

**CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC.**

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## **INDEPENDENT AUDITOR'S REPORT**

### **To the Board of Directors and Members of CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC.:**

We have audited the accompanying financial statements of Casablanca Condominium Association of Miami Beach, Inc., which comprise the balance sheet as of May 31, 2019, and the related statements of revenues, expenses, and changes in fund balances and cash flows for the year then ended, and the related notes to the financial statements.

#### ***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.

#### ***Auditor's Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Casablanca Condominium Association of Miami Beach, Inc. as of May 31, 2019, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America

***Omission of Required Supplementary Information about Future Major Repairs and Replacements***

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

Miami Lakes, FL  
November 8, 2019

# CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC.

## BALANCE SHEET MAY 31, 2019

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	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Special Assessment Fund</u>	<u>Total</u>
<b>ASSETS</b>				
Cash and cash equivalents	\$ 21,819	\$ 1,174	\$ 379,030	\$ 402,023
Assessments receivable, net of an allowance for uncollectible accounts of \$78,682	68,034	-0-	43,715	111,749
Prepaid Expenses	3,888	-0-	-0-	3,888
Due from/(to) related funds	52,690	(6,523)	(46,167)	-0-
Other assets	<u>11,000</u>	<u>-0-</u>	<u>-0-</u>	<u>11,000</u>
<b>TOTAL ASSETS</b>	<u>\$ 157,431</u>	<u>\$ (5,349)</u>	<u>\$ 376,578</u>	<u>\$ 528,660</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Accounts payable and accrued expenses	\$ 377,567	\$ -0-	\$ 63,364	\$ 440,931
Assessments received in advance	36,117	-0-	-0-	36,117
Note payable	377,177	-0-	-0-	377,177
Income taxes payable	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>TOTAL LIABILITIES</b>	790,861	-0-	63,364	854,225
<b>FUND (DEFICITS)BALANCES</b>	<u>(633,430)</u>	<u>(5,349)</u>	<u>313,214</u>	<u>(325,565)</u>
<b>TOTAL LIABILITES AND FUND (DEFICITS)BALANCES</b>	<u>\$ 157,431</u>	<u>\$ (5,349)</u>	<u>\$ 376,578</u>	<u>\$ 528,660</u>

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See accompanying notes and independent auditor's report..

# CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC.

## STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCES THE YEAR ENDED MAY 31, 2019

	Operating Fund	Replacement Fund	Special Assessment Fund	Total
<b>REVENUES</b>				
Regular assessments	\$ 2,322,576	\$ -0-	\$ 855,973	\$ 3,178,549
Registration fee income	78,132	-0-	-0-	78,132
Interest income	15,936	-0-	99	16,035
Other income	10,985	-0-	-0-	10,985
<b>Total revenues</b>	2,427,629	-0-	856,072	3,283,701
<b>EXPENSES</b>				
Air conditioning	16,746	-0-	-0-	16,746
Auditing fees	5,650	-0-	-0-	5,650
Bad debt expense	7,581	-0-	-0-	7,581
Cable	134,184	-0-	-0-	134,184
Electricity	228,432	-0-	-0-	228,432
Elevator	8,169	-0-	-0-	8,169
Fire Alarm	7,095	-0-	-0-	7,095
Insurance	231,275	-0-	-0-	231,275
Interest	20,264	-0-	-0-	20,264
Janitorial	126,319	-0-	-0-	126,319
Landscape maintenance	13,604	-0-	-0-	13,604
Legal fees	45,324	-0-	-0-	45,324
Licenses and permits	10,542	-0-	11,288	21,830
Management fees	85,118	-0-	-0-	85,118
Miscellaneous	4,444	-0-	-0-	4,444
Natural gas	31,011	-0-	-0-	31,011
Outside labor	143,952	-0-	-0-	143,952
Parking	441,449	-0-	-0-	441,449
Pool service	21,600	-0-	-0-	21,600
Postage and office	5,875	-0-	-0-	5,875
Repairs and replacements	316,644	-0-	449,797	766,441
Security	280,969	-0-	-0-	280,969
Telephone	47,687	-0-	-0-	47,687
Trash and recycling	43,299	-0-	-0-	43,299
Water and sewer	385,572	-0-	-0-	385,572
State income taxes	-0-	-0-	-0-	-0-
Federal income taxes	-0-	-0-	-0-	-0-
<b>Total expenses</b>	2,662,805	-0-	461,085	3,123,890
<b>EXPENSES (OVER) UNDER REVENUES</b>	(235,176)	-0-	394,987	159,811
<b>BEGINNING FUND (DEFICITS)</b>	(436,254)	(5,349)	(43,773)	(485,376)
INTERFUND TRANSFER	38,000	-0-	(38,000)	-0-
<b>ENDING FUND (DEFICITS) BALANCES</b>	\$ (633,430)	\$ (5,349)	\$ 313,214	\$ (325,565)

*See accompanying notes and independent auditor's report..*

# CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC.

## STATEMENT OF CASH FLOWS THE YEAR ENDED MAY 31, 2019

	Operating Fund	Replacement Fund	Special Assessment Fund	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>				
Excess of expenses (over)under revenues	\$ (235,176)	\$ -0-	\$ 394,987	\$ 159,811
<i>Adjustments to reconcile excess of expenses (over)under revenues to net cash provided by operating activities</i>				
<b>Changes in:</b>				
Assessments receivable	(23,137)	-0-	(43,715)	(66,852)
Prepaid expenses	7,051	-0-	-0-	7,051
Accounts payable & accrued expenses	303,684	-0-	63,364	367,048
Assessments received in advance	(18,954)	-0-	-0-	(18,954)
<i>Net cash provided by operating activities</i>	<u>33,468</u>	<u>-0-</u>	<u>414,636</u>	<u>448,104</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>				
Due to/from related funds	309	-0-	(309)	-0-
Interfund transfer	38,000	-0-	(38,000)	-0-
Note payable	(79,362)	-0-	-0-	(79,362)
<i>Net cash (used in) financing activities</i>	<u>(41,053)</u>	<u>-0-</u>	<u>(38,309)</u>	<u>(79,362)</u>
<b>NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS</b>	<u>(7,585)</u>	<u>-0-</u>	<u>376,327</u>	<u>368,742</u>
<b>CASH AND CASH EQUIVALENTS BEGINNING OF YEAR</b>	<u>29,404</u>	<u>1,174</u>	<u>2,703</u>	<u>33,281</u>
<b>CASH AND CASH EQUIVALENTS END OF YEAR</b>	<u>\$ 21,819</u>	<u>\$ 1,174</u>	<u>\$ 379,030</u>	<u>\$ 402,023</u>
<b>SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:</b>				
Interest paid	\$ 20,176	\$ -0-	\$ -0-	\$ 20,176
Income taxes paid	\$ -0-	\$ -0-	\$ -0-	\$ -0-

See accompanying notes and independent auditor's report..

# CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC.

## NOTES TO THE FINANCIAL STATEMENTS

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### NOTE 1 - NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

**NATURE OF ORGANIZATION**- Casablanca Condominium Association of Miami Beach, Inc., (the "Association") is a statutory condominium association incorporated in the State of Florida as a Florida Non Profit Corporation on August 31, 1994. The Association is responsible for the operation and maintenance of the common property of the Casablanca condominium. The Casablanca condominium consists of 288 residential units and 69 commercial units located in Miami Beach, Florida.

**BASIS OF PRESENTATION** – These financial statements are prepared in accordance with generally accepted accounting principles in the United States of America. 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 designated for future major repairs and replacements.

**SPECIAL ASSESSMENT FUND**— This fund is used to accumulate financial resources designated for special assessments levied upon individual unit owners. Special assessments are recorded as revenue in the period they are levied for specific costs.

**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 homeowners who are delinquent on a case by case basis. Delinquent assessments are charged an 18% annual interest rate as determined by the board of directors on a case by case basis. The interest charged is recognized as interest income in the period charged. At May 31, 2019, the Association had delinquent assessments of \$190,430. An allowance for uncollectible accounts is deemed necessary and has been established at \$78,682. At the time that assessments are deemed uncollectible they are written off against the established allowance account. If no allowance has been established they are written off directly to expense. Any excess assessments at year end are retained by the Association for use in the succeeding year.

**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.

**USE OF ESTIMATES**- The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

# CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC.

## NOTES TO THE FINANCIAL STATEMENTS

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**INCOME TAXES** – The Association qualifies as a tax-exempt homeowners' association under Internal Revenue Code Section 528 for the year ended May 31, 2019. Under that Section, the Association is not taxed on income and expenses related to its exempt purpose, which is the acquisition, construction, management, maintenance, and care of Association property. Net nonexempt function income, which includes earned interest and revenues received from nonmembers, is taxed at 30% by the federal government and at 5.5% by the State of Florida.

The Association's tax filings are subject to audit by various taxing authorities. In evaluating the Association's tax provisions and accruals, the Association believes that its estimates are appropriate based on current facts and circumstances.

**CASH AND CASH EQUIVALENTS** – For purposes of the statement of cash flows, the Association considers, cash, bank demand deposits maturing in the operating cycle or within one year, money market funds, and highly liquid instruments purchased with an original maturity of three months or less to be cash equivalents.

### NOTE 2 – DATE OF MANAGEMENT'S REVIEW

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through November 8, 2019 the date that the financial statements were available to be issued.

### NOTE 3 – LINE OF CREDIT AND NOTE PAYABLE

On July 23, 2015 the Association entered into a line of credit for \$575,000 with a fixed interest rate of 4.75% per annum. The first fifteen months of the line of credit are interest only during the draw period. The drawn balance at the end of the fifteen months is then converted to a term loan fully amortized over 84 months. The note is secured by a first position assignment of any and all assessments regular and special. The note is also secured by the right to lien and foreclose on individual unit owners.

Scheduled note payable maturities are as follows for years ending May 31:

May 2020	\$ 83,321
May 2021	87,465
May 2022	91,771
May 2023	96,290
Thereafter	<u>18,330</u>
Total	<u>\$ 377,177</u>



# CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC

## NOTES TO THE FINANCIAL STATEMENTS

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### NOTE 4 – FUTURE MAJOR REPAIRS AND REPLACEMENTS

Unless the members of the Association, by majority vote of a duly called meeting of the Association, adopt a budget which require no reserves, or reduced reserves, Florida Statute 718 require funds to be accumulated for roof replacement, building painting, and pavement resurfacing, as well as for any future deferred maintenance or replacements that exceed \$10,000. At May 31, 2019 the Association did not hold any funds for deferred maintenance and replacements.

The Association’s governing documents and Florida Statute require that funds be accumulated for future major repairs and replacements unless properly waived. In accordance with Florida Statute 718.112(2)(b)(3)(f)(2), the members of the Association, by a vote of the majority of the members present at a duly called meeting of the Association, voted not to fund its reserves for capital expenditures and deferred maintenance for the fiscal year ended May 31, 2019. Future major repairs and replacements will be funded with special assessments. If funds cannot be obtained major repairs and replacements will be delayed.

The Association has not conducted an independent study to estimate the remaining useful lives and the replacement costs of the components of common property. However, during the 2019 budget process, the board of directors estimated repairs and replacements costs based on historical experience and included such estimates in the repairs and replacements expenses of the operating fund.

### NOTE 5 – SPECIAL ASSESSMENTS

The Special Assessment Fund was created to account for the repairs needed to comply with the 40 years recertification of the building and other major repairs recommended in the report of the licensed engineer engaged by the Association. The special assessment charge to the unit owners began in August 2011. There were some emergency expenses incurred by the Special Assessment Fund prior to the collection of the special assessments year which were approved by the board of directors and funded by the Operating Fund. The 40 years recertification was completed during the fiscal year ended May 31, 2016. On July 15, 2018, a new Special Assessment of \$855,973 was assessed for the purpose of major repairs and replacements which consist of elevator replacements and repair of exterior walls.

### NOTE 6 – COMMITMENTS AND CONTINGENCIES

The Schecher Group, Inc. and Casablanca Rental Services, Inc. have filed suit against the Association, the Association’s property management company, the board of director’s president, and several unit owners. The plaintiffs are seeking declaratory relief, injunctive relief and damages, a declaration that Casablanca Rental Services, Inc. is the exclusive rental agent for all transient rental transactions, and injunctive relief to preclude individual unit owners from renting their units for less than six months unless they retain Casablanca Rental Services, Inc. as their rental agent. The plaintiffs have also asserted claims for breach of contract, against the Association’s property management company for “aiding and abetting” and against the board of director’s president for breach of fiduciary duties. The Association has filed a counterclaim seeking a declaratory statement and injunctive relief pertaining to certain unauthorized alterations at the property and improper business operations. The case is proceeding pursuant to a case management conference, with a jury trial to commence in May 2020. At this time, a prediction as to the outcome or potential financial loss of the Association is unknown.

# CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC.

## NOTES TO THE FINANCIAL STATEMENTS

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### NOTE 7 – RELATED PARTY TRANSACTIONS

During October 2016, a foreclosed unit of Casablanca condominium was sold to the president of the Association. As part of this purchase the board of directors of the Association agreed to forgive interest and late fees accrued by the prior owner of the unit and treat that amount as prepaid assessment for the new owner. The balance of prepaid assessments for this unit as of May 31, 2019 was approximately \$20,745.

Casablanca Rental Services Inc. is a rental program service which unit owners use in order to rent their units. Casablanca Rental Services Inc. provides the Association with a registration fee which is paid monthly. For the year ended May 31, 2019 registration fees approximated \$78,132. Casablanca Rental Services Inc. is owned by a unit owner and a former member of the board of directors.

The Schecher Group is owned by a unit owner and a former member of the board of directors. The Schecher Group provides parking to the Association for \$7,000 per month. The expense for the year is included in operating expenses. As of May 31, 2019 the Association did not owe any of these fees.

During 2019, the Association's management company was paying several of the Association's recurring expenses because of the Association's cash flow shortage. The Association has reimbursed the management company for those expenses which are included in operating expenses.

### NOTE 8 – INTERFUND TRANSACTIONS

During the current fiscal year and in prior years the Operating Fund, Replacement Fund and Special Assessment Fund borrow funds from each other as deemed necessary by the board of directors, these transactions are to be repaid.

In the current fiscal year, the board of directors approved a permanent interfund transfer between the Special Assessment Fund and the Operating Fund. The interfund transfer is included on the Statement of Revenues, Expenses, and Changes in Fund Balances.

### NOTE 9 – CONCENTRATION OF CREDIT RISK

Financial instruments which potentially subject the Association to concentration of credit risk are primarily cash and cash equivalents. At May 31, 2019, the balances were insured by the Federal Deposit Insurance Corporation ("FDIC") up to \$250,000, at which date, the balances with one bank exceeded those limits by a total of approximately \$148,570. The Association believes it is not exposed to any significant credit risk on cash.

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**CASABLANCA CONDOMINIUM  
ASSOCIATION OF  
MIAMI BEACH, INC.**  
FINANCIAL STATEMENTS  
MAY 31, 2019

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