

**THE TOWNS AT LAKESIDE ASSOCIATION, INC.**

**FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION**

**DECEMBER 31, 2023**

**Together With Independent Auditor's Report**

## TABLE OF CONTENTS

	<u>Page</u>
Independent Auditor's Report	1 - 3
Balance Sheet	4
Statement of Revenues, Expenses, and Changes in Fund Balance	5
Statement of Cash Flows	6 - 7
Notes to Financial Statements	8 - 11
Supplementary Information	
Expenses	12
Future Major Repairs and Replacements	13

# **THOMAS A. MENCHINGER CPA LLC**

## **CERTIFIED PUBLIC ACCOUNTANT**

MEMBER:  
American Institute of Certified Public Accountants  
Florida Institute of Certified Public Accountants

---

### INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
The Towns at Lakeside Association, Inc.  
Sarasota, Florida

#### **Opinion**

We have audited the accompanying financial statements of The Towns at Lakeside Association, Inc., which comprise the balance sheet as December 31, 2023, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of The Towns at Lakeside 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 our report. We are required to be independent of The Towns at Lakeside 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.

#### **Future Major Repairs and Replacements**

Our audit was made for the purpose of forming an opinion on the basic financial statement taken as a whole. We have not applied procedures to determine whether the funds designated for future major repairs and replacements as discussed in Note 6 are adequate to meet such future costs because that determination is outside the scope of our audit. Our opinion is not modified with respect to that matter.

#### **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 The Towns at Lakeside 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 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.
- 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 The Towns at Lakeside 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 The Towns at Lakeside 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.

### **Report on Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary schedule of expenses on Page 12 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of the Association's management and 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.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that supplementary information of estimated remaining lives and replacement costs of the common property on page 13 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Thomas A. Menchinger*

THOMAS A. MENCHINGER, CPA, LLC  
Ringling Office, Sarasota, FL  
February 27, 2024

**The Towns At Lakeside Association, Inc.**  
**Balance Sheet**  
**December 31, 2023**

	Operating Fund	Replacement Fund	Total
<u>ASSETS</u>			
Cash and cash equivalents	\$ 345,561	\$ 208,695	\$ 554,256
Accounts receivable - Special Assessment	44,400	-	44,400
Accounts receivable - net allowance for credit losses of \$62,350	15,092	-	15,092
Prepaid expenses	9,662	-	9,662
Total Assets	\$ 414,715	\$ 208,695	\$ 623,410
 <u>LIABILITIES</u>			
Accounts payable	\$ 365	\$ -	\$ 365
Prepaid assessments	27,232	-	27,232
Deferred cable revenue	5,227	-	5,227
Contract liabilities (Assessments received in advance-replacement fund)	-	185,673	185,673
Total Liabilities	32,824	185,673	218,497
 <u>FUND BALANCES</u>	 381,891	 23,022	 404,913
Total Liabilities and Fund Balances	\$ 414,715	\$ 208,695	\$ 623,410

Read Accompanying Notes to Financial Statements

**The Towns At Lakeside Association, Inc.**  
**Statement of Revenues, Expenses, and Changes in Fund Balance**  
**For the Year Ended December 31, 2023**

	Operating Fund	Replacement Fund	Total
<u>REVENUES</u>			
Member assessments	\$ 242,830	\$ -	\$ 242,830
Special assessment	47,200	-	47,200
Capital contributions	4,500	-	4,500
Interest earned	140	144	284
Late fees & other	15,988	-	15,988
Cable rights revenue	2,240	-	2,240
Total Revenues	312,898	144	313,042
<u>EXPENSES</u>			
General and administrative	46,000	-	46,000
Insurance	15,954	-	15,954
Maintenance	231,950	-	231,950
Utilities	11,808	-	11,808
Total Expenses	305,712	-	305,712
Excess of Revenues over Expenses	7,186	144	7,330
Beginning Fund Balances	374,705	22,878	397,583
Ending Fund Balances	\$ 381,891	\$ 23,022	\$ 404,913

Read Accompanying Notes to Financial Statements

**The Towns At Lakeside Association, Inc.**  
**Statement Of Cash Flows**  
**For The Year Ended December 31, 2023**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
Cash Flows From Operating Activities:			
Cash received from members	\$ 251,791	\$ 146,260	\$ 398,051
Cash paid to suppliers & contract servicers	(299,657)	-	(299,657)
Interest received	140	144	284
Late fees and other receipts	15,988	-	15,988
Income taxes paid	(1,221)	-	(1,221)
Capital contributions received	<u>4,500</u>	<u>-</u>	<u>4,500</u>
Net Cash Provided (Used) by Operating Activities:	(28,459)	146,404	117,945
Cash Flows From Investing Activities:			
Interfund borrowings	<u>(628)</u>	<u>628</u>	<u>-</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(29,087)	147,032	117,945
Cash and Cash Equivalents at Beginning of Year	<u>374,648</u>	<u>61,663</u>	<u>436,311</u>
Cash and Cash Equivalents at Year End	<u>\$ 345,561</u>	<u>\$ 208,695</u>	<u>\$ 554,256</u>

Read Accompanying Notes to Financial Statements



**The Towns At Lakeside Association, Inc.**  
**Statement Of Cash Flows**  
**For The Year Ended December 31, 2023**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
Reconciliation of Excess of Revenues over Expenses to Net Cash Provided (used) by Operating Activities:			
Excess of Revenues over Expenses	\$ 7,186	\$ 144	\$ 7,330
Bad debt	6,820	-	6,820
Adjustments to Reconcile:			
Increase in accounts receivable	(8,936)	-	(8,936)
Increase in S/A accounts receivable	(44,400)	-	(44,400)
Increase in prepaid expense	(2,351)	-	(2,351)
Increase in prepaid assessments	15,097	-	15,097
Increase in accounts payable	365	-	365
Decrease in deferred revenue	(2,240)	-	(2,240)
Contract liabilities Assessments received in advance-replacement fund	<u>-</u>	<u>146,260</u>	<u>146,260</u>
Total Adjustments	<u>(35,645)</u>	<u>146,260</u>	<u>110,615</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ (28,459)</u>	<u>\$ 146,404</u>	<u>\$ 117,945</u>

Read Accompanying Notes to Financial Statements

**The Towns At Lakeside Association, Inc**  
**Notes to Financial Statements**  
**December 31, 2023**

**ORGANIZATION**

The Towns at Lakeside Association, Inc is a not-for-profit corporation under Chapter 618 Florida Statutes. The Association was also organized under chapter 720 Florida Statutes to provide an entity for the administration operation and management of the single family townhome community known as “The Towns at Lakeside” which consists of 236 home sites. The Association was incorporated on May 13, 2004.

Owners of the home sites automatically become members of the Association and become subject to the Association’s declaration of covenants, conditions, restrictions and easements as well as the bylaws of the Association. Home sites are also subject to the covenants, conditions and restrictions set forth in the Panacea Master Covenants.

Assessments against the members of the Association, which are the principal source of revenue, are based upon estimated amounts to maintain the common property.

MANAGEMENT REVIEW

The Association has evaluated events and transactions for potential recognition or disclosure through February 27, 2024 the date the financial statements were available to be issued.

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Basis of Accounting

The accompanying financial statements have been prepared using the fund method of accounting on the accrual basis.

The fund method of accounting requires funds, such as operating funds and funds for future major repairs and replacements, to be classified separately for accounting and reporting purposes.

Fund accounting is helpful in segregating funds having restrictions on their use. Disbursements from the operating fund are generally made at the discretion of the Board of Directors. Disbursements from the replacement fund may be made only for repair and replacement of the common element.

Allocation of Income and Expenses

The allocation of the general operating income and expense to the unit owners, as indicated in the documents, is based on an equal share per unit.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results could differ from those estimates and assumptions.

**The Towns At Lakeside Association, Inc**  
**Notes to Financial Statements**  
**December 31, 2023**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued

Income Taxes

The Association has an option for income tax purposes to elect on an annual basis to be taxed as a regular corporation under section 277 of the Internal Revenue Code whereby non-exempt function income and net membership income are taxed at regular corporate rates, or to be taxed at a special corporate rate of 30% on its net, non-function income, less \$100 exclusion, in accordance with Section 528 of the Internal Revenue Code. The Association has filed its tax return for 2023 in accordance with Section 528 resulting in no tax liability.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Association considers all highly liquid investments purchased with an original maturity of three months or less to be cash equivalents.

Interest Earned on Reserve Fund

The Association's policy is to include, as additional funding to the reserves, any interest earned on reserve fund investments. For 2023, the amount of interest earned on reserve fund investments was \$144.

Commonly Owned Assets

The Association has the responsibility to preserve and maintain the commonly owned real property. The commonly owned real property includes property that is directly associated with the unit which includes property without which the units could not be occupied and exterior property that is normally part of a freestanding unit. Commonly owned assets also include the property that is not directly associated with the unit and is not necessary for the primary use of the unit, although individual unit owners may benefit from its use.

The Association's policy is not to capitalize and depreciate the commonly owned assets as ownership is vested directly or indirectly in the unit owners and these assets are not deemed to be severable.

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 (are) recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement reserve assessments. The balance of contract liabilities (assessments received in advance-replacement fund) as of the beginning and end of the year are \$39,413 and \$185,673, respectively.

Revenue Recognition

Association members are subject to monthly assessments to provide funds for the Association's operating expenses 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 operating assessments are satisfied over time on a daily pro-rata basis. The performance obligations related to the replacement fund assessments are satisfied when these funds are expended for their designated purpose.

**The Towns At Lakeside Association, Inc**  
**Notes to Financial Statements**  
**December 31, 2023**

**NOTE 2 – MAINTENANCE FEES**

The Association bills members in advance on a monthly basis assessments based upon approved annual budgets which estimate the amount of funds needed to provide for the administration, operation and management of the Association. The assessments are allocated on a pro-rata basis which each lot owner responsible for 1/236 of the approved annual budget. The monthly fees totaled \$140 per lot including reserves of \$52 per lot.

As of December 31, 2023, receivables from owners totaled \$77,442. Management has made an assessment of uncollected assessments and have determined that an allowance for doubtful accounts of \$62,350 was needed.

**NOTE 3 – INCOME TAXES**

Management has evaluated the effect of an accounting standard relating to accounting for uncertainty in income taxes. Management has determined that the Association had no uncertain tax positions that could have significant effect on the financial statements for the year ended December 31, 2023.

As of the date of the financial statements, the Association's federal income tax returns for years ended December 31, 2021, 2022 and 2023 are subject to examination by the Internal Revenue Service. These returns are open to examination generally for three years after they are filed.

**NOTE 4 – CONCENTRATIONS OF CREDIT RISK FOR CASH DEPOSITS**

The Association maintains cash balances at local financial institutions. Accounts at each institution are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 in the aggregate. As of December 31, 2023 uninsured cash balances totaled \$59,881. Management considers the risk to be minimal.

**NOTE 5 - CABLE SERVICE-RIGHTS AGREEMENT**

During 2021, the Association agreed to allow the cable provider to be the exclusive provider of bulk cable and internet services. The Association received \$11,200 from the provider for the exclusive rights for 5 years. The terms of the agreement, specify that if the Association terminates the contract before the contract ends, the Association will have to repay the remaining unused portion of the contract. The Association has recorded the payment as deferred revenue on the balance sheet, and is recognizing the revenue on a monthly basis. As of December 31, 2023, the deferred revenue amount is \$5,227.

**The Towns At Lakeside Association, Inc.**  
**Notes to Financial Statements**  
**December 31, 2023**

**NOTE 6 - RESERVES FOR REPAIRS AND REPLACEMENTS**

Florida Statutes require the Association to fund reserves for future major repairs and replacements computed by means of a formula which is based upon estimated life and replacement costs of the reserve components. Florida Statutes also provide that the majority of the unit owners, at a duly called meeting of the Association, may vote to adopt a budget with reserve funding less adequate than what is required by law or to vote to provide no reserve. The Florida Statutory requirement was not waived.

Starting January 1, 2009, the Association began funding reserves under the pooling or cash flow method. The membership funded this reserve by \$146,260 during 2023. A summary of the pooling method reserve follows:

	Contract Liabilities	Fund Balance	Total
Beginning Balance 1/1/23	\$ 23,663	\$ -	\$ 23,663
Member Contributions	146,260	-	146,260
Ending Balance 12/31/23	\$ 169,923	\$ -	\$ 169,923

Prior to January 1, 2009, the Association had funded reserves under the straight line component method.

A summary of this reserve follows:

	Contract Liabilities 1/1/2023	Member Contributions	Expenses	Interest Earned	Total 12/31/2023
Exterior Pressure Wash	\$ 11,511	\$ -	\$ -	\$ -	\$ 11,511
Road Paving Repair	4,239	-	-	-	4,239
Ending Balance	\$ 15,750	\$ -	\$ -	\$ -	\$ 15,750
Fund Balance	\$ 22,878	\$ -	\$ -	\$ 144	\$ 23,022
Total Reserves					\$ 208,695

These reserve funds are based upon current estimates of future needs. Actual expenditures may vary from the estimated future expenditures and the variation 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 has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

**NOTE 7 - SPECIAL ASSESSMENT**

The board of directors levied a special assessment against the owners on December 7, 2023 to cover the expenses that were paid in 2022 and 2023 to repair damage caused by Hurricane Ian. The special assessment totals 47,200, or \$200 per owner and is due on February 29, 2024. As of December 31, 2023, \$2,800 has been collected, and \$2,200 was written off to bad debt for the 11 developer owned lots, leaving \$44,400 in Special Assessment Receivable on the Association's December 31, 2023 balance sheet. The entire amount was recognized because the funds are to reimburse the operating account.

## **SUPPLEMENTARY INFORMATION**

**The Towns At Lakeside Association, Inc.**  
**Supplementary Schedule of Expenses**  
**For the Year Ended December 31, 2023**

	Operating Fund	Replacement Fund	Total
	<u>          </u>	<u>          </u>	<u>          </u>
<u>General and Administrative</u>			
Management fees	\$ 25,105	\$ -	\$ 25,105
Accounting	5,561	-	5,561
Legal	3,717	-	3,717
Other administrative	4,797	-	4,797
Credit lossess	6,820	-	6,820
	<u>46,000</u>	<u>-</u>	<u>46,000</u>
<u>Insurance</u>			
Insurance	<u>15,954</u>	<u>-</u>	<u>15,954</u>
<u>Maintenance</u>			
Grounds contract	73,024	-	73,024
Building maintenance	784	-	784
Mulch	24,666	-	24,666
Irrigation	75,262	-	75,262
Pest control	995	-	995
Pressure washing	27,783	-	27,783
Landscape maintenance	29,436	-	29,436
	<u>231,950</u>	<u>-</u>	<u>231,950</u>
<u>Utilities electricity &amp; water</u>	<u>11,808</u>	<u>-</u>	<u>11,808</u>
 Total Expenses	 <u>\$ 305,712</u>	 <u>\$ -</u>	 <u>\$ 305,712</u>

Read Independent Auditor's Report

**The Towns At Lakeside Association, Inc.**  
**Supplementary Information on Future Major**  
**Repairs and Replacements**  
**December 31, 2023**

**Unaudited**

During 2022, the Association had a formal reserve study conducted by an independent engineering firm to determine reserve components, estimated total useful and remaining lives and projected future replacement costs. The information below is based on that study.

<u>Component</u>	<u>Estimated Remaining Life</u>	<u>Estimated Replacement Cost</u>	<u>2024 Required Contributions</u>	<u>Reserve Total 12/31/2023</u>
<u>Exterior Building</u>				
Light fixtures	11 years	\$ 28,565	\$ -	\$ -
Roofing	14-16 years	1,680,000	-	-
Walls, stucco	6 years	250,625	-	-
Exterior pressure wash (1)	N/A	N/A	-	11,511
<u>Property Site</u>	0-29 years	514,675	-	4,239
Unallocated interest		<u>-</u>	<u>-</u>	<u>23,022</u>
Totals		2,473,865	-	38,772
Reserve Pool		<u>-</u>	<u>213,200</u>	<u>169,923</u>
Totals		<u>\$ 2,473,865</u>	<u>\$ 213,200</u>	<u>\$ 208,695</u>

(1) Starting in 2008 exterior pressure washing has been included in the Association's operating maintenance budget.

Read Independent Auditor's Report