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375 Beale Condominium Corporation

Audit Results and Required Communications

November 8, 2022

Dear Members of the 375 Beale Condominium Corporation Board of Directors,

We are pleased to present our report on the audit of 375 Beale Condominium Corporation. Our report includes a summary of the audit results and also required auditor communications under professional standards.

Our audit is substantially completed. The remaining open items typical of this stage are the receipt of the management representation letter and standard subsequent event procedures through the date of audit report issuance.

We welcome any questions you or others may have on our audit. Thank you for the opportunity to discuss the audit results.

Sincerely,

Katherine V. Lai

Katherine V. Lai
Engagement Partner

Client Service Team

Rich Perilloux
IT Audit Partner

John Weber
Concurring
Review Partner

Kathy Lai
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Consulting Partner

Chris Moore
Derivatives Partner

Brian Archambeault
Uniform Guidance Technical
Reviewer

Erik Nylund
Consulting
Managing Director

Matt Geerdes
Accounting Advisory

Agenda

1 Audit Objectives

2 Audit Results

3 Required Communications

Audit Objectives

Engagement Objectives

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- The objective of an audit of financial statements is to express an opinion that the financial statements are in accordance with accounting principles generally accepted in the United States.

- The audit of financial statements will be performed in accordance with auditing standards generally accepted in the United States (GAAS).

- Those standards require that we plan and perform the audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement whether caused by error or fraud.

- Our audit includes consideration of internal controls over financial reporting, but we do not express an opinion on the effectiveness of such internal controls. Management is responsible for the design and the effectiveness of internal controls.

Audit Results

Financial Statement Audit Report

- Independent Auditor's Report on the financial statements as of and for the year ending June 30, 2022.

Entity	Opinion
375 Beale	Unmodified

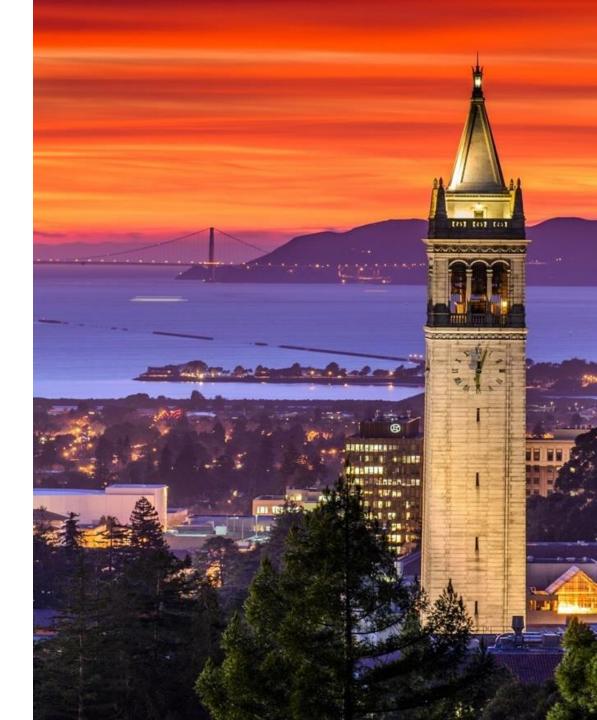- We did not identify any deficiencies, significant deficiencies, or material weaknesses during our audit.

Required Communications

Required Communications

- <u>Significant Accounting Policies</u>: Those Charged with Governance should be informed of the initial selection of and changes in significant accounting policies or their application. Management has disclosed the summary of significant accounting policies in footnote 1 of each report.

- <u>Management Judgments and Accounting Estimates</u>: Further, accounting estimates are an integral part of the financial statements prepared by management and are based upon management's current judgments.

Required Communications

- Adoption of New Accounting Standards:
  - Leases **(GASB 87)**
  - Accounting for Interest Cost Incurred Before the End of a Construction Period **(GASB 89)**
  - Omnibus 2020 **(GASB 92, certain paragraphs)**
  - Replacement of Interbank Offered Rates **(GASB 93, paragraphs 13-14)**
  - CCUC and Section 457 Plans **(GASB 97, except paragraphs 4-5)**
  - The Annual Comprehensive Financial Report **(GASB 98)**
  - Omnibus 2022 **(GASB 99, paragraphs 26-32)**
  - Implementation Guide 2019-3 **(Leases)**
  - Implementation Guide 2020-1 **(Update 2020, Certain Questions)**
  - Implementation Guide 2021-1 **(Update 2021, Question 4.22)**

Required Communications

- <u>Corrected Misstatements</u>: We did not note any material corrected misstatements that were brought to the attention of management as a result of our audit procedures.

- <u>Uncorrected Misstatements</u>: We did not note any uncorrected misstatements that were brought to the attention of management as a result of our audit procedures.

Required Communications

We did not note:

- Significant Accounting Policies in Controversial or Emerging Areas

- Significant Unusual Transactions

- Significant Difficulties Encountered during the Audit

- Disagreements with Management

- Consultations with Other Accountants

- Significant Related Party Findings and Issues

- Independence matters

Questions?

Thank You

Katherine V. Lai, CPA, CGMA

Partner

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