

2021 Audit Review - Financial Statements Opinion

Crooked Pond Pool Association

I performed an audit review of the financial statements of the Crooked Pond Pool Association for the twelve-month fiscal year ended December 31, 2021. These statements include the Balance Sheet and the Statement of Revenues and Expenses.

In my opinion, after recording Depreciation Expense of \$6,812.00** on security equipment purchased in August 2021, the financial reports referred to above present fairly, in all other material respects, the financial position and the changes in financial position for the Crooked Pond Pool Association as of December 31, 2021.

** Depreciation is expensed for the purchase price of \$6,812.00 utilizing a Section 179 election in fiscal year 2021.

The adjusted Balance Sheet ending December 31, 2021 reflects Accumulated Depreciation for pool furniture purchased in 2020 and security equipment purchased in 2021 in the amount of \$15,206.39.



Jim Jumpeter
May 30, 2023

CROOKED POND POOL ASSOCIATION

2021 Supplemental Information

- The Crooked Pond Pool Association (CPPA) is a non-profit homeowners association which owns and operates a swimming pool and two tennis / pickleball courts for the benefit of the residents of the Crooked Pond subdivision of the Hilton Head Plantation.
- Directors and officers of the CPPA have searched for documentation for the costs of the physical plant without success and are therefore unable currently to determine original asset values and accumulated depreciation on the financial statements of the CPPA. An estimated \$200,000 was recorded to Property & Equipment with an offset to Equity.
- Insurance Declarations from State Farm Insurance and South Carolina Wind and Hail Underwriting Association were provided as Proof of Insurance for General Liability, Umbrella, and Wind and Hail coverage.
- Extraordinary expenditures in 2021 included: Key Fobs \$2,316.55, Variable Speed Pool Pumps (2) \$2,600, and Electrical Panel Upgrade \$3,521.00.
- The federal income tax return for the fiscal year ended December 31, 2021, was not provided and therefore not reviewed or reconciled to the audited financial statements.

CROOKED POND POOL ASSOCIATION

BALANCE SHEET

December 31, 2021

(With Comparative Totals as of December 31, 2020)

	12/31/2021	12/31/2020
ASSETS		
Current Assets		
Cash - Checking Account	\$ 2,272.90	\$ 2,881.02
Cash - Investment Account	23,301.68	28,189.56
Total Current Assets	25,574.58	31,070.58
 Noncurrent Assets		
Capital Assets **	200,000.00	200,000.00
Accumulated Depreciation	-	-
Furniture, Fixtures & Equipment	15,206.39	8,394.39
Accumulated Depreciation	(15,206.39)	(8,394.39)
Total noncurrent assets	200,000.00	200,000.00
 Total Assets		
	\$ 225,574.58	\$ 231,070.58
 LIABILITIES AND FUND BALANCES		
Total Liabilities		
	-	-
 FUND BALANCES		
Net Investment in Capital Assets **	200,000.00	200,000.00
Capital Replacement Reserve	19,598.22	18,871.66
Unrestricted	5,976.36	12,198.92
Total liabilities and fund balances	\$ 225,574.58	\$ 231,070.58

** Information not available at this time.

CROOKED POND POOL ASSOCIATION
STATEMENT OF REVENUES AND EXPENSES

For the Fiscal Year Ended December 31, 2021

(With comparative totals for the fiscal year ended December 31, 2020)

	12/31/2021	12/31/2020
INCOME		
Assessment income	\$ 42,645.00	\$ 41,242.10
Allowance for Doubtful Accounts	0.00	0.00
Assessment Late Fees	328.94	365.20
Interest income	130.02	213.27
Miscellaneous income	130.00	480.11
TOTAL INCOME	\$ 43,233.96	\$ 42,300.68
EXPENSES		
Depreciation Expense	\$ 6,812.00	\$ 8,394.39
Cleaning	5,229.04	3,350.26
Pool Maintenance	9,993.00	9,417.54
Pool Reserve Repairs	2,600.00	-
Landscape Maintenance	1,680.00	1,860.00
Electricity	1,986.69	3,521.03
Water & Sewer	904.67	934.26
Telephone	1,969.19	1,844.15
Printing & Postage	274.41	258.76
Office Supplies & Software	387.32	321.00
Other Business Expenses	-	5.00
Insurance	7,058.00	6,895.00
Uncategorized Expense	3,574.45	634.27
Taxes & Licenses	1,085.03	1,138.51
Security	-	748.33
Security Monitoring-Camera	300.00	-
Pool Gate Monthly Lease	274.67	-
Tennis Gate Monthly Lease	262.33	-
iCloud Monthly	149.17	-
Legal & Professional Services	-	-
General Repair & Maintenance	4,189.99	2,110.96
Reserve Fee	4,213.20	3,713.00
TOTAL EXPENSES	\$ 52,943.16	\$ 45,146.46
Revenues over (under) expenses	\$ (9,709.20)	\$ (2,845.78)

CROOKED POND POOL ASSOCIATION
SUPPLEMENTAL INFORMATION
STATEMENT OF CHANGES IN FUND BALANCES
 For the 12 Month Fiscal Year Ended December 31, 2021

	<u>Operating Fund</u>	<u>Capital Replacement Fund</u>	<u>Total</u>
Balance - Beginning of Year	\$ 2,881.02	\$ 28,189.56	\$ 31,070.58
Excess of Revenues Over Expences	(9,709.20)		(9,709.20)
Interfund Transactions	17,804.54	(13,591.34)	4,213.20
Interfund Transfers	(5,000.00)	5,000.00	-
Net Change in Fund Balances	3,095.34	(8,591.34)	(5,496.00)
Balance - End of Year	<u>\$ 5,976.36</u>	<u>\$ 19,598.22</u>	<u>\$ 25,574.58</u>

CROOKED POND POOL ASSOCIATION

Calendar Year 2021 Budget vs. Actuals

	Budget	Actual	Variance
INCOME			
Assessment Income	43,200.00	42,645.00	(555.00)
Allowance for Doubtful Accounts	-	-	-
Assessment Late Fees	-	328.94	328.94
Interest Income	120.00	130.02	10.02
Uncategorized Income	-	130.00	130.00
TOTAL INCOME	43,320.00	43,233.96	(86.04)
EXPENSES			
Depreciation Expense	-	6,812.00	(6,812.00)
Cleaning	6,715.00	5,229.04	1,485.96
Routine Pool Maintenance	10,200.00	9,993.00	207.00
Pool Reserve Repairs	-	2,600.00	(2,600.00)
Landscape Maintenance	2,080.00	1,680.00	400.00
Electricity	3,600.00	1,986.69	1,613.31
Water & Sewer	950.00	904.67	45.33
Telephone	2,040.00	1,969.19	70.81
Printing & Postage	300.00	274.41	25.59
Office Supplies & Software	445.00	387.32	57.68
Other Business Expenses	-	-	-
Insurance	7,000.00	7,058.00	(58.00)
Uncategorized Expense	-	3,574.45	(3,574.45)
Taxes & Licenses	1,250.00	1,085.03	164.97
Security		-	-
Security Monitoring-Camera	400.00	300.00	100.00
Pool Gate Monthly Lease	408.00	274.67	133.33
Tennis Gate Monthly Lease	444.00	262.33	181.67
iCloud Monthly	300.00	149.17	150.83
Legal & Professional Services	-	-	-
General Repair & Maintenance	6,000.00	4,189.99	1,810.01
Reserve Fee	4,213.20	4,213.20	-
TOTAL EXPENSES	46,345.20	52,943.16	(6,597.96)
NET INCOME	(3,025.20)	(9,709.20)	(6,684.00)