

FAIRWOOD GREENS  
HOMEOWNERS ASSOCIATION

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FINANCIAL STATEMENTS  
AUGUST 31, 2010

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# LUBY & THOMSON, PLLC

C e r t i f i e d P u b l i c A c c o u n t a n t s

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
Fairwood Greens Homeowners Association  
Renton, Washington

We have audited the accompanying balance sheet of Fairwood Greens Homeowners Association as of August 31, 2010 and the related statements of revenues and expenses, homeowners' equity and cash flows for the year then ended. These financial statements are the responsibility of the Association's Board of Directors. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion the financial statements referred to above present fairly, in all material respects, the financial position of Fairwood Greens Homeowners Association as of August 31, 2010, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The Association has not estimated the remaining lives and replacement cost of common property and, therefore, has not presented supplementary information on future repairs and replacements that the American Institute of Certified Public Accountants has determined is required to supplement, although not required to be a part of, the basic financial statements.

Luby & Thomson, PLLC  
Certified Public Accountants

December 8, 2010

FAIRWOOD GREENS HOMEOWNERS ASSOCIATION

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BALANCE SHEET  
AUGUST 31, 2010

**ASSETS**

Cash & Cash Equivalents	\$ 379,919
Assessments Receivable	101,516
Prepaid Insurance	3,233
Equipment	73,339
Accumulated Depreciation	<u>(64,376)</u>
<b>TOTAL ASSETS</b>	<b><u>\$ 493,631</u></b>

**LIABILITIES AND HOMEOWNERS' EQUITY**

LIABILITIES:

Accounts Payable	\$ 23,362
Unearned Income	<u>149,900</u>
	173,262

HOMEOWNERS' EQUITY	<u>320,369</u>
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<b>TOTAL LIABILITIES AND HOMEOWNERS' EQUITY</b>	<b><u>\$ 493,631</u></b>
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FAIRWOOD GREENS HOMEOWNERS ASSOCIATION

STATEMENT OF REVENUES AND EXPENSES  
FOR THE YEAR ENDED AUGUST 31, 2010

REVENUES:

Member Assessments	\$ 449,700
Penalties and Fees	30,600
Interest Income	1,986
TOTAL REVENUES	<u>482,286</u>

EXPENSES:

ADMINISTRATIVE EXPENSES

Security	253,120
Grounds/Maintenance	89,574
Accounting/Bookkeeping	23,700
Recording Secretary	16,800
Utilities	13,526
FW Flyer Publication	9,458
Special Events	7,411
Greeter	1,839
Miscellaneous	36
	<u>415,464</u>

PROFESSIONAL FEES

Legal Fees - Counsel/Advice	14,181
Insurance	6,556
Audit and Tax Services	2,900
	<u>23,637</u>

OFFICE EXPENSES

Depreciation	9,958
Postage and Supplies	5,326
Homeowner Mailings	3,412
Miscellaneous	1,816
Property Taxes	486
Computer Software and Hardware	448
	<u>21,446</u>

TOTAL EXPENSES	<u>460,547</u>
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EXCESS OF REVENUES OVER EXPENSES	<u>\$ 21,739</u>
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See accountant's report and notes to financial statements.

FAIRWOOD GREENS HOMEOWNERS ASSOCIATION

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STATEMENT OF HOMEOWNERS' EQUITY  
FOR THE YEAR ENDED AUGUST 31, 2010

BEGINNING HOMEOWNERS' EQUITY	\$ 298,630
EXCESS OF REVENUES OVER EXPENSES	<u>21,739</u>
ENDING HOMEOWNERS' EQUITY	<u><u>\$ 320,369</u></u>

See accountant's report and notes to financial statements.

FAIRWOOD GREENS HOMEOWNERS ASSOCIATION

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED AUGUST 31, 2010

CASH FLOWS FROM OPERATING ACTIVITIES:	
Excess of Revenues Over Expenses	\$ 21,739
Depreciation Expense	9,958
(Increase) Decrease in Assets –	
Assessments Receivable	(28,391)
Prepaid Insurance	90
Increase (Decrease) in Liabilities –	
Accounts Payable	1,685
Federal Income Taxes Payable	<u>(830)</u>
INCREASE IN CASH FROM OPERATING ACTIVITIES	4,251
CASH, beginning of year	<u>375,668</u>
CASH, end of year	<u><u>\$ 379,919</u></u>
SUPPLEMENTAL CASH FLOW INFORMATION:	
Cash paid for federal income taxes	\$ -
Cash paid for interest expense	\$ -

See accountants' report and notes to financial statements.

# FAIRWOOD GREENS HOMEOWNERS ASSOCIATION

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## NOTES TO FINANCIAL STATEMENTS AUGUST 31, 2010

### **NOTE 1. NATURE OF ORGANIZATION:**

#### Purpose

The Fairwood Greens Homeowners Association (the Association) is organized as a non-profit, non-stock corporation in the state of Washington for the purpose of operating, maintaining, and managing the common areas of a residential real estate development for the benefit of its members.

#### Organization

The Association was formed primarily to govern association property. The Association is responsible for the operation, preservation and maintenance of the common areas of a residential development. The Association consists of 1,499 single-family lots located in unincorporated King County, Washington.

Common areas of the Association consist primarily of two community parks and landscaped greenbelts. Adjacent to the Association is a private golf course. Membership in the Association does not provide rights to the golf course.

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

#### Use of Estimates

In preparing the financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities as of the date of the balance sheet, and revenues and expenses for the period. Actual results could differ significantly from those estimates.

#### Cash and Cash Equivalents

The Association considers all interest bearing deposits and highly liquid investments purchased with maturities of twelve months or less to be cash equivalents.

#### Assessments Receivable

Assessments receivable consist of all money due from homeowners, including fines and penalties. As of August 31, 2010, approximately \$47,500 of the Assessments Receivable is penalties and fines.



FAIRWOOD GREENS HOMEOWNERS ASSOCIATION

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NOTES TO FINANCIAL STATEMENTS  
AUGUST 31, 2010

**NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)**

Property and Equipment

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

The Association capitalizes equipment at cost and depreciates it using the straight-line method over its estimated useful life. Current capitalized equipment consists of park equipment, shed and irrigation system.

Unearned Income

The Association recognizes the liability to its homeowners for assessment revenue billed in advance. At each year end, four months of member assessments are prebilled. As of August 31, 2010, unearned income of \$149,900 is recognized.

Member Assessments

Association members are subject to semi-annual assessments to provide funds for the Association's operating expenses, future capital acquisitions, and maintenance of the common areas. Any excess assessments at year-end are retained by the Association for use in future years.

Federal Income Taxes

The Association has the option of filing its Federal Income Tax Return on Form 1120 under the provisions contained in Subchapter C of the Internal Revenue Code (IRC), or on Form 1120-H as a homeowners' association defined under IRC Section 528. Under IRC Section 528, exempt function net income such as membership fees and dues are exempt from income tax. All other sources of income (activities income) are taxed at a flat rate of 30%. For the current year, the Association filed Form 1120-H following the provisions contained in IRC Section 528. There is no income tax due.

**NOTE 3. ALLOWANCE FOR UNCOLLECTABLE ASSESSMENTS RECEIVABLE**

It is the opinion of the Board of Directors that the Association will collect all past due assessments, therefore no allowance for uncollectables has been established. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are in arrears. As of August 31, 2010, receivables of approximately \$96,500 have a lien on the property which is 95% of the total receivable balance. During the year ended August 31, 2010, \$3,500 was written off as uncollectable.

FAIRWOOD GREENS HOMEOWNERS ASSOCIATION

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NOTES TO FINANCIAL STATEMENTS  
AUGUST 31, 2010

**NOTE 4. CONCENTRATIONS**

Cash balances at August 31, 2010 did not exceed federally insured limits.

The accounts receivable balance of \$101,516 at August 31, 2010 is comprised of balances due from 124 homeowners. One homeowner is responsible for 29% of this amount and 4 homeowners are responsible for 66.5% of this amount.

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

The Association has not conducted a study to determine the remaining useful lives of the components of common property and current estimates of costs of major repairs and replacements that may be required in the future. The Association has not developed a plan to fund those needs, and when replacement funds are needed to meet future needs for major repairs and replacements, the Association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available. The effect on future assessments has not been determined at this time.

**NOTE 6. SUBSEQUENT EVENTS**

The Association has evaluated subsequent events through the date these financial statements were available to be issued on December 8, 2010.