

**COCO WOOD LAKES ASSOCIATION,
INC.**

Financial Statements

***For the year ended
December 31, 2023***

HAFER

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
COCO WOOD LAKES ASSOCIATION, Inc.

Opinion

We have audited the accompanying financial statements of COCO WOOD LAKES ASSOCIATION, Inc. ("the Association"), which comprise the balance sheet as of December 31, 2023, and the related statement of revenues and 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 COCO WOOD LAKES ASSOCIATION, Inc. as of December 31, 2023, 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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of this report. We are required to be independent of COCO WOOD LAKES ASSOCIATION, Inc. 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 the 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 COCO WOOD LAKES ASSOCIATION, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's 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 generally accepted auditing standards 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, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment 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.

COCO WOOD LAKES ASSOCIATION, Inc.
Independent Auditor's Report (Continued)

- 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 COCO WOOD LAKES 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 judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about COCO WOOD LAKES ASSOCIATION, Inc.'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.



Palm Beach, Florida
March 28, 2024

COCO WOOD LAKES ASSOCIATION, INC.
BALANCE SHEET
December 31, 2023

	Operating Fund	Replacement Fund	Total Funds
Assets			
Cash and cash equivalents	\$ 177,642	\$ 206,669	\$ 384,311
Assessments receivable, net (Note 3)	5,626	-	5,626
Prepaid expenses	197	-	197
Due from (to) funds (Note 8)	1,668	(1,668)	-
Total assets	\$ 185,133	\$ 205,001	\$ 390,134
 Liabilities and fund balances			
Accounts payable and accrued expenses	\$ 22,257	\$ -	\$ 22,257
Prepaid assessments	51,743	-	51,743
Deferred cable revenue (Note 6)	17,194	-	17,194
Contract liabilities (Note 9)	-	105,353	105,353
Total liabilities	91,194	105,353	196,547
Fund balances	93,939	99,648	193,587
Total liabilities and fund balances	\$ 185,133	\$ 205,001	\$ 390,134

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

COCO WOOD LAKES ASSOCIATION, INC.
STATEMENT OF REVENUES AND EXPENSES AND CHANGES IN FUND BALANCES
For the year ended December 31, 2023

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total Funds</u>
Revenues			
Maintenance assessments	\$ 645,008	\$ -	\$ 645,008
Interest income	4,143	6,664	10,807
Other income	15,638	-	15,638
	<u>664,789</u>	<u>6,664</u>	<u>671,453</u>
Total revenues			
Expenses			
Administrative	41,422	-	41,422
Contracts	407,213	-	407,213
Insurance	115,718	-	115,718
Repairs and maintenance	50,136	-	50,136
Salaries and benefits	2,648	-	2,648
Special projects	820	-	820
Utilities	56,023	-	56,023
Major repairs and replacement	-	5,150	5,150
	<u>673,980</u>	<u>5,150</u>	<u>679,130</u>
Total expenses			
Excess (deficiency) of revenues over expenses	(9,191)	1,514	(7,677)
Fund balances, beginning	<u>103,130</u>	<u>98,134</u>	<u>201,264</u>
Fund balances, ending	<u>\$ 93,939</u>	<u>\$ 99,648</u>	<u>\$ 193,587</u>

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

COCO WOOD LAKES ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
For the year ended December 31, 2023

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total Funds</u>
Cash flows from operating activities			
Excess (deficiency) of revenues over expenses	\$ (9,191)	\$ 1,514	\$ (7,677)
<u>Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash (used) provided by operating activities:</u>			
<u>Changes in assets and liabilities:</u>			
Assessments receivable	(652)	-	(652)
Prepaid expenses	71	-	71
Accounts payable and accrued expenses	13,709	-	13,709
Prepaid assessments	(2,851)	-	(2,851)
Deferred cable revenue	(9,825)	-	(9,825)
Contract liabilities	-	20,000	20,000
Net cash (used) provided by operating activities	(8,739)	21,514	12,775
Cash flows (to) from financing activities			
Interfund borrowings	(1,668)	1,668	-
Net (decrease) increase in cash and cash equivalents	(10,407)	23,182	12,775
Cash and cash equivalents, beginning	188,049	183,487	371,536
Cash and cash equivalents, ending	<u>\$ 177,642</u>	<u>\$ 206,669</u>	<u>\$ 384,311</u>

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

COCO WOOD LAKES ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1: Organization

COCO WOOD LAKES ASSOCIATION, Inc. (“the Association”) was incorporated under the laws of the State of Florida as a not-for-profit corporation on December 12, 1977. The Association is responsible for maintaining and preserving the common property of the Association in accordance with the terms of Chapter 720, Florida Statutes (“FS §720”) and the provisions of its governing documents. The Association consists of 393 units located on 5 acres in Delray Beach, Florida.

NOTE 2: Summary of significant accounting policies

Fund accounting

The Association prepares its financial statements on the accrual basis of accounting and presents them using fund accounting, using separate funds for operations and future major repairs and replacements. Disbursements from the operating fund are generally for the day-to-day operations and non-recurring unanticipated expenditures of the Association and are made at the discretion of the Board of Directors. Disbursements from the replacement fund generally are made only for designated purposes.

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. Accordingly, actual results could differ from those estimates.

Short-term financial instruments

The carrying amount of the Association’s financial instruments, which include cash and cash equivalents, assessments receivable, prepaid expenses, accounts payable and accrued expenses, and other assets and liabilities, approximate their fair values due to their short-term maturities.

Cash and cash equivalents

Cash and cash equivalents include all monies in banks including money market funds. Cash equivalents include highly liquid securities, including certificates of deposit, with original maturities of 90 days or less.

Owners’ assessments and allowance for credit losses

Quarterly assessments to owners are based upon a share of the budgeted operating expenses and future major repairs and replacements. The Association retains excess operating funds at the end of the year for use in future operating periods. Assessments receivable at the balance sheet date represent fees due from owners. Assessments paid in advance are included on the balance sheet as prepaid assessments. The Association’s policy is to retain legal counsel and place liens or foreclose on homes of members whose assessments are delinquent. The Association’s estimate of the allowance for credit losses is based on relevant information about past events, including historical experience, current conditions, and reasonable and supportable forecasts that affect the collectability of reported amounts.

Property and equipment

Common property of the Association is accounted for in accordance with ASC 972-360 and prevalent industry practices. Common areas owned by the Association are reserved for the use of the owners and/or are required to be maintained as common areas under the Declaration and/or governmental restrictions; therefore, the sale of such common areas for revenue is remote. Accordingly, such common areas are not recorded in the financial records of the Association. The Association capitalizes, at cost, certain personal and real property which it purchases. Capitalized property and equipment are depreciated over the estimated useful lives of the assets using the straight-line and accelerated methods of depreciation.

COCO WOOD LAKES ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 2: Summary of significant accounting policies (continued)

Revenue recognition

Revenue is recognized when control of the promised goods or services is transferred to customers, in an amount that reflects the considerations we expect to be entitled to in exchange for those goods or services. The Association derives its revenue from operating assessments, reserve assessments, and other ancillary sources. The Association has applied FASB ASC 606-10-10-4 since all contracts with its customers have similar characteristics and the Association expects that the effects on the financial statements of applying this guidance would not differ materially from applying the guidance to the individual contracts.

The Association has identified the following performance obligations:

- *Operating assessments* – the performance obligation is the maintenance and management of the common area property and is met on a periodic basis throughout the year. Operating assessments revenue is recognized on a periodic basis, as billed, and it is probable it will be collected.
- *Reserve assessments* – the performance obligation is the expenditure of the assessed funds for the intended purpose. Reserve assessments revenue is recognized when the related expenditures are recognized, except for those related to capitalized property and equipment. Reserve assessments revenue related to capitalized property and equipment is recognized when the expenditures are made and the property and equipment is placed in service.
- *Other ancillary revenues* – the performance obligation is delivery of the underlying services. Revenue is recognized as the services are rendered.

In evaluating whether collectability of an amount of consideration is probable, the Association must consider the customer's (owner's) ability and intention to pay that amount of consideration when it is due. In instances where the Association's collection of fees is not probable (delinquent owners, foreclosures, etc.), it cannot recognize revenue.

Contract liabilities (deferred assessments)

The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability is recorded when the Association has the right to receive payment in advance of the satisfaction of the performance obligations.

Interest earned

Interest earned by each fund is allocated to the appropriate fund. Income taxes on the interest earned are paid from the operating fund.

Income taxes (Form 1120-H)

The Association makes a yearly election to be taxed either under Internal Revenue Code ("IRC") §528 as a homeowners' association or under IRC §277 as a regular corporation. For 2023, the Association elected to be taxed under §528. Under this election, the Association is generally taxed only on non-exempt function income, such as interest earnings, at applicable rates. From time to time, certain temporary differences may arise between financial and taxable income, the overall effects of which are not material to the financial statements taken as whole. As such, the Association has not recorded deferred income taxes at the balance sheet date. The Association's policy on income statement classification of interest and penalties related to income tax obligations is to include such items as part of income tax expense. The Association's tax filings are generally subject to examination by taxing authorities for three years after the returns are filed.

COCO WOOD LAKES ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 3: Assessments receivable, net

The Association's assessments receivable was as follows at December 31, 2023:

Assessments receivable	\$ 8,079
Less: allowance for credit losses	<u>(2,453)</u>
	<u>\$ 5,626</u>

NOTE 4: Concentration of credit risk

The Association maintains its cash and cash equivalents at various financial institutions whereby deposits are insured up to \$250,000 by the Federal Deposit Insurance Corporation. At December 31, 2023, the Association did not have any uninsured deposits.

NOTE 5: Commitments and contingencies

Insurance windstorm deductible

In the event of a loss due to a hurricane the Association would be responsible for a deductible of 10% of the total insured value of the property under the provisions of the hurricane loss insurance contract.

Litigation

The Association, from time-to-time, may become party to various legal actions normally associated with homeowners associations, such as the collection of delinquent assessments and covenant compliance matters, the aggregate effect of which, in management's opinion, would not be material to the future financial condition of the Association.

Other commitments and contingencies

The Association has contracted with various vendors for various services to maintain the common property related to certain administration and building operations and maintenance expenses. These contracts are approved, as necessary, by the Board of Directors and have varying expiration dates and renewal terms.

NOTE 6: Deferred cable revenue

On September 30, 2019, the Association entered into a bulk cable contract with a cable provider. As consideration for entering into a six-year contract, the cable provider agreed to pay the Association \$58,950. The Association is amortizing the revenue over the life of the contract. For the year ended December 31, 2023, the Association recognized \$9,825 as other income. At December 31, 2023, the remaining balance of \$17,194 was recorded as deferred cable revenue and will be recognized over the remaining life of the contract.

NOTE 7: Future major repairs and replacements

The Association has not established statutory reserves under FS §720. The Association is voluntarily accumulating funds for future major repairs and replacements (non-statutory reserves). Accumulated funds are held in separate interest-bearing accounts and are used at the discretion of the Board of Directors, generally not for operating purposes.

Reserve funds are accumulated based on estimated current costs of the components of common property. Actual expenditures 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 all future needs for major repairs and replacements. If additional funds are needed, the Association may increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

COCO WOOD LAKES ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 7: Future major repairs and replacements (continued)

During 2022, the Board of Directors contracted with a reserve specialist to conduct an independent study to estimate the useful lives, the remaining useful lives, and replacement costs of the common property components. The schedule included in the required supplementary information on future major repairs and replacements are based upon this study.

For the year ended December 31, 2023, the Association voluntarily funded reserves in the amount of \$20,000. For the year ending December 31, 2024, the Association is voluntarily funding reserves in the amount of \$79,080.

Components of the replacement fund are as follows:

	Contract Liabilities and Fund Balance, January 1, 2023	Additions	Interest Income	Expenses	Transfers	Contract Liabilities and Fund Balance, December 31, 2023
Clubhouse	\$ 16,803	\$ -	\$ -	\$ -	\$ -	\$ 16,803
Grounds	2,928	-	-	-	-	2,928
Pool and spa	-	-	-	5,150	-	(5,150)
Deferred maint.	39,918	-	-	-	-	39,918
Common area	122,330	20,000	-	-	-	142,330
Interest	1,508	-	6,664	-	-	8,172
	<u>\$ 183,487</u>	<u>\$ 20,000</u>	<u>\$ 6,664</u>	<u>\$ 5,150</u>	<u>\$ -</u>	<u>\$ 205,001</u>

A reconciliation of the table above to the balance sheet replacement fund reporting is as follows:

Contract liabilities	\$ 105,353
Fund balance	99,648
	<u>\$ 205,001</u>

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

COCO WOOD LAKES ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 8: Interfund borrowings

At December 31, 2023, the Association's operating fund owed its replacement fund \$1,668. This interfund borrowing from the Association's voluntary reserves was permitted under FS §720.

NOTE 9: Contract liabilities

A schedule of contract liabilities at December 31, 2023 is as follows:

Contract liabilities, beginning	\$ 85,353
Plus: amounts assessed	20,000
Less: amounts recognized as performance obligations have been satisfied	<u>-</u>
Contract liabilities, ending	<u>\$ 105,353</u>

NOTE 10: Subsequent events

Management has evaluated subsequent events through March 28, 2024, the date the financial statements were available to be issued.

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INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

To the Board of Directors
COCO WOOD LAKES ASSOCIATION, Inc.

Report on the Financial Statements

We have audited the financial statements of COCO WOOD LAKES ASSOCIATION, Inc. ("the Association") as of and for the year ended December 31, 2023, and our report thereon dated March 28, 2024, which expressed an unmodified opinion on those financial statements, appears on Page 1.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of operating expenses compared to budget on Pages 12 and 13, which is the responsibility of management, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information, except for the portion marked "unaudited," was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole. The information marked "unaudited" has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide assurance on it.

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 14 be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.



Palm Beach, Florida
March 28, 2024

COCO WOOD LAKES ASSOCIATION, INC.
SCHEDULE OF OPERATING EXPENSES COMPARED TO BUDGET
For the year ended December 31, 2023

	<u>Actual</u>	<u>Budget (Unaudited)</u>	<u>Variance Favorable (Unfavorable)</u>
Administrative			
Accounting fees - CPA	\$ 4,500	\$ 4,500	\$ -
Administration	657	1,000	343
Bank charges	250	200	(50)
Computer	83	200	117
Corporate annual report	67	62	(5)
Dues and subscriptions	150	150	-
Election monitoring	8,283	6,500	(1,783)
Fire alarm and sprinkler inspection	246	100	(146)
Gate and key cards	538	480	(58)
Legal fees	9,726	7,000	(2,726)
Legal fees - litigations	4,944	5,000	56
Legal fees - other	900	260	(640)
Licenses, taxes and permits	2,497	2,500	3
Newsletters	3,550	4,000	450
Office supplies	1,767	800	(967)
Other professional fees	-	100	100
Postage	3,264	2,000	(1,264)
	<u>41,422</u>	<u>34,852</u>	<u>(6,570)</u>
Contracts			
Cable television	211,390	212,100	710
Fitness center maintenance	899	856	(43)
HVAC system	1,760	1,760	-
Lake maintenance	6,744	7,046	302
Lawn maintenance	31,135	31,971	836
Management services	144,768	144,753	(15)
Pest control	1,027	924	(103)
Pool and spa	7,700	6,373	(1,327)
Security services	257	257	-
Termite treatment	517	530	13
Trash removal	1,016	1,000	(16)
	<u>407,213</u>	<u>407,570</u>	<u>357</u>
Insurance	<u>\$ 115,718</u>	<u>\$ 95,000</u>	<u>\$ (20,718)</u>

See auditor's report on supplementary information.

COCO WOOD LAKES ASSOCIATION, INC.
SCHEDULE OF OPERATING EXPENSES COMPARED TO BUDGET (CONTINUED)
For the year ended December 31, 2023

	<u>Actual</u>	<u>Budget (Unaudited)</u>	<u>Variance Favorable (Unfavorable)</u>
Repairs and maintenance			
Air conditioning	\$ -	\$ 100	\$ 100
Building	11,635	8,600	(3,035)
Cleaning supplies	671	1,000	329
Common area	1,159	2,500	1,341
Contingency	-	3,000	3,000
Fire safety maintenance	-	100	100
General	3,191	1,800	(1,391)
Hardware	-	100	100
Landscaping and irrigation	6,264	2,500	(3,764)
Landscaping extras	4,729	6,000	1,271
Lighting	29	100	71
Locks and keys	102	100	(2)
Plumbing	77	250	173
Pool - chemicals and supply	482	500	18
Pool, spa and fountain	15,425	17,500	2,075
Signage	122	500	378
Tree trimming and replace	6,250	6,500	250
	<u>50,136</u>	<u>51,150</u>	<u>1,014</u>
Salaries and benefits	<u>2,648</u>	<u>7,000</u>	<u>4,352</u>
Special projects			
Capital improvements	650	5,000	4,350
Special projects	170	500	330
	<u>820</u>	<u>5,500</u>	<u>4,680</u>
Utilities			
Electricity - clubhouse	17,345	20,000	2,655
Electricity - street lights	25,947	25,000	(947)
Telephone	5,395	5,200	(195)
Water and sewer	7,336	7,000	(336)
	<u>56,023</u>	<u>57,200</u>	<u>1,177</u>
Total budgeted expenses	<u>\$ 673,980</u>	<u>\$ 658,272</u>	<u>\$ (15,708)</u>

See auditor's report on supplementary information.

COCO WOOD LAKES ASSOCIATION, INC.
SCHEDULE OF FUTURE MAJOR REPAIRS AND REPLACEMENTS (UNAUDITED)
December 31, 2023

The following schedule is based upon a study conducted by an independent consultant in 2022 to estimate the remaining useful lives and replacement costs of the components of common property. The schedule provides information about components of common property.

<u>Component</u>	<u>Estimated Useful Life (years)</u>	<u>Estimated Remaining Life (years)</u>	<u>Estimated Replacement Cost</u>	<u>Contract Liabilities and Fund Balance December 31, 2023</u>	<u>Approved Budgeted Funding December 31, 2024</u>
Roofing	10-20	4-8	\$ 83,261	\$ -	\$ -
Painting	8-8	0-5	26,508	-	-
Paving	0-60	0-14	281,942	-	-
Pool and spa	5-30	0-14	188,472	(5,150)	-
Recreation areas	6-50	0-10	59,720	-	-
Replace and restoration	0-50	0-45	303,645	-	-
Interiors	5-40	0-23	554,039	-	-
Irrigation	10-30	1-11	17,200	2,928	-
Common area	-	-	-	142,330	79,080
Deferred maintenance	-	-	-	39,918	-
Clubhouse	-	-	-	16,803	-
Interest	-	-	-	8,172	-
			<u>\$ 1,514,787</u>	<u>\$ 205,001</u>	<u>\$ 79,080</u>

See auditor's report on supplementary information.