

**THE FOUR SEASONS CONDOMINIUM
ASSOCIATION OF COCOA BEACH, INC.**

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

December 31, 2021

**THE FOUR SEASONS CONDOMINIUM
ASSOCIATION OF COCOA BEACH, INC.**

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
The Four Seasons Condominium Association of Cocoa Beach, Inc.
Cocoa Beach, FL 32931

Opinion

We have audited the accompanying financial statements of The Four Seasons Condominium Association of Cocoa Beach, Inc., which comprise the balance sheet as of December 31, 2021, 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 Four Seasons Condominium Association of Cocoa Beach, Inc. as of December 31, 2021, 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 Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of The Four Seasons Condominium Association of Cocoa Beach, Inc., and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about The Four Seasons Condominium Association of Cocoa Beach, FL ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' 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 Auditors' 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 Four Seasons Condominium Association of Cocoa Beach, 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 Four Seasons Condominium Association of Cocoa Beach, 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.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that future major repairs and replacements on page 11 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. Although our opinion on the basic financial statements is not affected, the results of the limited procedures have raised doubts about whether material modifications should be made to the required supplementary information for it to be presented in accordance with guidelines established by the Financial Accounting Standards Board.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The schedule of operating fund revenues and expenses – budget and actual 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, was derived from, and relates directly to the underlying accounting and other records used to prepare the financial statements. The information (except for the budget information, which was compiled without audit or review from information that is the representation of management, on which we do not express an opinion or any other form of assurance) 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.

Taylor & Lockard, PA
Certified Public Accountants

Cocoa Beach, Florida

February 1, 2022

**THE FOUR SEASONS CONDOMINIUM
ASSOCIATION OF COCOA BEACH, INC.**

BALANCE SHEET
December 31, 2021

ASSETS

	Operating Fund	Replacement Fund	Special Assessment Fund	Total
Current Assets				
Cash and cash equivalents including interest bearing deposits	\$ 183,760	\$ 360,171	\$ -	\$ 543,931
Certificate of deposit	-	183,890	-	183,890
Assessments receivable	4,938	-	-	4,938
Interfund receivable/payable	(9,258)	-	9,258	-
Prepaid expenses	87,126	-	-	87,126
Total Current Assets	266,566	544,061	9,258	819,885
Utility Deposits	1,771	-	-	1,771
Total Assets	<u>\$ 268,337</u>	<u>\$ 544,061</u>	<u>\$ 9,258</u>	<u>\$ 821,656</u>

LIABILITIES AND FUND BALANCES

	Operating Fund	Replacement Fund	Special Assessment Fund	Total
Current Liabilities				
Accounts payable	\$ -	\$ 19,120	\$ -	\$ 19,120
Prepaid assessment	28,877	-	-	28,877
Insurance note	63,748	-	-	63,748
Line of credit	-	206,237	-	206,237
Contract liabilities (assessments received in advance)	-	318,704	9,258	327,962
Total Current Liabilities	92,625	544,061	9,258	645,944
Fund Balances	175,712	-	-	175,712
Total Liabilities and Fund Balances				
Fund Balances	<u>\$ 268,337</u>	<u>\$ 544,061</u>	<u>\$ 9,258</u>	<u>\$ 821,656</u>

**THE FOUR SEASONS CONDOMINIUM
ASSOCIATION OF COCOA BEACH, INC.**

STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN FUND BALANCES
For the year ended December 31, 2021

	Operating Fund	Replacement Fund	Special Assessment Fund	Total
Revenues				
Regular assessments	\$ 720,360	\$ 480,835	\$ 17,920	\$ 1,219,115
Other Income	7,511	-	-	7,511
Interest income	-	3,141	-	3,141
Total Revenues	727,871	483,976	17,920	1,229,767
Operating Expenses				
Reserve expense	-	495,901	-	495,901
Insurance	231,458	-	-	231,458
Cable	119,011	-	-	119,011
Utilities	117,120	-	-	117,120
Payroll costs	114,413	-	-	114,413
General repairs & maintenance	48,227	-	17,920	66,147
Landscaping maintenance	41,962	-	-	41,962
Office and administration	17,014	25	-	17,039
Pool maintenance	12,749	-	-	12,749
Pest control	11,805	-	-	11,805
Employee benefits	11,663	-	-	11,663
Fire systems	11,474	-	-	11,474
Elevator maintenance	10,488	-	-	10,488
Waste management	5,949	-	-	5,949
Professional services	5,800	-	-	5,800
Interest	-	4,484	-	4,484
Taxes and licenses	1,367	-	-	1,367
Total Operating Expenses	760,500	500,410	17,920	1,278,830
Deficit of Revenues Over Expenses	(32,629)	(16,434)	-	(49,063)
Fund Balances, Beginning of Year	224,775	-	-	224,775
Fund Balance transfer	(16,434)	16,434	-	-
Fund Balances, End of Year	\$ 175,712	\$ -	\$ -	\$ 175,712

**THE FOUR SEASONS CONDOMINIUM
ASSOCIATION OF COCOA BEACH, INC.**

**STATEMENT OF CASH FLOW
For the year ended December 31, 2021**

	Operating Fund	Replacement Fund	Special Assessment Fund	Total
Cash Flow From Operating Activities				
(Deficit) of revenues over expenses	\$(32,629)	\$ (16,434)	\$ -	\$ (49,063)
Adjustments to reconcile deficit of revenues over expenses to net cash provided by operating activities:				
(Increase) Decrease in assets:				
Receivables	5,685	-	-	5,685
Prepaid expense	(11,669)	-	-	(11,669)
Increase (decrease) in liabilities:				
Accounts payable	-	19,120	-	19,120
Insurance note	14,545	-	-	14,545
Prepaid assessments	17,679	-	-	17,679
Accrued liabilities	(2,376)	-	-	(2,376)
Contract liabilities (assessments received in advance)	-	(188,515)	(17,920)	(206,435)
Net Cash Provided (Used)				
Operating Activities	(8,765)	(185,829)	(17,920)	(212,514)
Cash Flow From Investing Activities				
Sale of Certificate of Deposit	-	242,059	-	242,059
Net Cash Provided by Investing Activities	-	242,059	-	242,059
Cash Flow From Financing Activities				
Line of Credit	-	206,237	-	206,237
Fund balance transfer	(16,434)	16,434	-	-
Interfund loan	(17,920)	-	17,920	-
Net Cash Flow From Financing Activities	(34,354)	222,671	17,920	206,237
Net Increase (Decrease) in Cash	(43,119)	278,901	-	235,782
Cash and Cash Equivalents, Beginning of Year	<u>226,879</u>	<u>81,270</u>	<u>-</u>	<u>308,149</u>

**THE FOUR SEASONS CONDOMINIUM
ASSOCIATION OF COCOA BEACH, INC.**

NOTES TO FINANCIAL STATEMENTS
December 31, 2021

NOTE A – NATURE OF ORGANIZATION

The Four Seasons Condominium Association of Cocoa Beach, Inc. (the “Association”) is a statutory condominium association incorporated in the State of Florida in 1979. The Association is responsible for the operation and maintenance of the common property of Four Seasons Condominium Complex. The Four Seasons Condominium Association of Cocoa Beach, Inc. consists of 174 residential units located in Cocoa Beach, Florida.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Fund 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. 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.

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

Special Assessments Fund – This fund is used to accumulate financial resources designated for specific, Association-approved major repairs and replacements.

2. Member assessments - Association members are subject to monthly assessments to provide funds for the Association’s operating expenses, future capital acquisitions, and major repairs and replacements. Assessments receivable at the balance sheet date represents fees due from unit owners. The Association’s policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are thirty days or more delinquent. Any excess assessments at year-end are retained by the Association for use in the succeeding year.

The Association treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of experience and susceptibility to factors outside the Association's control.

3. Interest Income – Interest income is allocated to the operating and replacement funds in proportion to the interest-bearing deposits of each fund.
4. Contract Liabilities (Assessments received in advance) – The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability (assessments received in advance-replacement fund) is recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement reserve. The balances of contract liabilities (assessments received in advance-replacement and special) were \$318,704 and \$9,258, respectively.

**THE FOUR SEASONS CONDOMINIUM
ASSOCIATION OF COCOA BEACH, INC.**

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
December 31, 2021

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

5. **Income taxes** – The Association qualifies as a tax-exempt homeowners' association under Internal Revenue Code Section 528 for the year ended December 31, 2021. Under that Section, the Association is not taxed on income and expenses related to its exempt purpose, which is the acquisition, construction, management, maintenance, and care of Association property. Net nonexempt function income, which includes earned interest and revenues received from nonmembers, is taxed at 30% by the federal government.

The Association adopted the provisions of FASB ASC 740-10, Accounting for Uncertainty in Income Taxes – An interpretation of FASB Statement 109, (formerly FASB issued Interpretation 48 – FIN 48). Using that guidance, tax positions initially need to be recognized in the financial statements when it is more likely than not that the positions will be sustained upon examination by the tax authorities. It also provides guidance for de-recognition, classification, interest and penalties, accounting in interim periods, disclosure, and transition.

As of December 31, 2021, the Association had no uncertain tax positions that qualify for either recognition or disclosure in the financial statements. Additionally, the Association had no interest and penalties related to income taxes. The Association's Income Tax return forms 1120 H for the periods ended December 31, 2018, 2019, and 2020 are subject to examination by the IRS.

6. **Cash and Cash Equivalents** – Cash equivalents consist of short-term, highly-liquid investments, which are readily convertible into cash within ninety (90) days of purchase.
7. **Estimates** – The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE C – PROPERTY AND EQUIPMENT

Real property and common areas and related improvements to such property are not recorded in the Association's financial statements because those properties are owned by the individual unit owners in common and not by the Association.

NOTE D – FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds are held in separate accounts and are generally not available for operating purposes.

Actual cash funding of the replacement fund at December 31, 2021, was \$544,061, including interest earned of \$3,141. This represents the amount of funds that are set aside for future repairs and replacements.

As of the balance sheet date, no formal study had been performed to determine the estimated remaining useful lives or the estimated current replacement cost of the components of common property, therefore the adequacy of the replacement fund cannot be estimated. When replacement funds are needed, the Association has the right to increase the monthly assessments, pass special assessments, or delay replacement until such funds are available.

**THE FOUR SEASONS CONDOMINIUM
ASSOCIATION OF COCOA BEACH, INC.**

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
December 31, 2021

NOTE D – FUTURE MAJOR REPAIRS AND REPLACEMENTS (CONTINUED)

Reserve accounts have been established to specifically identify the purpose for which the assets are restricted. The following schedule represents the components of the contract liabilities as of December 31, 2021.

	<u>12/31/2020</u>	<u>Additions</u>	<u>Interest</u>	<u>Disbursements</u>	<u>Transfers</u>	<u>12/31/2021</u>
Roof-5 Story Bldgs.	\$ 195,680	\$ 4,800	\$1,125	\$ 3,000	\$ -	\$ 198,605
Pool	79,968	14,400	546	-	5,000	99,914
Concrete/Restoration	58,610	214,440	185	469,305	4,434	(191,636)
Paving	58,284	7,800	365	-	-	66,449
Screen Enclosures	29,101	4,800	152	5,400	-	28,653
Elevators	23,525	2,880	152	505	-	26,052
Roof-2 Story Bldgs.	21,142	4,800	152	-	-	26,094
Garages	13,892	14,400	152	-	-	28,444
Riverbank/Docks	12,425	4,800	140	17,200	2,000	2,165
Club House	7,586	1,200	61	-	-	8,847
Insurance Deductible	3,716	1,200	30	-	-	4,946
Fire Systems	2,703	2,400	30	5,000	5,000	5,133
Painting/Waterproofing	587	14,400	51	-	-	15,038
	<u>\$ 507,219</u>	<u>\$ 292,320</u>	<u>\$3,141</u>	<u>\$ 500,410</u>	<u>\$ 16,434</u>	<u>\$ 318,704</u>

NOTE E - FASB ASC 606 NEW ACCOUNTING GUIDANCE IMPLEMENTATION

The Financial Accounting Standards Board (FASB) issued new guidance that created Topic 606, Revenue from Contracts with Customers, in the Accounting Standards Codification (ASC). Topic 606 supersedes the revenue recognition requirements in FASB ASC 972-605, Real Estate-Common Interest Realty Associations, Revenue Recognition, and requires the recognition of revenue when promised goods or services are transferred to customers in an amount that reflects the consideration to which a CIRA expects to be entitled in exchange for those goods or services.

The Association adopted the requirements of the new guidance as of January 1, 2019, using the modified retrospective method of transition, which requires that the cumulative effect of the changes related to the adoption be charged to beginning fund balance. The Association applied the new guidance using the practical expedient provided in Topic 606 that allows the guidance to be applied only to contracts that were not complete as of January 1, 2019. Adoption of the new guidance resulted in changes to our accounting policies for assessments revenue and contract liabilities related to the replacement fund, as previously described.

The effect of the adoption is an increase in 2021 replacement assessments by \$188,515 and a recording of a contract liability (assessments received in advance) at December 31, 2021, of \$318,704 for the replacement fund and \$9,258 for the special assessment fund. The Association has no customer contract modifications that had an effect on the Association's transition to the new guidance.

**THE FOUR SEASONS CONDOMINIUM
ASSOCIATION OF COCOA BEACH, INC.**

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
December 31, 2021

NOTE E - FASB ASC 606 NEW ACCOUNTING GUIDANCE IMPLEMENTATION (CONTINUED)

The modified retrospective method of transition requires us to disclose the effect of applying the new guidance on each item included in our 2021 financial statements. Following are the line items from our balance sheet, as of December 31, 2021, that were affected, the amounts that would have been reported under the former guidance, the effects of applying the new guidance, and the balances reported under the new guidance:

	Replacement			Special Assessment		
	Amounts That Would Have Been Reported	Effects of Applying New Guidance	As Reported	Amounts That Would Have Been Reported	Effects of Applying New Guidance	As Reported
Liabilities						
Contract liabilities (assessments received in advance - replacement)	\$ -	\$ 318,704	\$ 318,704	\$ -	\$ 9,258	\$ 9,258
Total Liabilities	225,357	318,704	544,061	-	9,258	9,258
Fund Balance	\$ 318,704	\$(318,704)	\$ -	\$ 9,258	\$ (9,258)	\$ -

The following are the line items from the statement of revenues, expenses, and changes in fund balances and the statement of cash flow for the year ended December 31, 2021, that were affected, the amounts that would have been reported under the former guidance, the effects of applying the new guidance, and the amounts reported under the new guidance:

	Replacement			Special Assessment		
	Amounts That Would Have Been Reported	Effects of Applying New Guidance	As Reported	Amounts That Would Have Been Reported	Effects of Applying New Guidance	As Reported
Revenues						
Regular Assessments	\$ 292,320	\$ 188,515	\$ 480,835		\$ 17,920	\$ 17,920
(Deficit) Excess of Revenue over expenses	(204,949)	188,515	(16,434)	(17,920)	17,920	-
Cash Flows						
(Deficit) Excess of Revenue over expenses	(204,949)	188,515	(16,434)	(17,920)	17,920	-
Increase Contract liabilities (assessments received in advance - replacement)	\$ -	\$(188,515)	\$(188,515)	\$ -	\$ 17,920	\$ 17,920

SEE INDEPENDENT AUDITORS' REPORT.

**THE FOUR SEASONS CONDOMINIUM
ASSOCIATION OF COCOA BEACH, INC.**

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
December 31, 2021

NOTE F – DATE OF MANAGEMENT’S REVIEW

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition and disclosure through February 1, 2022, the date that the financial statements were available to be issued.

NOTE G – CONCENTRATION OF CREDIT RISK

The Association maintains its cash and cash equivalents in bank and investment deposit accounts. These funds, at times, may exceed federally insured limits. The Association has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk related to cash and cash equivalents. Federal Deposit Insurance Corporation has a federally insured limit of \$250,000. The Association had no uninsured balances on December 31, 2021.

NOTE H – DELINQUENT ASSESSMENTS

At December 31, 2021, the Association had delinquent assessments of \$4,938. It is the opinion of the Board of Directors that the Association will ultimately prevail against the owners.

NOTE I – SPECIAL ASSESSMENT

The board approved a special assessment for \$1,433 per unit owner, totaling \$249,392 in 2018, to cover the roof and other repairs needed as the result of damages from hurricanes. The fund has a contract liability of \$9,258 as of December 31, 2021 for the final hurricane repairs to the elevators.

NOTE J – LINE OF CREDIT

The Association established a short-term line of credit with a financial institution for \$1,000,000 with an interest rate of 4.25 % for concrete restoration. Balance on the note on December 31, 2021 was \$ 206,237. The association is making interest payments and the balance will be due October 2022.

NOTE K – SUBSEQUENT SPECIAL ASSESSMENT

The board of directors is currently working on an estimated special assessment for early 2022 to pay the balance on line of credit and for future major repairs to the common property. A majority of the repairs will be for concrete restoration. The board is estimating that they will propose a special assessment of approximately \$7,000-9,000 per unit.

SUPPLEMENTARY INFORMATION

SCHEDULE I

**THE FOUR SEASONS CONDOMINIUM
ASSOCIATION OF COCOA BEACH, INC.**

**SUPPLEMENTARY INFORMATION ON
FUTURE MAJOR REPAIRS AND REPLACEMENTS (COMPILED)**

December 31, 2021

The Association's Board of Directors conducts an informal study annually to estimate the remaining useful lives and the 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 study.

The following information is based on the study and presents significant information about the components of common property.

Components	Estimated Useful Life (Years)	Estimated Remaining Useful Life (Years)	Estimated Current Replacement Cost
Concrete Restoration	24	0	\$ 3,000,000
Painting/Waterproofing	14	0	400,000
Elevator	20	15	225,000
Roof – (5 story)	9	0	400,000
Club House	24	11	150,000
Garages	19	1	400,000
Paving	24	11	400,000
Roof – (2 story)	24	20	400,000
Fire Systems	15	3	200,000
Screen Enclosures	10	0	100,000
Insurance Deductible	5	0	100,000
Riverbank/Dock	19	16	70,000
Pool	19	0	100,000
Total			\$ 5,945,000

SCHEDULE II

**THE FOUR SEASONS CONDOMINIUM
ASSOCIATION OF COCOA BEACH, INC.**

**SCHEDULE OF OPERATING FUND REVENUE AND EXPENSES
BUDGET (COMPILED) AND ACTUAL (AUDITED)
For the year ended December 31, 2021**

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Regular assessments	\$ 720,360	\$ 720,360	\$ -
Other income	<u>-</u>	<u>7,511</u>	<u>7,511</u>
Total Revenues	720,360	727,871	7,511
Operating Expenses			
Insurance	216,000	231,458	(15,458)
Utilities	100,000	117,120	(17,120)
Cable	117,769	119,011	(1,242)
Payroll	114,132	114,413	(281)
Landscaping maintenance	46,700	41,962	4,738
General repairs & maintenance	46,419	48,227	(1,808)
Office and administration	12,600	17,014	(4,414)
Pool maintenance	14,200	12,749	1,451
Pest control	10,300	11,805	(1,505)
Fire systems	7,000	11,474	(4,474)
Elevator maintenance	11,500	10,488	1,012
Employee benefits	8,240	11,663	(3,423)
Professional services	7,000	5,800	1,200
Waste management	6,800	5,949	851
Taxes and licenses	<u>1,700</u>	<u>1,367</u>	<u>333</u>
Total Operating Expenses	<u>720,360</u>	<u>760,500</u>	<u>(40,140)</u>
(Deficit) Excess of Revenues Over Expenses	<u>\$ -</u>	<u>\$ (32,629)</u>	<u>\$ (32,629)</u>