

Seapointe Village Master Association Condominium Association, Inc.

Financial Statements and Supplementary Information

For the Years Ended March 31, 2024, and 2023

Seapointe Village Master Association, Inc.

For the Years Ended March 31, 2024 and 2023

Contents

Report on Audit of Financial Statements and Supplementary Data:	Page
Independent Auditor's Report	1-3
Balance Sheets	4-5
Statements of Revenues, Expenses, and Changes in Fund Balances	6-7
Statements of Cash Flows	8-9
Notes to Financial Statements	10-15
Supplementary Information:	
Statements of Revenues, Expenses, and Changes in Fund Balances - Budget to Actual	16-21
Schedule of Future Major Repairs and Replacements	22-27

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Independent Auditor's Report

To the Board of Directors
Seapointe Village Master Association, Inc.
Wildwood Crest, New Jersey

Opinion

We have audited the financial statements of Seapointe Village Master Association, Inc. (the "Association"), which comprise the balance sheet as of March 31, 2024, and 2023, the related statements of revenues, expenses, and changes in fund balances and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Association as of March 31, 2024, and 2023, and the results of its operations and its cash flows for the years then ended, in accordance with accounting principles generally accepted in the United States of America (GAAP).

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 independent of the Association and have fulfilled our other ethical responsibilities in accordance with the relevant ethical requirements related to our audit. We believe that the audit evidence we 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 GAAP 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 for one year after the date that the financial statements are issued or 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 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 judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, 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.
- Obtain an understanding of internal control relevant to the audit to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association'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 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.

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 revenues, expenses, and allocation to funds as compared to budget on pages 16 to 21 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has not 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 GAAS. Accordingly, we do not express an opinion or provide any assurance on it.

Disclaimer of Opinion on Required Supplementary Information

GAAP requires that the supplementary information on future major repairs and replacements on pages 22 to 27 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 GAAS, 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.

Roszkowski Massood

November 25, 2024
Wildwood Crest, New Jersey

Seapointe Village Master Association, Inc.

March 31, 2024

Balance Sheet

	Operating Fund	Deferred Maintenance Fund	Replacement Fund	Total
Assets				
Cash and cash equivalents	\$ 122,168	\$ 41,488	\$ 375,334	\$ 538,990
Certificate of deposit	-	-	210,664	210,664
Prepaid expenses	67,926	-	-	67,926
Property and equipment, net	1,342,272	-	-	1,342,272
Notes receivable, owner special assessments, net	45,137	-	-	45,137
Total Assets	<u>1,577,503</u>	<u>41,488</u>	<u>585,998</u>	<u>2,204,989</u>
Liabilities and Fund Balances				
Liabilities				
Accounts payable and accrued liabilities	109,954	-	-	109,954
Payroll expenses and taxes payable	18,413	-	-	18,413
Total Liabilities	<u>128,367</u>	<u>-</u>	<u>-</u>	<u>128,367</u>
Fund Balances				
Board-designated funds	-	41,488	585,998	627,486
Undesignated funds	1,449,136	-	-	1,449,136
Total Fund Balances	<u>1,449,136</u>	<u>41,488</u>	<u>585,998</u>	<u>2,076,622</u>
Total Liabilities and Fund Balances	<u>\$ 1,577,503</u>	<u>\$ 41,488</u>	<u>\$ 585,998</u>	<u>\$ 2,204,989</u>

Seapointe Village Master Association, Inc.

March 31, 2023

Balance Sheet

	Operating Fund	Deferred Maintenance Fund	Replacement Fund	Total
Assets				
Cash and cash equivalents	\$ 88,134	\$ 34,989	\$ 235,504	\$ 358,627
Certificate of deposit	-	-	199,232	199,232
Prepaid expenses	109,267	-	-	109,267
Property and equipment, net	1,356,500	-	-	1,356,500
Notes receivable, owner special assessments, net	-	-	1,268	1,268
Total Assets	1,553,901	34,989	436,004	2,024,894
Liabilities and Fund Balances				
Liabilities				
Accounts payable and accrued liabilities	101,803	-	-	101,803
Payroll expenses and taxes payable	10,958	-	-	10,958
Total Liabilities	112,761	-	-	112,761
Fund Balances				
Board-designated funds	-	34,989	436,004	470,993
Undesignated funds	1,441,140	-	-	1,441,140
Total Fund Balances	1,441,140	34,989	436,004	1,912,133
Total Liabilities and Fund Balances	\$ 1,553,901	\$ 34,989	\$ 436,004	\$ 2,024,894

Seapointe Village Master Association, Inc.

March 31, 2024

Statement of Revenues, Expenses, and Changes in Fund Balances

	<u>Operating Fund</u>	<u>Deferred Maintenance Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
Revenues				
Master fees from villages	\$ 2,534,171	\$ 32,000	\$ 272,165	\$ 2,838,336
Reimbursements from villages	286,745	-	147	286,892
Initial assessments	21,814	-	-	21,814
Insurance assessments	24,950	-	-	24,950
Reserve assessments	-	-	249,996	249,996
Interest income	-	266	12,032	12,298
Amenities usage fee	111,230	-	-	111,230
Parking charges	28,361	-	-	28,361
Owner service charges	35,700	-	-	35,700
Beach tags and recreation fees	21,622	-	-	21,622
Lease fees, beach hut	38,000	-	-	38,000
Unrealized gain	752	-	-	752
	<u>3,103,345</u>	<u>32,266</u>	<u>534,340</u>	<u>3,669,951</u>
Expenses				
Administrative expenses	450,265	-	23,484	473,749
Payroll and employee expenses	1,696,100	-	-	1,696,100
Utilities and insurance	556,766	-	-	556,766
Residential and maintenance services	463,374	13,617	81,656	558,647
Major repairs and replacements	-	12,150	208,050	220,200
	<u>3,166,505</u>	<u>25,767</u>	<u>313,190</u>	<u>3,505,462</u>
Excess (Deficit) of Revenues over Expenses	(63,160)	6,499	221,150	164,489
Fund Balances at Beginning of Year	<u>1,441,140</u>	<u>34,989</u>	<u>436,004</u>	<u>1,912,133</u>
Board-approved interfund transfers, other	71,156	-	(71,156)	-
Fund Balances at End of Year	<u>\$ 1,449,136</u>	<u>\$ 41,488</u>	<u>\$ 585,998</u>	<u>\$ 2,076,622</u>

Seapointe Village Master Association, Inc.

March 31, 2023

Statement of Revenues, Expenses, and Changes in Fund Balances

	<u>Operating Fund</u>	<u>Deferred Maintenance Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
Revenues				
Master fees from villages	\$ 2,257,220	\$ 32,000	\$ 287,564	\$ 2,576,784
Reimbursements from villages	245,750	-	-	245,750
Initial assessments	25,894	-	-	25,894
Interest income	7	206	4,154	4,367
Amenities usage fee	105,480	-	-	105,480
Parking charges	20,274	-	-	20,274
Owner service charges	27,025	-	-	27,025
Beach tags and recreation fees	17,595	-	-	17,595
Lease fees, beach hut	33,000	-	-	33,000
Unrealized loss	(779)	-	-	(779)
Other income	1,188	-	-	1,188
	<u>2,732,654</u>	<u>32,206</u>	<u>291,718</u>	<u>3,056,578</u>
Expenses				
Administrative expenses	417,311	-	-	417,311
Payroll and employee expenses	1,595,880	-	-	1,595,880
Utilities and insurance	541,395	-	-	541,395
Residential and maintenance services	502,277	107,527	-	609,804
Major repairs and replacements	-	-	547,660	547,660
	<u>3,056,863</u>	<u>107,527</u>	<u>547,660</u>	<u>3,712,050</u>
Excess (Deficit) of Revenues over Expenses	(324,209)	(75,321)	(255,942)	(655,472)
Fund Balances at Beginning of Year	<u>1,497,950</u>	<u>97,010</u>	<u>972,645</u>	<u>2,567,605</u>
Board-approved interfund transfers, other	267,399	13,300	(280,699)	-
Fund Balances at End of Year	<u>\$ 1,441,140</u>	<u>\$ 34,989</u>	<u>\$ 436,004</u>	<u>\$ 1,912,133</u>

Seapointe Village Master Association, Inc.

March 31, 2024

Statement of Cash Flows

	Operating Fund	Deferred Maintenance Fund	Replacement Fund	Total
Cash Flows from Operating Activities				
Excess (deficit) of revenues over expenses	\$ (63,160)	\$ 6,499	\$ 221,150	\$ 164,489
Adjustments to reconcile excess (deficit) of revenues over expenses to net cash				
provided by (used in) operating activities				
Depreciation expense	14,228	-	-	14,228
(Increase) decrease in assets				
Assessments receivable	(45,137)	-	1,268	(43,869)
Prepaid expenses	41,341	-	-	41,341
Increase (decrease) in liabilities				
Accounts payable and accrued expenses	8,151	-	-	8,151
Payroll expenses and taxes payable	7,455	-	-	7,455
Net Cash Provided by (Used in) Operating Activities	(37,122)	6,499	222,418	191,795
Cash Flows from Investing Activities				
Purchase of Certificate of Deposit	-	-	(11,432)	(11,432)
Net Cash Used in Investing Activities	-	-	(11,432)	(11,432)
Cash Flows from Financing Activities				
Interfund (repayments) borrowings, net	71,156		(71,156)	-
Net Cash Provided by (Used in) Financing Activities	71,156	-	(71,156)	-
Net Increase (Decrease) in Cash and Cash Equivalents	34,034	6,499	139,830	180,363
Cash and Cash Equivalents at Beginning of Year	88,134	34,989	235,504	358,627
Cash and Cash Equivalents at End of Year	\$ 122,168	\$ 41,488	\$ 375,334	\$ 538,990

Seapointe Village Master Association, Inc.

March 31, 2023

Statement of Cash Flows

	Operating Fund	Deferred Maintenance Fund	Replacement Fund	Total
Cash Flows from Operating Activities				
Excess (deficit) of revenues over expenses	\$ (324,209)	\$ (75,321)	\$ (255,942)	\$ (655,472)
Adjustments to reconcile excess (deficit) of revenues over expenses to net cash provided by (used in) operating activities				
Depreciation expense	14,228	-	-	14,228
(Increase) decrease in assets				
Notes receivable, owner special assessments	-	-	5,990	5,990
Prepaid expenses	(14,776)	-	-	(14,776)
Increase (decrease) in liabilities				
Accounts payable and accrued expenses	64,244	-	-	64,244
Payroll expenses and taxes payable	(3,365)	-	-	(3,365)
Net Cash Provided by (Used in) Operating Activities	(263,878)	(75,321)	(249,952)	(589,151)
Cash Flows from Investing Activities				
Purchase of Certificate of Deposit	-	-	(199,232)	(199,232)
Net Cash Used in Investing Activities	-	-	(199,232)	(199,232)
Cash Flows from Financing Activities				
Interfund (repayments) borrowings, net	267,399	13,300	(280,699)	-
Net Cash Provided by (Used in) Financing Activities	267,399	13,300	(280,699)	-
Net Increase (Decrease) in Cash and Cash Equivalents	3,521	(62,021)	(729,883)	(788,383)
Cash and Cash Equivalents at Beginning of Year	84,613	97,010	965,387	1,147,010
Cash and Cash Equivalents at End of Year	\$ 88,134	\$ 34,989	\$ 235,504	\$ 358,627

NOTE 1 - NATURE OF ASSOCIATION

Seapointe Village Master Association, Inc. (the Association) is a statutory condominium association incorporated in the State of New Jersey and located in the Diamond Beach section of Wildwood Crest, New Jersey. The purpose of the Association is to provide for the maintenance, management, and operation of common property and recreational facilities. The Association consists of unit owners of seven constituent villages (Villages): Seapointe Village I through V, Seapointe Village VII, and Single Family Homes at Seapointe Village. The Association also provides for the operation of recreational facilities for residents of the Ibis Residences (Ibis), which is located in close proximity to the Villages.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant accounting policies consistently applied in the preparation of the accompanying financial statements follows.

BASIS OF ACCOUNTING

The Association's governing 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 fund accounting. Disbursements from the operating fund are generally at the discretion of the Board of Directors and property manager. Disbursements from the replacement fund generally may be made only for designated purposes. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

OPERATING FUND

This fund is used to account for financial resources available for the general operations of the Association.

DEFERRED MAINTENANCE FUND

This fund is used to accumulate financial resources in order to perform maintenance services, which occur less frequently than annually.

REPLACEMENT FUND

This fund is used to accumulate financial resources designated for future major repairs and replacements.

BASIS OF PRESENTATION

The Association prepares its financial statements on the accrual basis of accounting.

CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash in operating fund, deferred maintenance fund, and replacement fund bank accounts, and money market accounts, as well as cash on hand.

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

CERTIFICATES OF DEPOSIT

The Association maintains replacement fund monies in certificate of deposit at a financial institution. The carrying value of the certificates is fair market value.

MEMBER ASSESSMENTS AND REVENUE RECOGNITION

MEMBER FEES AND REIMBURSEMENTS FROM VILLAGES

The Villages are subject to monthly assessments to provide funds for the Association's operating expenses, maintenance services, future capital acquisitions, and major repairs and replacements. The annual budget and assessments of the Villages are determined by the Board of Directors and are approved by the owners. In addition, the Villages, as well as Ibis, reimburse the Association for common payroll costs incurred during the year. The reimbursable amounts are also included in the annual budget and approved by the owners.

The following represents the master fees and reimbursements received during the years ended March 31:

	2024		2023	
	Master Fees	Reimbursements	Master Fees	Reimbursements
Seapointe Village I Condominium Association, Inc.	\$ 593,940	\$ 59,427	\$ 539,532	\$ 58,266
Seapointe Village II Condominium Association, Inc.	593,940	49,381	539,532	46,810
Seapointe Village III Condominium Association, Inc.	423,876	39,257	385,164	35,710
Seapointe Village IV Condominium Association, Inc.	273,072	71,098	248,364	47,508
Seapointe Village V Condominium Association, Inc.	399,000	37,278	362,424	29,714
Single Family Homes at Seapointe Village	136,080	2,567	123,120	3,182
Seapointe Village VII Condominium Association, Inc.	418,428	5,827	378,648	4,675
Ibis Residences		22,057		19,885
	\$ 2,838,336	\$ 286,892	\$ 2,576,784	\$ 245,750

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

Amenities Usage Fee

The Association charges an amenities usage fee to the residents of Ibis. The annual fee amount is based on the total budgeted nonadministrative expenses of the Association, not to increase by greater than 5% per annum.

INITIAL ASSESSMENTS

The Association charges an initiation fee, equivalent to two months of monthly condo dues, to each owner upon initial purchase of a unit.

LEASE FEES, BEACH HUT

The Association purchased a 28-foot kitchen trailer and rents the trailer to a third-party for a fee on an annual basis. The third-party uses the trailer to sell food and beverages to residents of the Villages.

OTHER REVENUE

The Association has various other sources of revenue as indicated in the financial statements, which are recognized in accordance with agreements or when collected from other ancillary income.

REVENUE RECOGNITION

Association members are subject to monthly assessments to provide funds for the Association's operating expenses, deferred maintenance, and major repairs and replacements. 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 assessments are satisfied over time on a daily pro-rata basis using the input method.

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. 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.

DEFERRED MAINTENANCE AND REPLACEMENT RESERVE ASSESSMENTS

The Board of Directors is funding for major repairs and replacements over the remaining useful lives of the components, based on the estimate of those lives and current replacement costs after considering the amounts previously accumulated in the replacement fund. Funds are being accumulated in the replacement fund based upon estimated costs for repairs and replacement of common property components. Actual expenditures may vary from the estimated amounts and the variations may be significant. Therefore, amounts accumulated in the deferred maintenance and replacement funds may not be adequate to meet future needs. If additional funds are needed, the Association has the right to increase regular assessments, to levy special assessments, or it may delay major repairs and replacements until funds are available.

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

PROPERTY AND EQUIPMENT

In accordance with prevalent industry practice, the Association's policy is not to capitalize real property directly associated with individual units, or part of the fee simple ownership of the individual units. Also in accordance with prevalent industry practice, the Association's policy is to capitalize all equipment, personal property, and real property not directly associated with the units to which it has title and to which it (1) has the right to sell and retain proceeds of or (2) can use the property to generate significant cash flows on the basis of usage. Property and equipment that meet the preceding requirements are capitalized at cost and depreciated using the straight-line method over estimated useful lives. All other costs of repair and replacement are expensed as incurred or charged to the replacement fund if provided for therein.

As of March 31, 2024 and 2023, property not capitalized consists of sidewalks, roadways, parking areas, and open areas. The Association received these common elements in a nonmonetary transaction with the developers. Since the use and disposition of these properties are restricted or governed by the Association's legal documents, no amounts have been capitalized or reflected on the accompanying balance sheet.

USE OF ESTIMATES

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) 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.

INCOME TAXES

Condominium associations may be taxed either as homeowners associations on Federal Form 1120-H or as regular corporations on Form 1120, and a separate election can be made for each year depending on which election is more advantageous. For the years ended March 31, 2024 and 2023, the Association intends to file its income tax return on Form 1120-H. The Association's investment income and other nonexempt income are subject to tax.

The Association is incorporated pursuant to Title 15 of the New Jersey Statutes and, therefore, is not liable for New Jersey corporation business income tax. The Association has no unrecognized tax benefits as of March 31, 2024 or 2023. The Association's federal income tax returns prior to 2020 are no longer subject to examination and management continually evaluates expiring statutes of limitations, audits, proposed settlements, changes in tax law, and new authoritative rulings. The Association recognizes interest and penalties associated with tax matters as operating expenses, and includes accrued interest and penalties with accrued expenses in the balance sheet. There were no income tax-related interest and penalties recorded for the years ended March 31, 2024 or 2023.

NOTE 3 - RISKS AND UNCERTAINTIES

CREDIT RISK

The Association maintains cash balances at financial institutions, which at various times during the year may exceed the threshold for insurance provided by the Federal Deposit Insurance Corporation (FDIC). As of March 31, 2024, the Association had a bank account balance of \$375,334, which exceeds the FDIC insurance limit of \$250,000 by \$125,334. The Association may also maintain cash balances at financial institutions that are not provided insurance by the FDIC. The Association has not experienced any losses in such accounts, and the Association believes it is not exposed to any significant credit risk on its cash and cash equivalents.

NOTE 4 - PROPERTY AND EQUIPMENT

The following is a summary of property and equipment as of March 31:

	<u>2024</u>	<u>2023</u>
Land	\$ 1,275,000	\$ 1,275,000
Improvements	26,519	26,519
Furniture, fixtures, and equipment	<u>296,172</u>	<u>296,172</u>
	1,597,691	1,597,691
Accumulated depreciation	<u>(255,419)</u>	<u>(241,191)</u>
Property and equipment, net	<u>\$ 1,342,272</u>	<u>\$ 1,356,500</u>

NOTE 5 - REPLACEMENT FUND

The Association's governing documents require that funds accumulate for future major repairs and replacements. Accumulated funds that aggregated \$585,998 and \$436,004 as of March 31, 2024 and 2023, respectively, are held in separate accounts and are generally not available for operating purposes. It is the Association's policy to allocate investment income earned on such funds to the Replacement Fund. For each of the years ended March 31, 2024 and 2023, the Board of Directors funded \$249,996 and \$0, respectively, in fees and assessments, and the fund earned \$12,032 and \$4,154, respectively, in interest income.

NOTE 6 - MANAGEMENT AGREEMENT

The Association entered into a Management Agreement with Elite Management & Advisory Services, LLC (Managing Agent) dated January 1, 2024, that outlines the responsibility of the Managing Agent for the administration, management, and operation of Seapointe Village.

NOTE 7 - COMMITMENT

For the year ended March 31, 2024 the Association financed its annual insurance premiums through a financing company in the amount of \$40,052, payable in monthly installments of \$4,163, including interest at 8.5% per annum. The outstanding principal balance as of March 31, 2024 was \$32,899. The balance due has been netted with the prepaid portion of the premiums on the financial statements.

NOTE 8 - SUBSEQUENT EVENTS

The Association has evaluated subsequent events through November 25 2024. This date is the date the financial statements were available to be issued. No material events subsequent to March 31, 2024 were noted.

Seapointe Village Master Condominium Association, Inc.

March 31, 2024

Schedule of Revenues, Expenses, and Allocation to Funds as Compared to Budget

	Actual	Budget	Variance
Revenues			
Master fees from villages	\$ 2,838,336	\$ 2,839,012	\$ (676)
Reimbursements from villages	286,892	240,000	46,892
Initial assessments	21,814	23,500	(1,686)
Insurance assessments	24,950	-	24,950
Reserve assessments	249,996	-	249,996
Interest income	12,298	-	12,298
Service charges, parking, and IBIS	175,291	165,761	9,530
Beach tags and recreation fees	21,622	22,000	(378)
Lease fees, beach hut	38,000	33,000	5,000
Unrealized gain	752	-	752
	3,669,951	3,323,273	346,678
Expenses			
Administrative expenses			
Management fees	283,200	282,000	(1,200)
Bad debt expense	5,108	3,840	(1,268)
Depreciation expense	14,228	-	(14,228)
Dues and subscriptions	408	750	342
Licenses and permits	(5,018)	800	5,818
Meals	2,107	-	(2,107)
Meeting expenses	-	750	750
Office supplies and expense	27,703	19,925	(7,778)
Postage and delivery	4,981	4,500	(481)
Professional fees	109,876	70,000	(39,876)
Rent	19,500	19,500	-
Other expenses	121	-	(121)
Taxes and fees	11,535	9,900	(1,635)
	473,749	411,965	(61,784)
Payroll and employee expenses			
Salaries and wages	1,425,807	1,337,000	(88,807)
Payroll taxes	195,597	172,700	(22,897)
Group insurance and benefits	74,696	75,000	304
	1,696,100	1,584,700	(111,400)
Utilities and insurance			
Cable TV	18,375	17,000	(1,375)
Electricity	98,817	104,000	5,183
Gas	61,341	58,000	(3,341)

Seapointe Village Master Condominium Association, Inc.

March 31, 2024

Schedule of Revenues, Expenses, and Allocation to Funds as Compared to Budget

	Actual	Budget	Variance
Insurance	193,506	193,000	(506)
Telephone	26,909	24,000	(2,909)
Water and sewer	157,818	158,200	382
Total utilities and insurance	556,766	554,200	(2,566)
Residential and maintenance services			
Custodial supplies and materials	88,681	121,000	32,319
Damaged insured loss contingency	165	14,743	14,578
Exterminator	3,584	7,000	3,416
HVAC contract services	1,900	-	(1,900)
Landscaping	157,621	125,000	(32,621)
Pool, spa and lagoon supplies, and maintenance	113,939	95,000	(18,939)
Repairs and maintenance	130,864	60,000	(70,864)
Security supplies and equipment	31,484	15,000	(16,484)
Trash collection	18,928	18,000	(928)
Uniforms	11,481	12,500	1,019
Total residential and maintenance services	558,647	468,243	(90,404)
Major repairs and replacements			
Building, exterior	12,150	-	(12,150)
Pool supplies and maintenance	208,050	-	(208,050)
Total major repairs and replacements	220,200	-	(220,200)
Total Expenses	3,505,462	3,019,108	(486,354)
Excess (Deficit) of Revenues over Expenses	\$ 164,489	\$ 304,165	s (139,676)
Fund Allocations			
Deferred maintenance fund allocations			
Allocated assessments	32,000	32,000	-
Allocated interest income	266	-	266
Residential and maintenance services	(13,617)	-	(13,617)
Major repairs and replacements	(12,150)	-	(12,150)
Total deferred maintenance fund allocations	6,499	32,000	(25,501)
Replacement fund allocations			
Allocated assessments	522,161	272,165	249,996

Seapointe Village Master Condominium Association, Inc.

March 31, 2024

Schedule of Revenues, Expenses, and Allocation to Funds as Compared to Budget

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Reimbursements from villages	147	-	147
Allocated interest income	12,032	-	12,032
Professional fees	(23,484)	-	(23,484)
Residential and maintenance services	(81,656)	-	(81,656)
Major repairs and replacements	(208,050)	-	(208,050)
Total replacement fund allocations	<u>221,150</u>	<u>272,165</u>	<u>(51,015)</u>
Total Fund Allocations, Net of Expenses	<u>227,649</u>	<u>304,165</u>	<u>(76,516)</u>
Excess (Deficit) of Revenues over Expenses, Net of Fund Allocations	<u>\$ (63,160)</u>	<u>\$ -</u>	<u>\$ (63,160)</u>

Seapointe Village Master Condominium Association, Inc.

March 31, 2023

Schedule of Revenues, Expenses, and Allocation to Funds as Compared to Budget

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Revenues			
Master fees from villages	\$ 2,576,784	\$ 2,576,664	\$ 120
Reimbursements from villages	245,750	208,000	37,750
Initial assessments	25,894	21,600	4,294
Interest income	4,367	-	4,367
Service charges, parking, and IBIS	152,779	191,980	(39,201)
Beach tages and recreation fees	17,595	10,000	7,595
Lease fees, beach hut	33,000	-	33,000
Unrealized loss	(779)	-	(779)
Other income	1,188	-	1,188
	<u>3,056,578</u>	<u>3,008,244</u>	<u>48,334</u>
Expenses			
Administrative expenses			
Management fees	271,800	270,000	(1,800)
Bad debt expense	3,930	24,798	20,868
Depreciation expense	14,228	-	(14,228)
Dues and subscriptions	803	-	(803)
Gifts and contrirbutions	335	-	(335)
Licenses and permits	3,771	-	(3,771)
Office supplies and expense	25,010	30,650	5,640
Postage and delivery	4,166	44,800	40,634
Professional fees	63,315	65,250	1,935
Rent	19,500	-	(19,500)
Other expenses	491	-	(491)
Taxes and fees	9,962	-	(9,962)
	<u>417,311</u>	<u>435,498</u>	<u>18,187</u>
Payroll and employee expenses			
Salaries and wages	1,348,932	1,355,460	6,528
Payroll taxes	178,884	-	(178,884)
Group insurance and benefits	68,064	-	(68,064)
	<u>1,595,880</u>	<u>1,355,460</u>	<u>(240,420)</u>
Utilities and insurance			
Cable TV	17,464	16,500	(964)
Electricity	100,258	106,000	5,742
Gas	65,054	54,000	(11,054)
Insurance	175,442	172,700	(2,742)
Telephone	24,730	-	(24,730)
Water and sewer	158,447	153,200	(5,247)
	<u>541,395</u>	<u>502,400</u>	<u>(38,995)</u>

Seapointe Village Master Condominium Association, Inc.

March 31, 2023

Schedule of Revenues, Expenses, and Allocation to Funds as Compared to Budget

	Actual	Budget	Variance
Residential and maintenance services			
Beach operating expenses	-	45,000	45,000
Custodial supplies and materials	-	80,000	80,000
Damaged insured loss contingency	521	-	(521)
Exterminator	7,009	-	(7,009)
Landscaping	180,935	167,000	(13,935)
Pool, spa and lagoon supplies, and maintenance	212,206	85,000	(127,206)
Repairs and maintenance	159,176	-	(159,176)
Security supplies and equipment	16,882	11,150	(5,732)
Trash collection	14,798	23,000	8,202
Uniforms	18,277	8,000	(10,277)
	609,804	419,150	(190,654)
Major repairs and replacements			
Building, exterior	35,524	-	(35,524)
Equipment replacements	22,208	-	(22,208)
Professional fees	62,794	-	(62,794)
Pool supplies and maintenance	414,756	-	(414,756)
Recreation facilities	12,378	-	(12,378)
	547,660	-	(547,660)
Total major repairs and replacements	547,660	-	(547,660)
Total Expenses	3,712,050	2,712,508	(999,542)
Excess (Deficit) of Revenues over Expenses	\$ (655,472)	\$ 295,736	\$ (951,208)
Fund Allocations			
Deferred maintenance fund allocations			
Allocated assessments	32,000	32,000	-
Allocated interest income	206	-	206
Residential and maintenance services	(107,527)	-	(107,527)
	(75,321)	32,000	(107,321)
Total deferred maintenance fund allocations	(75,321)	32,000	(107,321)
Replacement fund allocations			
Allocated assessments	287,564	263,736	23,828
Other income	1,857	-	1,857
Allocated interest income	2,297	-	2,297
Major repairs and replacements	(547,660)	-	(547,660)
	(255,942)	263,736	(519,678)
Total replacement fund allocations	(255,942)	263,736	(519,678)

Seapointe Village Master Condominium Association, Inc.

March 31, 2023

Schedule of Revenues, Expenses, and Allocation to Funds as Compared to Budget

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Total Fund Allocations, Net of Expenses	<u>(331,263)</u>	<u>295,736</u>	<u>(626,999)</u>
Excess (Deficit) of Revenues over Expenses, Net of Fund Allocations	\$ <u>(324,209)</u>	\$ <u>-</u>	\$ <u>(324,209)</u>

Seapointe Village Master Association, Inc.

March 31, 2024

Schedule of Future Major Repairs and Replacements

An independent engineer conducted a study in October of 2017 to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates were obtained from licensed contractors who inspected the property. 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, but they do take into account the effect of inflation of 2% between the date of the study and the date 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:

Components	Original 2017 Schedule (Unaudited)	
	Estimated Remaining Useful Lives (Years)	Estimated Current Replacement Costs
Paving		
2' Cap - Asphalt Pavement	0	\$ 222,800
Decorative Concrete Pavers (Ibis Ln Cir over 2 yrs)	3	116,269
Decorative Concrete Pavers (Plaza Deck & Remaining, over 4 yrs)	18	388,749
Concrete Sidewalk (Ibis Pool & Playground)	20	33,575
Concrete Sidewalk (Plaza Deck)	18	152,320
Stamped Concrete (Ibis Pool & Playground)	20	31,488
Colored Concrete Pool Deck-Centre Court	15	61,360
Colored Concrete Pool Deck-Garden	8	31,020
Colored Concrete Pool Deck-Ocean Side	18	26,100
Concrete Hot Tub Deck-Ocean Side	0	9,000
Concrete Walkways	25	23,350
Concrete Walkways	26	36,300
Concrete Walkways	27	3,000
Concrete Walkways	28	8,875
Illumination		
20' Aluminum Street Lights (over 5 yrs)	10	178,750
Plaza Bollard Lighting	13	19,000
Bollard Lighting-Walkways	13	19,000
Fencing		
10' High Vinyl Chainlink - Tennis Ct.	10	11,840
4' High Vinyl Chainlink - Tennis Ct.	10	3,750
4' High Aluminum Fence (Ibis Pool & Playground)	15	21,105
4' High Aluminum Fence (Centre Court)	1	30,870
4' High Tubular Post & Railing (Centre Court)	2	2,782
4' High Aluminum Fence (Garden Pool)	0	19,656
4' High Aluminum Fence (Ocean Side)	13	50,400
6' Vinyl Chainlink Fence (Pool Heaters)	1	911

Seapointe Village Master Association, Inc.

March 31, 2024

Schedule of Future Major Repairs and Replacements

Components	Original 2017 Schedule (Unaudited)	
	Estimated Remaining Useful Lives (Years)	Estimated Current Replacement Costs
Fencing (continued)		
8' High Vinyl Privacy Fence	15	\$ 18,813
4' Vinyl Fence (Townhomes 400, 500 & 600)	20	14,418
5' Vinyl Fence (Townhomes 300, 500, 600, & 700)	20	7,893
6' Vinyl Fence (Townhomes 300 Series)	20	10,940
7' Vinyl Fence (Townhomes 300 Series)	20	5,784
6' Vinyl Fence - Dune Drive	16	53,385
6' Vinyl Fence - (behind 100 & 200 bldg. Townhomes)	18	17,503
6' Vinyl Fence - (behind 300, 700, & 800 bldg. Townhomes)	20	28,394
6' Wood Fence (Dune Drive)	0	4,920
Retaining Walls		
Poured Concrete Retaining Wall (west elevation of tennis court)	25	8,700
Concrete Field Stone Retaining Wall (Ibis pool area)	17	26,862
Concrete Field Stone Retaining Wall (Garden) Timber Retaining Wall: Replace w/ Seg.	17	53,276
Block (South Beach, SW corner)	10	4,029
Masonry Concrete Retaining Wall: CMU block, stucco finish (over 5 yrs)	10	145,668
Ceramic Tile (masonry concrete retaining walls)	2	6,930
Aluminum Railing	2	10,700
Recreation		
Tennis Court Resurface	0	17,600
Tennis Court Reconstruction	10	110,000
Basketball Court Resurface	0	8,800
Basketball Court Reconstruction	10	55,000
Tot Lot & Swing Set	8	25,000
Wood Edging	14	300
Pool Coping & Waterline Tile - Ibis Pool/Spa	4	13,200
Pool Resurfacing - Ibis Pool/Spa	0	7,533
Pool Coping & Waterline Tile - Centre Court	3	35,400
Pool Resurfacing - Centre Court	0	8,469
Pool Coping & Waterline Tile - Garden	5	9,900
Pool Resurfacing - Garden	0	6,480
Pool Coping & Waterline Tile - Ocean Side	8	25,800
Pool / Spa Resurfacing - Ocean Side	0	25,650

Seapointe Village Master Association, Inc.

March 31, 2024

Schedule of Future Major Repairs and Replacements

Components	Original 2017 Schedule (Unaudited)	
	Estimated Remaining Useful Lives (Years)	Estimated Current Replacement Costs
Ibis Exterior Components		
Pool Furnishings	2	\$ 20,000
6" Aluminum Gutters	10	1,639
4" x 3" Aluminum Leaders	10	996
Single Aluminum & Glass Door	15	1,425
Double Aluminum & Glass Doors	15	4,650
Sliding Glass Doors (9' x 8')	15	7,000
Ibis Interior Components		
Vinyl Composite Floor Tile	20	1,828
Ceramic Floor & Wall Tile (1" x 1")	28	5,002
Acoustical Ceiling Tile	20	1,828
Restroom Renovation	10	8,500
Ibis Mechanical Components		
Pool Filters & Pumps	8	26,350
Pool Heaters - 325K Btu	13	6,500
Electric Water Heater - 40 Gallon	2	1,000
HVAC	10	15,500
Centre Court Exterior Components		
Composite Decking	15	7,200
Wooden Pedestrian Bridge (over pool)	0	13,000
Pool Equipment Shed	10	3,000
Centre Court Mechanical		
Spa Heater	4	2,350
Spa Filter & Pump	4	3,500
Pool Heater - 399K Btu	5	3,850
Pool Heater - 399K Btu	10	3,850
Pool Heater - 299K Btu	14	3,300
Pool Filters & Pumps	5	16,500
Garden Exterior Components		
Pool Furnishings	3	20,000
Composite Bench	11	2,150
Garden Mechanical Components		
Pool Heater - 250K Btu	14	3,275
Pool Heater - 399K Btu	3	3,850
Pool Heater - 399K Btu	12	3,850
ADA Pool Chair Lift	8	8,000
Pool Filters & Pumps	9	16,500

Seapointe Village Master Association, Inc.

March 31, 2024

Schedule of Future Major Repairs and Replacements

Components	Original 2017 Schedule (Unaudited)	
	Estimated Remaining Useful Lives (Years)	Estimated Current Replacement Costs
Ocean Side Exterior Components		
Lounge Chairs (\$8,000 allowance every other year)	0	\$ 8,000
Picnic Tables/Umbrellas	11	17,100
Composite Decking (over 3 yrs)	7	318,600
Composite Modular Rollout Decking	15	51,560
Composite Modular Rollout Decking Extension	21	12,374
Composite Modular Rollout Decking Extension	24	9,881
Ocean Side Mechanical		
ADA Pool Chair Lift	0	8,000
Pool Heaters	5	3,000
Pool Heaters	12	3,000
Pool Heaters - 175K Btu	5	5,300
Pool Heaters - 175K Btu	12	2,650
Pool Pumps and Filters	5	13,650
A/C Condenser (Pinnacle Common Area)	16	2,150
A/C Condenser (North Beach Management Office)	18	3,350
Miscellaneous Sitework		
Trash/ Recycling Receptacles (over 7 yrs)	7	14,400
Shower Towers	2	35,000
Tiki Huts (12 EA every 3 years)	5	56,000
BBQ Grills (3 EA every year)	3	8,400
Storage Sheds: 10' x 12' (Beach Area)	19	3,700
Storage Sheds: 10' x 12' (Beach Area)	11	3,700
Storage Sheds: 10' x 12' (Beach Area)	1	3,700
Storage Shed: 30' x 20' (windows, doors, garage doors, siding, roofing)	25	16,250
Wood Gazebo: Wood Roof System (large)	3	4,500
Wood Gazebo: Wood Roof System (small)	0	2,250
Restroom Renovation - Beach	0	16,000
Composite Benches / Steel Frame	13	12,000
Lagoons and Components (over 2 yrs)	0	53,000
Lagoons and Components (over 5 yrs)	10	476,250
Steel Dumpsters (over 7 yrs)	0	42,900
Steel Dumpsters	27	6,600
Steel Dumpsters	28	4,950
Beach Wheelchairs	0	10,000
Beach Wheelchairs	18	10,000

Seapointe Village Master Association, Inc.

March 31, 2024

Schedule of Future Major Repairs and Replacements

Components	Original 2017 Schedule (Unaudited)	
	Estimated Remaining Useful Lives (Years)	Estimated Current Replacement Costs
Miscellaneous Mechanical		
Access Gates & Controllers (over 4 yrs)	0	\$ 20,200
Access Gates (Seaview Avenue Entrance)	121	8,915
Card Reader System	3	38,200
Parking Meters	1	10,575
Gatehouse HVAC Split System (Furnace & A/C Condenser)	13	5,000
Vehicles		
Golf Carts	2	3,000
Gold Carts	8	9,000
Kubota Tractor w/Front Loader	8	40,000
Kubota Tractor w/Front Loader	13	40,000
Food Concession Trailer	12	90,000
Pinnacle Exterior		
Double Glass-Paneled Door w/ Sidelights (east elevation)	9	8,650
Automatic Double Glass Door (east elevation vestibule)	8	9,000
Single Glass-Paneled Doors (game room & pinnacle room)	9	4,000
Pinnacle Interior Finishes Meeting Room		
Carpet	11	7,958
Acoustical Ceiling Tiles	5	1,478
Furniture	0	15,000
Kitchen Amenities	0	1,000
Ceramic Tile	5	784
Exercise Room		
Interlocking Rubber Tiles	12	4,399
Exercise Equipment (over 3 yrs)	7	35,850
Acoustical Ceiling Tile	24	1,478
Game Room		
Carpet	1	4,244
Acoustical Ceiling Tiles	24	1,277
Miscellaneous		
Security System - (Cameras)	5	15,000
Sauna Heater	0	2,550
Cedar Sauna Finish	20	5,880
Steam Generator	6	3,385

Seapointe Village Master Association, Inc.

March 31, 2024

Schedule of Future Major Repairs and Replacements

Components	Original 2017 Schedule (Unaudited)	
	Estimated Remaining Useful Lives (Years)	Estimated Current Replacement Costs
Restroom Facilities		
Ceramic Tile - (Men & Women's)	15	\$ 26,484
Acoustical Ceiling Tile	24	1,261
Restroom Renovation	5	26,500
Hallways		
Ceramic Tile	15	3,572
Office (North Beach)		
Carpet	7	1,850
Office Furniture	6	13,500
		<u>\$ 4,184,215</u>