



COLONIAL ACRES PHASE V
MONTHLY MANAGEMENT REPORT
JULY 9, 2025
FOR MONTH ENDING JUNE 2025

PRESENTED BY:
CLEARVIEW PROPERTY MANAGEMENT SERVICES

COLONIAL ACRES PHASE V, INC.
Management Report
JUNE 2025

1. General Information:

- a. The reserve study has been completed, and an initial draft has been given to the board of directors for review. The Board of Directors will be discussing the reserve delinquency and recommended increase that will be needed as soon as possible to fund the reserves per the company that completed the study.
- b. The concrete work is currently being bid on by 3 concrete companies. \$50,000.00 has been budgeted. Many areas are being filled where possible by Marc with a epoxy type of expendable filling.
- c. Asphalt work is being discussed by the Board
- d. In the month of June the board was added to all the banking accounts for the property and updates to the liability insurance are being made if necessary. The president and two officers have access and log in protocols for all information.
- e. Roofs replacements have been completed on the following buildings that were decided by the board of directors. **Buildings 74, 79 & 82.** All 3 of these buildings were at a 5 out of 5 which were the worst. However, we have about 7 more that also are at a 4.5 to 5.
- f. Skylights were also replaced on the roof building (74, 79, & 82). Other buildings skylights are replaced on a as need basis.
- g. Goose egg collection and nest destruction have been completed for 2025. We found two nests and 6 eggs.
- h. Questions were raised on viewing the 2025 Newsletters on the website. Some members had difficulties using small mobile devices or cell phones. Please see exhibit and know you need to scroll to the far right to see the 2025 links.
- i. Inquiry about the safety of the **Nationally accepted Appfolio software** for cooperative housing use was follow-up on and confirmed that the 10 year

security certificate has not lapsed and is signified by the (s) in the web address on any internet site. **To verify a secure site it is signified by the s after the http, it was explained that even with this measure it can produce an error message if someone is attempting to log in using a public network or Wi-Fi such as a coffee shop or library.** This holds true for any site you may try to access in public (bank log ins, job portals and software).

HTTP (Hypertext Transfer Protocol) and HTTPS (Hypertext Transfer Protocol Secure) are both protocols used for communication between a web browser and a web server, but HTTPS adds a layer of security through encryption. HTTP transmits data in plain text, making it vulnerable to interception and manipulation. HTTPS, on the other hand, encrypts the data using [SSL/TLS](#) protocols, ensuring confidentiality and integrity.

The prior software was a DOS based system with no online sourcing or support. It did not have the ability to submit workorders online, make payments, send messages or view ledgers or your balances.

2. Contractor Information & Bids:

a. Listed below are the current contracts that are in place at the property:

<u>Contractor</u>	<u>Contract Expiration</u>	<u>Details</u>
Clearview Property Management	2029	
Pauls Plumbing - Maint.	2028	\$17.50 /unit/month
Extra Services \$65 hour		
Paul's Plumbing - inspections	2025	\$25/unit
Lewis Brothers – Lawn and Snow	2025	
Auto Owners	11/26	Insurance
Rose Pest Control	2025	
Aqua Weed	2025	Pond Treatment
All-Weather Seal	2032	Vinyl siding
Marc Klabak	2026	Part Time

- b. Paul's Plumbing extra billing for June is \$6,865.95
The invoice included hot water heater replacements, thermocouples, gas valves, boiler cleans and other miscellaneous repairs.

3. Financial

- a. The Board has inquired about a discount possibility on the insurance if pre-paid. As much as this option would have been nice, **pre-paying over \$206,000 was not feasible.**
- b. Trala extra billings \$6,865.95 – approved by Board President on 7.9.25
- c. Board removed \$2,000 in cash withdraws from operating account on 6.30.25 and 7.1.25 – requests for explanation has been ignored. Management will not accept responsibility for missing funds and inappropriate backup for accounting
- d. Gwizdala and Associates did **NOT** complete the 2024 audit on the property due **to Boards removal of records** from secured area without notice. **Records were NOT returned until 7.2.2025** and as of last Friday 7.4.25 Mr. **Gwizdala was out sick.**
- e. 2nd Qtr. water bills have been received, and report is attached.
- f. Review of Budget Comparative Report:
 - a. Current items already OVER the annual budget:
 - i. Transfer from Reserves (to cover spending)
 - ii. Legal Expense – with new bill YTD = \$29,887.80
 - iii. Mics. Admin Expense – Funds removed from bank
 - iv. Property & Liability Insurance - \$220,467.08
 - v. Heating (GFA/Boiler) repairs
 - b. Current items with POTENTIAL shortfalls if spending average continues:
 - i. Fuel/heating expense in clubhouse
 - ii. Electric cost for exterior lights and clubhouse
 - iii. Plumbing – Hot water tanks
 - iv. Snow removal contract
 - v. Contracted maintenance repairs (extra services, decks, steps)
 - c. Current items expected to come in UNDER budget:
 - i. Exterminating – service reductions
 - ii. Fence Painting – Board voted to defer this year.
 - iii. Pond Maintenance
 - iv. Tree trimming & removal
 - v. Brick & Masonry work – deferred
 - vi.

Respectfully submitted,
Clearview Property Management Services

**COLONIAL ACRES PHASE V
OPEN WORK ORDER REPORT
JUNE 2025**

- 1. Building 72 Board scheduling wood replacement and new 5 " gutters to be installed along with new gutter guards as well as additional downspouts.**
- 2. Multiple sidewalk cracks being filled by associations contracted maintenance.**
- 3. Asphalt bids being obtained.**
- 4. Concrete bids being obtained.**

Work order report attached.

Colonial Acres Phase V, Inc. - P O Box 788 Linden, MI 48451

81-4	Normal	Inspect brick and concrete (toe trippers)- called in request	Assigned	Snyder, Marlene K.
72-4	Urgent	Concrete rises up and blocks the gate from opening. Member states it is up 2-3"	New	Brock Living Trust, Robert & Susan
81-4	Normal	1. Tuck pointing at busstop is still outstanding from last year. 2. Concreate in need of repiars	Assigned	Snyder, Marlene K.
65-5	Normal	Bus stop brick repair and painting request ADDED to list	Assigned	Tanriserver, Fatih
87-1	Normal	Spricket could be leaking and member has not addressed. Causing water waste.	Assigned	Callahan, Amanda
137-1	Normal	Concrete complaint of cracks and member feels it is unsafe. ** Minor but added to list	Assigned	Bryant, Rita P.
66-1	Urgent	Brick Bus stop Col. leaning and pulling away from roof. NEEDS MAJOR REPAIRS	Assigned	Berry, Peggy & Kenneth
136-5	Normal	Missing vent in ceiling of bus stop and bees are entering the roof structure.	New	Kidon Family Trust, Craig M.
70-4	Normal	Gutter -overflow is running into window - possibly clogged at downapout	New	Williamson, Norman & Susan
70-4	Urgent	Front walkway has concret piece in courtyard missing. Trip hazzard	New	Williamson, Norman & Susan
144-3	Normal	Crumbing Concrete	New	Carbott, Michael
119-1	Normal	Requesting painting for fence & porch	New	Swartzinski Living Trust, Warren & Janet
91-6	Normal	Requesting painting	New	Sorvala, Joyce & Clarence
76-5	Normal	Painting Request and possible repairs	New	Waltz, Ronald & Christine
66-4	Normal	Crumbing Concrete	New	Truran, Christa V.
86-2	Normal	Courtyard has bad areas that need to be added to concrete list	New	Skinner, Christine
71-3	Normal	Concrete is crumbing - Precast	New	Van Tassel, Marie
97-3	Normal	Requesting porch to be painted	New	Pegan, Susan
96-6	Normal	Requesting fence and busstop painting	New	Kronsperger, Rose
112-5	Urgent	Wall leak in basememnt	Assigned	Stirling, Rebecca
146-3	Normal	Fence repairs	New	Basierbe, Carolyn

Colonial Acres Phase V, Inc
Water/Sewer Cost

Building	1st Qrt - 92 Days	2nd Qrt -91 Days	3rd Qrt -	Difference	TOP 10	
56	679.15	604.08		-75.07		
57	657.08	527.10		-129.98		
58	536.72	495.85		-40.87		
59	1,189.68	640.52		-549.16	1.00	
60	691.99	730.65		38.66		<i>Increased</i>
61	894.55	801.03		-93.52		
62	723.07	674.50		-48.57		
63	-9,283.44	796.66			New Meter	
64	608.41	527.85		-80.56		
65	813.71	839.75		26.04		<i>Increased</i>
66	654.10	564.78		-89.32		
67	521.77	482.05		-39.72		
68	0.00	-1,703.64				
69	60.04	328.11		268.07		<i>Increased</i>
70	940.09	928.08		-12.01		
71	710.15	679.54		-30.61		
72	540.76	517.37		-23.39		
73	-7,966.36	635.57			New Meter	
74	0.00	-927.67			New Meter	
75	579.79	518.93		-60.86		
76	733.06	646.95		-86.11		
77	1,084.18	659.72		-424.46	2.00	
78	660.27	613.86		-46.41		
79	801.08	631.85		-169.23		
80	915.45	725.62		-189.83	9.00	
81	603.93	426.82		-177.11	10.00	
82	705.99	645.55		-60.44		
83	645.27	584.55		-60.72		
84	841.57	666.48		-175.09		
85	729.42	686.32		-43.10		
86	933.60	704.64		-228.96	4.00	
87	650.74	879.46		228.72		<i>Increased</i>
88	-9,746.81	1,359.45			New Meter	
89	771.51	633.01		-138.50		
90	925.41	789.97		-135.44		
91	775.72	578.68		-197.04	8.00	
92	763.72	687.03		-76.69		
93	1,248.57	1,188.44		-60.13		
94	708.20	612.03		-96.17		
95	785.44	660.12		-125.32		
96	833.04	610.00		-223.04	6.00	
97	886.88	736.65		-150.23		
98	1,042.95	870.06		-172.89		

Colonial Acres Phase V, Inc
Water/Sewer Cost

99	815.86	608.07		-207.79	7.00	
100	499.87	460.88		-38.99		
101	836.16	774.62		-61.54		
102	973.22	657.74		-315.48	3.00	
103	924.78	860.82		-63.96		
104	719.00	681.92		-37.08		
105	952.06	840.84		-111.22		
106	760.20	601.40		-158.80		
107	660.26	628.34		-31.92		
108	680.27	680.01		-0.26		
109	949.78	723.98		-225.80	5.00	
110	642.88	589.77		-53.11		
111	603.94	594.99		-8.95		
112	719.24	569.52		-149.72		
113	576.97	1,558.37		981.40		<i>Increased</i>
114	669.05	713.51		44.46		<i>Increased</i>
115	661.95	578.80		-83.15		
116	694.77	615.80		-78.97		
117	573.97	497.98		-75.99		
118	767.92	690.91		-77.01		
119	683.75	701.96		18.21		<i>Increased</i>
120	639.50	554.41		-85.09		
136	587.28	442.12		-145.16		
137	798.17	746.60		-51.57		
138	870.06	863.15		-6.91		
139	737.31	614.10		-123.21		
140	780.25	708.58		-71.67		
141	807.76	689.12		-118.64		
142	794.96	677.74		-117.22		
143	762.26	614.91		-147.35		
144	653.14	559.63		-93.51		
146	454.11	461.57		7.46		<i>Increased</i>
147	753.71	605.16		-148.55		
148	636.68	534.81		-101.87		
149	520.13	464.19		-55.94		
153	509.73	479.02		-30.71		

27,521.40

48,903.71

-5,774.67

Decrease

Annual Budget - CAV Comparative

Properties: Colonial Acres Phase V, Inc. - P O Box 788 Linden, MI 48451

As of: Jun 2025

Additional Account Types: None

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	Annual Budget	MTD Budget	MTD Actual	YTD Budget	YTD Actual
Income						
5200	Association Fees	2,520,480.00	210,040.00	207,459.73	1,260,240.00	1,244,532.75
5550	Late Fee	2,000.00	166.67	125.00	1,000.02	1,470.00
5552	NSF Check Charges	0.00	0.00	35.00	0.00	350.00
5554	Court Cost Recovery	1,000.00	83.33	0.00	500.02	0.00
5580	Transfers From Reserve Funds	40,000.00	3,333.33	0.00	20,000.02	60,000.00
Total Operating Income		2,563,480.00	213,623.33	207,619.73	1,281,740.06	1,306,352.75
Expense						
6200	ADMINISTRATION EXPENSE					
6201	Land Lease	925,966.08	77,163.84	77,163.84	462,983.04	540,146.88
6320	Management Fee	75,816.00	6,318.00	6,318.00	37,908.00	37,908.00
6351	Bank/Account Fees	300.00	25.00	0.00	150.00	447.25
Total ADMINISTRATION EXPENSE		1,002,082.08	83,506.84	83,481.84	501,041.04	578,502.13
6300	OTHER ADMINISTRATIVE EXP.					
6311	Office Supplies, Postage, Printing	4,500.00	375.00	0.00	2,250.00	2,473.93
6340	Legal Fees - Cooperative	8,400.00	700.00	4,116.00	4,200.00	11,153.49
6350	Audit Expense	5,220.00	435.00	0.00	2,610.00	0.00
6360	Telephone	1,500.00	125.00	142.00	750.00	692.53
6390	Miscellaneous Administrative Expenses	500.00	41.67	1,269.31	250.02	1,625.29
Total OTHER ADMINISTRATIVE EXP.		20,120.00	1,676.67	5,527.31	10,060.02	15,945.24
6385	Cooperative Activities	0.00	0.00	0.00	0.00	5,525.91
6400	UTILITIES & OPERATING EXPENSE					
6420	Fuel Oil/Coal	2,400.00	200.00	355.00	1,200.00	1,186.02
6450	Electricity	4,800.00	400.00	855.51	2,400.00	3,754.24
6451	Water & Sewer	249,862.00	20,821.83	0.00	124,931.02	99,579.46
6462	Exterminating	2,796.00	233.00	0.00	1,398.00	0.00

Annual Budget - CAV Comparative

Account Number	Account Name	Annual Budget	MTD Budget	MTD Actual	YTD Budget	YTD Actual
6470	Rubbish Removal	200.00	16.67	0.00	100.02	189.50
	Total UTILITIES & OPERATING EXPENSE	260,058.00	21,671.50	1,210.51	130,029.04	104,709.22
6500	MAINTENANCE & REPAIR EXP.					
6510.01	Heating & A/C	1,500.00	125.00	0.00	750.00	3,338.55
6511	Plumbing	30,000.00	2,500.00	6,858.20	15,000.00	27,547.40
6512	Electrical	5,000.00	416.67	0.00	2,500.02	2,105.00
6520	Maintenance Supplies	200.00	16.67	150.49	100.02	479.80
6525	Snow Removal Contract	26,700.00	2,225.00	0.00	13,350.00	23,001.00
6526	Snow Removal Supplies	101,892.00	8,491.00	0.00	50,946.00	73,061.09
6527	Lawn Cutting Contract	48,000.00	4,000.00	4,000.00	24,000.00	13,704.00
6528	Fertilization Cost	10,000.00	833.33	0.00	5,000.02	2,216.14
6529	Tree Trimming & Removal	5,000.00	416.67	0.00	2,500.02	0.00
6531	Grounds - Trees & Shrubs	3,500.00	291.67	2,211.25	1,750.02	2,211.25
6538	Brick & Masonry Repairs	18,000.00	1,500.00	52.96	9,000.00	52.96
6539	Pond Maintenance	10,000.00	833.33	0.00	5,000.02	2,276.50
654001	Roof Replacements & Repairs	120,000.00	10,000.00	0.00	60,000.00	52,290.00
6542	Siding Repairs	5,000.00	416.67	99.62	2,500.02	752.12
654208	Contracted General Maint Repairs	47,680.00	3,973.33	13,940.00	23,840.02	33,525.50
6543	Vinyl Siding Power Washing	3,500.00	291.67	0.00	1,750.02	0.00
6544	Sidewalk & Road Repairs (minor)	40,800.00	3,400.00	1,682.00	20,400.00	4,402.00
6545	Painting Exterior	25,200.00	2,100.00	0.00	12,600.00	0.00
656109	Contracted Plumbing Repairs	142,000.00	11,833.33	15,671.44	71,000.02	85,131.57
	Total MAINTENANCE & REPAIR EXP.	643,972.00	53,664.34	44,665.96	321,986.20	326,094.88
6523	LICENSING & INSPECTIONS	0.00	0.00	0.00	0.00	1,770.00
6536	Grounds Supplies	0.00	0.00	720.00	0.00	720.00
6547	Swimming Pool Expense	0.00	0.00	57.19	0.00	57.19
6575	Vehicle & Equipment - Gasoline	0.00	0.00	140.00	0.00	560.00
6600	COMMUNITY FACILITY					
6631	Clubhouse Maint. & Supplies	1,860.00	155.00	66.51	930.00	602.01
6640	Pool Attendants & Life Guards	4,000.00	333.33	420.00	2,000.02	720.00
6655	Pool Maint & Supplies	9,000.00	750.00	944.87	4,500.00	2,093.74
	Total COMMUNITY FACILITY	14,860.00	1,238.33	1,431.38	7,430.02	3,415.75

Annual Budget - CAV Comparative

Account Number	Account Name	Annual Budget	MTD Budget	MTD Actual	YTD Budget	YTD Actual
6700	TAXES & INSURANCE					
6709	RE Taxes Charged to Members	0.00	0.00	113.80	0.00	-46,021.14
6710	Real Estate Taxes	0.00	0.00	0.00	0.00	47,048.40
6714	Personal Property Taxes	200.00	16.67	0.00	100.02	10.26
6718	Licenses & Permits	100.00	8.33	0.00	50.02	0.00
6720	Property & Liability Insurance	220,000.00	18,333.33	93,777.72	110,000.02	220,467.08
6721	Worker's Compensation Insurance	1,500.00	125.00	0.00	750.00	3,663.00
	Total TAXES & INSURANCE	221,800.00	18,483.33	93,891.52	110,900.06	225,167.60
7300	RESERVE FUNDING					
7320	Replacement Reserves (payment)	175,000.00	14,583.33	14,583.34	87,500.02	129,166.68
7398	Vinyl Siding Annual Payment	72,000.00	6,000.00	5,996.74	36,000.00	41,977.18
	Total RESERVE FUNDING	247,000.00	20,583.33	20,580.08	123,500.02	171,143.86
8000	CAPITAL IMPROVEMENTS					
8035	Capital Improvements - Paving & Cement	110,000.00	9,166.67	0.00	55,000.02	4,500.00
	Total CAPITAL IMPROVEMENTS	110,000.00	9,166.67	0.00	55,000.02	4,500.00
	Total Operating Expense	2,519,892.08	209,991.01	251,705.79	1,259,946.42	1,438,111.78
	Total Operating Income	2,563,480.00	213,623.33	207,619.73	1,281,740.06	1,306,352.75
	Total Operating Expense	2,519,892.08	209,991.01	251,705.79	1,259,946.42	1,438,111.78
	NOI - Net Operating Income	43,587.92	3,632.32	-44,086.06	21,793.64	-131,759.03
	Total Income	2,563,480.00	213,623.33	207,619.73	1,281,740.06	1,306,352.75
	Total Expense	2,519,892.08	209,991.01	251,705.79	1,259,946.42	1,438,111.78
	Net Income	43,587.92	3,632.32	-44,086.06	21,793.64	-131,759.03

CAV - Income Statement - Last Month

Clearview Property Management Services, LLC

Properties: Colonial Acres Phase V, Inc. - P O Box 788 Linden, MI 48451

Date Range: 06/01/2025 to 06/30/2025 (Last Month)

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period
Operating Income & Expense	
Income	
Association Fees	207,459.73
Late Fee	125.00
NSF Check Charges	35.00
Total Operating Income	207,619.73
Expense	
ADMINISTRATION EXPENSE	
Land Lease	77,163.84
Management Fee	6,318.00
Total ADMINISTRATION EXPENSE	83,481.84
OTHER ADMINISTRATIVE EXP.	
Legal Fees - Cooperative	4,116.00
Telephone	142.00
Miscellaneous Administrative Expenses	<i>\$1,000 BOD Cash Withdraw - Unknown Reason</i>
Total OTHER ADMINISTRATIVE EXP.	5,527.31
UTILITIES & OPERATING EXPENSE	
Fuel Oil/Coal	355.00
Electricity	855.51
Total UTILITIES & OPERATING EXPENSE	1,210.51
MAINTENANCE & REPAIR EXP.	
Plumbing	<i>Actual Cost of Hot Water Tanks</i>
Maintenance Supplies	150.49
Lawn Cutting Contract	4,000.00
Grounds - Trees & Shrubs	2,211.25
Brick & Masonry Repairs	52.96
Siding Repairs	99.62
Contracted General Maint Repairs	13,940.00
Sidewalk & Road Repairs (minor)	1,682.00
Contracted Plumbing Repairs	15,671.44
Total MAINTENANCE & REPAIR EXP.	44,665.96
Grounds Supplies	720.00
Swimming Pool Expense	57.19
Vehicle & Equipment - Gasoline	140.00
COMMUNITY FACILITY	
Clubhouse Maint. & Supplies	66.51
Pool Attendants & Life Guards	420.00
Pool Maint & Supplies	944.87
Total COMMUNITY FACILITY	1,431.38

CAV - Income Statement - Last Month

Account Name	Selected Period
TAXES & INSURANCE	
RE Taxes Charged to Members	113.80
Property & Liability Insurance	93,777.72
Total TAXES & INSURANCE	93,891.52
RESERVE FUNDING	
Replacement Reserves (payment)	14,583.34
Vinyl Siding Annual Payment	5,996.74
Total RESERVE FUNDING	20,580.08
Total Operating Expense	251,705.79
NOI - Net Operating Income	
	-44,086.06
Total Income	207,619.73
Total Expense	251,705.79
Net Income	-44,086.06

Check Register Detail

Properties: Colonial Acres Phase V, Inc. - P O Box 788 Linden, MI 48451

Date Range: 06/01/2025 to 06/30/2025

Bank Accounts: CAV Checking

Payees: All

Payment Type: All

Group GL Totals per Check: No

GL Account Map: None - use master chart of accounts

Check Date	Payee Name	Check #	Check Memo	Payment Amount	GL Account #	GL Account Name	Description	Amount
06/02/2025	Clearview Property Management	ACH	Management Fee - June	6,318.00				
					6320	Management Fee	Management Fee - June	6,318.00
06/02/2025	Clearview Property Management	ACH	Reimb for Lewis Bros. Landscaping	4,000.00				
					6527	Lawn Cutting Contract	Lewis Bros - Lawn Cutting 5/20 to 5/27	4,000.00
06/03/2025	Auto Owners Insurance	ACH	Insurance	18,091.75				
					6720	Property & Liability Insurance	Insurance	18,091.75
06/03/2025	Barbara Trala	ACH	Contracted Plumbing Services - June	7,500.00				
					656109	Contracted Plumbing Repairs	Contracted Plumbing Services - June	7,500.00
06/04/2025	All Weather Seal	ACH	Gutters, Siding	5,996.74				
					7398	Vinyl Siding Annual Payment	Gutters, Siding - May	5,996.74
06/04/2025	Barbara Trala	ACH	Balance of June contract	600.00				
					656109	Contracted Plumbing Repairs	Extra Services Balance - June	600.00
06/10/2025	Colonial Acres Phase V Inc.	ACH	Reserve Transfer - June - 1 of 2	7,291.67				
					7320	Replacement Reserves (payment)	Replacement Fund - June	7,291.67
06/11/2025	Behler-Young Company	4781	10 Hot Water Tanks	6,858.20				
					6511	Plumbing	10 Hot Water Tanks	6,858.20
06/11/2025	Jamie Gilbert	4782		2,720.00				
					6531	Grounds - Trees & Shrubs	72-6 Shrubs	245.00
					6531	Grounds - Trees & Shrubs	62-3, bld 56 & 57,	985.00

Check Register Detail

Check Date	Payee Name	Check #	Check Memo	Payment Amount	GL Account #	GL Account Name	Description	Amount
68-3,117-5								
					6544	Sidewalk & Road Repairs (minor)	Asphalt patching	1,490.00
06/11/2025	JDB Construction	4783	Cement steps 71-3, Deck 86-4, Replace deck 86-3	8,500.00			Units 71-3, 86-3 & 86-4	
					654208	Contracted General Maint Repairs	71-3 Step replacement	1,500.00
					654208	Contracted General Maint Repairs	Replace deck 86-4	3,500.00
					654208	Contracted General Maint Repairs	Replace deck 86-3	3,500.00
06/11/2025	Paul's Plumbing Services	4784	May Extra Services Billing	7,571.44				
					656109	Contracted Plumbing Repairs	May Extra Services Billing	7,571.44
06/16/2025	Colonial Acres Phase V Inc.	ACH	Reserve Transfer - June - 2 of 2	7,291.67				
					7320	Replacement Reserves (payment)	Replacement Fund - June	7,291.67
06/16/2025	American Express	ACH	Amex 4/25/25-6/16/25	505.10				
					6531	Grounds - Trees & Shrubs	Ace Hardware - Weed Kill - 6/11	46.62
					6538	Brick & Masonry Repairs	Lowe's - Mortar Grout - 6/9	52.96
					6520	Maintenance Supplies	Lowe's - Grey Concrete - 6/2	8.88
					6520	Maintenance Supplies	Martins Hardware - Misc Maint Supplies - 6/2	43.43
					6520	Maintenance Supplies	Martins Hardware - Trash Bags etc - 5/24	76.24
					6531	Grounds - Trees & Shrubs	Martins Hardware - Weed Kill - 5/21	84.63
					6520	Maintenance Supplies	Lowe's - Spray Paint - 5/15	21.94
					6542	Siding Repairs	Martins Hardware - Downspout Supplies - 5/12	99.62
					6390	Miscellaneous Administrative Expenses	Interest Charge - 5/9	4.27
					6631	Clubhouse Maint. & Supplies	Martins Hardware - Weed Kill Clubhouse - 4/30	66.51
06/16/2025	American Express	ACH	Amex 6/14/25	529.92				
					6655	Pool Maint & Supplies	Amazon 6/14 - Order by K. Kay	264.96

Check Register Detail

Check Date	Payee Name	Check #	Check Memo	Payment Amount	GL Account #	GL Account Name	Description	Amount
					6655	Pool Maint & Supplies	Amazon 6/14 - Order by K. Kay	264.96
06/16/2025	Chase Visa	ACH	Chase ending 2465	57.19				
					6547	Swimming Pool Expense	ROMANS POOLS Reimbursment K. Kay	57.19
06/16/2025	Chase Bank	ACH	Service Fee	2.99				
					6390	Miscellaneous Administrative Expenses	Payment Service Fee	2.99
06/16/2025	Pentiuk, Couvreur & Kobiljak, P.C.	ACH	Legal Services	3,108.00				
					6340	Legal Fees - Cooperative	Legal Services	3,108.00
06/16/2025	Chase Visa	ACH	Chase ending in 2465	328.95				
					6655	Pool Maint & Supplies	Romans Pool Supplies - Small repairs/supplies for pool	328.95
06/17/2025	Auto Owners Insurance	ACH	Account #103364107	3,334.97				
					6720	Property & Liability Insurance	Commercial Umbrella Insurance effective 5/28/25	3,334.97
06/17/2025	Auto Owners Insurance	ACH	Account #013108495	72,351.00				
					6720	Property & Liability Insurance	Insurance	72,351.00
06/17/2025	Comcast	ACH	Phone - Pool/Clubhouse	105.50				
					6360	Telephone	Phone - Pool/Clubhouse	105.50
06/17/2025	Dte Energy	ACH	Electricity	855.51				
					6450	Electricity	Electricity	72.08
					6450	Electricity	Electricity	159.03
					6450	Electricity	Electricity	624.40
06/17/2025	Consumers Energy	ACH	25865 Jamestown/ Clubhouse	355.00				
					6420	Fuel Oil/Coal	Heating Clubhouse	355.00
06/25/2025	Go Daddy	ACH	Website Expense	22.17				
					6390	Miscellaneous Administrative Expenses	Website Expense	22.17
06/25/2025	Go Daddy	ACH	Website Expense	239.88				
					6390	Miscellaneous Administrative Expenses	Website Expense	239.88
06/30/2025	Pentiuk, Couvreur & Kobiljak, P.C.	On Line Payment	Prep for Special Meeting	1,008.00				

Check Register Detail

Check Date	Payee Name	Check #	Check Memo	Payment Amount	GL Account #	GL Account Name	Description	Amount
					6340	Legal Fees - Cooperative	Prep for Special Meeting	1,008.00
06/30/2025	Colonial Hunt Club Land Co Ltp	4785	Colonial Acres Phase V, Inc.	77,163.84				
					6201	Land Lease	Land Lease Payment	77,163.84
06/30/2025	JDB Construction	4786	Colonial Acres Phase V , 149-2 Busstop siding (remove for electrical repair)	2,010.00				
					654208	Contracted General Maint Repairs	Rebuild Steps	1,200.00
					654208	Contracted General Maint Repairs	149-2 Busstop siding (remove for electrical repair)	810.00
06/30/2025	JP Gilbert Inc.	4787		2,192.00				
					6531	Grounds - Trees & Shrubs		850.00
					654208	Contracted General Maint Repairs	clear drain at clubhouse	260.00
					654208	Contracted General Maint Repairs	remove paving rocks from drain ditch	170.00
					6544	Sidewalk & Road Repairs (minor)	Pot holes, patching	192.00
					6536	Grounds Supplies	wood chips along walking paths	720.00
06/30/2025	Marc E. Klabak	4788	Contracted Maint	3,176.50				
					654208	Contracted General Maint Repairs	Part time/ 20 Hr@week	3,000.00
					6575	Vehicle & Equipment - Gasoline	Gas Allowance	140.00
					6360	Telephone	Cell Phone Allowance	36.50
06/30/2025	Oakland County Health Division	4789	Colonial Phase V Inspection SP-1858-1	86.00				
					6655	Pool Maint & Supplies	Pool Inspection Fee 2025	86.00
06/30/2025	Ricard Plecha	4790	Pool Attendant 6.8.25 through 6.14.25	210.00				
					6640	Pool Attendants & Life Guards	Pool Attendant 6.8.25 through 6.14.25	210.00
06/30/2025	Aaron Shelton	4791	Pool Attendant 6.22.25 through 6.28.25	210.00				
					6640	Pool Attendants & Life Guards	6.22.25 through 6.28.25 Pool	210.00

Check Register Detail

Check Date	Payee Name	Check #	Check Memo	Payment Amount	GL Account #	GL Account Name	Description	Amount
06/30/2025	Cash Withdrawal	Withdrawal	Unknown - authorized transaction by BOD for BOD President	1,000.00				
					6390	Miscellaneous Administrative Expenses	Unknown transaction with BOD President	1,000.00
Total				251,591.99				