |
| 8040 | POSTAGE                         |           |        |      |     | PRIOR BALANCE----- | 339.59               |
|      | Sentry Management Inc           | 0 00-PURC | 062025 | 5    |     | 33.57              |                      |
|      | Sentry Management Inc           | 0 00-PURC | 062025 | 5    |     | 3.73               |                      |
|      |                                 |           |        |      |     | ENDING BALANCE     | 37.30 376.89 *       |

GENERAL LEDGER 002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC FOR 06/2025

RUN 07/28/25 09:14:16 PAGE 5

| COA  | DESCRIPTION                   | EMP# | DV-CK#  | DATE   | SRC | CURR PERIOD        | BAL YTD    |
|------|-------------------------------|------|---------|--------|-----|--------------------|------------|
| 8060 | COPIES/PRINTING/SUPPLIES      |      |         |        |     | PRIOR BALANCE----- | 1,545.05   |
|      | Sentry Management Inc         | 0    | 00-PURC | 062025 | 5   | 39.80              |            |
|      | Sentry Management Inc         | 0    | 00-PURC | 062025 | 5   | 30.20              |            |
|      | Sentry Management Inc         | 0    | 00-PURC | 062025 | 5   | 4.80               |            |
|      | Sentry Management Inc         | 0    | 00-PURC | 062025 | 5   | 60.15              |            |
|      | Sentry Management Inc         | 0    | 00-PURC | 062025 | 5   | 26.00              |            |
|      | ENDING BALANCE                |      |         |        |     | 160.95             | 1,706.00 * |
| 8069 | TECHNOLOGY FEE                |      |         |        |     | PRIOR BALANCE----- | 125.00     |
|      | Sentry Management Inc         | 0    | 00-PURC | 062025 | 5   | 25.00              |            |
|      | ENDING BALANCE                |      |         |        |     | 25.00              | 150.00 *   |
| 8080 | CPA SERVICES                  |      |         |        |     | PRIOR BALANCE----- | 450.00     |
|      | ENDING BALANCE                |      |         |        |     | 0.00               | 450.00 *   |
| 8100 | LEGAL EXPENSE                 |      |         |        |     | PRIOR BALANCE----- | 343.40     |
|      | Sentry Management Inc         | 0    | 00-PURC | 062025 | 5   | 150.50             |            |
|      | ENDING BALANCE                |      |         |        |     | 150.50             | 493.90 *   |
| 8120 | INSURANCE                     |      |         |        |     | PRIOR BALANCE----- | 6,432.90   |
|      | EXP BARFIELD PKG 9/28/24-25   | 0    | 00-J004 | 062025 | 2   | 800.54             |            |
|      | EXP BARFIELD PROP 9/28/24-25  | 0    | 00-J005 | 062025 | 2   | 445.53             |            |
|      | EXP BARFIELD CRIME 9/28/24-25 | 0    | 00-J006 | 062025 | 2   | 40.51              |            |
|      | ENDING BALANCE                |      |         |        |     | 1,286.58           | 7,719.48 * |
| 8208 | SECURITY CAMERA               |      |         |        |     | PRIOR BALANCE----- | 4,600.00   |
|      | ENDING BALANCE                |      |         |        |     | 0.00               | 4,600.00 * |
| 8280 | STORAGE FEES                  |      |         |        |     | PRIOR BALANCE----- | 769.57     |
|      | EXP GIBSONIA 3/1-12/31/25     | 0    | 00-J007 | 062025 | 2   | 194.47             |            |
|      | ENDING BALANCE                |      |         |        |     | 194.47             | 964.04 *   |
| 8380 | MEETING HALL RENTAL           |      |         |        |     | PRIOR BALANCE----- | 825.00     |
|      | Gibsonia Baptist Church       | 0    | 00-PURC | 062025 | 5   | 100.00             |            |
|      | ENDING BALANCE                |      |         |        |     | 100.00             | 925.00 *   |

GENERAL LEDGER 002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC FOR 06/2025

RUN 07/28/25 09:14:16 PAGE 6

| COA  | DESCRIPTION                            | EMP# | DV-CK#  | DATE   | SRC | CURR PERIOD        | BAL YTD    |
|------|--|------|---------|--------|-----|--------------------|------------|
| 8390 | FED/STATE REQUIRED CORP REPORT FILINGS |      |         |        |     | PRIOR BALANCE----- | 116.25     |
|      |  |      |         |        |     | ENDING BALANCE     | 0.00       |
|      |  |      |         |        |     |                    | 116.25 *   |
| 9175 | CAPITAL IMPROVEMENTS                   |      |         |        |     | PRIOR BALANCE----- | 4,166.69   |
|      | Bloomfield Hills Homeowners As         | 0    | 00-PURC | 062025 | 5   | 833.33             |            |
|      |  |      |         |        |     | ENDING BALANCE     | 833.33     |
|      |  |      |         |        |     |                    | 5,000.02 * |

TOTAL ITEMS : 50



# PROPERTY NOTEBOOK



002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC

Run JUL 28, 2025 9:41:02 Page 1

Property Notebook

Homeowner # order Rules &amp; Regulations notebook with open lines only From 06/01/2025 To 07/26/2025 (Newest to Oldest)

(Status: O=open, C=closed; Vx=Violation Ltr #; P=PDF of letter on file; I=Image on file)

| ACCT # | OWNER NAME AND PROPERTY ADDRESS  | TYPE--DATE    | ACTION - DELROY BROWN  | CODE | STATUS | AGE |
|--------|--|---------------|--|------|--------|-----|
| 10A004 | HERNANDEZ,ALJANDRA A DE SANTIAGO & JOSE DE SANTIAGO<br>2213 MALACHITE CT | RR 07/01/2025 | Sent via Direct Mail by Jenn Jones<br>Trim dead palm branches.   | TR   | 0-V1P  | 27  |
| 10A010 | KEITH,KOLIN L & IDIS N<br>2237 MALACHITE DR                              | RR 06/06/2025 | tc fr Owner<br>regarding the violation notice. Confirming he already finished an 1hr ago pressure<br>washing his sidewalk/curb. Everything is good.<br>Adv sched site visit.<br>#18638537190 | MN   | 0 S    | 52  |
| 10A016 | SHARPE,MATTHEW L & CARLEY R<br>2267 MALACHITE DR                         | RR 07/01/2025 | Sent via Direct Mail by Jenn Jones<br>Pressure wash or clean your sidewalk.  | MN   | 0-V1P  | 27  |
| 10E271 | AYENSU,JOSHUA K & YUA<br>2155 MALACHITE DR                               | RR 07/18/2025 | Sent via Direct Mail by Jenn Jones<br>Fix driveway cracks.   | DW   | 0-V1P  | 10  |
| 200229 | BUTLER,BART I & SHAWNA S<br>2139 RAINBOWER CT                            | RR 07/18/2025 | Sent via Direct Mail by Jenn Jones<br>Fix broken fence slats.  | FE   | 0-V1P  | 10  |
|        |  | RR 07/01/2025 | Sent via Direct Mail by Jenn Jones<br>Repair broken fence.   | FE   | 0-V1P  | 27  |
| 30B072 | TURGEON,ANDREW C & KATHLEEN J<br>5316 CHARLIN AVE                        | RR 07/16/2025 | Sent via Direct Mail by Delroy Brown<br>Vehicle Parking/Storage -Inappropriate parking, RV's in the driveway.  | VE   | 0-V1P  | 12  |
| 400127 | PETERSON,ROBERT W & LINDA J<br>2113 LONGLEAF CIR                         | RR 07/01/2025 | Sent via Direct Mail by Jenn Jones<br>Store trailer out of sight.  | LL   | 0-V1P  | 27  |
| 400154 | FOX,JEFFREY & EMILY<br>2154 LONGLEAF CIR                                 | RR 07/01/2025 | Sent via Direct Mail by Jenn Jones<br>Pressure wash or clean your driveway.  | MN   | 0-V1P  | 27  |
| 500164 | NARDI,FRANK & LORI<br>5440 BLOOMFIELD BLVD                               | RR 07/18/2025 | Sent via Direct Mail by Jenn Jones<br>Pressure wash or clean your driveway and sidewalk.<br>cc1: First Class Direct Mail (to property address)   | MN   | 0-V1P  | 10  |
| 500189 | RUGANIS,JEFFREY T<br>5280 BLOOMFIELD BLVD                                | RR 07/18/2025 | Sent via Direct Mail by Jenn Jones<br>Remove the boat from the driveway and please store away or remove from the community.  | VE   | 0-V1P  | 10  |
|        |  | RR 07/01/2025 | Sent via Direct Mail by Jenn Jones   | VE   | 0-V1P  | 27  |



002300 BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC

Run JUL 28, 2025 9:41:02 Page 2

Property Notebook

Homeowner # order Rules & Regulations notebook with open lines only From 06/01/2025 To 07/26/2025 (Newest to Oldest)

(Status: O=open, C=closed; Vx=Violation Ltr #; P=PDF of letter on file; I=Image on file)

| ACCT # | OWNER NAME AND PROPERTY ADDRESS           | TYPE--DATE    | ACTION                          | DELROY BROWN | CODE | STATUS | AGE |
|--------|---|---------------|---------------------------------|--------------|------|--------|-----|
| 500189 | RUGANIS,JEFFREY T<br>5280 BLOOMFIELD BLVD | RR 07/01/2025 | Remove boat parked in driveway. |              | VE   | 0-V1P  | 27  |

TOTAL NAMES - 10

