FINANCIAL STATEMENTS MAY 31, 2020



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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 Casablance Condominium Association of Miami Beach, Inc., which comprise the balance sheet as of May 31, 2020, 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, 2020, 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

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#### **Emphasis of Matters**

As discussed in Note 9 to the financial statements, on June 1, 2019, the Association adopted new accounting guidance related to revenue recognition. Our opinion is not modified with respect to this matter.

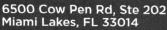
As discussed in Note 10 to the financial statements, the World Health Organization has declared COVID-19 a global pandemic leading to broader global economic uncertainties. Our opinion is not modified with respect to this matter.

## 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, which 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 April 14, 2021

aguiar Calvera Macco à Co., LLP











# BALANCE SHEET MAY 31, 2020

ASSETS	Operating Fund		Replacement Fund		Special Assessment Fund		Total	
Cash and cash equivalents Assessments receivable, net of an allowance for uncollectible accounts of \$57,265 Prepaid expenses Due from/(to) related funds Refundable deposits	\$	28,051 83,081 6,553 56,056 11,000	\$	-0- -0- -0- (6,523) -0-	\$	66,906 2,972 -0- (49,533) -0-	\$	94,957 86,053 6,553 -0- 11,000
TOTAL ASSETS	\$	184,741	\$	(6,523)	\$	20,345	\$	198,563
Accounts payable and accrued expenses Assessments received in advance Contract liabilities, assessments	\$	472,085 30,416	\$	-0- -0-	\$	10,613 -0-	\$	482,698 30,416
received in advance		-0-		-0-		9,732		9,732
Note payable		293,953		-0-		-0-		293,953
TOTAL LIABILITIES		796,454		-0-		20,345		816,799
FUND (DEFICITS)		(611,713)		(6,523)		-0-	_	(618,236)
TOTAL LIABILITES AND FUND (DEFICITS)	\$	184,741	\$	(6,523)	\$	20,345	\$	198,563



# STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCES FOR THE YEAR ENDED MAY 31, 2020

	Operating Fund		Replacement Fund		Special Assessment Fund			Total
REVENUES								
Assessments	\$	2,322,576	\$	-0-	\$	303,482	\$	2,626,058
Registration fee income		38,197		-0-		-0-	•	38,197
Interest income		4,559		-0-		105		4,664
Other income		4,718		-0-		-0-	_	4,718
Total revenues		2,370,050		-0-		303,587		2,673,637
EXPENSES								
Air conditioning		15,093		-0-		-0-		15,093
Auditing fees		5,450		-0-		-0-		5,450
Bad debt expense		11,846		-0-		16,963		28,809
Cable		57,048		-0-		-0-		57,048
Electricity		239,005		-0-		-0-		239,005
Fire Alarm		6,995		-0-		-0-		6,995
Insurance		252,945		-0-		-0-		252,945
Interest		16,403		-0-		-0-		16,403
Janitorial		126,319		-0-		-0-		126,319
Landscape maintenance		12,954		-0-		-0-		12,954
Legal fees		232,982		-0-		-0-		232,982
Licenses and permits		8,079		-0-		2,160		10,239
Management fees		88,333		-0-		-0-		88,333
Miscellaneous		1,489		1,174		-0-		2,663
Natural gas		25,754		-0-		-0-		25,754
Outside labor		135,092		-0-		-0-		135,092
Parking		341,676		-0-		-0-		341,676
Pool service		21,600		-0-		-0-		21,600
Postage and office		5,591		-0-		-0-		5,591
Repairs and replacements		169,601		-0-		284,464		454,065
Security		162,750		-0-		-0-		162,750
Telephone		52,950		-0-		-0-		52,950
Trash and recycling		41,243		-0-		-0-		41,243
Water and sewer		317,135		-0-	_	-0-		317,135
Total expenses		2,348,333		1,174		303,587		2,653,094
EXCESS OF REVENUES OVER (UNDER) EXPENSES		21,717		(1,174)		-0-		20,543
BEGINNING FUND (DEFICITS) - RESTATED		(633,430)	s <del></del>	(5,349)		-0-		(638,779)
ENDING FUND (DEFICITS)	\$	(611,713)	\$	(6,523)	\$	-0-	\$	(618,236)

See accompanying notes and independent auditor's report..



#### STATEMENT OF CASH FLOWS FOR THE YEAR ENDED MAY 31, 2020

CASH FLOWS FROM OPERATING ACTIVTIES:	Operating Fund		lacement Fund	Special Assessment Fund	Total
Excess of revenues over (under) expenses Adjustments to reconcile excess of expenses under (over) revenues to net cash provided by (used in) operating activities	\$ 21,717 y	\$	(1,174)	\$ -0-	\$ 20,543
Bad debts	11,846		-0-	16,963	28,809
Changes in: Assessments receivable	(26,902)		0	22 500	<b>(2.112)</b>
Prepaid expenses	(26,893) (2,665)		-0- -0-	23,780	(3,113)
Accounts payable and accrued expenses	94,518		-0-	-0- (52.751)	(2,665)
Assessments received in advance	(5,701)		-0-	(52,751)	41,767
Contract liabilities, assessments	(3,701)		-0-	-0-	(5,701)
received in advance	-0-	7	-0-	(303,482)	(303,482)
Net cash provided by (used in) operating activities	92,822		(1,174)	(315,490)	(223,842)
CASH FLOWS FROM FINANCING ACTIVTIES:					
Due to/from related funds	(3,366)		-0-	3,366	-0-
Payments on note payable	(83,224)		-0-		(83,224)
Net cash (used in) provided by financing activities	(86,590)		-0-	3,366	(83,224)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	6,232		(1,174)	(312,124)	(307,066)
CASH AND CASH EQUIVALENTS BEGINNING OF YEAR	21,819		1,174	379,030	402,023
CASH AND CASH EQUIVALENTS END OF YEAR	\$ 28,051	\$	-0-	\$ 66,906	\$ 94,957
SUPPLEMENTAL DISCLOSURE OF CASH F	LOW INFORMAT	ION.			
The second of th	16,306	\$	-0-	\$ -0-	\$ 16,306
	5 -0-	\$	-0-	\$ -0-	\$ -0-

See accompanying notes and independent auditor's report.



#### NOTES TO THE FINANCIAL STATEMENTS

## 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 under the laws of 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, which consists of 288 residential units and 69 commercial units located in Miami Beach, Florida.

FUND ACCOUNTING — 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:

<u>OPERATING FUND</u>— This fund is used to account for financial resources available for the general operations of the Association.

 $\underline{\textit{REPLACEMENT FUND}} \text{— This fund is used to accumulate financial resources designated for future major repairs and replacements.}$ 

 $\underline{\mathit{SPECIAL\ ASSESSMENT\ FUND}}$ — This fund is used to accumulate financial resources designated for certain special purposes or projects.

MEMBER ASSESSMENTS - Association members are subject to monthly assessments to provide funds for the Association's operating expenses and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating assessments is satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the replacement and special assessment fund assessments are satisfied at the point in time when these funds are expended for their designated purpose. Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of members whose assessments are 180 days or more delinquent. Any excess assessments at year end are retained by the Association for use in the succeeding year. At May 31, 2020, the Association had delinquent assessments of \$143,318. An allowance for uncollectible accounts is deemed necessary and has been established at \$57,265.

The Association treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of past experience and susceptibility to factors outside the Association's control. The gross balances of assessments receivable as of the beginning and end of the year are \$190,431 and \$143,318, respectively.

**INTEREST INCOME**- Interest income is allocated to the operating, replacement, and special assessment funds in proportion to the interest-bearing deposits of each fund. In addition, delinquent assessments are charged an 18% annual interest rate as determined by the board of directors on a case by case basis.

<u>PROPERTY AND EQUIPMENT</u> — 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. It is the Association's responsibility to preserve and maintain the common property.



#### NOTES TO THE FINANCIAL STATEMENTS

<u>CONTRACT LIABILITIES</u> (<u>ASSESSMENTS RECEIVED IN ADVANCE</u>) – The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability (assessments received in advance) is recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to assessments. The balances of contract liabilities (assessments received in advance) as of the beginning and end of the year are \$313,214 and \$9,732, respectively for the special assessment fund and \$36,117 and \$30,416, respectively for the operating fund.

<u>USE OF ESTIMATES</u>- 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.

INCOME TAXES – The Association qualifies as a tax-exempt homeowners' association under Internal Revenue Code Section 528 for the year ended May 31, 2020. 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.

Accounting principles generally accepted in the United States of America require management to evaluate tax positions taken by the Association and recognize a tax liability if the Association has taken an uncertain position that more likely than not would be sustained upon examination by the IRS. Management has analyzed the tax positions taken by the Association and has concluded that as of May 31, 2020, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or disclosure in the financial statements. The Association is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress.

The Association's policy is to record interest expense or penalties related to income tax in operating expenses. For the year ended May 31, 2020, no interest or penalties were paid or accrued.

**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 April 14, 2021, 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 agreement with a financial institution 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, which is 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.



#### NOTES TO THE FINANCIAL STATEMENTS

Future maturities of the note payable are as follows for fiscal years ending May 31:

2021	\$ 87,465
2022	91,771
2023	96,290
Thereafter	18,427
Total	\$ 293,953

#### NOTE 4 - RESERVES FOR FUTURE MAJOR REPAIRS AND SPECIAL ASSESSMENTS

Florida statues provide that each proposed budget for a condominium association includes provisions for reserves for capital improvements and deferred major repairs. These accounts, if adopted, are restricted to their intended purpose unless modified by a qualified unit owner vote. The Association's proposed budget included provisions for reserves for deferred maintenance. At a duly constituted meeting, the Association elected to waive the reserve funding for the year ended May 31, 2020. Accordingly, no amounts were assessed during the fiscal year for future major repairs and replacements. Major repairs and replacements are currently being funded through special assessments. As of May 31, 2020, the Association did not have any funding reserved for future repairs and replacements and there was no activity for reserve accounts during the year there ended.

An independent study to estimate the remaining lives of common property components and the costs of future major repairs and replacements has not been done. The estimated amounts of future major repairs and replacements, are currently determined by the Board of Directors and such estimates are updated annually in order to prepare the budget. Actual expenditures required may vary from those estimates and the variations may be material. If additional funds are needed, the Association has the right to increase regular assessments, levy special assessments, borrow funds, or delay major repairs and replacements until funds are available.

#### NOTE 5 – SPECIAL ASSESSMENTS AND SUBSEQUENT EVENTS

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 egaged by the Association. The special assessment charges 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, which were approved by the Board of Directors and funded by the Operating Fund. The 40 year recertification was completed during the fiscal year ended May 31, 2016. On July 15, 2018, another special assessment of \$855,973 was levied for the purpose of major repairs and replacements, which consist of elevator replacements and repair of exterior walls. The majority of this work was completed during the fiscal years ended May 31, 2019 and 2020.

On February 5, 2021, a special assessment of approximately \$1.8 million was passed for the 50 year recertification of the building and other major repairs.

#### NOTE 6 - COMMITMENTS AND CONTINGENCIES

A related party (see Note 7) has filed suit against the Association, its property management company, the Board of Director's president, and several unit owners. The plaintiffs are seeking declaratory relief, injuctive 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 plaintiff has 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. On November 17,



#### NOTES TO THE FINANCIAL STATEMENTS

2020, the court issued an order on cross motion for partial summary judgement. The order granted summary judgement in favor of the plaintiff as to the request for declaratory relief. There are several pending motions, including a motion for clarification and/or supplemental relief. The damages portion of the case has not been set for trial as of yet.

#### 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 agreed to forgive interest and late fees accrued by the prior unit owner and treat that amount as prepaid assessment for the new owner. The balance of prepaid assessments for this unit as of May 31, 2020 was approximately \$12,963.

Casablanca Rental Services Inc. is a rental program service that 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, 2020, registration fees were \$38,197. 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, 2020 the Association did not owe any of these fees.

During 2020, the Association's management company paid 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 expected to be repaid.

#### NOTE 9 – FASB ASC 606 NEW ACCOUNTING GUIDANCE IMPLEMENTATION

The Financial Accounting Standards Board (FASB) issued new guidance that created Topic 606, Revenue from Contracts with Customers, in the Accounting Standards Codification (ASC). Topic 606 supersedes the revenue recognition requirements in FASB ASC 972-605, Real Estate-Common Interest Reality Associations, Revenue Recognition, and requires the recognition of revenue when promised goods or services are transferred to customers in an amount that reflects the consideration to which a CIRA expects to be entitled in exchange for those goods or services.

The Association adopted the requirements of the new guidance as of June 1, 2019, using the modified retrospective method of transition, which requires that the cumulative effect of the changes related to the adoption be charged to beginning fund balance. The Association applied the new guidance using the practical expedient provided in Topic 606 that allows the guidance to be applied only to contracts that were not complete as of June 1, 2019. Adoption of the new guidance resulted in changes to the Association's accounting policies for assessment revenue and contract liabilities related to the replacement fund, as previously described.



#### NOTES TO THE FINANCIAL STATEMENTS

The adoption of the new revenue recognition guidance resulted in the following change to fund balance as of June 1, 2019:

Fund balances, as previously reported, at June 1, 2019	\$ (325,565)
Adjustment Fund balances, as adjusted, at	 (313,214)
June 1, 2019	\$ (638,779)

The effect of the adoption is an increase in 2020 special assessments by \$303,482 and a recording of a contract liability (assessments received in advance) at May 31, 2020, of \$9,732. The Association has no customer modifications that had an effect on the Association's transition to the new guidance.

The modified retrospective method of transition requires the Association to disclose the effect of applying the new guidance on each item included in the Association's 2020 financial statements. Following are the line items from the Association's balance sheet as of May 31, 2020, that were affected, the amounts that would have been reported under the former guidance, the effects of applying the new guidance, and the balances reported under the new guidance:

<u>Liabilities:</u> Contract liabilities	Amounts that would have been reported	Effects of applying new guidance	As reported
(Assessments received in advance)	\$ -0-	\$ 9,732	\$ 9,732
Total liabilities	807,067	9,732	816,799
Fund Balance: Ending fund balances	(608,504)	(9,732)	(618,236)

The following are the line items from the statement of revenues, expenses, and changes in fund balances and the statement of cash flows for the year ended May 31, 2020, that were affected, the amounts that would have been reported under the former guidance, the effects of applying the new guidance, and the amounts reported under the new guidance:

	Amounts that would have been reported	Effects of applying new guidance	As reported
Revenues: Assessments	\$ 2,322,576	\$ 303,482	\$ 2,626,058
Excess of revenues over expenses	(282,939)	303,482	20,543
<u>Cash Flows:</u> Excess of revenues over expenses	(282,939)	303,482	20,543
Increase in contract liabilities (Assessments received in advance)	-0-	(303,482)	(303,482)



#### NOTES TO THE FINANCIAL STATEMENTS

#### **NOTE 10 – COVID-19**

On January 30, 2020, the World Health Organization ("WHO") announced a global health emergency because of a new strain of coronavirus originating in Wuhan, China (the "COVID-19 outbreak") and the risks to the international community as the virus spreads globally beyond its point of origin. In March 2020, the WHO classified the COVID-19 outbreak as a pandemic, based on the rapid increase in exposure globally.

The full impact of the COVID-19 outbreak continues to evolve as of the date of these financial statements. As such, it is uncertain as to the full magnitude that the pandemic will have on the Association financial condition, liquidity, and future results of operations. The Association is actively monitoring the situation. Given the daily evolution of the COVID-19 outbreak and the global responses to curb its spread, the Association is not able to estimate the effects of the COVID-19 outbreak on its results of operations, financial condition, or liquidity for fiscal year 2021.

