



# **Key West Golf Club Homeowners' Association, Inc.**

## **Financial Statements and Supplementary Information**

**December 31, 2021**



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## **INDEPENDENT AUDITORS' REPORT**

To the Board of Directors and Members of  
Key West Golf Club Homeowners' Association, Inc.  
Key West, Florida

### **Opinion**

We have audited the accompanying financial statements of Key West Golf Club Homeowners' Association, Inc., which comprise the balance sheet as of December 31, 2021, and the related statements of revenue, 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 Key West Golf Club Homeowners' Association, 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 Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Key West Golf Club Homeowners' Association, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Responsibilities of Management 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, 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 Key West Golf Club Homeowners' Association, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### **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 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, including omissions, 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 judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risk of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risk. 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 Key West Golf Club Homeowners' Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about Key West Golf Club Homeowners' Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

#### **Report on Summarized Comparative Information**

We have previously audited Key West Golf Club Homeowners' Association, Inc. 's 2020 financial statements, and our report dated March 30, 2021 expressed an unmodified opinion on those audited financial statements. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2020 is consistent, in all material respects, with the audited financial statements from which it has been derived.

#### **Report on Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information contained in the schedule of changes in accumulated funds for future major repairs and replacements and schedule of operating fund revenue 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 and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the

underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

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

Accounting principles generally accepted in the United States of America require that the Supplementary Information on Future Major Repairs and Replacements be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who 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.

*Carr, Riggs & Ingram, L.L.C.*

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida  
April 13, 2022

**Key West Golf Club Homeowners' Association, Inc.**  
**Balance Sheet**

<i>December 31,</i>	<b>2021</b>			2020
	Operating Fund	Replacement Fund	Total	Total (For Comparative Purposes)
<b>Assets</b>				
Cash	\$ 726,686	\$ 32,177	\$ 758,863	\$ 459,192
Certificates of deposit	-	428,206	428,206	424,974
Accounts receivable	16,954	-	16,954	12,684
Prepaid expenses	12,045	-	12,045	48,875
Other assets	2,977	-	2,977	2,977
Property & equipment, net	4,642	-	4,642	8,286
Interfund balances	(91,096)	91,096	-	-
<b>Total assets</b>	<b>\$ 672,208</b>	<b>\$ 551,479</b>	<b>\$1,223,687</b>	<b>\$ 956,988</b>
<b>Liabilities and Fund Balance</b>				
<b>Liabilities</b>				
Accounts payable	\$ 60,274	\$ -	\$ 60,274	\$ 37,949
Prepaid assessments	54,133	-	54,133	88,261
Other liabilities	10,024	-	10,024	10,004
Notes Payable	2,922,966	-	2,922,966	-
Performance obligation	-	551,479	551,479	574,169
<b>Total liabilities</b>	<b>3,047,397</b>	<b>551,479</b>	<b>3,598,876</b>	<b>710,383</b>
<b>Fund balance (deficit)</b>	<b>(2,375,189)</b>	<b>-</b>	<b>(2,375,189)</b>	<b>246,605</b>
<b>Total liabilities and fund balance</b>	<b>\$ 672,208</b>	<b>\$ 551,479</b>	<b>\$1,223,687</b>	<b>\$ 956,988</b>

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

**Key West Golf Club Homeowners' Association, Inc.**  
**Statement of Revenue, Expenses and Changes in Fund Balance**

<i>For the year ended December 31,</i>	<b>2021</b>			2020
	Operating Fund	Replacement Fund	Total	Total (For Comparative Purposes)
<b>Revenue</b>				
Regular assessments	\$ 1,503,647	\$ 154,690	\$ <b>1,658,337</b>	\$ 1,524,563
Cable assessments	237,153	-	<b>237,153</b>	346,274
Interest income	308	3,295	<b>3,603</b>	6,506
Recovery of bad debt	26,348	-	<b>26,348</b>	-
Miscellaneous income	10,470	-	<b>10,470</b>	12,466
<b>Total revenue</b>	<b>1,777,926</b>	<b>157,985</b>	<b>1,935,911</b>	<b>1,889,809</b>
<b>Expenses</b>				
Administrative	205,089	-	<b>205,089</b>	194,612
Courtesy patrol	337,453	-	<b>337,453</b>	339,101
Cable	237,153	-	<b>237,153</b>	346,274
Depreciation	3,644	-	<b>3,644</b>	4,347
Insurance	42,675	-	<b>42,675</b>	19,399
Interest	55,435	-	<b>55,435</b>	-
Landscaping	257,302	-	<b>257,302</b>	246,920
Maintenance and repairs	262,126	157,985	<b>420,111</b>	501,850
Professional fees	163,330	-	<b>163,330</b>	147,896
Rental unit expenses	-	-	-	41
Settlement fees	2,700,000	-	<b>2,700,000</b>	-
Utilities	192,313	-	<b>192,313</b>	159,294
<b>Total expenses</b>	<b>4,456,520</b>	<b>157,985</b>	<b>4,614,505</b>	<b>1,959,734</b>
Excess (deficit) of revenue over expenses	(2,678,594)	-	<b>(2,678,594)</b>	(69,925)
Capital contributions	56,800	-	<b>56,800</b>	30,050
Beginning fund balance	246,605	-	<b>246,605</b>	286,480
Ending fund balance (deficit)	<b>\$(2,375,189)</b>	<b>\$ -</b>	<b>\$ (2,375,189)</b>	<b>\$ 246,605</b>

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

**Key West Golf Club Homeowners' Association, Inc.**  
**Statement of Cash Flows**

<i>For the year ended December 31,</i>	<b>2021</b>			2020
	Operating Fund	Replacement Fund	Total	Total (For Comparative Purposes)
<b>Operating activities</b>				
Excess (deficit) of revenue over expenses	\$ (2,678,594)	\$ -	\$ (2,678,594)	\$ (69,925)
Adjustments to reconcile excess (deficit) of revenue over expenses to net cash provided (used) by operating activities:				
Depreciation expense	3,644	-	3,644	4,347
Bad debt recovery	(26,348)		(26,348)	-
Changes in operating assets and liabilities:				
Accounts receivable	22,078	-	22,078	7,481
Prepaid expenses	36,830	-	36,830	(37,542)
Accounts payable	22,325	-	22,325	(54,551)
Prepaid assessments	(34,128)	-	(34,128)	40,835
Other liabilities	20	-	20	9,385
Performance obligation	-	(22,690)	(22,690)	(22,237)
Interfund balance	95,624	(95,624)	-	-
Net cash provided (used) by operating activities	(2,558,549)	(118,314)	(2,676,863)	(122,207)
<b>Investing activities</b>				
Cash purchases of equipment	-	-	-	(3,500)
Purchase of certificates of deposit	-	(3,232)	(3,232)	(6,230)
Net cash provided (used) by investing activities	-	(3,232)	(3,232)	(9,730)
<b>Financing activities</b>				
Proceeds from notes payable	3,000,000	-	3,000,000	-
Payments on notes payable	(77,034)	-	(77,034)	-
Capital contributions	56,800	-	56,800	30,050
Net cash provided by financing activities	2,979,766	-	2,979,766	30,050
Net increase (decrease) in cash	421,217	(121,546)	299,671	(101,887)
Cash at beginning of year	305,469	153,723	459,192	561,079
Cash at end of year	\$ 726,686	\$ 32,177	\$ 758,863	\$ 459,192

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



## **Key West Golf Club Homeowners' Association, Inc.**

### **Notes to Financial Statements**

#### **NOTE 1: DESCRIPTION OF THE ORGANIZATION**

Key West Golf Club Homeowners' Association, Inc., ("Association") a Florida not-for-profit Corporation, was formed on November 13, 1995. Membership in the Association consists of the 390 single-family residential unit owners of this Florida townhome planned unit development. The development is located on approximately 46.5 acres in Key West, Florida.

The Association was organized for the purpose of maintaining and protecting the elements owned by the unit owners in common, including buildings, roads and parking areas, pools, landscaping, fencing, and recreational areas and facilities. Disposition of common area property requires consent of the members in accordance with the governing documents and Florida Statutes.

All policy decisions, including the annual budget and owners' assessments, are formulated by the Board of Directors. Decisions are referred to the general Association membership before action is taken, when so required by the governing documents of the Association.

Management and accounting services are provided to the Association by The Community Association Company.

#### **NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

##### ***Basis of Accounting***

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). The Financial Accounting Standards Board (FASB) provides authoritative guidance regarding U.S. GAAP through the Accounting Standards Codification (ASC) and related Accounting Standards Updates (ASUs). The financial statements include certain prior year summarized comparative information in total but not by fund. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Association's financial statements for the year ended December 31, 2020, from which the summarized information was derived.

##### ***Estimates***

The preparation of U.S. GAAP financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and changes therein, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

## **Key West Golf Club Homeowners' Association, Inc.**

### **Notes to Financial Statements**

#### **NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

##### ***Cash Equivalents***

Cash and cash equivalents include cash and all highly-liquid debt instruments with an original maturity of 90 days or less.

##### ***Funds***

The Association is a not-for-profit organization which employs the fund method of accounting in order to properly account for restrictions on the expenditures resulting from actions of the Board of Directors, the Association voting membership, or applicable Florida Statute. The financial statements segregate the accounting for such funds as either operating or replacement funds. At the end of the year, excess funds are retained by the fund generating such excess during the year.

The operating fund is used to account for financial resources available for the general operation of the Association. Disbursements from the operating fund are generally at the discretion of the Board of Directors.

The replacement fund is generally used to account for assessments made for major repair and replacement of common property, and related expenses. Disbursements from the replacement fund may only be utilized in accordance with Florida Statutes and the purposes established by the Board of Directors and the Association membership. Interest income earned in the replacement fund is allocated to the pooled items.

##### ***Accounts Receivable from Owners and Allowance for Doubtful Accounts***

Accounts receivable from owners are reported at the outstanding balance due from owners, net of any allowance for doubtful accounts. The Association provides for doubtful accounts based on experience and analysis of individual accounts. When the collectability of a receivable becomes questionable, an allowance for doubtful accounts is established. When specific accounts are determined to be uncollectable, they are written off by charging the allowance and crediting the receivable. Since management considers all receivables to be collectible at December 31, 2021, no allowance has been established at this time.

##### ***Prepaid Expenses***

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items on the Balance Sheet. These items will be expensed over the applicable usage period.

**Key West Golf Club Homeowners' Association, Inc.**  
**Notes to Financial Statements**

**NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

***Capitalization and Depreciation***

Real property acquired by the Association is capitalized when it (a) is used to generate significant cash flows from members on the basis of usage or from nonmembers or (b) can be disposed of for cash with the Association retaining the proceeds. Real property acquired by the Association that does not meet these guidelines is not capitalized, and accordingly, replacements, major repairs, and improvements to this property are not capitalized; instead, they are reported as expenses in the fund making the expenditure. Real property that does not meet the criteria to capitalize is identified in Note 1.

Personal property acquired by the Association is capitalized at cost and depreciated over its estimated useful lives, which range from five to seven years, using the straight line method of depreciation.

***Contract Assets and Liabilities***

Contract assets represent revenue recognized in excess of amounts billed. No such amounts are reported on the Balance Sheet as of December 31, 2021. Contract liabilities represent revenue collected in advance of the contract period or amounts billed in excess of revenue recognized. These liabilities are reported on the Balance Sheet as prepaid assessments and performance obligation liabilities.

***Revenue Recognition***

The Association recognizes revenue when performance obligations under the terms of the contracts with customers are satisfied. Revenue is recognized in an amount that reflects the consideration to which an entity expects to be entitled in exchange for those goods or services. For purposes of this Association, the definition of customers includes the Association's members.

***Subsequent Events***

Management has evaluated subsequent events through the date that the financial statements were available to be issued, April 13, 2022, and determined there were no events that occurred that required disclosure. No subsequent events occurring after this date have been evaluated for inclusion in these financial statements.

# Key West Golf Club Homeowners' Association, Inc.

## Notes to Financial Statements

### NOTE 3: OWNERS' ASSESSMENTS

Revenue and expenses are allocated to each unit owner equally, and accordingly, assessment rates are established using this formula. The rate for 2021 for all unit owners was approximately \$400 per month including cable and approximately \$350 per month excluding cable assessment fees. Budgeted regular assessments for the year ended December 31, 2021 totaled \$1,503,647, of which \$132,000 was allocated to the replacement fund.

The Association also negotiates with a cable service provider for bulk cable services on behalf of participating unit owner. The Association pays for these bulk cable services and then assesses each participating unit owner for their share of service. Throughout the entire year and as of December 31, 2021, all 390 unit owners participated. For the year ended December 31, 2021, cable assessments totaled \$237,153 and all unit owners were charged a range of \$32 to \$70 per month for basic cable services throughout the year. See Note 12 for further discussion of cable agreement and settlement involving cable assessments.

The following table reconciles budgeted regular assessments to the amounts recognized as assessment revenue in the statement of revenue, expenses and changes in fund balance:

<i>For the year ended December 31,</i>	<i>2021</i>		
	Operating Fund	Replacement Fund	Total
Budgeted regular assessments	\$ 1,503,647	\$ 132,000	\$ 1,635,647
Amounts released from performance obligation	-	22,690	22,690
Total assessments	\$ 1,503,647	\$ 154,690	\$ 1,658,337

### NOTE 4: REVENUE RECOGNITION

As disclosed in Note 2 to the financial statements, the Association's customers consist of its members, which are unit owners within the development. The contracts between these customers and the Association primarily relate to maintaining, managing and providing access to the property and amenities owned in common by the unit owners.

# Key West Golf Club Homeowners' Association, Inc.

## Notes to Financial Statements

### NOTE 4: REVENUE RECOGNITION (Continued)

#### *Performance Obligations*

The Association's revenue is derived primarily from assessments to its members. The Association generally recognizes its revenue from contracts with customers over time with the exception of reserve assessments, which are being recognized at a point in time, and interest income, which is not subject to ASC Topic 606. As of December 31, 2021, the Association has reported a performance obligation liability totaling \$551,479, relating to the future major repair and/or replacement of specific components of common property. The assessments related to this performance obligation are generally reported in the Replacement Fund and will be recognized as revenue at the point in time when the funds are expended for their designated purpose.

#### *Significant Judgments*

For those revenue items recognized over time, the Association generally utilizes the input method of measurement, where revenue is recognized based on the Association's efforts towards the satisfaction of a performance obligation. For operating fund amounts, except for recovery of bad debt, revenue is recognized as time elapses and the Association performs routine maintenance, protection and management of the common area property. For replacement fund amounts and recovery of bad debt, the Association recognizes revenue at the point in time when reserve expenses are incurred or when a members past due account is made current.

#### *Disaggregated Revenue*

The Association derives its revenue from various activities and sources having different qualitative factors that may affect the amount, timing, or uncertainty of revenues and cash flows. The following chart contains disaggregated revenue information that reflects these qualitative factors.

<i>For the year ended December 31,</i>	<i>2021</i>
<b><i>Recognized over time</i></b>	
Operating fund assessments	\$ 1,503,647
Cable assessment fees	237,153
Miscellaneous revenue	10,470
<b><i>Recognized at a point in time</i></b>	
Replacement fund assessments	154,690
Recovery of bad debt	26,348
<b><i>Not subject to ASC Topic 606</i></b>	
Interest income	3,603
<b>Total revenue</b>	<b>\$ 1,935,911</b>

**Key West Golf Club Homeowners' Association, Inc.**  
**Notes to Financial Statements**

**NOTE 4: REVENUE RECOGNITION (Continued)**

The following table presents information about accounts receivable, contract assets, and contract liabilities:

<i>December 31,</i>	<i>2021</i>
Accounts receivable, net - beginning balance	\$ 12,684
Accounts receivable - ending balance	16,954
Contract assets - no beginning or ending balance for the year	
Contract liabilities	
Prepaid assessments - beginning balance	88,261
Prepaid assessments - ending balance	54,133
Performance obligation liabilities - beginning balance	574,169
Performance obligation liabilities - ending balance	551,479

**NOTE 5: FUTURE MAJOR REPAIRS AND REPLACEMENTS**

The Association's governing documents and Florida Statutes require the Association to accumulate funds for future major repairs and replacements, unless otherwise decided by the voting membership. The Association has adopted a program to accumulate funds for estimated future major repairs and replacements through regular assessments.

The Board of Directors annually reviews the major components of common property. As a part of this review, the Board re-evaluates the estimated remaining useful lives and the estimated replacement costs of each of the components of the replacement fund. Where applicable, licensed contractors and architects are consulted regarding useful lives and replacement costs. The Board of Directors last performed a review of the estimated replacement costs, remaining lives, and funding requirements for the reserve components in 2021.

The Association is funding for future major repairs and replacements over the estimated remaining useful lives of the components based on their study's estimates of current replacement costs and considering amounts previously accumulated in the replacement fund. Accordingly, the funding requirement of \$132,000, based on a full funding plan, was included in the 2021 budget.

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

## **Key West Golf Club Homeowners' Association, Inc.**

### **Notes to Financial Statements**

#### **NOTE 6: INCOME TAXES**

The Association elected to file its tax return for 2021 as a homeowner association on Form 1120H. As such, the Association must comply with Internal Revenue Code (IRC) Section 528, which applies specifically to homeowner associations. Under IRC Section 528, the Association is not taxed on income and expenses directly related to its exempt purpose, which is the management, maintenance and protection of Association property. However, net nonexempt function income, such as interest income and revenues from nonmembers, is taxed for federal purposes at a flat 30% rate. For the year ended December 31, 2021, the Association had net nonexempt function income of \$0, which resulted in no federal income taxes for 2021. State income taxes do not apply to associations that qualify under IRC Section 528.

Accounting principles generally accepted in the United States of America require management to evaluate tax positions taken by the Association and recognize a tax liability if the Association has taken an uncertain position that more likely than not would not be sustained upon examination by the IRS. Management has analyzed the tax positions taken by the Association and has concluded that as of December 31, 2021, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or disclosure in the financial statements. The Association's policy is to record interest expense or penalties related to income tax in (operating) expense. For the year ended December 31, 2021, no interest or penalties were paid or accrued. The Association is subject to routine audits by taxing jurisdictions; however, there are no audits for any tax periods in progress. The Association's management believes it is no longer subject to income tax examinations for years prior to 2018.

#### **NOTE 7: CREDIT RISK**

The Association assesses regular and special assessments to its members. It is the Association's policy to turn over significantly past due accounts for collection and to file liens against the individual units. Should the collection of any such liens be enforced by the sale of the unit, the collectability of the receivable is dependent on the quick sale market value of the unit, and the amount of any such other liens that have priority. Market value may be influenced by the real estate market in Key West, Florida.

The Association places its cash and certificates of deposit with federally insured financial institutions. At times, the balances at these financial institutions may exceed the FDIC insured limit.

#### **NOTE 8: CERTIFICATES OF DEPOSIT**

At December 31, 2021, the Association had \$428,206 of replacement fund monies in certificates of deposits at a local financial institution. The carrying value of these certificates of deposits is cost plus accrued interest, which approximates fair value.

**Key West Golf Club Homeowners' Association, Inc.**  
**Notes to Financial Statements**

**NOTE 9: PROPERTY AND EQUIPMENT**

Property and equipment consisted of the following:

<i>December 31,</i>	2021
Machinery and equipment	\$ 63,817
Accumulated depreciation	(59,175)
Property and equipment, net	\$ 4,642

Depreciation expense for the year ended December 31, 2021 was \$3,644.

**NOTE 10: SHORT-TERM BORROWINGS**

The Association has secured a line of credit with a financial institution with a maximum borrowing potential of \$350,000 and a variable interest rate of prime plus .75%. The line will expire on September 8, 2023, requires monthly payments of interest, and is secured by assignment of owners' assessments. There was no outstanding balance on the line of credit at December 31, 2021.

**NOTE 11: CAPITAL CONTRIBUTIONS**

Per the Declaration of Condominium/Covenants, each new owner shall pay a one-time start-up fee for working capital in the amount of 2 months of the total general assessment applicable to such lot for the year in which the purchase occurs. For the year ended December 31, 2021, capital contributions totaled \$56,800 as shown on the accompanying statement of revenue, expenses and changes in fund balance.

**NOTE 12: CABLE AGREEMENT AND SETTLEMENT**

In 2011, the Association signed a Cable Agreement allowing the Developer ("SinghCo" dba "Singh Cable") to retain ownership of the Telecommunications Parcel and all cable infrastructure on the Association's property. As part of this Cable Agreement, the Developer had the exclusive right to provide basic bulk cable services without limitation to all unit owners in the Association as of the effective date of the agreement and through all times in the future.



**Key West Golf Club Homeowners' Association, Inc.**  
**Notes to Financial Statements**

**NOTE 12: CABLE AGREEMENT AND SETTLEMENT (Continued)**

In June 2021, the Association reached a settlement with Singh Cable to purchase the Telecommunications Parcel and all cable infrastructure. The total settlement fees were \$2.7 million which are reported as settlement fees on the accompanying statement of revenue, expenses and changes in fund balance. The settlement fees are being funded by the \$3 million note payable with Truist Bank described in the Note 13 below. This settlement allows the Association to negotiate with an actual cable service provider, instead of the Developer, for bulk cable services at significantly lower rates for all future years. The Association has not capitalized the telecommunication parcel, cable infrastructure and cable rights since these assets are considered common property and has not resulted in additional significant cash flows for the Association from its members. See Note 2 for further details on the Association capitalization policy.

**NOTE 13: NOTES PAYABLE**

In June 2021, the Association signed a promissory note payable agreement with Truist bank to receive \$3 million to pay for the settlement with Singh Cable. Of the \$3 million borrowed, \$2.7 million went to Singh Cable for the settlement and the remaining funds borrowed are being used to pay for ongoing Association expenses until a new agreement with a cable service provider can be negotiated. The fixed interest rate on the loan is 3.85% per annum. Monthly principal and interest payments of \$22,078 were due commencing on July 20, 2021 and will conclude on May 20, 2036. The loan is secured by current and future Association member assessments and receivables.

A schedule of maturities of long-term debt is as follows:

*For the years ending December 31,*

2022	\$	154,992
2023		161,065
2024		167,377
2025		173,936
2026		180,752
Thereafter		2,084,844
Total		\$ 2,922,966

**Key West Golf Club Homeowners' Association, Inc.**  
**Notes to Financial Statements**

**NOTE 14: INTERFUND BALANCES**

Florida Statutes section 720.303(6)(h) states that reserves accumulated for capital expenditures and deferred maintenance “shall be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote of the members at a meeting at which a quorum is present.” As of December 31, 2021, the operating fund owes \$91,096 to the replacement fund due to the use of reserves to pay for the general operation of the Association. The use of the reserve funds in this manner has not been approved by the members of the Association.

**NOTE 15: DEFICIT FUND BALANCE AND MANAGEMENT’S PLANS**

At December 31, 2021, the Association has a fund balance deficit of \$2,375,189 which was the result of a 2021 year cable settlement payment. Management has funded this fund balance deficit by obtaining an installment loan in 2021 for \$3,000,000 that matures in May 20, 2036. See note 13 for further details. The Association has budgeted annual increases to its assessments fee revenues to provide the Association with the resources to service the annual debt service requirements for this loan. The Association has paid this loan down by approximately \$77,000 as of December 31, 2021. Management believes that the level assessment fees levied in 2022 through 2036 will completely eliminate the Association’s fund balance deficit by May 2036.

## **SUPPLEMENTARY INFORMATION**

**Key West Golf Club Homeowners' Association, Inc.**  
**Schedule of Changes in Accumulated Funds for Future Major Repairs and**  
**Replacements**

<i>For the year ended December 31,</i>		2021		
Component	Beginning Balance	Additions	Subtractions	Ending Balance
<b>Pooled items:</b>				
Infrastructure			\$ (69,306)	
Paving			(80,146)	
Pool			(8,533)	
Total	\$ 574,169	\$ 135,295	\$ (157,985)	\$ 551,479

<i>December 31,</i>		2021
Performance obligation liability		\$ 551,479
Replacement fund balance		-
Total		\$ 551,479

**Key West Golf Club Homeowners' Association, Inc.**  
**Schedule of Operating Fund Revenue and Expenses – Budget and Actual**

*For the year ended December 31,*

2021

	Actual	Budget (Unaudited)	Variance Favorable (Unfavorable) (Unaudited)
<b>Revenue</b>			
Regular assessments	\$ 1,503,647	\$ 1,502,847	\$ 800
Cable assessments	237,153	237,153	-
Interest income	308	660	(352)
Recovery of bad debt	26,348	-	26,348
Miscellaneous income	10,470	10,260	210
<b>Total revenue</b>	<b>1,777,926</b>	<b>1,750,920</b>	<b>27,006</b>
<b>Expenses</b>			
Administrative	205,089	198,165	(6,924)
Courtesy patrol	337,453	314,188	(23,265)
Cable	237,153	332,280	95,127
Depreciation	3,644	-	(3,644)
Insurance	42,675	30,228	(12,447)
Interest	55,435	-	(55,435)
Landscaping	257,302	289,800	32,498
Maintenance and repairs	262,126	247,108	(15,018)
Professional fees	163,330	183,151	19,821
Settlement fees	2,700,000	-	(2,700,000)
Utilities	192,313	174,000	(18,313)
<b>Total expenses</b>	<b>4,456,520</b>	<b>1,768,920</b>	<b>(2,687,600)</b>
<b>Excess (deficit) of revenue over expenses</b>	<b>\$ (2,678,594)</b>	<b>\$ (18,000) *</b>	<b>\$ (2,660,594)</b>

*\*The \$18,000 noted deficit is from the budget for capital contributions not included in the total above.*

**Key West Golf Club Homeowners' Association, Inc.**  
**Supplementary Information on Future Major Repairs and Replacements**  
**(Unaudited)**

The following table is based on the Board's review and presents significant information about the components of common property:

Component	Estimated Remaining Useful Life (Years)	Estimated Replacement Cost	Accumulated Funds at 12/31/21
<b>Pooled items</b>			
Clubhouse	0 - 14	\$ 170,000	
Infrastructure	0 - 18	431,000	
Painting	0 - 1	59,520	
Paving	0 - 8	632,000	
Pool	0 - 15	123,400	
Total		\$ 1,415,920	\$ 551,479