

**ON TOP OF THE WORLD  
CONDOMINIUM ASSOCIATION, INC.**

**AUDITED FINANCIAL STATEMENTS WITH  
SUPPLEMENTARY INFORMATION –  
BUILDING 41**

**JUNE 30, 2023**

**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.  
FINANCIAL STATEMENTS**

---

**TABLE OF CONTENTS**

	<b><u>PAGE</u></b>
INDEPENDENT AUDITOR'S REPORT	1 - 3
BALANCE SHEET	4
STATEMENT OF REVENUES AND EXPENSES AND CHANGES IN FUND BALANCE	5
STATEMENT OF CASH FLOWS	6
NOTES TO FINANCIAL STATEMENTS	7 - 13
SUPPLEMENTARY INFORMATION	
STATEMENT OF REVENUES AND EXPENSES - BY BUILDING	14
REQUIRED SUPPLEMENTARY INFORMATION	
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS - TOTAL (UNAUDITED)	15
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS - BY BUILDING (UNAUDITED)	16

## Independent Auditor's Report

Board of Administration  
On Top of the World  
Condominium Association, Inc.  
Ocala, Florida

### **Opinion**

We have audited the accompanying financial statements of On Top of the World Condominium Association, Inc. (the Association), which comprise the balance sheet as of June 30, 2023, and the related statements of revenues and 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 Association as of June 30, 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 Association and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of 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 Association'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 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 Statement of Revenues and Expenses – By Building, 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 budget amounts marked “unaudited,” was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. This 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, that information is fairly stated in all material respects in relation to the financial statements as a whole. The budget information marked “unaudited” included on page 14 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 any assurance on it.

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

Accounting principles generally accepted in the United States of America require that supplementary information on Future Major Repairs and Replacements, on pages 15 and 16, 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.

*Christopher, Smith,  
Leonard & Stanell, P.A.*

**CHRISTOPHER, SMITH,  
LEONARD & STANELL, P.A.**

October 18, 2023  
Bradenton, Florida

ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.  
BALANCE SHEET  
JUNE 30, 2023

---

ASSETS

**CURRENT ASSETS**

Cash	\$ 2,085,611
Due from SCA Pinellas Amenities, LLC	55,573
Assessments receivable, net	115,332
Prepaid expense	378,995
<b>TOTAL CURRENT ASSETS</b>	<u>2,635,511</u>

<b>TOTAL ASSETS</b>	<u><u>\$ 2,635,511</u></u>
---------------------	----------------------------

LIABILITIES AND FUND BALANCE

**CURRENT LIABILITIES**

Accounts payable	\$ 262,468
Income taxes payable	30,000
Due to Parkway Maintenance and Management Pinellas, LLC	493,297
Assessments received in advance	1,060,143
<b>TOTAL LIABILITIES</b>	<u>1,845,908</u>

<b>FUND BALANCE</b>	<u>789,603</u>
---------------------	----------------

<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<u><u>\$ 2,635,511</u></u>
---	----------------------------

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

**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.  
STATEMENT OF REVENUES AND EXPENSES  
AND CHANGES IN FUND BALANCE  
FOR THE YEAR ENDED JUNE 30, 2023**

<b>REVENUES</b>	
Monthly assessments	\$ 19,497,685
Laundry-licensing revenue	83,240
Interest income	12,107
Late fees	3,585
	19,596,617
 <b>TOTAL REVENUES</b>	
 <b>EXPENSES</b>	
<b>Bulk service agreement: for TV and internet</b>	92,554
<b>Management fees</b>	715,392
<b>Maintenance</b>	
Janitorial and grounds maintenance services	6,261,874
Landscape services	357,696
Building maintenance and repair	1,357,480
Remediation and special projects	59,616
Elevator services	139,055
Electrical services	59,616
Inspection services	59,616
<b>Operating</b>	
Property and casualty insurance	1,405,952
Gate operations	518,047
Pinellas utility potable water	1,023,620
Recreation amenities	2,206,320
Wastewater and irrigation	1,430,784
Waste management trash and recycle	434,467
Association audit fee	28,720
Association tax return	31,466
Association legal expenses	29,617
General and administrative	249
Fees payable to the division	19,870
Utilities	211,363
<b>Capital expenditures and deferred maintenance</b>	
Roof replacement	1,154,373
Building painting & waterproofing	1,121,277
Elevator cab replacement	2,100
Paving	85,890
	18,807,014
 <b>TOTAL EXPENSES</b>	
 <b>EXCESS OF REVENUES OVER (UNDER) EXPENSES</b>	
	789,603
 <b>FUND BALANCE, Beginning of year</b>	
	-
 <b>FUND BALANCE, End of year</b>	
	\$ 789,603

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

**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED JUNE 30, 2023**

<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>	
Cash received from members	\$ 20,545,765
Interest income	12,107
Cash paid for operating expenses	<u>(18,473,245)</u>
<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	<u>2,084,627</u>
<b>NET CHANGE IN CASH AND CASH EQUIVALENTS</b>	2,084,627
<b>CASH AND CASH EQUIVALENTS –Beginning of year</b>	<u>984</u>
<b>CASH AND CASH EQUIVALENTS –End of year</b>	<u><u>\$ 2,085,611</u></u>
<b>RECONCILIATION OF EXCESS OF REVENUES OVER EXPENSES TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:</b>	
<b>EXCESS OF REVENUES OVER EXPENSES</b>	\$ 789,603
Adjustments to reconcile excess of revenues over expenses to net cash provided by operating activities:	
(Increase)/Decrease in operating assets:	
Due from SCA Pinellas Amenities, LLC	(55,573)
Assessments receivable, net	(15,648)
Prepaid expense	(378,308)
Increase/(Decrease) in operating liabilities:	
Accounts payable	262,468
Income taxes payable	30,000
Due to Parkway Maintenance and Management Pinellas, LLC	391,942
Assessments received in advance	<u>1,060,143</u>
Net cash provided (used) by operating activities	<u><u>\$ 2,084,627</u></u>

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



**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS**

---

**NOTE A – NATURE OF ORGANIZATION**

On Top of the World Condominium Association, Inc., (the Association), was incorporated on April 19, 1977 as a not-for-profit corporation in the State of Florida for the purpose of maintaining and administering community property and improvements, administering and enforcing the covenants and restrictions, and collecting and disbursing assessments and charges, and as successor to On Top of the World Condominium Association, an unincorporated association. The Association is a Condominium association under Chapter 718, Florida Statutes. At June 30, 2023, the development governed by the Association consisted of 4,967 residential units located in Clearwater, Florida.

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

Basis of Accounting

The Association prepares its financial statements on the accrual basis of accounting. The Association maintains its accounts using fund accounting. The Association currently utilizes an Operating Fund.

Future Major Repairs and Replacements

At its general meeting, the unit owners of the Association voted to waive the funding of reserves for future major repairs and replacements for the year ended June 30, 2023. When funds are needed to meet future needs for major repairs and replacements, the Association, as with any Association, may increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

Annually, management and the Board of Administration of the Association estimate the remaining useful lives and replacement costs of the reserve components. The estimated lives and costs are based on current contract prices and specific knowledge of the buildings. Actual expenditures, however, may vary from the estimated amounts and the variations may be material.

As of June 30, 2023, the amount to fully fund all future reserve costs would require \$34,023,000. The 2024 total reserve assessment would need to be \$6,843,767 to fully fund the reserves per the total estimated costs. The table included in the unaudited Supplementary Information of Future Major Repairs and Replacements is based on these estimates.

Revenue Recognition

The Association records revenue from contracts with customers based on a five-step model: identify the contract, identify performance obligations, determine the transaction price, allocate contract transaction price to performance obligations, and recognize the revenue when control of goods or services is transferred to customers.

**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**

---

**NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

Member Assessments and Revenue Recognition

Association members are subject to an annual assessment, which is payable monthly and is referred to as a community service fee (CSF), to provide for the common expenses and operation of the Association. Assessments are determined annually by the Board and approved in conjunction with the approval of the annual operating budget by the Board.

Assessments are allocated to members based on the Condominium's budget and the member's percentage of common element as stated in each Declaration. Member assessments are recognized in the period to which they apply. Assessments receivable at the balance sheet date represent fees due from unit owners. The Association's policy is to place liens on the properties of members whose assessments are greater than two months delinquent.

Member assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligation related to its operating assessments (CSF) is satisfied over time on a daily pro-rata basis using the input method. Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from unit owners.

At June 30, 2023 and 2022, assessments receivable totaled \$166,332 and \$133,684, respectively for amounts due, but not received prior to year end. An allowance for doubtful accounts has been established in the amount of \$51,000 at June 30, 2023. The Association's allowance for uncollectible accounts is based on credit worthiness, past experience and specific evaluation of account balances.

Assessments are billed to unit owners at the beginning of the month to which they apply. Payments received in advance of the period to which they apply are recorded as assessments received in advance and total \$14,936. The Association also received \$1,045,207 of assessments received in advance pertaining to internet services, which were not remitted to the service provider due to service related issues.

The Association's policy is to retain legal counsel, place liens and pursue foreclosure on delinquent accounts. At June 30, 2023, the Association had approximately \$142,300 of delinquent assessments receivable on lien units. The Association has no foreclosed units as a result of non-payment of assessments, however additional foreclosed units may be rented in the future based on their condition and extent of repairs needed. All costs incurred to keep foreclosed units in rental condition are paid by Parkway and included in expenses of the Association.

Excess of assessments and other cash income collected over expenditures in a year is to be taken into account in the preparation of the annual budget for the succeeding year. The cumulative surplus of assessments and revenues over expenditures of the Association through June 30, 2023 amounted to \$789,603.

**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**

---

**NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

Laundry-Licensing Revenue

The Association receives licensing fees for the use of common area washers and dryers equal to 90% of gross receipts, minus any agreed upon expenses. The Association recognizes laundry licensing revenue at the point in time it is collected and earned.

Interest Income

The Association recognizes interest as it is earned.

Revenues from Contract to Customers

The following table disaggregates the Association's revenue from contracts from customers, based on the timing of satisfaction of performance obligations for the year ended June 30, 2023:

Performance obligations satisfied over time	\$ 19,497,685
Performance obligations satisfied at a point in time	<u>83,240</u>
Total revenue from contracts with customers	<u>\$ 19,580,925</u>

Income Taxes

Condominium associations may be taxed either as condominium associations or as regular corporations. For the year ended June 30, 2023, the Association elected to be taxed as a condominium association and has elected to file Form 1120H. Membership income is exempt from taxation if certain elections are made, and the Association is taxed only on its non-membership income at regular federal corporate rates. There was \$95,347 of non-membership income, (from interest income and laundry licensing revenue), for the year ended June 30, 2023, and as a result income tax expense was \$30,166.

The Association adopted guidance issued by the Financial Accounting Standards Board on accounting for uncertainty in tax positions. Management has analyzed tax positions, and believes the Association has no uncertain tax positions, or material unrecognized income tax liabilities or benefits that should be recorded or disclosed in the financial statements. The Association has not been informed of any pending Internal Revenue Service (IRS) audits. However, the Association's three previous fiscal years are subject to examination by the IRS.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Common Property

Real property and common areas, such as buildings, roofs and parking areas, and related improvements to such property are not recorded in the On Top of the World

**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS**

---

**NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

Common Property – Continued

Condominium Association, Inc.’s financial statements because those properties are owned by the individual unit owners in common and not by the Association. The commonly owned assets are vested directly or indirectly to the unit owners and these assets are not deemed to be severable. The Association’s responsibility is to preserve and maintain this common property.

Cash and Cash Equivalents

The Association considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

Concentrations of Credit Risk

The Association maintains its cash accounts at commercial banks. These accounts are insured by the Federal Deposit Insurance Corporation (FDIC) for up to \$250,000 for the current year. At June 30, 2023, deposits at commercial banks exceeded FDIC limits by \$1,872,119.

Recently Adopted Legislation

The Florida Legislature has passed Senate Bill 154, Building Safety, which among other things, provides for building safety inspection requirements and revised the requirements for associations to fund reserves for the continued maintenance and repair of such buildings.

Regarding building safety inspections, the bill:

Requires condominium and cooperative association buildings that are three or more stories in height to have a “milestone inspection” of the building’s structural integrity by an architect or engineer when a building reaches:

30 years of age and every 10 years thereafter, or

25 years of age and every 10 years thereafter if the building is located within three miles of a coastline.

Requires, if a milestone inspection is required and the building’s certificate of occupancy was issued on or before July 1, 1992, the building’s initial milestone inspection to be performed before December 31, 2024.

Requires that a phase one milestone inspection must commence within 180 days after an association receives a written notice from the local enforcement agency.

Requires a phase two milestone inspection if there is evidence of “substantial structural deterioration” as determined by a phase one inspection.

Specifies the minimum contents of a milestone inspection report.

Regarding the funding of reserves for the continued maintenance and repair of condominium and cooperative buildings, the bill:

**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**

---

**NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

Recently Adopted Legislation - Continued

Requires condominium associations to complete a structural integrity reserve study every 10 years for each building in an association that is three stories or higher in height.

Requires associations existing on or before July 1, 2022, that are controlled by non-developer unit owners to have a structural integrity reserve study completed by December 31, 2024.

Defines “structural integrity reserve study” as a study of the reserve funds required for future major repairs and replacement of the common elements based on a visual inspection of the common elements.

Requires the study to include a visual inspection, state the estimated remaining useful life, and the estimated replacement cost or deferred maintenance of the roof, load bearing walls or other primary structural members, fireproofing and fire protection systems, plumbing, electrical systems, waterproofing and exterior painting, windows, exterior doors and any item with a deferred maintenance or replacement cost that exceeds \$10,000, and the failure to replace or maintain such item negatively affects the items above as determined by a visual inspection.

Requires the visual inspection to be performed by a person licensed as an engineer or an architect. However, any qualified person may perform the structural integrity reserve study.

The Association budgeted for and is in the process of completing, the milestone inspections in its June 30, 2024 budget. The Association also anticipates funding the structural reserve study in the June 30, 2024 budget.

**NOTE C – MANAGEMENT, MAINTENANCE, UTILITIES AND RECREATIONAL AGREEMENTS**

The Association has contracted with Parkway Maintenance & Management Pinellas, LLC (Parkway), as an agent to perform management and administrative services on behalf of the Association as set forth in the Management and Maintenance Agreement, (the Agreement). Pursuant to the Agreement, the Association will compensate Parkway for maintenance services provided, as well as a management fee for services provided, plus reimbursable costs. The Agreement may be terminated by the Association or Parkway upon ninety (90) days written notice to the other party.

The Association has contracted with SCA Pinellas Utilities, LLC (SCA Utilities) to provide utility wastewater and reclaimed water services. The Association has agreed to purchase wastewater and reclaimed water utility services pursuant to this agreement, as the exclusive source for the Association. SCA Utilities charges a rate per unit, per month as specified in the agreement. The service rate may increase annually.

**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS**

---

**NOTE C – MANAGEMENT, MAINTENANCE, UTILITIES AND RECREATIONAL AGREEMENTS – CONTINUED**

The Association has contracted with SCA Pinellas Amenities, LLC (SCA) under a Recreational Use and License Agreement. Pursuant to the agreement, SCA agrees to grant a license to the Association and its members that permits the members of the Association to continue to have access, and use to the recreational property owned by SCA. SCA charges an access and user fee per month for each condominium unit. The agreement has a term of twenty five (25) years, and shall automatically renew for additional five (5) year terms unless both parties elect not to renew the agreement, and provide written notice of such election not to renew for an additional 5 year term at least ninety (90) days prior to expiration.

**NOTE D – RELATED PARTIES**

Members of the Board of Administration of the Association are elected by members of the Association every two years. The Association has contracted with a management company, Parkway Maintenance & Management Pinellas, LLC to perform management, maintenance and administrative duties and functions of the Association, (Note C). A member of the Association's Board of Administration has an interest in Parkway. In addition, certain members of the Association's Board of Administration are officers of Parkway. During the year ended June 30, 2023, the Association paid Parkway \$9,566,945 for all services as described in Note C, and these expenses are included in the statement of revenues and expenses and changes in fund balance. At June 30, 2023, the Association owed \$493,297 to Parkway.

The Association has contracted with SCA Pinellas Utilities, LLC (SCA Utilities) to provide wastewater and reclaimed water services, (Note C). A member of the Association's Board of Administration has an interest in SCA Utilities. During the year ended June 30, 2023, the Association paid SCA Utilities \$1,430,784 for all services as described in Note C, which are included in the statement of revenues and expenses and changes in fund balance.

The Association has contracted with SCA Pinellas Amenities, LLC (SCA) to provide operations and maintenance of certain recreational facilities, (Note C). A member of the Association's Board of Administration has an interest in SCA. During the year ended June 30, 2023, the Association paid SCA \$2,206,320 for all services as described in Note C, which are included in the statement of revenues and expenses and changes in fund balance. At June 30, 2023, SCA owed a net \$55,573 to the Association.

**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**

---

**NOTE E – GEOGRAPHIC EXPOSURE TO CATASTROPHIC LOSS**

The Association has possible exposure to catastrophic losses based on the location of the property. These catastrophes can be caused by various events, including hurricanes, windstorms, hail and flood, and the incidence and severity of catastrophes are inherently unpredictable. The extent of losses from a catastrophe is a function of both the total amount of insured exposure by the type of event and severity of the event. The Association generally seeks to reduce its exposure to catastrophes through individual risk selection and the purchase of catastrophe insurance. In the event of such a catastrophe, significant special assessments may be necessary to provide for deductibles and retention amounts consistent with insurance policy provisions.

**NOTE F – SUBSEQUENT EVENTS**

The Association has evaluated subsequent events through October 18, 2023, which is the date the financial statements were available to be issues.

**SUPPLEMENTARY INFORMATION**



**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.**  
**STATEMENT OF REVENUES AND EXPENSES –**  
**BUILDING 41**  
**FOR THE YEAR ENDED JUNE 30, 2023**

	(UNAUDITED) Budget Annual	Actual Annual
<b>Revenue</b>		
Monthly assessments	\$ 249,360	\$ 235,479
Laundry – licensing revenue	–	1,005
Interest income	–	146
Late fees	–	43
Total Revenues	249,360	236,673
<b>Expenses</b>		
<b>Bulk service agreement: for TV and internet</b>	13,680	1,118
<b>Management fees</b>	8,640	8,640
<b>Maintenance</b>		
Janitorial and grounds maintenance services	75,600	75,627
Landscape services	4,320	4,320
Building maintenance and repair	14,400	16,395
Remediation and special projects	720	720
Elevator services	1,440	1,679
Electrical services	720	720
Inspection services	720	720
<b>Operating</b>		
Property and casualty insurance	31,680	16,980
Gate operations	7,200	6,257
Pinellas utility potable water	12,240	12,363
Recreation amenities	26,640	26,646
Wastewater and irrigation	17,280	17,280
Waste management trash and recycle	6,480	5,247
Association tax return	720	347
Association audit fee	720	380
Association legal expenses	720	358
Bad debt expense	720	–
General and administrative	–	3
Fees payable to the division	240	240
Utilities	–	2,553
<b>Capital expenditures and deferred maintenance</b>		
Deferred maintenance	–	–
Roof replacement	12,960	13,942
Building painting & waterproofing	9,360	13,542
Elevator cab replacement	1,440	25
Paving	720	1,037
Total Expenses	249,360	227,139
Excess of revenues over expenses	\$ –	\$ 9,534

The independent auditor's report should be read in connection with this supplementary schedule.

**REQUIRED SUPPLEMENTARY INFORMATION**

**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.  
SUPPLEMENTARY INFORMATION ON  
FUTURE MAJOR REPAIRS AND REPLACEMENTS – TOTAL  
FOR THE YEAR ENDED JUNE 30, 2023  
(UNAUDITED)**

---

The Association's board of administration conducted an analysis in June 2023 to estimate the remaining useful lives and replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the analysis. The following information is based on the analysis and presents significant information about the components of common property and does not take into account the effects of inflation between the date of the study and the date that the components will require repair and replacements.

<u>Component</u>	<u>Estimated Useful Life/Yrs</u>	<u>Estimated Remaining Life/Yrs</u>	<u>Estimated Replacement Cost</u>
Roof replacement	20	Various	\$ 22,553,000
Building painting	5	Various	4,269,500
Pavement resurfacing	25	Various	2,310,500
Elevator cab replacement	30	Various	<u>4,890,000</u>
			<u><u>\$ 34,023,000</u></u>

The independent auditor's report should be read in connection with this supplementary schedule.

**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.  
SUPPLEMENTARY INFORMATION ON  
FUTURE MAJOR REPAIRS AND REPLACEMENTS  
BUILDING 41  
FOR THE YEAR ENDED JUNE 30, 2023  
(UNAUDITED)**

---

The Association's board of administration conducted an analysis in June 2023 to estimate the remaining useful lives and replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the analysis. The following information is based on the analysis and presents significant information about the components of common property and does not take into account the effects of inflation between the date of the study and the date that the components will require repair and replacements.

Estimated replacement cost has been rounded to the nearest hundred.

<u>Component</u>	<u>Estimated Useful Life/Yrs</u>	<u>Estimated Remaining Life/Yrs</u>	<u>Estimated Replacement Cost</u>
Roof replacement	20	10	\$ 247,800
Building painting	5	1	46,900
Pavement resurfacing	25	13	25,400
Elevator cab replacement	30	23	<u>53,700</u>
			<u><u>\$ 373,800</u></u>

The independent auditors' report should be read in connection with this supplementary schedule.