



# **BOVITZ**

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## **CPA, P.C.**

### **CERTIFIED PUBLIC ACCOUNTANTS**

#### **INDEPENDENT ACCOUNTANT'S REVIEW REPORT**

Board of Directors  
Tottenham Condominium Association  
Canton, Michigan 48187

We have reviewed the accompanying financial statements of Tottenham Condominium Association (a Michigan corporation), which comprise the balance sheets as of December 31, 2025 and 2024, and the related statements of income and cash flows for the years then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

#### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

#### **Accountant's Responsibility**

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

#### **Accountant's Conclusion**

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

BOVITZ CPA, P.C.  
Trenton, Michigan  
January 15, 2026

TOTTENHAM CONDOMINIUM ASSOCIATION  
BALANCE SHEETS  
DECEMBER 31, 2025 AND 2024

	<u>ASSETS</u>	
	<u>12/31/25</u>	<u>12/31/24</u>
<u>CURRENT ASSETS</u>		
Cash - Regular	\$ 10,190	\$ 41,351
- Savings	63,692	120,054
- Reserve	183,152	-0-
Assessments Receivable	-0-	-0-
Prepaid Expenses	4,232	-0-
TOTAL CURRENT ASSETS	<u>261,266</u>	<u>161,405</u>
TOTAL ASSETS	<u>\$261,266</u>	<u>\$161,405</u>

<u>LIABILITIES AND EQUITY</u>		
<u>CURRENT LIABILITIES</u>		
Prepaid Assessments	\$ -0-	\$ -0-
Accounts Payable	48	-0-
TOTAL CURRENT LIABILITIES	<u>48</u>	<u>50</u>
<u>EQUITY</u>		
Member Equity	161,405	146,985
Net Income (Loss) for the Year	99,813	14,420
TOTAL EQUITY	<u>261,218</u>	<u>161,405</u>
TOTAL LIABILITIES AND EQUITY	<u>\$261,266</u>	<u>\$161,405</u>

TOTTENHAM CONDOMINIUM ASSOCIATION  
 STATEMENTS OF INCOME  
 YEARS ENDED DECEMBER 31, 2025 AND 2024

	YEAR ENDED <u>12/31/25</u>	YEAR ENDED <u>12/31/24</u>
<u>INCOME</u>		
Assessments	\$ 56,700	\$ 48,600
Special Assessments	85,050	16,200
Interest	8,489	3,602
Other Income	4,227	408
TOTAL INCOME	<u>154,466</u>	<u>68,810</u>
<u>OPERATING EXPENSES</u>		
Accounting and Legal	8,576	4,530
Administrative Costs	978	5,127
Electricity	434	334
Water and Sewer	1,024	573
Building Maintenance and Repair	-0-	9,225
Snow Removal	2,792	1,950
Lawn Cutting Contract	8,759	8,833
Irrigation	1,208	135
Grounds Maintenance	11,105	3,360
Pond Maintenance and Fountain Repairs	4,860	3,912
Insurance	1,128	1,587
Capital Improvements	13,789	14,824
TOTAL OPERATING EXPENSES	<u>54,653</u>	<u>54,390</u>
NET INCOME (LOSS)	<u>\$ 99,813</u>	<u>\$ 14,420</u>

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Trenton, Michigan 48183

(See Independent Accountant's Review Report and Notes to Financial Statements)

TOTTENHAM CONDO ASSOCIATION  
STATEMENT OF CASH FLOWS  
YEARS ENDED DECEMBER 31, 2025 AND 2024

	YEAR ENDED <u>12/31/25</u>	-YEAR ENDED <u>12/31/24</u>
<b>CASH FLOW FROM OPERATING ACTIVITIES:</b>		
Cash Collections from Co-Owners	\$137,518	\$ 74,500
Other Income	4,227	408
Interest Income	8,489	3,602
Cash Paid - Administrative	(9,554)	(9,657)
- Utilities	(1,922)	(907)
- Maintenance	(28,212)	(27,415)
- Capital Improvements	(13,789)	(14,824)
- Insurance	(1,128)	(1,587)
NET CASH FLOW FROM OPERATING ACTIVITIES*	<u>95,629</u>	<u>24,120</u>
<b>CASH FLOW FROM INVESTING ACTIVITIES:</b>		
Equipment Purchases	<u>-0-</u>	<u>-0-</u>
NET CASH FLOW FROM INVESTING ACTIVITIES:	<u>-0-</u>	<u>-0-</u>
<b>CASH FLOW FROM FINANCING ACTIVITIES:</b>		
Decrease in Long-Term Debt	<u>-0-</u>	<u>-0-</u>
NET CASH FLOW FROM FINANCING ACTIVITIES:	<u>-0-</u>	<u>-0-</u>
Net Increase(Decrease) in Cash	95,629	24,120
Cash - Beginning	<u>161,405</u>	<u>137,285</u>
Cash - Ending	<u>\$257,034</u>	<u>\$161,405</u>

\*RECONCILIATION OF NET INCOME AND NET CASH FLOW FROM OPERATING ACTIVITIES

	YEAR ENDED <u>12/31/25</u>	YEAR ENDED <u>12/31/24</u>
Net Income (Loss)	<u>\$ 99,813</u>	<u>\$ 14,420</u>
Less Increase(Decrease) in Working Capital		
Assessments Receivable	-0-	(9,750)
Prepaid Expenses	4,232	-0-
Prepaid Assessments	-0-	50
Accounts Payable	(48)	-0-
	<u>4,184</u>	<u>(9,700)</u>
Net Cash Flow From Operating Activities	<u>\$ 95,629</u>	<u>\$ 24,120</u>

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(See Independent Accountant's Review Report and Notes to Financial Statements)

TOTTENHAM CONDOMINIUM ASSOCIATION  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2025 AND 2024

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Date of Management Review

Management has evaluated subsequent events through January 15, 2026, the date on which the financial statements were available to be issued.

Business Activity

Tottenham Condominium Association performs services to preserve and maintain the common property of the Association.

Basis of Accounting

The Association applies the accrual basis of accounting in the presentation of these financial statements.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles require management to make estimates and assumptions that affect reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Cash and Cash Equivalents

The Association considers all highly liquid debt instruments purchased with maturity of three months or less and money market funds to be cash equivalents.

Member Assessments

Association members are subject to monthly assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements.

Assessments Receivable

Assessments receivable at the balance sheet date represent fees due from unit owners. Any excess assessments at year end are retained by the Association for use in the succeeding year. The Association's policy is to retain legal counsel and place liens on the properties of members whose assessments are delinquent. The Association considers all assessments receivable at December 31, 2025 and 2024 to be substantially collectible.

Income Tax

The Association qualifies as a tax-exempt homeowners' association under Internal Revenue Code Section 528. Under that section, the Association is not taxed on income related to its exempt purposes, which is the acquisition, construction, management, maintenance and care of Association property. Net non-exempt function income, which includes interest and revenues received from non-members, is taxed at 30% by the Federal Government.

The Association may, at its discretion, be taxed as a corporation or homeowners' association. This election is made yearly by filing either Form 1120 or Form 1120-H with the IRS.

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(See Independent Accountant's Review Report and Notes to Financial Statements)

TOTTENHAM CONDOMINIUM ASSOCIATION  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
DECEMBER 31, 2025 AND 2024

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Reserves

The Association requires funds to be accumulated for future repairs and replacements. These funds are maintained in a separate account. The Condominium law of Michigan requires the reserve fund to be, at a minimum, equal to 10% of the Association's current annual budget on a non-cumulative basis. The fund met this minimum standard as of December 31, 2025 and 2024.