

Tower Pointe  
at Arbor Trace  
Condominium Association,  
Inc.

Financial  
Statements  
and  
Required  
Supplementary  
Information

Year Ended  
December 31,  
2022

# TOWER POINTE AT ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

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INDEPENDENT AUDITORS' REPORT - DRAFT

June 29, 2023

Board of Directors  
Tower Pointe at Arbor Trace Condominium Association, Inc.  
Naples, Florida

***Opinion***

We have audited the accompanying financial statements of Tower Pointe at Arbor Trace Condominium Association, Inc. (the "Association") a Florida corporation, which comprise the balance sheet as of December 31, 2022, 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.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Tower Pointe at Arbor Trace Condominium Association, Inc. as of December 31, 2022, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Association and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

***Responsibilities of Management 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, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit associated with GAAS we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements whether due to fraud or error and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Tower Pointe at Arbor Trace Condominium Association , Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

***Disclaimer of Opinion on Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Schedule of Future major Repairs and Replacements on page 15 be presented by the Association 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, 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.

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.

*More & Company, LLC*  
*North Fort Myers, Florida*

# TOWER POINTE AT ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

## Balance Sheet December 31, 2022

| ASSETS   | <u>Operating<br/>Fund</u>  | <u>Replacement<br/>Fund</u> | <u>Total</u>               |
|--|----------------------------|-----------------------------|----------------------------|
| <b>Current assets</b>                                  |                            |                             |                            |
| Cash and cash equivalents                              | \$ 56,903                  | 427,110                     | \$ 484,013                 |
| Investments - certificates of deposit                  | -                          | 375,454                     | 375,454                    |
| Prepaid special assessment expenses                    | 41,046                     | -                           | 41,046                     |
| Prepaid expenses and other assets                      | 151,236                    | -                           | 151,236                    |
| <b>Total current assets</b>                            | <b>249,185</b>             | <b>802,564</b>              | <b>1,051,749</b>           |
| Investment in Tower Trace, LLC, equity method          | 2,183,738                  | -                           | 2,183,738                  |
| <b>Total assets</b>                                    | <b><u>\$ 2,432,923</u></b> | <b><u>\$ 802,564</u></b>    | <b><u>\$ 3,235,487</u></b> |
| <b>LIABILITIES AND FUND BALANCES</b>                   |                            |                             |                            |
| <b>Current liabilities</b>                             |                            |                             |                            |
| Accounts payable and accrued expenses                  | \$ 41,417                  | \$ -                        | \$ 41,417                  |
| Deferred revenue - Hotwire contract                    | 2,900                      | -                           | 2,900                      |
| Contract liabilities - assessments received in advance | -                          | 802,564                     | 802,564                    |
| <b>Total current liabilities</b>                       | <b>44,317</b>              | <b>802,564</b>              | <b>846,881</b>             |
| Deferred revenue - Hotwire contract                    | 25,375                     | -                           | 25,375                     |
| <b>Total liabilities</b>                               | <b><u>69,692</u></b>       | <b><u>802,564</u></b>       | <b><u>872,256</u></b>      |
| Commitments - Note 10                                  |                            |                             |                            |
| <b>Fund balances</b>                                   |                            |                             |                            |
| Fund balance - Investment in Tower Trace, LLC          | 2,183,738                  | -                           | 2,183,738                  |
| Fund balances  | 179,493                    | -                           | 179,493                    |
| <b>Fund balances</b>                                   | <b><u>2,363,231</u></b>    | <b><u>-</u></b>             | <b><u>2,363,231</u></b>    |
| <b>Total liabilities and fund balances</b>             | <b><u>\$ 2,432,923</u></b> | <b><u>\$ 802,564</u></b>    | <b><u>\$ 3,235,487</u></b> |

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

# TOWER POINTE AT ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

## Statements of Revenues, Expenses and Changes in Fund Balances Year Ended December 31, 2022

|   | Operating<br>Fund   | Replacement<br>Fund | Total               |
|---|---------------------|---------------------|---------------------|
| <b>Revenues</b>   |                     |                     |                     |
| Unit owner assessments  | \$ 1,099,920        | \$ 68,349           | \$ 1,168,269        |
| Interest income   | 495                 | 1,706               | 2,201               |
| Guest suite income  | 47,240              | -                   | 47,240              |
| Other income  | 1,221               | -                   | 1,221               |
| <b>Total revenues</b>   | <b>1,148,876</b>    | <b>70,055</b>       | <b>1,218,931</b>    |
| <b>Expenses</b>   |                     |                     |                     |
| Salaries and benefits   | 453,547             | -                   | 453,547             |
| Utilities   | 251,557             | -                   | 251,557             |
| Insurance   | 223,948             | -                   | 223,948             |
| Repairs and maintenance   | 130,257             | -                   | 130,257             |
| Grounds maintenance   | 56,675              | -                   | 56,675              |
| Shared facilities   | 49,426              | -                   | 49,426              |
| Office and administrative   | 28,007              | -                   | 28,007              |
| Professional fees   | 13,566              | -                   | 13,566              |
| Replacement fund expenditures                                     | -                   | 70,055              | 70,055              |
| <b>Total expenses</b>   | <b>1,206,983</b>    | <b>70,055</b>       | <b>1,277,038</b>    |
| <b>Revenues less than expenses<br/>before non-operating items</b> | <b>(58,107)</b>     | <b>-</b>            | <b>(58,107)</b>     |
| Equity in income of Tower Trace, LLC                              | 45,358              | -                   | 45,358              |
| <b>Revenues less than expenses</b>                                | <b>(12,749)</b>     | <b>-</b>            | <b>(12,749)</b>     |
| Fund balances, December 31, 2021                                  | 2,375,980           | -                   | 2,375,980           |
| <b>Fund balances, December 31, 2022</b>                           | <b>\$ 2,363,231</b> | <b>\$ -</b>         | <b>\$ 2,363,231</b> |

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

## TOWER POINTE AT ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

### Statement of Cash Flows

Year Ended December 31, 2022

|   | Operating<br>Fund  | Replacement<br>Fund | Total             |
|---|--------------------|---------------------|-------------------|
| <b>Cash flows from operating activities</b>   |                    |                     |                   |
| Owner assessments collected   | \$ 1,099,920       | \$ 306,000          | \$ 1,405,920      |
| Cash paid for expenses  | (1,263,755)        | (76,072)            | (1,339,827)       |
| Interest and other income   | 77,231             | 1,706               | 78,937            |
| <b>Net cash (used in) provided by operating activities</b>  | <b>(86,604)</b>    | <b>231,634</b>      | <b>145,030</b>    |
| <b>Cash flows from investing activities</b>   |                    |                     |                   |
| Redemption of certificates of deposit   | -                  | 320,709             | 320,709           |
| Purchases of certificates of deposit  | -                  | (375,454)           | (375,454)         |
| <b>Net cash provided by (used in) investing activities</b>  | <b>-</b>           | <b>(54,745)</b>     | <b>(54,745)</b>   |
| <b>Net (decrease) increase in cash and cash equivalents</b>   | <b>(86,604)</b>    | <b>176,889</b>      | <b>90,285</b>     |
| <b>Cash and cash equivalents, December 31, 2021</b>   | <b>143,507</b>     | <b>250,221</b>      | <b>393,728</b>    |
| <b>Cash and cash equivalents, December 31, 2022</b>   | <b>\$ 56,903</b>   | <b>\$ 427,110</b>   | <b>\$ 484,013</b> |
| <b>Reconciliation of revenues less than expenses to net cash (used in) provided by operating activities</b> |                    |                     |                   |
| Revenues less than expenses   | \$ (12,749)        | \$ -                | \$ (12,749)       |
| Adjustments to reconcile revenues less than expenses to net cash (used in) provided by operating activities |                    |                     |                   |
| Equity in income of Tower Trace, LLC  | (45,358)           | -                   | (45,358)          |
| Changes in operating assets and liabilities which provided (used) cash:                                     |                    |                     |                   |
| Prepaid expenses and other assets   | (42,739)           | -                   | (42,739)          |
| Prepaid special assessment expenses   | (41,046)           | -                   | (41,046)          |
| Accounts payable and accrued expenses   | 27,013             | (6,017)             | 20,996            |
| Deferred revenue - Hotwire contract   | 28,275             | -                   | 28,275            |
| Contract liabilities - assessments received in advance  | -                  | 237,651             | 237,651           |
| <b>Net cash (used in) provided by operating activities</b>  | <b>\$ (86,604)</b> | <b>\$ 231,634</b>   | <b>\$ 145,030</b> |

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

# TOWER POINTE AT ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

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## NOTES TO FINANCIAL STATEMENTS

### 1. NATURE OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### **Nature of Business**

Tower Pointe at Arbor Trace Condominium Association, Inc. (the "Association") is a common interest realty association consisting of 120 residential condominium units occupying a site of approximately 6.46 acres located in Naples, Florida. The Association, part of Arbor Trace Development, was incorporated under the laws of the State of Florida as a not-for-profit organization in September 2001 for the purpose of administering and operating the property, in accordance with the terms of Florida Statute Chapter 718 and the provisions of the Declaration of Condominium filed in the official records of Collier County.

#### **Basis of Presentation**

The Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in funds established according to their nature and purpose. The operating fund is used to account for financial resources available for the general operations. The replacement fund is used to accumulate financial resources designated for future major repairs and replacements.

The Association prepares its financial statements using the accrual basis of accounting in accordance with accounting principles commonly applied to common interest realty associations. The provisions of applicable Florida statutes are also considered.

#### **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 disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year. Accordingly, actual results could differ from those estimates.

#### **Revenue Recognition**

Members' assessments, including operating fund and replacement fund assessments, are billed quarterly and 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 fund assessments are satisfied when these funds are expended for their designated purpose. Assessments are determined by the annual budget approved by the Association's Board of Directors. Each unit owner is an Association member and is assessed regular, and when applicable, special fees for an equal proportionate share of common expense. Amounts billed in the current year for future periods but not received by year end are not recorded as assessments receivable because the services the assessments relate to have not been rendered. Prepaid owner assessments, where recorded, represents fees from unit owners paid in advance.



# TOWER POINTE AT ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

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## NOTES TO FINANCIAL STATEMENTS

### **Assessment Receivable**

Assessments receivable, which consist principally of assessments and fees due from residents, are stated at the amounts expected to be collected from outstanding assessments from unit owners. Management determines the allowance for doubtful accounts by identifying troubled accounts and by using historical experience applied to an aging of accounts. Assessments receivable are written off when deemed uncollectible. Recoveries of assessments receivable previously written off are recorded when received. 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 of the Association's control.

An assessment receivable is considered to be past due if any portion of the receivable balance is outstanding for more than one month. A late fee is charged on assessments receivable that are outstanding for more than one month and is recognized as income as it is charged.

Management believes accounts receivable are fully collectable, therefore no allowance for doubtful accounts has been recorded.

### **Cash and cash equivalents**

Cash and cash equivalents include cash in operating and replacement fund bank accounts, money market accounts, certificate of deposits in banks, as well as cash on hand. For purposes of reporting cash flows, the Association considers all short-term highly liquid investments purchased with an original maturity of three months or less to be cash equivalents.

### **Marketable Securities - Investments**

Debt securities are classified as "held-to-maturity" as defined by Financial Accounting Standards ASC 320 "*Accounting for certain Investments in Debt and Equity Securities*".

### **Interest Earned**

Interest income earned in the operating fund or the replacement fund is recorded in its respective fund.

### **Property and Equipment**

Real property and related improvements are not reflected in the Association's financial statements since such properties are owned by the individual unit owners in common and not by the Association.

The Association's policy is to expense property in the year purchased. Such property is generally of insignificant unit value and is acquired on behalf of the unit owners in common by the Association acting as an agent.

# TOWER POINTE AT ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

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## NOTES TO FINANCIAL STATEMENTS

### **Investment in Tower Trace, LLC**

The Association's Investment in Tower Trace, LLC is accounted for using the equity method, noting the original investment is recorded at cost and subsequently adjusted annually to reflect the Association's share of the net profit or loss on the investment.

### **Contract Liabilities (Assessments received in advance - Replacement Fund)**

The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability (assessments received in advance - replacement fund) is recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement reserve assessments.

### **Income Taxes**

The Association is incorporated as a not-for-profit corporation under the laws of the State of Florida, as contained in Chapter 718 of the Florida Statutes. Condominium associations may elect to be taxed as regular corporations or as homeowners' associations, and the Association elected to be taxed as a homeowners' association for the year.

The Association is taxed under Internal Revenue Code 528. Under that section, the Association is not taxed on uniform assessments to members and other income received from Association members solely as a function of their membership in the Association. However, the Association is taxed on nonexempt function income, which includes interest income, less a portion of allocated Association expenses. As of and for the year ended December 31, 2022, no tax was due. Prepaid expenses at December 31, 2022 include \$1,098 of income taxes receivable.

### **Uncertain Tax Positions**

The Association analyzes its income tax filing positions in the federal jurisdictions where it is required to file income tax returns, as well as all open tax years in the jurisdiction, to identify potential uncertain tax positions. The Association treats interest and penalties attributable to income taxes to the extent they arise, as a component of its operating expenses.

The Association has evaluated its income tax filing positions for years 2019 through 2022, the years which remain subject to examination as of December 31, 2022. The Association concluded that there are no significant uncertain tax positions requiring recognition in the Association's financial statements. The Association does not expect the total amount of unrecognized tax benefits ("UTB") (e.g. tax deductions, exclusions, or credits claimed or expected to be claimed) to significantly change in the next twelve months. The Association does not have any amounts accrued for interest and penalties related to UTBs at December 31, 2022, and is not aware of any claims for such amounts by federal income tax authorities.

# TOWER POINTE AT ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

## NOTES TO FINANCIAL STATEMENTS

### Subsequent Events

In preparing these financial statements, management has evaluated, for potential recognition or disclosure, significant events or transactions that occurred during the period subsequent to December 31, 2022, the most recent balance sheet presented herein, through June 29, 2023, the date these financial statements were available to be issued. No significant such events or transactions were identified, except as noted in Note 8.

### 2. MANAGEMENT SERVICES AND RELATED PARTY TRANSACTIONS

The Association entered into an agreement with Arbor Pointe Management, LLC for its management and administrative services. The Association is billed a fixed rate each month for administration, maintenance, housekeeping, transportation personnel, and concierge services. At the end of the quarter the expenses are calculated and billings adjusted to actual costs. The management fee for the year ended December 31, 2022 was \$453,547.

### 3. MEMBER ASSESSMENTS AND FEES

Association members are assessed quarterly to provide funds for the Association's operating and future major repairs and replacements. Assessments are determined by the Board of Directors and approved by the members as part of the annual budget.

For the year ended December 31, 2022, the regular quarterly assessments were as follows:

| Unit Type | Operating Fund | Replacement Fund | Total    |
|-----------|----------------|------------------|----------|
| 1 & 8     | \$ 2,716       | \$ 756           | \$ 3,472 |
| 2 & 7     | \$ 2,074       | \$ 577           | \$ 2,651 |
| 3 & 6     | \$ 1,981       | \$ 551           | \$ 2,532 |
| 4 & 5     | \$ 2,395       | \$ 666           | \$ 3,061 |

Amounts received before the date due are reflected as prepaid owner assessments. 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 fund assessments are satisfied when these funds are expended for their designated purpose. The Association recognized operating fund assessments of \$1,099,920 and replacement fund assessments of \$68,349 for the year ended December 31, 2022. The Association retains excess operating funds at the end of the operating year, if any, for use in future operating periods.

# TOWER POINTE AT ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

## NOTES TO FINANCIAL STATEMENTS

### 4. INVESTMENTS - CERTIFICATES OF DEPOSIT

The Association primarily invests in certificates of deposit classified as held-to-maturity. The Association categorizes its fair value measurements within the fair value hierarchy established by ASC 820 "Fair Value Measurements". The Hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The carrying amounts of the certificates of deposit approximate their fair values and are categorized as Level 1 as follows:

**Level 1:** Inputs to the valuation methodology are unadjusted quoted prices for identical assets in active markets that the Association has the ability to access.

The following table sets forth by level, within the fair value hierarchy, the recorded amount of assets measured at fair value on a recurring basis as of December 31, 2022:

|                            | Level 1           | Level 2     | Level 3     | Total             |
|----------------------------|-------------------|-------------|-------------|-------------------|
| <b>Replacement Fund:</b>   |                   |             |             |                   |
| Certificates of deposit by |                   |             |             |                   |
| Maturity Date              |                   |             |             |                   |
| 2/8/2023                   | \$ 100,403        | \$ -        | \$ -        | \$ 100,403        |
| 7/17/2023                  | 100,498           | -           | -           | 100,498           |
| 11/1/2023                  | 134,293           | -           | -           | 134,293           |
| 3/17/2024                  | 40,260            | -           | -           | 40,260            |
|                            | <u>\$ 375,454</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 375,454</u> |

### 5. REPLACEMENT FUND

Florida statutes require the Association to accumulate funds for future major repairs and replacements, unless funding is waived or modified by the unit owners. These funds are held in separate accounts and are generally not available for expenditures for normal operations. Accumulated funds, which aggregate \$802,564, are presented on the accompanying balance sheet as a contract liability (assessments received in advance - replacement fund) at December 31, 2022. The Association uses the pooled method for funding and maintaining its future major repairs and replacements.

The Association engaged an independent capital reserve analyst to perform an analysis in 2021, which was revised in 2022 by the Board of Directors, of the remaining useful lives and future replacement costs. The Association is accumulating funding for such major repairs and replacements over the estimated useful lives of the components of the pooled replacement fund based on the study's estimates of current replacement costs, anticipated earnings, future projected cash outflows and amounts previously accumulated in the replacement fund. The table included in the unaudited supplementary information on Future Major Repairs and Replacements is based on

# TOWER POINTE AT ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

## NOTES TO FINANCIAL STATEMENTS

The Board is funding for major repairs and replacements over the remaining useful lives of the components based on the study's estimates of current replacement costs and considering amounts previously accumulated in the replacement fund. Accordingly, the funding requirement of \$445,080, based on a full funding plan, has been included in the 2023 budget.

Funds are being accumulated in the replacement fund based on estimates of future needs for repairs and replacements of common property components. 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, the Association has the right to increase regular assessments, levy special assessments, or delay repairs and replacement until funds are available.

The changes in the replacement fund during 2022 are as follows:

| <b>Beginning<br/>Fund<br/>Balance</b> | <b>Additions<br/>To Fund*</b> | <b>Expenditures</b> | <b>Ending<br/>Fund<br/>Balance</b> |
|---------------------------------------|-------------------------------|---------------------|------------------------------------|
| \$ -                                  | \$ 70,055                     | \$ (70,055)         | \$ -                               |

\* Includes interest income of \$1,706.

Pooled expenditures:

|                            |                  |
|----------------------------|------------------|
| Painting and waterproofing | \$ 29,964        |
| Common area interiors      | 17,109           |
| Mechanical / electrical    | 12,385           |
| Roofs                      | 10,597           |
|                            | <u>70,055</u>    |
|                            | <u>\$ 70,055</u> |

| <b>Contract<br/>Liabilities<br/>12/31/2021</b> | <b>Budgeted<br/>Assessments</b> | <b>Less<br/>Assessments<br/>Recognized</b> | <b>Contract<br/>Liabilities<br/>12/31/2022</b> |
|--|---------------------------------|--|--|
| \$ 564,913                                     | \$ 306,000                      | \$ (68,349)                                | \$ 802,564                                     |

### 6. INVESTMENT IN TOWER TRACE, LLC

In 2007 the Association and Arbor Trace Condominium Association, Inc. formed two limited liability companies, Tower Trace, LLC and its wholly owned subsidiary Arbor Pointe Management, LLC with equity interests of 56.872% and 43.128% respectively, and purchased the clubhouse and assisted living facility. In 2012 Tower Trace, LLC added an additional wholly owned subsidiary Tower Trace Realty, LLC.

# TOWER POINTE AT ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

## NOTES TO FINANCIAL STATEMENTS

The Association's investment in Tower Trace, LLC at December 31, 2022 was valued at \$2,183,738 as follows:

|   |                     |
|---|---------------------|
| Total assets  | <u>\$ 4,426,542</u> |
| Total liabilities   | <u>\$ 586,800</u>   |
| Equity:   |                     |
| Arbor Trace Condominium Association, Inc.                 | 1,656,004           |
| Tower Pointe at Arbor Trace Condominium Association, Inc. | <u>2,183,738</u>    |
| Total equity  | <u>3,839,742</u>    |
| Total liabilities and equity                              | <u>\$ 4,426,542</u> |
| Revenues  | \$ 6,470,099        |
| Expenses  | <u>6,390,346</u>    |
| Net income  | <u>\$ 79,753</u>    |

Management annually reviews this investment for impairment. No indications of impairment were present at December 31, 2022.

### 7. SHARED FACILITIES

The Association in 2000, while under the control of the Developer, entered into an agreement with Arbor Trace Condominium Association, Inc., Naples Development Group (the Developer) Arbor Trace Services Center, Inc. and Arbor Trace Management Corporation. The agreement provides for certain rights to cross for mutual use of certain roads, easements and facilities among the parties. This agreement lists shared facilities as Arbor Lake Drive, the Vanderbilt Drive access gate, guardhouse, front wall, security personnel, utility lines, water management facilities, and irrigation system.

Monthly shared facilities expense is calculated as a percentage based on the number of Association units, and the total number of units in the Arbor Trace development. The total amount of shared facilities paid to Arbor Trace Condominium Association, Inc. for the year ended December 31, 2022 was \$49,426

# TOWER POINTE AT ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

## NOTES TO FINANCIAL STATEMENTS

### 8. HURRICANE IAN - SPECIAL ASSESSMENT

On September 28, 2022, Hurricane Ian, a category 4 major hurricane made landfall in Southwest Florida. The Association sustained significant major casualty losses. Subsequent to year end, on January 31, 2023 the Board of Directors approved a special assessment of \$267,510 (ranging from \$1,928 to \$2,642 per unit) due on March 1, 2023. At December 31, 2023 the Association's balance sheet includes prepaid special assessment expenses of \$41,046. The Association incurred additional hurricane related expenses of \$67,116 through June 23, 2023.

### 9. COMMITMENTS

In 2022, the Association entered into a binding installation and service agreement with Hotwire Communications, Ltd. To provide broadband services, multi-channel video, audit, and high speed internet services to the Association's residents. The contract extends from the initial anniversary date for 10 years. Based on the contract requirements, the Association received \$29,000 from Hotwire Communications, Ltd. in 2022. The Association recognized revenue of \$725 in 2022. At December 31, 2022 the Association's balance sheet included deferred revenue of \$28,275 related to this contract.

Estimated projected future cost to the Association under this contract is as follows:

| <b>Year Ending December 31:</b> | <b>Amount</b>       |
|---------------------------------|---------------------|
| 2023                            | \$ 112,500          |
| 2024                            | 117,000             |
| 2025                            | 121,700             |
| 2026                            | 126,500             |
| 2027                            | 131,500             |
| 2028 and beyond                 | 701,400             |
|                                 | <u>\$ 1,310,600</u> |

### 10. INSURANCE DEDUCTIBLE

The Association maintains insurance policies subject to a 5% hurricane deductible per calendar year per structure. It is expected that the potential deductible would be funded through replacement funds and assessments.

**REQUIRED  
SUPPLEMENTARY INFORMATION**



## TOWER POINTE AT ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

### Required Supplementary Schedule of Future Major Repairs and Replacements (Unaudited)

The Association hired an independent capital reserve analyst to conduct a study in 2021 to estimate the remaining useful lives and the replacement costs of the components of common property. The Board of Directors revised the study in 2022. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. 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 information is based on the study and presents significant information about the components of common property.

| Common<br>Area Components  | Estimated<br>Remaining<br>Useful Life<br>(years) | Estimated<br>Current<br>Replacement<br>Cost | Estimated<br>2023<br>Funding<br>Requirement | Contract<br>Liabilities<br>December 31,<br>2022 |
|----------------------------|--|---|---|---|
| Mechanical / electrical    | 0 - 23   | 2,213,240                                   |   |   |
| Common area interiors      | 3 - 20   | 715,000                                     |   |   |
| Painting and waterproofing | 7  | 283,652                                     |   |   |
| Pavement                   | 3 - 13   | 216,718                                     |   |   |
| Roofs                      | 5 - 17   | 1,276,160                                   |   |   |
| Site improvements          | 0 - 10   | 45,205                                      |   |   |
|                            |  | \$ 4,749,975                                | \$ 445,080                                  | \$ 802,564                                      |

See independent auditors' report on required supplementary information.