

**CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC.**  
**INCOME STATEMENT**  
**April 30, 2023**

	<b>YEAR TO DATE</b>
<b>REPAIR &amp; MAINTENANCE</b>	
Air Conditioning repair	\$20,975
Elevator Repair	22,327
Fire Alarm & Equip. Repair	20,075
General Building repair	10,612
Landscaping Replacement	7,750
Plumbing Repair	18,943
Pool Repair	<u>7,873</u>
<b>Total Repair &amp; Maintenance</b>	<b><u>108,555</u></b>
<b>OTHER OPERATING EXPENSES</b>	
Miscellaneous Expenses	21,833
Maintenance Supplies	6,147
Interest Expenses-CNB	3,270
Interest Expenses-De Lage Landen	20,282
Maintenance Supplies/ Shop Supplies	6,676
Condo Association Fee	<u>1,523</u>
<b>Total Other Expenses</b>	<b><u>59,732</u></b>
<b>UTILITIES EXPENSES</b>	
Electricity	236,224
Gas	34,886
Telephone & Internet	52,042
Water & Sewer	<u>317,269</u>
<b>Total Utilities Expenses</b>	<b><u>640,420</u></b>
<b>PAYROLL &amp; RELATED EXPENSES</b>	
Compensation Maintenance	<u>102,382</u>
<b>Total Payroll &amp; Related Expenses</b>	<b><u>102,382</u></b>
<b>TOTAL EXPENSES</b>	<b><u>2,030,132</u></b>
<b>NET OPERATING INCOME/(LOSS)</b>	<b><u><u>\$236,698</u></u></b>

**CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC.**  
**STATEMENT OF FINANCIAL POSITION**  
**April 30, 2023**

6345 Collins Ave.  
Miami Beach, FL 33141

C/O : L C Royal Management Corp.  
13155 SW 42 St Ste N 103  
Miami, FL 33175

**ASSETS**

**CURRENT ASSETS**

**RESTRICTED CASH**

CNB-Bank Special Assesment -SA-1	267	
Special Assesment CNB	48,107	
<b>Total Restricted Cash</b>	48,107	48,374

**ACCOUNTS RECEIVABLE**

Accounts Receivable RA	172,611	
Allowance for Bad Debt-RA	-55,363	117,248
<b>Total Accounts Receivable Net</b>	117,248	
Accounts Receivable-Unbilled-SA-2 NR	850,215	
Accounts Receivable-SA -2 NR	119,507	
Accounts Receivable-SA 50yrs-1	11,393	
Accounts Receivable- SA	4,166	
Allowance for Bad Debt-SA	-25,696	959,585
<b>Total Accounts Receivable Net</b>	959,585	1,125,208

**PREPAID EXPENSES**

Due to Sp Assessment Replacement	-156,318	
Prepaid Expenses-Others	550,000	
Prepaid Insurance	389,638	
<b>Total Prepaid Expenses</b>	783,320	783,320

**TOTAL CURRENT ASSETS**

1,908,528

**OTHER ASSETS**

Deposits	11,000	
<b>Total Other Assets</b>	11,000	11,000

**TOTAL ASSETS**

1,919,528

**CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC.**  
**STATEMENT OF FINANCIAL POSITION, INC.**  
**April 30, 2023**

**CURRENT LIABILITIES**

**ACCOUNTS PAYABLES & ACCRUED EXPENSES**

Accounts Payable	10,487	
Accrued Electricity	24,975	
Accrued Water & Sewer	46,562	
Insurance Payable	423,081	
Due to Sp Assessment Replacement	-156,318	
Other Accrued Expenses	183,237	
Accrued Expenses-SA-1 & 2	-409,264	
Prepaid Assessments-RA	16,913	
Prepaid Assessments-SA 50res-NR	41,685	
<b>Total Accounts Payable &amp; Accrued Expenses</b>	<b>181,357</b>	<b>181,357</b>

**LIABILITIES SA 50YRS # 1**

Contract Liabilities-Prior Owner-1	37,617	
Contract Liabilities SA-Income	1,800,017	
Contract Liabilities Ret'd. Check-SA	200	
Contract liabilities-Interest inc.-SA	40	
Contract Liabilities-Recovery bad debt-SA	7,651	
Contract Liabilities Bank Charge-SA	-48	
Contract Liabilities-Bad Debt-SA	-6,500	
Contract Liabilities Building Repairs-SA	-1,745,132	
Contract Liabilities Consulting_SA	-78,043	
contract Liabilities-Elevator Repair-SA	-124,100	
Contract Liabilities-Lic & permits-50yrs	-7,305	
Contract Liabilities-Office Expenses-SA	-137	
Contract Liabilities-Deposits-SA-1	-2,142	
<b>Total Liabilities SA 50yrs</b>	<b>-117,882</b>	<b>-117,882</b>

**LIABILITIES SA 50YRS # 2**

Contract Liab. Unbilled SA-2-Inc	444,216	
Contract Liabilities-SA-Inc #2	3,852,670	
Contract Liab. Interfund Transfer	200,000	
Contract Liab.Ret;d Check Income	440	
Contract Liab. Professional Fees	-200,000	
Contract Liab. Building Repair	-2,627,221	
contract Liab Licenses-SA	-2,128	
Contract Liab. Bank Charges/Others	-192	
Contract Liab. Consulting SA	-22,500	
<b>Total LiabilistiesSA 50yrs-# 2</b>	<b>1,645,287</b>	<b>1,645,287</b>

**TOTAL CURRENT LIABILITIES**

**1,708,762**

**CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC.**  
**STATEMENT OF FINANCIAL POSITION**  
**April 30, 2023**

(Continuation)

**LONG TERM LIABILITIES**

Loan Payable to CNB-SA	26,867	
Loan Payable De Lage Landen	<u>386,699</u>	
<b>Total Long Term Liabilities</b>		<b>413,566</b>

**MEMBERS EQUITY**

**EARNINGS & CAPITAL CONTRIBUTION**

Prior Operating Fund Balance	-439,497	
Current Net Income	<u>236,698</u>	
<b>Total Members' Equity</b>		<u><b>-202,800</b></u>

**TOTAL LIABILITIES & MEMBERS' EQUITY**

**1,919,528**

**CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC.**  
**INCOME STATEMENT**  
**April 30, 2023**

	<b>YEAR TO DATE</b>
<b>REVENUE</b>	
<b>ASSESSMENT INCOME</b>	
Operating Assessment Income	\$2,265,989
<b>Total Assessment Income</b>	<u><b>2,265,989</b></u>
<b>OTHER INCOME</b>	
Interests	32
Returned Check Income	500
Miscellaneous Income	309
<b>Total Other Income</b>	<u><b>841</b></u>
<b>TOTAL REVENUE</b>	<u><b>2,266,829</b></u>
<b>EXPENSES</b>	
<b>OPERATING EXPENSES</b>	
<b>ADMINISTRATIVE EXPENSES</b>	
Audit Expenses	8,150
Bank Charges	1,004
Division Fees	1,152
Insurance	364,791
Licenses & Permits	10,833
Miscellaneous Expenses	192
Office Expenses	136
Printing & Postage	4,153
Professional Fees	3,098
Processing Fees	2,430
<b>Total Administrative Expenses</b>	<u><b>395,939</b></u>
<b>CONTRACT SERVICES</b>	
Alarm System & Maintenance	6,774
Cable T. V.	46,485
Exterminating & Fertiliation	8,239
Elevator Contract	969
Janitorial Service contract	155,208
Lawn Maintenance Contract	4,400
Management Contract	86,694
Parking Contract	3,150
Pool Maintenace Contract	24,775
Security Service Contract	175,868
Trash Removal Cantract	58,103
Valet Parking Contract	152,438
<b>Total contract Services</b>	<u><b>723,105</b></u>