

**BLOOMFIELD CONCORD  
CONDOMINIUM ASSOCIATION**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION  
DECEMBER 31, 2022 AND 2021**

**BLOOMFIELD CONCORD  
CONDOMINIUM ASSOCIATION**

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and Supplementary Information

December 31, 2022 and 2021

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**INDEPENDENT ACCOUNTANT'S REVIEW REPORT**

To the Board of Directors  
BLOOMFIELD CONCORD CONDOMINIUM ASSOCIATION  
Bloomfield Hills, Michigan

We have reviewed the accompanying financial statements of BLOOMFIELD CONCORD CONDOMINIUM ASSOCIATION (a Michigan Corporation), which comprise the balance sheets as of December 31, 2022 and 2021, and the related statements of revenues, expenses and changes in fund balances – common elements; apartment elements; townhouse elements and statements of 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 entity 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.

**Accountants' 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.

We are required to be independent of Bloomfield Concord Condominium Association and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

**Accountants' Conclusion on the Financial Statements**

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 conformity with accounting principles generally accepted in the United States of America.

### **Supplementary Information**

The statements of direct operating expenses are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the financial statements. The supplementary information has been subjected to the review procedures applied in our review of the basic financial statements. We are not aware of any material modifications that should be made to the supplementary information. We have not audited the supplementary information and do not express an opinion on such information.

### **Required Supplementary Information**

Management has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement basic financial statements. Such missing information, although not a part of the basis financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financials in an appropriate operational, economic, or historical context.

***Porvin, Burnstein & Garelik, P.L.L.C.***

Farmington Hills, Michigan  
March 2, 2023

**BLOOMFIELD CONCORD CONDOMINIUM ASSOCIATION**  
**BALANCE SHEET**  
(Unaudited)  
December 31, 2022 and 2021

<b>ASSETS</b>	DECEMBER 31,			
	2022		2021	
	OPERATING FUND	REPLACEMENT FUND	TOTAL	TOTAL
Cash	\$ 4,058	\$ 12,698	\$ 16,756	\$ 94,378
Accounts Receivable	-	-	-	139,328
Prepaid Expenses	5,755	-	5,755	7,189
<b>TOTAL ASSETS</b>	<b>\$ 9,813</b>	<b>\$ 12,698</b>	<b>\$ 22,511</b>	<b>\$ 240,895</b>
<b>LIABILITIES AND MEMBERS' EQUITY</b>				
<b>LIABILITIES</b>				
<b>CURRENT LIABILITIES</b>				
Accounts Payable	\$ 7,362	\$ -	\$ 7,362	\$ 235,912
<b>TOTAL LIABILITIES</b>	<b>\$ 7,362</b>	<b>\$ -</b>	<b>\$ 7,362</b>	<b>\$ 235,912</b>
<b>MEMBERS' EQUITY</b>				
Common Elements -appropriated fund balance	-	4,333	4,333	42,398
-accumulated fund balance	34,659	-	34,659	1,338
Apartment Elements -appropriated fund balance	-	8,365	8,365	28,182
-accumulated fund deficit	(32,208)	-	(32,208)	(78,828)
Townhouse Elements -appropriated fund balance	-	-	-	11,893
<b>TOTAL MEMBERS' EQUITY</b>	<b>2,451</b>	<b>12,698</b>	<b>15,149</b>	<b>4,983</b>
<b>TOTAL LIABILITIES AND MEMBERS' EQUITY</b>	<b>\$ 9,813</b>	<b>\$ 12,698</b>	<b>\$ 22,511</b>	<b>\$ 240,895</b>

See Independent Accounts Review Report and accompanying Notes to the Financial Statements

**BLOOMFIELD CONCORD CONDOMINIUM ASSOCIATION**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCES - COMMON ELEMENTS**  
**(Unaudited)**  
**For the years ended December 31, 2022 and 2021**

	2022		2021	
	OPERATING FUND	REPLACEMENT FUND	TOTAL	TOTAL
<b>MEMBERS' MONTHLY ASSESSMENTS</b>				
Members' Assessments	\$ 144,000	\$ -	\$ 144,000	\$ 134,640
Road Assessment	-	-	-	103,698
<b>TOTAL MEMBERS' MONTHLY ASSESSMENTS</b>	<u>144,000</u>	<u>-</u>	<u>144,000</u>	<u>238,338</u>
<b>FINANCIAL INCOME - INTEREST</b>	<u>-</u>	<u>151</u>	<u>151</u>	<u>253</u>
<b>OTHER INCOME:</b>				
Late Charges	845	-	845	1,040
Fines	<u>665</u>	<u>-</u>	<u>665</u>	<u>647</u>
<b>TOTAL OTHER INCOME</b>	1,510	-	1,510	1,687
<b>INCOME AVAILABLE FOR OPERATIONS</b>	145,510	151	145,661	240,278
<b>DIRECT OPERATING EXPENSES</b>	<u>151,194</u>	<u>(789)</u>	<u>150,405</u>	<u>311,719</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES</b>	(5,684)	940	(4,744)	(71,441)
<b>FUND TRANSFERS</b>	39,005	(39,005)	-	-
<b>FUND BALANCE - BEGINNING OF THE YEAR</b>	<u>1,338</u>	<u>42,398</u>	<u>43,736</u>	<u>115,177</u>
<b>FUND BALANCE - END OF THE YEAR</b>	<u>\$ 34,659</u>	<u>\$ 4,333</u>	<u>\$ 38,992</u>	<u>\$ 43,736</u>

See Independent Accounts Review Report and accompanying Notes to the Financial Statements

**BLOOMFIELD CONCORD CONDOMINIUM ASSOCIATION**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES - APARTMENT ELEMENTS**  
**(Unaudited)**  
**For the years ended December 31, 2022 and 2021**

	2022			2021
	OPERATING FUND	REPLACEMENT FUND	TOTAL	TOTAL
<b>MEMBERS' ASSESSMENTS:</b>				
Member's monthly assessments	\$ 24,000	\$ -	\$ 24,000	\$ 24,000
Road Assessment				189,342
<b>TOTAL MEMBERS' ASSESSMENTS</b>	24,000	-	24,000	213,342
<b>FINANCIAL INCOME - INTEREST</b>	-	54	54	87
<b>OTHER INCOME:</b>				
Laundry Income	3,341	-	3,341	3,307
<b>INCOME AVAILABLE FOR OPERATIONS</b>	27,341	54	27,395	216,736
<b>DIRECT OPERATING EXPENSES</b>	12,593	-	12,593	337,434
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES</b>	14,748	54	14,802	(120,698)
<b>FUND TRANSFERS</b>	31,872	(19,871)	12,001	-
<b>FUND BALANCE (DEFICIT) - BEGINNING OF THE YEAR</b>	(78,828)	28,182	(50,646)	70,052
<b>FUND BALANCE (DEFICIT) - END OF THE YEAR</b>	\$ (32,208)	\$ 8,365	\$ (23,843)	\$ (50,646)

See Independent Accounts Review Report and accompanying Notes to the Financial Statements

**BLOOMFIELD CONCORD CONDOMINIUM ASSOCIATION**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES - TOWNHOUSE ELEMENTS**  
**(Unaudited)**  
**For the years ended December 31, 2022 and 2021**

	2022			2021
	OPERATING FUND	REPLACEMENT FUND	TOTAL	TOTAL
<b>MEMBERS' ASSESSMENTS:</b>				
Member's monthly assessments	\$ -	\$ -	\$ -	\$ -
<b>INTEREST INCOME</b>	<u>-</u>	<u>108</u>	<u>108</u>	<u>318</u>
<b>INCOME AVAILABLE FOR OPERATIONS</b>	-	108	108	318
<b>DIRECT OPERATING EXPENSES</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	-	108	108	318
<b>FUND TRANSFERS</b>	-	(12,001)	(12,001)	-
<b>FUND BALANCE - BEGINNING OF THE YEAR</b>	<u>-</u>	<u>11,893</u>	<u>11,893</u>	<u>11,575</u>
<b>FUND BALANCE - END OF THE YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,893</u>



**BLOOMFIELD CONCORD CONDOMINIUM ASSOCIATION**  
**STATEMENT OF CASH FLOWS**  
(Unaudited)  
For the years ended December 31, 2022 and 2021

	2022			2021
	OPERATING FUND	REPLACEMENT FUND	TOTAL	TOTAL
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>				
Excess (deficiency) of revenues over expenses	\$ 9,064	\$ 1,102	\$ 10,166	\$ (191,821)
Adjustments to reconcile the excess (deficiency) of revenues over expenses to net cash provided by (applied to) operating activities:				
(Increase) decrease in:				
Accounts receivable	139,328	-	139,328	(133,559)
Other current assets	1,434	-	1,434	328
Increase (decrease) in:				
Accounts payable	<u>(228,550)</u>	<u>-</u>	<u>(228,550)</u>	<u>225,732</u>
Total adjustments	<u>(87,788)</u>	<u>-</u>	<u>(87,788)</u>	<u>92,501</u>
<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	(78,724)	1,102	(77,622)	(99,320)
<b>FUND TRANSFERS</b>	70,877	(70,877)	-	-
<b>CASH AT BEGINNING OF YEAR</b>	<u>11,905</u>	<u>82,473</u>	<u>94,378</u>	<u>193,698</u>
<b>CASH AT END OF YEAR</b>	<u>\$ 4,058</u>	<u>\$ 12,698</u>	<u>\$ 16,756</u>	<u>\$ 94,378</u>

BLOOMFIELD CONCORD CONDOMINIUM ASSOCIATION  
NOTES TO THE FINANCIAL STATEMENTS  
(Unaudited)  
For the years ended December 31, 2022 and 2021

NOTE A – NATURE OF ORGANIZATION

The Association was incorporated in the State of Michigan on July 25, 1978. The Association is responsible for the operation and maintenance of the common property of the condominium project. The Association consists of 20 town house units and 40 apartment units located in Bloomfield Hills, Michigan.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General Accounting

The Association prepares its year-end financial statements on the accrual basis and presents them as separate funds based on its different funding policies for operations and replacement expenditures.

Fund Accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose.

Operating Fund – This fund is used to account for financial resources available for the general operations of the Association.

Replacement Fund – This fund is used to accumulate financial resources designed for future major repairs and replacements.

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 at the balance sheet date represent fees due from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of members whose assessments are thirty days or more delinquent. Any excess assessments at year-end are retained by the Association for use in the succeeding year. The budget for the subsequent fiscal year provides for a change in the individual member's monthly assessments.

BLOOMFIELD CONCORD CONDOMINIUM ASSOCIATION  
NOTES TO THE FINANCIAL STATEMENTS  
(Unaudited)  
For the years ended December 31, 2022 and 2021

Income Taxes

The Association is classified as a nonexempt membership organization for both federal and state income tax purposes for the years ended December 31, 2022 and 2021. It does not qualify as an exempt organization. The Association is subject to specific rulings and regulations applicable to nonexempt membership organizations. In general, the Association is required to separate its taxable income and deductions into membership transactions, non-membership transactions, and capital transactions.

For federal tax purposes, the Association is taxed on all net income from non-membership activities reduced only by losses from non-membership activities for which a profit motive exists. Non-membership income may not be offset by membership losses, and any net membership losses may only be carried forward to offset membership income of future tax periods. Any net membership income not applied to the subsequent year is subject to taxation. The Association files form 1120, which has a tax rate of 21%. The Association has a net operating loss scheduled as follows:

12/31/03	\$ 815
12/31/04	783
12/31/05	1,453
12/31/07	958
12/31/12	207
12/31/15	915
12/31/16	973
12/31/17	1,202
12/31/18	960
12/31/19	543
12/31/20	817
12/31/21	1,070
12/31/22	<u>1,618</u>
	\$ <u>12,314</u>

For state tax purposes, the Association is under the taxable limit to qualify to file a tax return.

Property and Equipment

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements because those properties are owned by the individual unit owners in common and not by the Association. The Association capitalizes personal property to which it has title at cost.

Estimates

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

BLOOMFIELD CONCORD CONDOMINIUM ASSOCIATION  
NOTES TO THE FINANCIAL STATEMENTS  
(Unaudited)  
For the years ended December 31, 2022 and 2021

NOTE C – FUNDED RESERVES

The Association sets aside funds in order to meet future cash requirements. The Condominium Law of Michigan requires that an adequate reserve fund for maintenance, repairs and replacements of those common elements that must be replaced on a periodic basis must be established in the budget and must be funded at least annually from the proceeds of the regular monthly assessments. Further, the reserve fund shall, at a minimum, be equal to the (10) percent of the Association’s current annual budget on a non-cumulative basis. The common elements fund and the apartment elements fund were above the minimum standard as of December 31, 2022 and 2021.

The funds contained in the reserve fund should only be used for major repairs and replacement of common elements. The Association has not made a study of future years’ funding requirements for major element repairs and replacements. Subsequent expenditures may vary from the reserve fund balance and the variations may be material. The fund activity is summarized on page 12. The funds are invested as follows:

TYPE OF DEPOSIT	MATURITY DATE	INTEREST RATE	AMOUNT
Money Market – CIT Community Association			
--Apartment Element	-	N/A	\$ 4,333
Money Market – CIT Community Association			
--Common Element	-	N/A	<u>8,365</u>
			<u>\$ 12,698</u>

\* Variable interest rate is as of December 31, 2022

NOTE D – SUBSEQUENT EVENTS

Management has considered all transactions through the date of the Independent Accountants Review Report as to the potential impact on these Financial Statements.

**SUPPLEMENTARY INFORMATION**

**BLOOMFIELD CONCORD CONDOMINIUM ASSOCIATION**  
**STATEMENT OF DIRECT OPERATING EXPENSES - COMMON ELEMENTS**  
(Unaudited)  
For the years ended December 31, 2022 and 2021

	2022			2021
	OPERATING FUND	REPLACEMENT FUND	TOTAL	TOTAL
<b>ADMINISTRATIVE EXPENSES:</b>				
Management Fees	\$ 6,690	\$ -	\$ 6,690	\$ 6,495
Legal & Accounting	7,239	-	7,239	5,623
Miscellaneous	2,039	-	2,039	1,924
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<u>15,968</u>	<u>-</u>	<u>15,968</u>	<u>14,042</u>
<b>OPERATING EXPENSES:</b>				
Outdoor Public Lighting	1,797	-	1,797	1,993
Water and Sewer	42,985	-	42,985	42,174
Rubbish Removal	7,767	-	7,767	7,567
<b>TOTAL OPERATING EXPENSES</b>	<u>52,549</u>	<u>-</u>	<u>52,549</u>	<u>51,734</u>
<b>MAINTENANCE, REPAIRS EXPENSES:</b>				
Building Repairs and Maintenance	567	-	567	200
Carports	5,705	-	5,705	-
Windows and Doors	1,050	-	1,050	1,050
Roofs and Gutters Repairs and Maintenance	1,575	-	1,575	1,833
Snow Removal	10,637	-	10,637	11,944
Lawn Care and Landscaping	15,684	-	15,684	17,750
Shrub/Bed Maintenance	4,806	-	4,806	5,636
Irrigation	2,345	-	2,345	1,690
Other Grounds	5,997	-	5,997	4,180
Painting	11,901	-	11,901	-
Plumbing	4,214	-	4,214	380
Road Administration	-	(789)	(789)	184,815
Miscellaneous	2,657	-	2,657	1,040
<b>TOTAL MAINTENANCE, REPAIRS EXPENSES</b>	<u>67,138</u>	<u>(789)</u>	<u>66,349</u>	<u>230,518</u>
<b>INSURANCE EXPENSES:</b>				
Property and Liability Insurance	15,539	-	15,539	15,425
<b>TOTAL INSURANCE AND INTEREST EXPENSES</b>	<u>15,539</u>	<u>-</u>	<u>15,539</u>	<u>15,425</u>
<b>TOTAL DIRECT OPERATING EXPENSES</b>	<u>\$ 151,194</u>	<u>\$ (789)</u>	<u>\$ 150,405</u>	<u>\$ 311,719</u>

See Independent Accounts Review Report and accompanying Notes to the Financial Statements

**BLOOMFIELD CONCORD CONDOMINIUM ASSOCIATION**  
**STATEMENT OF DIRECT OPERATING EXPENSES - APARTMENT ELEMENTS**  
**(Unaudited)**  
**For the years ended December 31, 2022 and 2021**

	2022			2021
	OPERATING FUND	REPLACEMENT FUND	TOTAL	TOTAL
<b>OPERATING EXPENSES:</b>				
Electricity	\$ 3,599	\$ -	\$ 3,599	\$ 3,598
Gas	2,021	-	2,021	1,946
<b>TOTAL OPERATING EXPENSES</b>	<u>5,620</u>	<u>-</u>	<u>5,620</u>	<u>5,544</u>
<b>MAINTENANCE, REPAIRS EXPENSES:</b>				
General Maintenance	123	-	123	57
Windows/Doors	354	-	354	562
Janitorial Supply Equipment	5,473	-	5,473	5,336
Building Maintenance	769	-	769	797
Plumbing	254	-	254	2,912
Road Administration	-	-	-	317,966
Carpet Cleaning	-	-	-	1,000
Boiler Inspection Fees	-	-	-	3,260
<b>TOTAL MAINTENANCE, REPAIRS EXPENSES</b>	<u>6,973</u>	<u>-</u>	<u>6,973</u>	<u>331,890</u>
<b>TOTAL DIRECT OPERATING EXPENSES</b>	<u>\$ 12,593</u>	<u>\$ -</u>	<u>\$ 12,593</u>	<u>\$ 337,434</u>

See Independent Accounts Review Report and accompanying Notes to the Financial Statements

**BLOOMFIELD CONCORD CONDOMINIUM ASSOCIATION**  
**STATEMENT OF DIRECT OPERATING EXPENSES - TOWNHOUSE ELEMENTS**  
(Unaudited)  
For the years ended December 31, 2022 and 2021

	2022			2021
	OPERATING FUND	REPLACEMENT FUND	TOTAL	TOTAL
<b>MAINTENANCE, REPAIRS EXPENSES:</b>	\$ -	\$ -	\$ -	\$ -
<b>TOTAL MAINTENANCE, REPAIRS EXPENSES</b>	-	-	-	-
<b>TOTAL DIRECT OPERATING EXPENSES</b>	\$ -	\$ -	\$ -	\$ -