

Banana Bay Condominium Association, Inc.

Financial Statements and
Supplementary Information

December 31, 2020

Cole & Associates, LLC

Certified Public Accountants

Cole & Associates, LLC

Certified Public Accountants

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

Banana Bay Condominium Association, Inc.

To the Board of Directors:

We have reviewed the accompanying financial statements of Banana Bay Condominium Association, Inc., which comprise the balance sheet as December 31, 2020 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. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Association management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the information about future major repairs and replacements of common property on page 14 be presented to supplement the basic financial statements. Such information, although not a required part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context. The information is the responsibility of management. We have not audited, reviewed, or compiled the required supplementary information and do not express an opinion, a conclusion, nor provide any assurance on it.

Supplementary Information

The accompanying supplementary comparison schedules on pages 15 - 16 are presented for purposes of additional analysis and are not a required part of the basic 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. We have compiled the supplementary information in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We have not audited or reviewed the supplementary information and we do not express an opinion, a conclusion, nor provide any assurance on it.

Handwritten signature in black ink that reads "Cole & Associates, LLC". The signature is written in a cursive, flowing style.

Cole & Associates, CPA, LLC
Certified Public Accountants
July 20, 2021

BANANA BAY CONDOMINIUM ASSOCIATION, INC.

BALANCE SHEET

DECEMBER 31, 2020

	Operating Fund	Replacement Fund	Total
	<u> </u>	<u> </u>	<u> </u>
ASSETS:			
Cash	\$ 41,987	\$ 340,046	\$ 382,033
Assessments receivable (Note 3)	7,944	-	7,944
Prepaid expenses	37,892	-	37,892
Prepaid income tax	400	-	400
Investments in CD's	-	267,041	267,041
Due to operating fund	-	(20,069)	(20,069)
Due from replacement fund	20,069	-	20,069
Other assets	1,794	-	1,794
TOTAL ASSETS	<u>\$ 110,086</u>	<u>\$ 587,018</u>	<u>\$ 697,104</u>
 LIABILITIES:			
Accounts payable and accrued expenses	\$ 10,152	\$ -	\$ 10,152
Prepaid assessments	21,282	-	21,282
Contract liabilities (Assessments received in advance - Replacement: Note 2)	-	582,980	582,980
Special assessment fund (Note 7)	6,620	-	6,620
TOTAL LIABILITIES	38,054	582,980	621,034
FUND BALANCE (Replacement: Note 2)	<u>72,032</u>	<u>4,038</u>	<u>76,070</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 110,086</u>	<u>\$ 587,018</u>	<u>\$ 697,104</u>

BANANA BAY CONDOMINIUM ASSOCIATION, INC.

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

FOR THE YEAR ENDED DECEMBER 31, 2020

	Operating Fund	Replacement Fund	Total
	<u> </u>	<u> </u>	<u> </u>
REVENUE:			
Assessment income	\$ 647,040	\$ 54,212	\$ 701,252
Contractual collections/liability adjustment	-	(4,238)	(4,238)
Interest income	-	4,238	4,238
Other income	5,780	-	5,780
	<u> </u>	<u> </u>	<u> </u>
TOTAL REVENUE	\$ 652,820	\$ 54,212	\$ 707,032
EXPENDITURES:			
Accounting & legal	\$ 2,566	\$ -	\$ 2,566
Building repairs & maintenance	35,508	-	35,508
Clubhouse maintenance	3,600	-	3,600
Contracts grounds maintenance	40,500	-	40,500
Elevator repairs & maintenance	6,809	-	6,809
Employee benefits	6,490	-	6,490
Insurance	210,939	-	210,939
Interest expense	3,534	-	3,534
Irrigation repairs	401	-	401
Janitorial	14,273	-	14,273
Licenses, permits, & taxes	1,540	-	1,540
Management fees	17,952	-	17,952
Office & other expenses	2,071	-	2,071
Other grounds maintenance	15,442	-	15,442
Payroll expense	57,972	-	57,972
Pest control	10,466	-	10,466
Pool maintenance	8,100	-	8,100
Safety & security	4,430	-	4,430
Trash removal	23,382	-	23,382
Utilities	181,331	-	181,331
Reserves expenditures		92,347	92,347
	<u> </u>	<u> </u>	<u> </u>
TOTAL EXPENDITURES	\$ 647,306	\$ 92,347	\$ 739,653
REVENUE IN EXCESS OF EXPENDITURES	5,514	(38,135)	(32,621)
FUND BALANCE TRANSFER	(30,559)	30,559	-
BEGINNING FUND BALANCE	97,077	11,614	108,691
	<u> </u>	<u> </u>	<u> </u>
ENDING FUND BALANCE	\$ 72,032	\$ 4,038	\$ 76,070

BANANA BAY CONDOMINIUM ASSOCIATION, INC.

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2020

	Operating Fund	Replacement Fund
	<u> </u>	<u> </u>
CASH FLOWS FROM OPERATING ACTIVITIES:		
Assessment fees collected	\$ 634,578	\$ 147,646
Interest received	-	4,238
Other income	5,780	-
Cash paid for operating expenses	(671,188)	-
Replacement expenses paid	-	(92,347)
Net cash provided (used) by operating activities:	<u>(30,830)</u>	<u>59,537</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Reinvested interest/dividends	(1,000)	(2,414)
Fund transfer	(30,559)	30,559
Net cash provided (used) by investing activities:	<u>(31,559)</u>	<u>28,145</u>
NET CHANGE IN CASH	<u>(62,389)</u>	<u>87,682</u>
CASH AND CASH EQUIVALENTS - Beginning of Year	<u>104,376</u>	<u>252,364</u>
CASH AND CASH EQUIVALENTS - End of Year	<u><u>\$ 41,987</u></u>	<u><u>\$ 340,046</u></u>

BANANA BAY CONDOMINIUM ASSOCIATION, INC.

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2020

	<u>Operating Fund</u>	<u>Replacement Fund</u>
RECONCILIATION OF NET REVENUES OVER EXPENDITURES TO NET CASH PROVIDED BY OPERATING ACTIVITIES:		
Excess of revenues over expenditures	\$ 5,514	\$ (38,135)
Adjustment to reconcile net revenues over expenditures to net cash provided by operating activities:		
(Increase) decrease in:		
Assessments receivable	6,563	-
Prepaid expenses	(16,226)	-
Prepaid income taxes	(400)	-
Due from operating fund	-	27,646
Due to reserve fund	(27,646)	-
Increase (decrease) in:		
Accounts payable and accrued expenses	(6,898)	-
Income tax payable	(358)	-
Prepaid assessments	8,621	-
Contract liabilities	-	70,026
Net cash provided (used) by operating activities:	<u>(30,830)</u>	<u>59,537</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Reinvested interest/dividends	(1,000)	(2,414)
Fund transfer	(30,559)	30,559
Net cash provided (used) by investing activities:	<u>(31,559)</u>	<u>28,145</u>
NET CHANGE IN CASH	<u>(62,389)</u>	<u>87,682</u>
CASH AND CASH EQUIVALENTS - Beginning of Year	<u>104,376</u>	<u>252,364</u>
CASH AND CASH EQUIVALENTS - End of Year	<u><u>\$ 41,987</u></u>	<u><u>\$ 340,046</u></u>
SUPPLEMENTAL DISCLOSURES		
Interest paid	<u><u>\$ 3,534</u></u>	
Income tax paid	<u><u>\$ 758</u></u>	

BANANA BAY CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2020

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

Banana Bay Condominium Association, Inc. (the "Association") is incorporated in the State of Florida. The Association is responsible for the operation and maintenance of the common property within the development. The development consists of 136 residential units located in Brevard County, Florida. The Association is governed by a Board of Directors which is responsible for enforcing provisions of the governing documents, which include covenants, conditions and restrictions, by-laws, and rules and regulations.

Financial Statements

The accompanying financial statements were prepared pursuant to the requirements of Florida Statutes and the American Institute of Certified Public Accountants.

Fund Accounting

The Association presents its financial statements on the accrual basis using fund accounting. The financial statements are therefore segregated into funds based upon different funding policies established for operating and capital expenditures.

The Operating Fund reflects the maintenance assessments paid by unit owners to meet the regular, recurring costs of operations. Expenditures from this fund are limited to those connected with daily operations.

The Replacement Fund is composed of capital assessments paid by unit owners to fund future replacements and major repairs. Expenditures from this fund are typically restricted to those items for which assessments were specifically collected. Interest earned on replacement funds remains in the Replacement Fund and may only be expended for components previously funded.

Revenue Recognition

Regular assessments to members are recognized as revenue during the period for which they are assessed. Assessments received in advance of this period are reported as prepaid assessments on the balance sheet.

Cash and Cash Equivalents

For purposes of the Statement of Cash Flows, cash equivalents include time deposits, certificates of deposit, and all highly liquid debt instruments with original maturities of three months or less.

BANANA BAY CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2020

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Contract Liabilities (Assessments received in advance – Replacement Fund)

The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability is recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to the major repairs and replacement fund. The balances of contract liabilities as of the beginning and end of the year ended 2020 are \$512,954 and \$582,980, respectively.

Real and Common Area Property

The Association capitalizes all property and equipment to which it holds title or has other evidence of ownership. Real and common area property acquired from the developer is not capitalized in the Association's financial statements, as it is owned by the individual unit owners in common and not by the Association. As a result, improvements made to the real property and common areas are expensed as incurred.

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 expenditures during the reporting period. Actual results could differ from those estimates.

Concentrations of Risk

The Association maintains cash balances at several banks. Deposits at banks are insured by the Federal Deposit Insurance Corporation up to \$250,000. As of December 31, 2020, the uninsured portion of cash balances is \$42,418.

The Association has obtained insurance coverage for damages covered by windstorm. The Association would be responsible for losses up to the amount of the deductible and has the right to increase regular assessments, levy a special assessment or delay repairs until adequate funds are available.

Commitments and Contingency

The Association has entered into various short-term contractual agreements with outside vendors and service providers to maintain its common property and to administer the Association. These contracts have different expiration dates and renewal terms.

BANANA BAY CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2020

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Subsequent Events

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through the date that the financial statements were issued.

See Note 5 for COVID-19 pandemic disclosure.

NOTE 2: RESERVE FOR MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents, as well as Florida Statutes, require funds to be accumulated for future major repairs and replacements. The funds are segregated and are not generally available for expenditures for normal operations.

Florida statutes require disclosure of the amount of annual funding required to fully fund each reserve account over the remaining useful life of the applicable assets. This calculation is presented in the Supplementary Information on Future Repairs and Replacements based upon estimates of replacement values and remaining lives as discussed below. We have not applied procedures to determine whether the funds designated for future major repairs and replacements are adequate to meet such future costs because that determination is outside the scope of our engagement.

In the fall of 2020, the Association estimated the remaining useful lives and current replacement costs of common property components. Estimates were based on professional judgment, which may include contractor estimates for major components. The Association is funding for major repairs and replacements over the remaining useful lives, and considering amounts previously accumulated in the replacement fund.

Actual expenditures, however, may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until funds are available.

BANANA BAY CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2020

NOTE 2: RESERVE FOR MAJOR REPAIRS AND REPLACEMENTS (Continued)

The following table presents significant information about the components of common property:

COMPONENT	BEGINNING BALANCE	FUNDING DURING YEAR	INTEREST & OTHER INCOME	CHARGES TO FUND	TRANSFERS	BALANCE 12/31/2020
Carports	\$ 63,767	\$ -	\$ -	\$ -	\$ -	\$ 63,767
Doors and hardware	40,863	-	-	-	-	40,863
Deferred maintenance	2,506	-	-	-	-	2,506
Recreational facilities	37,897	-	-	-	-	37,897
Roofing	1	-	-	-	-	1
Paving	29,468	-	-	-	-	29,468
Painting	36,179	-	-	-	-	36,179
Railings / enclosure	69,290	-	-	2,006	-	67,284
Dryer vent	10	-	-	-	-	10
Carpentry	793	-	-	361	-	432
Elevators	30,362	-	-	-	-	30,362
Pooled	201,818	120,000	4,238	89,980	38,135	274,211
Unalloc. Interest	11,614	-	-	-	(7,576)	4,038
TOTAL	\$ 524,568	\$ 120,000	\$ 4,238	\$ 92,347	\$ 30,559	\$ 587,018
					Contract liability portion	582,980
					Equity portion	4,038
						<u>\$ 587,018</u>

NOTE 3: MEMBER ASSESSMENTS

Association members are subject to assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Association expenses are allocated on a pro-rata basis per unit (1/136). 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 using the input method. The performance obligations related to the replacement assessments are satisfied when these funds are expended for their designated purpose.

Assessments receivable at the balance sheet date represent fees due from unit owners. It is the Association's policy to retain legal counsel and place liens on the property of delinquent homeowners. Assessments that have been deemed to be uncollectible as of the report date have been charged to contractual collections adjustments. The allowance for uncollectible accounts is \$1,700 on December 31, 2020. The balances of assessments receivable as of the beginning and the end of the year are \$16,207 and \$9,644, respectively.

BANANA BAY CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2020

NOTE 4: INCOME TAXES

Associations may be taxed as homeowners' associations under Internal Revenue Code (IRC) 528 or as regular corporations under IRC 277. In 2020, the Association elected to be taxed as a homeowners' association. Under that election, the Association is taxed on its nonexempt function income, such as interest earnings, net of directly related expenses, at a rate of 30%. Income tax expense was \$0 for the year then ended.

The Association follows FASB ASC 740, *Accounting for Uncertainty in Income Taxes*, which provides guidance on accounting for uncertainty in income taxes recognized in the Association's financial statements. The guidance prescribes a recognition threshold and measurement attribute for financial statement recognition and measurement of tax positions taken or expected to be taken in a tax return. As of December 31, 2020, the Association had no uncertain tax positions that require either recognition or disclosure in the Association's financial statements. Generally, the Association's tax returns remain open for three years for federal income tax examination.

NOTE 5: COVID-19 PANDEMIC

Markets have been negatively impacted by a novel strain of coronavirus (COVID-19), which was declared a pandemic by the World Health Organization (WHO) on March 11, 2020. The continued spread of COVID-19 and the actions being taken by governments, businesses, and individuals to limit this pandemic may adversely impact operations, including, among others, increasing the credit risk of owners and collectability of owner assessments. This has resulted in significant economic uncertainty, of which the potential impact to the Association's future financial results is difficult to measure.

NOTE 6: FASB ASC 606 ACCOUNTING GUIDANCE IMPLEMENTATION

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

BANANA BAY CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2020

NOTE 6: FASB ASC 606 ACCOUNTING GUIDANCE IMPLEMENTATION (Continued)

As related to the replacement fund, the Association adopted the modified retrospective method of transition as of January 1, 2020, 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 completed as of January 1, 2020. Adoption of the generally accepted method of application resulted in changes to our accounting policies for contract liabilities (assessments received in advance – replacement fund), as previously described.

The adoption of the new revenue recognition guidance resulted in the following change to the replacement fund balance as of January 1, 2020:

Fund Balance as previously reported January 1, 2020:	\$ 524,568
Adjustment	<u>512,954</u>
Fund Balance as adjusted and reported January 1, 2020:	<u>\$ 11,614</u>

Any income other than unallocated income has been included in components and has been included in contract liabilities. The effect of the adoption is a recording of a contract liability (assessments received in advance – replacement) as of December 31, 2020 of \$582,980 for the replacement fund. When the Association has major repair and replacement expenses, equity and current year income will be disbursed before the contract liabilities.

The modified retrospective method of transition requires us to disclose the effect of applying the new guidance on each item in our 2020 financial statements. Following are the line items for the Replacement Fund from our balance sheet as of December 31, 2020 that were affected, the amounts that would have been reported under the prior method of treating reserve assessments as satisfied over time on a pro-rata basis using the input method:

	Amounts that would have been reported	Effects of applying new method	As Reported
Liabilities			
Contract Liabilities	\$ -	\$ 582,980	\$ 582,980
Total Liabilities	\$ -	\$ 582,980	\$ 582,980
Fund Balance	\$ 587,018	\$ (582,980)	\$ 4,038

BANANA BAY CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2020

NOTE 6: FASB ASC 606 ACCOUNTING GUIDANCE IMPLEMENTATION (Continued)

The following are the line items for the Replacement Fund from the statement of revenues, expenses, and changes in fund balances and the statement of cash flows – indirect for the year ended December 31, 2020 that were affected, the amounts that would have been reported under the prior method of treating reserve assessments as satisfied over time on a pro-rata basis using the input method:

	Amounts that would have been reported	Effects of applying new method	As Reported
Revenue			
Assessment income	\$ 120,000	\$ (65,788)	\$ 54,212
Excess (deficit) of revenue over expenses	\$ 31,891	\$ (70,026)	\$ (38,135)
Cash Flows - indirect			
Excess (deficit) of revenue over expenses	\$ 31,891	\$ (70,026)	\$ (38,135)
Increase in Contract liabilities	\$ -	\$ 70,026	\$ 70,026

NOTE 7: SPECIAL ASSESSMENT

The board of directors declared a special assessment in 2017 of \$3,200 per unit for a total of \$435,200 to fund hurricane Mathew repairs, elevator repairs, carport repairs and fire pump removal/repair. \$382,175 of the assessment was expended in 2017 and \$46,405 expended in 2018. As of year ended December 31, 2020 there is a balance of \$6,620 to be expended in 2021 for elevator repairs.

SUPPLEMENTAL INFORMATION

BANANA BAY CONDOMINIUM ASSOCIATION, INC.

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

DECEMBER 31, 2020

In the fall of 2020, the Association estimated the remaining useful lives and current replacement costs of common property components. Estimates were based upon professional judgment, which may include contractor estimates for major components. Florida statutes require disclosure of the amount of the annual funding required to fully fund each reserve account over the remaining useful life of the applicable asset.

The following is based on the estimate and presents significant information about the components of common property:

COMPONENT	ESTIMATED REMAINING USEFUL LIFE (YEARS)	ESTIMATED CURRENT REPLACEMENT COST	REPAIRS / REPLACEMENTS 2020	2021 STATUTORY FUNDING REQUIRED
Carports	9	\$ 411,400	\$ 63,767	\$ -
Doors and hardware	0 - 7	149,804	40,863	-
Deferred maintenance	0 - 9	87,100	2,506	-
Recreational facilities	0 - 21	144,422	37,897	-
Roofing	0 - 35	1,054,089	1	-
Paving	0 - 13	613,324	29,468	-
Painting	0 - 8	162,377	36,179	-
Railings / enclosure	0 - 11	161,009	67,284	-
Dryer vent	-	-	10	-
Carpentry	0 - 12	538,926	432	-
Elevators	3 - 8	180,600	30,362	-
Pooled	-	-	274,211	153,419
Unalloc. Interest	-	-	4,038	-
		<u>\$ 3,503,051</u>	<u>\$ 587,018</u>	<u>\$ 153,419</u>

BANANA BAY CONDOMINIUM ASSOCIATION, INC.

**SUPPLEMENTARY INFORMATION - STATEMENT OF REVENUES AND EXPENDITURES
ACTUAL TO BUDGET (UNAUDITED)**

FOR THE YEAR ENDED DECEMBER 31, 2020

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
REVENUE:			
Assessment income	\$ 767,040	\$ 767,040	\$ -
Other income	5,780	-	5,780
TOTAL REVENUE	<u>\$ 772,820</u>	<u>\$ 767,040</u>	<u>\$ 5,780</u>
EXPENDITURES:			
Accounting & legal	2,566	7,860	(5,294)
Building repairs & maintenance	35,508	27,876	7,632
Clubhouse maintenance	3,600	1,200	2,400
Contracts grounds maintenance	40,500	40,500	-
Elevator repairs & maintenance	6,809	6,996	(187)
Employee benefits	6,490	4,560	1,930
Insurance	210,939	213,540	(2,601)
Interest expense	3,534	3,000	534
Irrigation repairs	401	1,200	(799)
Janitorial	14,273	12,240	2,033
Licenses, permits, & taxes	1,540	1,500	40
Management fees	17,952	17,952	-
Office & other expenses	2,071	7,332	(5,261)
Other grounds maintenance	15,442	18,036	(2,594)
Payroll expense	57,972	62,016	(4,044)
Pest control	10,466	9,492	974
Pool maintenance	8,100	7,320	780
Safety & security	4,430	6,972	(2,542)
Trash removal	23,382	21,000	2,382
Utilities	181,331	176,448	4,883
Reserve funding	120,000	120,000	-
TOTAL EXPENDITURES	<u>767,306</u>	<u>767,040</u>	<u>266</u>
REVENUE IN EXCESS OF EXPENDITURES	<u>\$ 5,514</u>	<u>\$ -</u>	<u>\$ 5,514</u>

BANANA BAY CONDOMINIUM ASSOCIATION, INC.

**SUPPLEMENTARY INFORMATION - STATEMENT OF REVENUES AND EXPENDITURES
ACTUAL TO PRIOR YEAR (UNAUDITED)**

FOR THE YEAR ENDED DECEMBER 31, 2020

	<u>2020</u>	<u>2019</u>	<u>Variance</u>
REVENUE:			
Assessment income	\$ 767,040	\$ 767,040	\$ -
Recovery of bad debt	-	17,876	(17,876)
Other income	<u>5,780</u>	<u>9,924</u>	<u>(4,144)</u>
TOTAL REVENUE	<u>\$ 772,820</u>	<u>\$ 794,840</u>	<u>\$ (22,020)</u>
EXPENDITURES:			
Accounting & legal	2,566	12,898	(10,332)
Building repairs & maintenance	35,508	61,158	(25,650)
Clubhouse maintenance	3,600	8,873	(5,273)
Contracts grounds maintenance	40,500	40,500	-
Elevator repairs & maintenance	6,809	5,671	1,138
Employee benefits	6,490	5,952	538
Income tax expense	-	358	(358)
Insurance	210,939	199,361	11,578
Interest expense	3,534	2,773	761
Irrigation repairs	401	353	48
Janitorial	14,273	13,567	706
Licenses, permits, & taxes	1,540	1,602	(62)
Management fees	17,952	17,952	-
Office & other expenses	2,071	5,496	(3,425)
Other grounds maintenance	15,442	21,480	(6,038)
Other pool maintenance	-	3,286	(3,286)
Payroll expense	57,972	57,326	646
Pest control	10,466	9,787	679
Pool maintenance	8,100	7,380	720
Safety & security	4,430	6,592	(2,162)
Trash removal	23,382	20,935	2,447
Utilities	181,331	176,455	4,876
Reserve funding	<u>120,000</u>	<u>110,400</u>	<u>9,600</u>
TOTAL EXPENDITURES	<u>767,306</u>	<u>790,155</u>	<u>(22,849)</u>
REVENUE IN EXCESS OF EXPENDITURES	<u>\$ 5,514</u>	<u>\$ 4,685</u>	<u>\$ 829</u>