

**CALABAY PARC AT TOWER LAKE  
HOMEOWNERS' ASSOCIATION, INC.  
FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION  
DECEMBER 31, 2020**

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## **INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors and Members  
Calabay Parc at Tower Lake Homeowners' Association, Inc.

### **Report on the Financial Statements**

We have audited the accompanying financial statements of Calabay Parc at Tower Lake Homeowners' Association, Inc. (the Association), which comprise the balance sheet as of December 31, 2020, and the related statements of revenues, expenses and changes in fund balance 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**

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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.

**INDEPENDENT AUDITOR'S REPORT (CONTINUED)**

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Calabay Parc at Tower Lake Homeowners' Association, Inc. as of December 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.

**Disclaimer of Opinion on Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the information on future major repairs and replacements on common property on page 9 be presented to supplement the basic financial statements. Such 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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Arrington & Mapili CPAs, LLC  
Certified Public Accountants  
Winter Park, Florida  
September 12, 2021

**CALABAY PARC AT TOWER LAKE HOMEOWNERS' ASSOCIATION, INC.**

**BALANCE SHEET**

**DECEMBER 31, 2020**

<b>ASSETS</b>	<b><u>Operating Fund</u></b>	<b><u>Replacement Fund</u></b>	<b><u>Total</u></b>
Cash, including interest-bearing deposits	\$ 92,213	\$ 142,915	\$ 235,128
Member assessments receivable, net of allowance for doubtful accounts of \$14,000	23,555	-	23,555
Due from operating fund	-	74,100	74,100
Prepaid insurance	8,243	-	8,243
Deposits	3,461	-	3,461
	<u>\$ 127,472</u>	<u>\$ 217,015</u>	<u>\$ 344,487</u>
<b>LIABILITIES AND FUND BALANCE (DEFICIT)</b>			
Accounts payable and accrued expenses	\$ 58,876	\$ -	\$ 58,876
Due to replacement fund	74,100	-	74,100
Prepaid member assessments	62,603	-	62,603
Total liabilities	195,579	-	195,579
Restricted initial fees	6,500	-	6,500
Fund balance (deficit)	(74,607)	217,015	142,408
	<u>\$ 127,472</u>	<u>\$ 217,015</u>	<u>\$ 344,487</u>

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The accompanying notes are an integral part of the financial statements.

**CALABAY PARC AT TOWER LAKE HOMEOWNERS' ASSOCIATION, INC.**

**STATEMENT OF REVENUES, EXPENSES AND  
CHANGES IN FUND BALANCE**

**FOR THE YEAR ENDED DECEMBER 31, 2020**

	<u>Operating</u> <u>Fund</u>	<u>Replacement</u> <u>Fund</u>	<u>Total</u>
Revenues:			
Member assessments	\$ 542,690	\$ 46,000	\$ 588,690
Late fees	789	-	789
Interest income	7	39	46
Other income	3,260	-	3,260
	<u>546,746</u>	<u>46,039</u>	<u>592,785</u>
Expenses:			
Bad debt expense	32,343	-	32,343
Clubhouse repairs and maintenance	26,818	-	26,818
Gate related expenses	29,786	-	29,786
Grounds and general maintenance	387,095	-	387,095
Insurance	9,234	-	9,234
Major repairs and replacements	-	74,100	74,100
Management fees	20,880	-	20,880
Other general and administrative	2,403	-	2,403
Professional fees	6,167	-	6,167
Security	190,193	-	190,193
Utilities	27,911	-	27,911
	<u>732,830</u>	<u>74,100</u>	<u>806,930</u>
Deficiency of revenues over expenses	(186,084)	(28,061)	(214,145)
Fund balance, December 31, 2019	111,477	245,076	356,553
Fund balance (deficit), December 31, 2020	<u>\$ (74,607)</u>	<u>\$ 217,015</u>	<u>\$ 142,408</u>

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The accompanying notes are an integral part of the financial statements.

**CALABAY PARC AT TOWER LAKE HOMEOWNERS' ASSOCIATION, INC.**

**STATEMENT OF CASH FLOWS**

**FOR THE YEAR ENDED DECEMBER 31, 2020**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
Deficiency of revenues over expenses	\$ (186,084)	\$ (28,061)	\$ (214,145)
<b>Adjustments to reconcile deficiency of revenues over expenses to net cash provided by (used in) operating activities:</b>			
Change in interfund equity transfer	74,100	(74,100)	-
Decrease in net member assessments receivable	38,432	-	38,432
Increase in prepaid expenses	(24)	-	(24)
Decrease in deposits	99	-	99
Increase in accounts payable/accrued expenses	47,903	-	47,903
Increase in prepaid member assessments	16,660	-	16,660
Total adjustments	177,170	(74,100)	103,070
Net increase (decrease) in cash	(8,914)	(102,161)	(111,075)
Cash at beginning of year	101,127	245,076	346,203
Cash at end of year	<u>\$ 92,213</u>	<u>\$ 142,915</u>	<u>\$ 235,128</u>

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The accompanying notes are an integral part of the financial statements.

**CALABAY PARC AT TOWER LAKE HOMEOWNERS' ASSOCIATION, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**DECEMBER 31, 2020**

**A. ORGANIZATION**

Calabay Parc at Tower Lake Homeowners' Association, Inc. is incorporated as a not-for-profit corporation in the State of Florida. The Association is responsible for the operation and maintenance of the common property within the development. The development is located in Polk County, Florida and consists of 316 residential units.

**B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**1. Fund Accounting**

The Association's 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 the principles of fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund - The operating fund is used to account for the day-to-day activities of the Association, including the general management and upkeep of the common property.

Replacement Fund - The replacement fund is used to account for monies accumulated to fund capital expenditures and maintenance, repair and replacement of property.

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**2. Member Assessments**

Association members are subject to assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Member assessments receivable at the balance sheet date represents fees due from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are delinquent. Any excess assessments at year-end are retained by the Association for use in future years.

**3. Income Taxes**

The Association may be taxed either as a homeowners' association or as a regular corporation. For the year ended December 31, 2020, the Association filed IRS Form 1120H and elected to be taxed as a homeowners' association. Under this election, the Association is generally exempt from taxation on membership income and is taxed only on nonmembership income items, such as interest earnings. The State of Florida does not require an association that files IRS Form 1120H to file a state income tax return. The Association's federal income tax returns are subject to examination by the IRS generally for three years after they are filed. At December 31, 2020, the tax years that remain subject to examination begin with 2017.

**CALABAY PARC AT TOWER LAKE HOMEOWNERS' ASSOCIATION, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**DECEMBER 31, 2020**

**B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

4. Real and Common Area Property

Real and common area property acquired by the original homeowners from the developer is not capitalized on the Association's financial statements, since it is owned by the individual owners in common and not by the Association. As a result, improvements to the real property and common areas are expensed as incurred.

5. Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure 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.

6. Cash and Cash Equivalents

For purposes of the Statement of Cash Flows, cash equivalents include time deposits, certificates of deposit, and all highly liquid instruments with original maturities of three months or less.

7. Allocation of Revenues and Expenses to Owners

Revenue and expenses are allocated equally among all of the owners within the Association.

8. Subsequent Events - Date of Management's Review

In preparing these financial statements, the Association has evaluated subsequent events and transactions for potential recognition and disclosure through the date of the Independent Auditor's Report, which is the date the financial statements were available to be issued.

**C. CONCENTRATIONS OF CREDIT RISK**

Financial instruments which potentially subject the Association to concentrations of credit risk, as defined by accounting principles generally accepted in the United States of America, consist primarily of bank accounts and certificates of deposit with balances not in excess of amounts insured by the Federal Deposit Insurance Corporation (\$250,000) and member assessments receivable. Management of the Association evaluates the financial stability of its depositories and considers the risk of loss to be remote.

The Association's major source of revenue is member assessments, which are receivable from its members and may be secured by a lien on their property. The Association monitors the collectibility of these receivables and pursues collection. Management routinely assesses the uncollectibility of these receivables and provides for an allowance for doubtful accounts based on this assessment.

**CALABAY PARC AT TOWER LAKE HOMEOWNERS' ASSOCIATION, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**DECEMBER 31, 2020**

**D. COMMITMENTS**

The Association has entered into various short-term contractual agreements with outside vendors and service providers to maintain its common property and to help with the Association's administration. These contracts have different expiration dates and renewal terms.

**E. FUTURE MAJOR REPAIRS AND REPLACEMENTS**

The Association's governing documents require funds to be accumulated for future major repairs and replacements. The funds are segregated and held primarily in interest-bearing accounts. The Association's Board of Directors has estimated the remaining useful lives and replacement costs of common property components.

The Association is funding for major repairs and replacements over the remaining useful lives of the components based on current estimates of replacements costs considering amounts previously accumulated in the replacement fund. Actual expenditures, however, may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until funds are available.

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Member's equity designated for future major repairs and replacements has been allocated by the Board of Directors to the components of common property as follows:

<u>Components</u>	<u>Balance 1/1/20</u>	<u>Fund Additions</u>	<u>Major Repairs/ Replacements</u>	<u>Balance 12/31/20</u>
Wall	\$ 2,355	\$ -	\$ -	\$ 2,355
Paving	11,023	-	-	11,023
Irrigation	2,102	-	-	2,102
Interest	260	39	-	299
Pooled funds	<u>229,336</u>	<u>46,000</u>	<u>74,100</u>	<u>201,236</u>
	<u>\$ 245,076</u>	<u>\$ 46,039</u>	<u>\$ 74,100</u>	<u>\$ 217,015</u>

SUPPLEMENTAL INFORMATION  
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**CALABAY PARC AT TOWER LAKE HOMEOWNERS' ASSOCIATION, INC.**

**SUPPLEMENTARY INFORMATION ON FUTURE MAJOR**

**REPAIRS AND REPLACEMENTS**

**DECEMBER 31, 2020**

The Association's Board of Directors has estimated the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study which was last updated by the Board of Directors in 2020. Estimated current replacement costs have not been revised since that date and do not take into account the effects of inflation between the date of the study and the date that the components will require repair or replacement.

The following is based on the study and presents significant information about the components of common property.

<u>Components</u>	<u>Estimated Remaining Useful Life</u>	<u>Estimated Current Replacement Costs</u>	<u>Component Balance 12/31/20</u>	<u>2021 Approved Annual Funding</u>
Pooled Reserves	--	\$ -	\$ 217,015	\$ 44,795
Interior Building	various	103,920	-	-
Exterior Building	various	99,275	-	-
Building Services Elements	various	104,500	-	-
Property Site Elements	various	2,097,190	-	-
Reserve Study	various	<u>2,750</u>	<u>-</u>	<u>-</u>
Total		<u>\$ 2,407,635</u>	<u>\$ 217,015</u>	<u>\$ 44,795</u>