Towers of Oceanview South Condominium Association, Inc.

Financial Statements

May 31, 2020

SHARMA & ASSOCIATES, INC.

4901 NW 17 Way, Suite 404, Ft. Lauderdale, FL 33309 - Office (954) 284-3080 Fax (954) 284-3081

General Accounting ~ Tax Preparation ~ Condo/HOA Accounting ~ Financial Management

Board of Directors
Towers of Oceanview South Condominium Association, Inc.
Hallandale Beach, FL

The accompanying financial statements of Towers of Oceanview South Condominium Association as of and for the period ended May 31, 2020 were not subjected to an audit, review, or compilation engagement by me and, accordingly, I do not express an opinion, a conclusion, nor provide any assurance on them. Substantially all disclosures required by accounting principles generally accepted in the United States of America are not included.

The monthly financial statements for the period listed above include:

1. Balance Sheet
2. Statement of Revenue & Expenses
3. A/R Delinquency Report
4. Maintenance Prepayments
5. Accrued & Prepaid Expense Report
6. Bank Reconciliations and Statements

Key Financial Metrics for the month:

1. Cash on hand as of the period reporting is approx.:
   a. Operating $326k
   b. Reserves $810k
   c. Security Deposit $ 26k
2. Actual YTD operating gain/(loss) is approx. $46k as of this period.
3. Total [gross] accounts receivable is approx. $41k. Association has established an allowance for doubtful accounts totaling approximately $19k.
4. The Association has renewed their annual insurance premium with Riemer Insurance Group, Inc. The premium has been paid in full.

NOTES THIS PERIOD:

1. GL7110, 7304, and 7305 reflects a large variance to budget this period.

NOTES THIS YEAR:

1. GL3905/7204/7308/7502 reflects a prior year adjustment due to invoices paid in current year, which were incurred in the prior year.
2. Banco Popular MM#8430 account has been closed.
3. Special Assessment 2016 has been closed with offset to GL4090 Miscellaneous Income.
4. Units 101 and 102 are Commercial Units that are owned and used by the Association. The monthly maintenance for these units is written off each month to GL7015.
5. The Association entered into a Cable Agreement with Comcast effective 12/1/14 for a 96-month term, with automatic 2-year renewals unless cancelled within 60 days of termination date. As consideration for entering into the Agreement, the Association received an upfront payment of $59,200, which is being deferred and recognized as a discount to the cost of the contract and amortized over the contract term as Cable Revenue.

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Vishnu Sharma, CPA

Sharma & Associates, Inc.

Ft. Lauderdale, FL
June 22, 2020

Towers of Oceanview South
Balance Sheet
As of 05/31/20

Account #	Description	Fund Balances: Operating	Reserves	Other	Totals
		ASSETS			
1038	Cash:Popular Opr[2927]	326,013.79			326,013.79
1039	Cash:Popular Rsrv[2935]		809,606.71		809,606.71
1042	Cash:Popular SecDep[5201]	25,680.00			25,680.00
1090	Petty Cash	150.00			150.00
	Total Cash	351,843.79	809,606.71	.00	1,161,450.50
1100	AR: Maintenance Fees	38,890.57			38,890.57
1102	AR: Spec Assmnt 2016	1,902.05			1,902.05
1105	Allow For Doubtful Accts: OP	(19,534.44)			(19,534.44)
1120	AR: Late Fees	787.00			787.00
	Total Accounts Receivable	22,045.18	.00	.00	22,045.18
1200	Prepaid Insurance	360,782.89			360,782.89
1210	Prepaid Expenses	19,742.08			19,742.08
	TOTAL ASSETS	754,413.94	809,606.71	.00	1,564,020.65
		LIABILITIES & MEMBERS' EQUITY			
	LIABILITIES:				
2000	Accounts Payable	1,739.00			1,739.00
2005	Accrued Expenses	76,320.29			76,320.29
2030	Refundable Deposits	24,630.00			24,630.00
2042	Deferred Revenue: Comcast	18,500.07			18,500.07
2043	Defer Revenue:InsuranceClaim	65,376.00			65,376.00
2060	Prepaid Maintenance Fees	61,670.56			61,670.56
	TOTAL LIABILITIES	248,235.92	.00	.00	248,235.92
	REPLACEMENT FUND				
3001	Reserves: Building Ext. Paint		341,007.14		341,007.14
3002	Reserves: Interior Painting		24,999.88		24,999.88
3003	Reserves: Roofing		252,249.69		252,249.69
3004	Reserves: Road Surfacing		12,312.52		12,312.52
3005	Reserves: Air Conditioning		2,657.66		2,657.66
3006	Reserves: Carpeting		53,119.92		53,119.92
3007	Reserves:Generator Replacment		1,551.08		1,551.08
3008	Reserves:Elevator Upgrades		7,344.00		7,344.00
3009	Reserves:Fire System Upgrades		9,864.25		9,864.25
3010	Reserves:Balcony Rails		16,798.89		16,798.89
3011	Reserves:Building Ext Restore		60,673.00		60,673.00
3020	Reserves: Interest		27,028.68		27,028.68
	REPLACEMENT FUND	.00	809,606.71	.00	809,606.71

Towers of Oceanview South
Balance Sheet
As of 05/31/20

Account #	Description	Fund Balances: Operating	Reserves	Other	Totals
	MEMBERS' EQUITY:				
3900	Operating Fund	441,380.66			441,380.66
3905	Prior Year Adjustments	18,332.70			18,332.70
	Current Year Net Income/(Loss)	46,464.66	.00	.00	46,464.66
	Members' Equity	506,178.02	.00	.00	506,178.02
	TOTAL LIABS & MEMBERS' EQUITY	754,413.94	809,606.71	.00	1,564,020.65

Towers of Oceanview South
STATEMENT OF REVENUES & EXPENSES
Period: 05/01/20 to 05/31/20

	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
			REVENUES					
04050	Maintenance Revenue	136,488.42	136,488.42	.00	682,442.10	682,442.10	.00	1,637,861.00
04051	Reserve Transfer Income	7,617.67	7,617.67	.00	38,088.35	38,088.35	.00	91,412.00
04052	Cable television fees	15,166.67	15,166.67	.00	75,833.35	75,833.35	.00	182,000.00
04055	Legal Interest	673.66	208.33	465.33	2,747.29	1,041.65	1,705.64	2,500.00
04060	Screening/Application Fees	.00	333.33	(333.33)	500.00	1,666.65	(1,166.65)	4,000.00
04061	Late Fees	355.56	666.67	(311.11)	3,081.01	3,333.35	(252.34)	8,000.00
04062	Bank Interest earned	7.32	20.83	(13.51)	53.91	104.15	(50.24)	250.00
04063	Other Income:Docs/Keys/Fines	70.00	375.00	(305.00)	1,374.00	1,875.00	(501.00)	4,500.00
04064	Parking fees	480.00	1,400.00	(920.00)	4,605.00	7,000.00	(2,395.00)	16,800.00
04066	Laundry Income	820.20	1,166.67	(346.47)	7,415.15	5,833.35	1,581.80	14,000.00
04067	Vending Machine Income	98.25	108.33	(10.08)	194.83	541.65	(346.82)	1,300.00
04081	Cable TV Incentive/Discount	616.66	616.67	(.01)	3,083.30	3,083.35	(.05)	7,400.00
04090	Miscellaneous Income	57.24	383.33	(326.09)	286.25	1,916.65	(1,630.40)	4,600.00
	TOTAL REVENUE	162,451.65	164,551.92	(2,100.27)	819,704.54	822,759.60	(3,055.06)	1,974,623.00
			EXPENSES					
Administrative								
07001	Financial Management	1,938.00	2,250.00	312.00	9,690.00	11,250.00	1,560.00	27,000.00
07002	Audit	341.67	272.92	(68.75)	1,708.35	1,364.60	(343.75)	3,275.00
07003	Bad Debt	.00	250.00	250.00	718.42	1,250.00	531.58	3,000.00
07004	Bank Charges	.00	41.67	41.67	.00	208.35	208.35	500.00
07006	Legal Fees-General Matter	.00	1,666.67	1,666.67	5,109.46	8,333.35	3,223.89	20,000.00
07007	Licenses, Fees & Permits	487.67	166.67	(321.00)	1,077.35	833.35	(244.00)	2,000.00
07008	Office Expenses/ Supplies	668.15	549.17	(118.98)	3,300.51	2,745.85	(554.66)	6,590.00
07010	Screening Expense Fee	.00	145.83	145.83	265.00	729.15	464.15	1,750.00
07012	Interest & Penalties	.00	.00	.00	60.83	.00	(60.83)	.00
07015	Assoc Owned Commercial Units	3,862.00	3,878.00	16.00	19,310.00	19,390.00	80.00	46,536.00
07018	Recreation Property	7,808.00	8,333.33	525.33	39,040.00	41,666.65	2,626.65	100,000.00
07020	Miscellaneous Expense	.00	83.33	83.33	400.00	416.65	16.65	1,000.00
	Administrative	15,105.49	17,637.59	2,532.10	80,679.92	88,187.95	7,508.03	211,651.00
Insurance								
07110	Insurance	31,057.00	28,750.00	(2,307.00)	134,955.04	143,750.00	8,794.96	345,000.00
	Insurance	31,057.00	28,750.00	(2,307.00)	134,955.04	143,750.00	8,794.96	345,000.00
Payroll								
07501	Management Fees	6,666.67	6,833.33	166.66	33,025.66	34,166.65	1,140.99	82,000.00
07502	Maintenance Personnel	4,577.06	3,958.33	(618.73)	23,122.90	19,791.65	(3,331.25)	47,500.00
07503	Office Personnel	2,630.11	2,000.00	(630.11)	12,247.68	10,000.00	(2,247.68)	24,000.00
07511	Workers Comp Insurance	194.67	208.33	13.66	1,398.84	1,041.65	(357.19)	2,500.00
07512	Payroll Taxes	315.21	500.00	184.79	807.71	2,500.00	1,692.29	6,000.00
07513	Holiday Bonus	.00	166.67	166.67	.00	833.35	833.35	2,000.00
	Payroll	14,383.72	13,666.66	(717.06)	70,602.79	68,333.30	(2,269.49)	164,000.00

Towers of Oceanview South
STATEMENT OF REVENUES & EXPENSES
Period: 05/01/20 to 05/31/20

	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
Contract Services								
07201	Cable	14,984.43	15,166.67	182.24	76,112.19	75,833.35	(278.84)	182,000.00
07202	Elevator Contract	1,601.64	1,666.67	65.03	7,804.56	8,333.35	528.79	20,000.00
07203	Landscaping/ Tree Trimming	2,340.79	2,366.67	25.88	12,774.70	11,833.35	(941.35)	28,400.00
07204	Exterminator	660.19	583.33	(76.86)	3,225.07	2,916.65	(308.42)	7,000.00
07205	Marble Cleaning	.00	41.67	41.67	.00	208.35	208.35	500.00
07209	Security	24,904.00	23,333.33	(1,570.67)	111,276.70	116,666.65	5,389.95	280,000.00
07210	Waste Dumpster	851.04	855.00	3.96	4,255.20	4,275.00	19.80	10,260.00
07215	Janitorial Services	6,250.00	6,375.00	125.00	31,290.00	31,875.00	585.00	76,500.00
07216	Website	121.25	41.67	(79.58)	606.25	208.35	(397.90)	500.00
07219	Janitoral - Recreation	.00	83.33	83.33	.00	416.65	416.65	1,000.00
	Contract Services	51,713.34	50,513.34	(1,200.00)	247,344.67	252,566.70	5,222.03	606,160.00
Utilities								
07401	Electricity	5,154.08	11,208.33	6,054.25	33,547.72	56,041.65	22,493.93	134,500.00
07402	Water/ Sewer/Garbage	19,879.13	21,441.67	1,562.54	105,532.85	107,208.35	1,675.50	257,300.00
07403	Water Reimb from Master	.00	(383.33)	(383.33)	(995.69)	(1,916.65)	(920.96)	(4,600.00)
07404	Telephone	309.05	666.67	357.62	2,951.84	3,333.35	381.51	8,000.00
	Utilities	25,342.26	32,933.34	7,591.08	141,036.72	164,666.70	23,629.98	395,200.00
Repair & Maintenance								
07301	A/C Repair	162.00	2,083.33	1,921.33	8,426.17	10,416.65	1,990.48	25,000.00
07302	Misc.Building Supplies	545.35	750.00	204.65	3,434.71	3,750.00	315.29	9,000.00
07303	Carpet & Furniture Clean	.00	250.00	250.00	950.00	1,250.00	300.00	3,000.00
07304	Bldg Repair&Maintenance	5,086.61	2,016.67	(3,069.94)	6,132.07	10,083.35	3,951.28	24,200.00
07305	Elevator repairs	3,650.00	833.33	(2,816.67)	5,542.00	4,166.65	(1,375.35)	10,000.00
07306	Gym & Recreation Equipment	990.00	208.33	(781.67)	2,169.61	1,041.65	(1,127.96)	2,500.00
07307	Landscape Replacement	.00	250.00	250.00	.00	1,250.00	1,250.00	3,000.00
07308	Fire System Maintenance	1,009.69	333.33	(676.36)	2,224.10	1,666.65	(557.45)	4,000.00
07310	Interior Misc. Repairs	.00	208.33	208.33	.00	1,041.65	1,041.65	2,500.00
07311	Exterior Miscellaneous repair	.00	166.67	166.67	.00	833.35	833.35	2,000.00
07312	Painting	.00	83.33	83.33	813.86	416.65	(397.21)	1,000.00
07313	Window washing	.00	416.67	416.67	.00	2,083.35	2,083.35	5,000.00
07314	Plumbing	.00	1,666.67	1,666.67	15,716.07	8,333.35	(7,382.72)	20,000.00
07315	Roof Maintenance	.00	1,041.67	1,041.67	1,940.00	5,208.35	3,268.35	12,500.00
07316	Security Cameras repairs	48.75	125.00	76.25	332.90	625.00	292.10	1,500.00
07317	Equipment-Trash rooms	.00	208.33	208.33	750.00	1,041.65	291.65	2,500.00
07318	Generator Repair	187.25	291.67	104.42	663.40	1,458.35	794.95	3,500.00
07320	Contingency	.00	2,083.33	2,083.33	.00	10,416.65	10,416.65	25,000.00
07324	Electrical	.00	416.67	416.67	.00	2,083.35	2,083.35	5,000.00
	Repair & Maintenance	11,679.65	13,433.33	1,753.68	49,094.89	67,166.65	18,071.76	161,200.00
40 Year Re-Certification Project								
07601	40 Year - Contractor Expense	4,000.00	.00	(4,000.00)	4,000.00	.00	(4,000.00)	.00
07602	40 Year - Engineering	.00	.00	.00	5,450.00	.00	(5,450.00)	.00
07603	40 Year - Legal Fees	.00	.00	.00	1,987.50	.00	(1,987.50)	.00

Towers of Oceanview South
STATEMENT OF REVENUES & EXPENSES
Period: 05/01/20 to 05/31/20

	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	40 Year Re-Certification	4,000.00	.00	(4,000.00)	11,437.50	.00	(11,437.50)	.00
Reserve Transfers								
07903	Reserve: Roofing	1,398.08	1,398.08	.00	6,990.40	6,990.40	.00	16,777.00
07904	Reserve: Road Surfacing	288.92	288.92	.00	1,444.60	1,444.60	.00	3,467.00
07905	Reserve: Air Conditioning	270.00	270.00	.00	1,350.00	1,350.00	.00	3,240.00
07907	Reserve:Bldg Exterior Restore	3,569.00	3,569.00	.00	17,845.00	17,845.00	.00	42,828.00
07908	Reserve:Balcony Rails	988.17	988.17	.00	4,940.85	4,940.85	.00	11,858.00
07909	Reserve:Fire System Upgrade	580.25	580.25	.00	2,901.25	2,901.25	.00	6,963.00
07910	Reserve:Elevator Upgrades	432.00	432.00	.00	2,160.00	2,160.00	.00	5,184.00
07911	Reserve:Generator Replacement	91.25	91.25	.00	456.25	456.25	.00	1,095.00
	Reserve Transfers	7,617.67	7,617.67	.00	38,088.35	38,088.35	.00	91,412.00
	TOTAL OPERATING & RESERVE	160,899.13	164,551.93	3,652.80	773,239.88	822,759.65	49,519.77	1,974,623.00
	CURRENT YR NET INCOME (LOSS)	1,552.52	(.01)	1,552.53	46,464.66	(.05)	46,464.71	.00