

**YBOR CITY MUSEUM SOCIETY, INC.**

---

**FINANCIAL STATEMENTS**

*together with*

**INDEPENDENT AUDITORS' REPORT**

**DECEMBER 31, 2021 AND 2020**

**YBOR CITY MUSEUM SOCIETY, INC.**

---

**FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

**TABLE OF CONTENTS**

	<b><u>PAGE</u></b>
<b>INDEPENDENT AUDITORS' REPORT</b>	1-2
<b>FINANCIAL STATEMENTS:</b>	
STATEMENTS OF FINANCIAL POSITION	3
STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2021	4
STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2020	5
STATEMENTS OF CASH FLOWS	6
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	7-13
<b>SUPPLEMENTARY INFORMATION:</b>	
STATEMENT OF FUNCTIONAL EXPENSES FOR THE YEAR ENDED DECEMBER 31, 2021	14
STATEMENT OF FUNCTIONAL EXPENSES FOR THE YEAR ENDED DECEMBER 31, 2020	15



3815 W. Humphrey St.  
Suite 101  
Tampa, Florida 33614

(813) 932-2116  
(813) 930-0489 Fax

## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Ybor City Museum Society, Inc.

### Opinion

We have audited the accompanying financial statements of Ybor City Museum Society, Inc. (the 'Society'), which comprise the statements of financial position as of December 31, 2021 and 2020, and the related statements of activities and cash flows for the years 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 Ybor City Museum Society, Inc. as of December 31, 2021 and 2020, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinion

We conducted our audits 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 Ybor City Museum Society, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. 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 Ybor City Museum Society, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

## **Auditor's 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 judgment and maintain professional skepticism throughout the audits.
- 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 audits 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 Ybor City Museum Society, 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 Ybor City Museum Society, 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 audits, significant audit findings, and certain internal control related matters that we identified during the audits.

## **Report on Supplementary Information**

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary schedule of statement of activities by class is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of the Foundation'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 audits 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.

*Marsocci, Appleby & Company P.A.*

Marsocci, Appleby & Company, P.A.  
Tampa, Florida  
December 20, 2022

**YBOR CITY MUSEUM SOCIETY, INC.  
STATEMENTS OF FINANCIAL POSITION  
DECEMBER 31, 2021 AND 2020**

	2021	2020
<b>ASSETS</b>		
<b>CURRENT ASSETS:</b>		
Cash and cash equivalents	\$ 38,233	\$ 35,182
Receivables	5,132	954
Merchandise inventory	1,500	1,500
Deposits	54	86
Current portion of deferred in-kind contribution	884	1,145
Total current assets	45,803	38,867
<b>PROPERTY AND EQUIPMENT, net</b>	867,431	770,728
<b>DEFERRED IN-KIND CONTRIBUTION, less current portion</b>	120,229	121,113
<b>TOTAL ASSETS</b>	<b>\$ 1,033,463</b>	<b>\$ 930,708</b>
<b>LIABILITIES AND NET ASSETS</b>		
<b>CURRENT LIABILITIES:</b>		
Accounts payable and accrued expenses	\$ 84,974	\$ 34,858
Current portion of deferred rental revenue and other deferred income	9,635	9,635
Line of credit	44,500	47,500
Garden rental deposits	10,000	9,000
Total current liabilities	149,109	100,993
<b>NOTES PAYABLE</b>	15,160	10,675
<b>CASITAS DEPOSITS</b>	11,339	7,964
<b>DEFERRED RENTAL REVENUE, less current portion</b>	18,554	28,189
Total liabilities	194,162	147,821
<b>NET ASSETS:</b>		
Without donor restrictions	718,188	660,629
With donor restrictions	121,113	122,258
Total net assets	839,301	782,887
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 1,033,463</b>	<b>\$ 930,708</b>

See independent auditors' report and notes to the financial statements.

**YBOR CITY MUSEUM SOCIETY, INC.  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	Without Donor Restrictions	With Donor Restrictions	Total
<b>REVENUES:</b>			
Grants	\$ 149,987	\$ -	\$ 149,987
Rental income	136,356	-	136,356
Special events	29,782	-	29,782
Contributions	41,168	-	41,168
Grant income - PPP	22,847	-	22,847
Membership dues	17,505	-	17,505
Merchandise sales	1,539	-	1,539
Other	4,997	-	4,997
In-kind contribution - amortization of discount portion of leased facility	4,805	-	4,805
	408,986	-	408,986
Net assets released from restriction - in-kind contribution of leased facility	1,145	(1,145)	-
<b>TOTAL REVENUES</b>	<b>410,131</b>	<b>(1,145)</b>	<b>408,986</b>
<b>EXPENSES:</b>			
Program services	279,846	-	279,846
Management and general	40,354	-	40,354
Fundraising	32,372	-	32,372
<b>TOTAL EXPENSES</b>	<b>352,572</b>	<b>-</b>	<b>352,572</b>
<b>CHANGE IN NET ASSETS</b>	57,559	(1,145)	56,414
<b>NET ASSETS</b> , beginning of year	660,629	122,258	782,887
<b>NET ASSETS</b> , end of year	<b>\$ 718,188</b>	<b>\$ 121,113</b>	<b>\$ 839,301</b>

See independent auditors' report and notes to the financial statements.

**YBOR CITY MUSEUM SOCIETY, INC.**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2020**

	Without Donor Restrictions	With Donor Restrictions	Total
<b>REVENUES:</b>			
Grants	\$ 68,253	\$ -	\$ 68,253
Rental income	122,323	-	122,323
Special events	33,019	-	33,019
Contributions	44,760	-	44,760
Grant income - PPP	25,650	-	25,650
Membership dues	6,040	-	6,040
Other	3,556	-	3,556
In-kind contribution - amortization of discount portion of leased facility	4,848	-	4,848
	308,449	-	308,449
Net assets released from restriction - in-kind contribution of leased facility	1,102	(1,102)	-
<b>TOTAL REVENUES</b>	<b>309,551</b>	<b>(1,102)</b>	<b>308,449</b>
<b>EXPENSES:</b>			
Program services	204,988	-	204,988
Management and general	38,601	-	38,601
Fundraising	27,045	-	27,045
<b>TOTAL EXPENSES</b>	<b>270,634</b>	<b>-</b>	<b>270,634</b>
<b>CHANGE IN NET ASSETS</b>	<b>38,917</b>	<b>(1,102)</b>	<b>37,815</b>
<b>NET ASSETS</b> , beginning of year	<b>621,712</b>	<b>123,360</b>	<b>745,072</b>
<b>NET ASSETS</b> , end of year	<b>\$ 660,629</b>	<b>\$ 122,258</b>	<b>\$ 782,887</b>

See independent auditors' report and notes to the financial statements.

**YBOR CITY MUSEUM SOCIETY, INC.**  
**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020**

	2021	2020
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Change in net assets	\$ 56,414	\$ 37,815
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	50,489	42,705
Bad debt expense	-	5,225
Changes in operating assets and liabilities:		
Rents receivable	(4,178)	(3,123)
Merchandise inventory	-	3,500
Deposits	32	-
Deferred in-kind contribution less current portion	1,145	1,102
Accounts payable and accrued expenses	50,116	3,045
Garden rental deposits	1,000	(1,500)
Casitas deposits	3,375	(3,200)
Deferred rental revenue less current portion	(9,635)	(9,635)
	<b>148,758</b>	<b>75,934</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Property and equipment, net	(147,192)	(68,162)
	<b>(147,192)</b>	<b>(68,162)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>		
Payments on line of credit	(3,000)	-
Increase (decrease) in notes payable	4,485	(9,700)
	<b>1,485</b>	<b>(9,700)</b>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>3,051</b>	<b>(1,928)</b>
<b>CASH AND CASH EQUIVALENTS, beginning of year</b>	<b>35,182</b>	<b>37,110</b>
<b>CASH AND CASH EQUIVALENTS, end of year</b>	<b>\$ 38,233</b>	<b>\$ 35,182</b>
<b>SUPPLEMENTAL DISCLOSURE:</b>		
Interest paid	<b>\$ 3,570</b>	<b>\$ 3,854</b>

See independent auditors' report and notes to the financial statements.

**YBOR CITY MUSEUM SOCIETY, INC.  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:**

**Organization and Purpose**

Ybor City Museum Society, Inc. (the 'Society'), a non-for-profit corporation established to support the Ybor City Museum State Park and its associated properties to promote interest in, knowledge of, and appreciation and preservation of the heritage of Ybor City to raise funds and enhance the museum's programs and facilities; and to accomplish other projects consistent with these purposes.

**Basis of Accounting**

The Society's financial statements have been prepared using the accrual basis of accounting and, accordingly, reflect all significant receivables, payables, and other liabilities.

**Basis of Presentation**

The Society has presented its financial statements in accordance with U.S. generally accepted accounting principles for not-for-profit organizations. Under this guidance, the Society is required to report information regarding its financial position and activities according to two classes of net assets: net assets – without donor restrictions and net assets – with donor restrictions.

- Net assets – without donor restrictions are those amounts currently available at the discretion of the Board of Directors for use in the Society's operations. These assets are not subject to donor-imposed restrictions, or the donor-imposed restrictions have expired.

Net assets – with donor restrictions are restricted amounts which are restricted by donors for specific purposes that may become unrestricted by actions taken by the Society or the passage of time.

**Functional Allocation of Expenses**

The costs of providing various program and related supporting services have been summarized on a functional basis in the statements of functional expenses. Accordingly, certain costs have been allocated to the appropriate program and supporting services.

**Use of Estimates**

Management uses estimates and assumptions in preparing these financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could vary from the estimates that were used.

**Program Services**

Program service descriptions are as follows:

- *The Garden at Ybor Museum State Park Rental:* The Garden at Ybor City Museum State Park is a green and restful version of the Mediterranean-style patios seen in the 19th century in Spain and Cuba. The Garden may be rented by the general public for weddings, private parties and other events all year long.

**YBOR CITY MUSEUM SOCIETY, INC.  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):**

Program Services (continued)

- *The Museum:* The Museum is housed where the Ferlita family began a bakery in 1896. It contains permanent exhibits on: the founding and early history of Ybor City, the cigar industry, the social clubs, and the bakery itself. A recreated cigar worker's home is part of the exhibits, which shows firsthand how cigar workers really lived - in simple, cedar-shingled homes with a lack of indoor plumbing. The Museum is open daily to the general public for tours.
- *The Casitas:* There are several restored cottages in Ybor City which stand as some of the earliest structures in the city, originally built for cigar workers' families.
- *Special Events:* The Society engages in numerous special events to bring public awareness to the history and culture of Ybor City, for example, Homeruns & History, Buildings Alive! and the Legacy Awards.
- *The Tampa Baseball Museum:* The Tampa Baseball Museum, located at the Al Lopez House, is a home for celebration, preservation, and education of local baseball culture – from Little League to Major League, and everything in between.

Cash and Cash Equivalents

The Society considers all highly liquid investments with an original maturity of three months or less at the date of acquisition to be "cash equivalents".

Property and Equipment

Property and equipment is stated at historical cost and includes expenditures which substantially increase the useful lives of existing property and equipment. Maintenance and repairs are charged to operations when incurred. When property and equipment is sold or otherwise disposed of, the related asset account and related accumulated depreciation account are relieved, and any gain or loss is included in other income or expense.

<u>Assets</u>	<u>Years</u>
Building and building improvements	3 - 40
Furniture and fixtures	5 - 10
Equipment	3 - 5
Tampa Baseball Museum	10 - 40

Merchandise Inventory

Merchandise inventory includes merchandise items held for sale and is stated at cost, determined by the first-in, first-out method.

**YBOR CITY MUSEUM SOCIETY, INC.  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):**

**Grants, Contracts and Contributions**

Grants, contracts and contributions received are recorded as with or without donor restrictions depending on the existence and/or nature of any donor/grantor restrictions.

The Society reports gifts of cash and other assets as restricted support if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

The Society reports gifts of land, buildings, and equipment as unrestricted support unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as restricted support. Absent explicit donor stipulations about how long those long-lived assets must be maintained, the Society reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service.

**Contributed Services**

In-kind contributions are recognized as revenues at their estimated fair value when they create or enhance nonfinancial assets or they require specialized skills that would need to be purchased if they were not donated. The Society recorded \$12,901 and \$2,625 of in-kind donated services of this nature as of December 31, 2021 and 2020, respectively. In addition to these services, many individuals volunteer their time and perform a variety of tasks that assist the Society but these services do not meet the criteria for recognition as contributed services.

**Income Taxes**

The Society is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code and from state corporate income tax under applicable Florida Statutes. The Internal Revenue Code provides for taxation of unrelated business income under certain circumstances. The Society has no unrelated business income; however, such status is subject to final determination upon examination of the related income tax returns by the appropriate taxing authorities.

The Society has no uncertain tax positions that it has taken and believes that it can defend its tax return in any jurisdiction. With few exceptions, the Society is no longer subject to income tax examinations by the U.S. federal, state or local tax authorities for years before 2018.

**Fair Value of Financial Instruments**

The Society estimates that the fair value of all financial instruments as of December 31, 2021 and 2020, do not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying statements of financial position.

**Receivables**

Management closely monitors outstanding receivable and charges off to expense any balances that are determined to be uncollectible. At December 31, 2021 and 2020, the Society considered all remaining receivable to be fully collectible. Accordingly, there was no allowance for doubtful accounts.

**YBOR CITY MUSEUM SOCIETY, INC.  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020**

**NOTE B - PROPERTY AND EQUIPMENT:**

Property and equipment consists of the following:

	<u>2021</u>	<u>2020</u>
Buildings and building improvements	\$ 681,815	\$ 679,615
Furniture and fixtures	13,935	13,935
Equipment	28,835	28,835
Tampa Baseball Museum	<u>652,789</u>	<u>507,797</u>
	1,377,374	1,230,182
Less: accumulated depreciation	<u>(509,943)</u>	<u>(459,454)</u>
	<u>\$ 867,431</u>	<u>\$ 770,728</u>

Depreciation expense for the years ended December 31, 2021 and 2020 was \$50,489 and \$42,705, respectively.

**NOTE C - GRANT RECEIVABLES:**

The Society primarily receives its grant and contract revenue from state and local agencies. There were no grant receivables as of December 31, 2021 and December 31, 2020, respectively.

**NOTE D - LEASE OBLIGATIONS:**

On January 16, 2001, the Society entered into a Tri-Party Lease agreement for 63 years with Centro Ybor Associates and Ybor City Chamber of Commerce (Chamber) to rent retail space in the historic El Centro Español de Ybor building. Under the agreement the Chamber has the primary responsibility for operating the premises for a tourist information center and the Society is responsible for maintaining the exhibits to be displayed in the premises. The agreement does not require any payment of rent for the use of these facilities and therefore is treated by the Society as an in-kind contribution. This contribution has been recorded by the Society as an adjustment to temporarily restricted net asset and related deferred in-kind contribution for the present value of the future minimum rental which the Society estimated to be \$5,950 annually at December 31, 2021 and 2020. The following represents the future "Deferred In-Kind Contribution" that has been recorded by the society:

	<u>2021</u>	<u>2020</u>
Deferred in-kind contribution of rent before unamortized discount	\$ 248,403	\$ 254,353
Less: unamortized discount	<u>(128,174)</u>	<u>(133,240)</u>
Net deferred in-kind contribution	<u>\$ 120,229</u>	<u>\$ 121,113</u>

The discount rate used to record the present value of the in-kind contribution was 3%.

**YBOR CITY MUSEUM SOCIETY, INC.  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020**

**NOTE D - LEASE OBLIGATIONS (CONTINUED):**

Minimum in-kind rental amounts for each of the succeeding years ending December 31, are as follows:

<u>Years</u>	<u>Amount</u>
2022	\$ 5,950
2023	5,950
2024	5,950
2025	5,950
2026	5,950
2027 and thereafter	<u>218,653</u>
 Total	 <u>\$ 248,403</u>

The Society subleases from Hillsborough County the land that some of the Society's historic buildings, herein referred to as the Casitas, are located on. The sublease term is 19 years commencing on June 1, 2004, for the rate of \$1.00 for the entire length of the sublease. In the event the Society relocates the Casitas the City has the right to terminate the sublease. The Society cannot assign or transfer this sublease without the consent of the City. Management at this time estimates the value of this lease to be immaterial to the financial statements.

**NOTE E - LINE OF CREDIT:**

The Society has a line of credit available for \$50,000 at the Wall Street Journal Prime Rate plus 3.75% (7.0% at December 31, 2021). The outstanding balance was \$44,500 and \$47,500 at December 31, 2021 and 2020, respectively.

**NOTE F - GARDEN RENTAL DEPOSITS:**

Garden rental deposits are funds that are collected by the Society at the inception of the Garden rental agreement which are designated to cover any possible damage by a tenant. Garden rental deposits as of December 31, 2021 and 2020 were \$10,000 and \$9,000, respectively.

**NOTE G - NOTES PAYABLE:**

The Society has two outstanding notes payable. In May 2015, the Society entered into an unsecured note payable with a 1.5% interest rate, with principal and interest payable in full with-in 24 months. The balance outstanding on the note payable was \$975 and \$10,675 at December 31, 2021 and 2020, respectively.

During 2021, the Society entered into an unsecured note to use towards the Tampa Baseball Museum Exhibit. The balance outstanding on the note payable was \$14,185 at December 31, 2021. There are no stated repayment terms.

**NOTE H - CASITAS DEPOSITS:**

Casitas deposits are funds that are collected by the Society at the inception of the rental lease agreement for the Casitas rental property which are designated to cover any possible damage by a tenant during the terms of the lease or to keep in the advent the tenant defaults on the terms of the lease. Casitas deposits as of December 31, 2021 and 2020 amounted to \$11,339 and \$7,964, respectively.

**YBOR CITY MUSEUM SOCIETY, INC.  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020**

**NOTE I - CONCENTRATION OF CREDIT RISK:**

The Society maintains its deposits in a financial institution that at times may exceed amounts covered by insurance provided by the U.S. Federal Deposit Insurance Corporation (FDIC). The Society believes that there is no significant risk with respect to these deposits. The Society has not experienced any losses on its deposits with financial institutions.

**NOTE J - LEASE AGREEMENT - "BUNKER BUILDING":**

On December 22, 2004, the Society entered into a twenty year lease agreement with an entity controlled, at the time, by a director of the Society (the 'tenant'), which conforms to the criteria of a related party transaction, to lease the property located on 1907 19th Street in Tampa, Florida known as the "Bunker Building". During fiscal year 2005, the tenant made improvements to the exterior and interior of the building at an estimated value of \$100,000. In fiscal year 2006, the tenant made an additional \$75,078 in renovations to the building. Under the lease agreement, these improvements were made in exchange for a monthly rental amount of \$1. The fair value of the rental income is estimated to be approximately \$175,078 for 218 month period from the completion of renovations in fiscal year 2007. Rental income will be realized as it is earned over the remaining life of the lease, at the rate of approximately \$9,635 per year.

**NOTE K - THE TAMPA BASEBALL MUSEUM:**

On December 5, 2012 the Society entered into a tri-party agreement with Hillsborough County and the City of Tampa to establish the Tampa Baseball Museum at the Al Lopez House within the relocated Al Lopez family home (The Home). Under this agreement the FDOT was required to perform the necessary site work and relocate The Home on land owned by Hillsborough County. The City was also required upon the relocation and stabilization to immediately transfer The Home to the Society, which did occur on September 11, 2014. Upon transfer of The Home a lease agreement between Hillsborough County and the Society commenced. The terms of the lease agreement are for 30 years and will automatically renew for consecutive five year periods unless terminated as provide by the lease. The Society agreed to pay rent to the County for the entire term of this lease in the amount of \$1.00 which was paid upon the commencement of the lease. The Society completed construction during 2016 and received a Certificate of Completion from the City of Tampa on May 18, 2016.

**NOTE L - LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS:**

The following reflects the Organization's financial assets as of the balance sheet dates, reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year of the balance sheet date.

	<u>2021</u>	<u>2020</u>
Financial assets at year-end, net	\$ (103,306)	\$ (62,126)
Donor-restricted for program services	-	-
Financial assets available to meet cash needs for general expenditure within one year	<u>\$ (103,306)</u>	<u>\$ (62,126)</u>

As part of the Organization's liquidity management, it maintains its available cash in various checking and money market accounts with financial institutions.

**YBOR CITY MUSEUM SOCIETY, INC.  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020**

**NOTE M - GRANT INCOME - PPP:**

Grant income - PPP represents amounts advanced through the Small Business Administration's Paycheck Protection Program. The Society has elected to account for the program in accordance with rules related to refundable advances and grant income. The Society met the program spending requirements and received official notification from the Small Business Administration that the Company will not be required to repay the amounts advanced under the program. Total grant income recognized under this program amounted to \$22,847 and \$25,650 for the years ended December 31, 2021 and 2020, respectively.

**NOTE N - COVID RESPONSE:**

During March 2020, the COVID-19 virus was declared a global pandemic as it continued to spread rapidly. Business and Organization continuity, including supply chains and consumer demand across a broad range of industries and countries, have been impacted as governments and their citizens take significant and unprecedented measures to mitigate the consequences of the pandemic.

Because the Society's business activities are not considered "essential services," operations have in part been suspended due to the pandemic.

The Society has encouraged those who are able to work from home to do so. The Society is utilizing when possible video conferencing systems in order to ease the transition to a mixed physical and virtual work environment. The Society has adapted its facilities to allow for physical distancing between employees working on site and has also updated sanitation policies. The Society has implemented policies to plan for and respond to COVID related staff illnesses.

As a result of new policies and procedures and federal support programs, the Society has not experienced significant staffing disruptions or unfunded payroll costs that are attributable to the pandemic.

**NOTE O - FASB ASC 606 NEW ACCOUNTING GUIDANCE ADOPTION:**

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 605, 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 an entity expects to be entitled in exchange for those goods or services. We refer to the new Topic 606 as the "new guidance." The Organization adopted the requirements of the new guidance as of January 1, 2019.

**NOTE P - EVALUATION OF SUBSEQUENT EVENTS:**

Management has assessed subsequent events through December 20, 2022, the date on which the financial statements were available to be issued, for possible recognition or disclosure in the financial statements. There were no material subsequent events that require recognition or additional disclosure.

**SUPPLEMENTARY INFORMATION**

**YBOR CITY MUSEUM SOCIETY, INC.  
STATEMENT OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	Program Services	Management and General	Fundraising	Total
Salaries and related expenses	\$ 103,704	\$ 22,222	\$ 22,222	\$ 148,148
Special events expenses and other program expenses	55,307	-	-	55,307
Depreciation expense	40,391	5,049	5,049	50,489
Occupancy expense	27,568	3,446	3,446	34,460
Repairs and maintenance	31,194	1,991	-	33,185
Office expenses	8,206	1,231	821	10,258
Insurance	6,667	833	833	8,333
Professional fees	4,669	2,001	-	6,670
Interest expense	-	3,570	-	3,570
Cost of merchandise items	2,091	-	-	2,091
Miscellaneous expense	49	11	1	61
	<u>\$ 279,846</u>	<u>\$ 40,354</u>	<u>\$ 32,372</u>	<u>\$ 352,572</u>

See independent auditors' report and notes to the financial statements.

**YBOR CITY MUSEUM SOCIETY, INC.  
STATEMENT OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED DECEMBER 31, 2020**

	Program Services	Management and General	Fundraising	Total
Salaries and related expenses	\$ 87,249	\$ 18,696	\$ 18,696	\$ 124,641
Depreciation expense	34,163	4,271	4,271	42,705
Special events expenses and other program expenses	39,130	-	-	39,130
Occupancy expense	21,795	2,724	2,724	27,243
Insurance	6,086	761	761	7,608
Office expenses	5,938	891	593	7,422
Repairs and maintenance	6,598	421	-	7,019
Professional fees	3,325	1,425	-	4,750
Interest expense	-	3,854	-	3,854
Bad debt expense	-	5,225	-	5,225
Cost of merchandise items	704	-	-	704
Taxes and licenses	-	333	-	333
	<u>\$ 204,988</u>	<u>\$ 38,601</u>	<u>\$ 27,045</u>	<u>\$ 270,634</u>

See independent auditors' report and notes to the financial statements.