

FAIRWOOD GREENS
HOMEOWNERS ASSOCIATION

FINANCIAL STATEMENTS
AUGUST 31, 2019

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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 AUDITOR'S REPORT

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

We have audited the accompanying financial statements of Fairwood Greens Homeowners Association, which comprise the balance sheet as of August 31, 2019, and the related statements of revenues and expenses, homeowners' equity, and cash flows for the year then ended, and the related notes to the financial statements.

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.

Auditor's Responsibility

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 involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

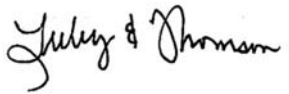
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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, 2019, 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.

Omission of Required Supplementary Information about Future Major Repairs and Replacements

Management has omitted the required supplementary information about future major repairs and replacements that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

A handwritten signature in cursive script that reads "Luby & Thomson".

Luby & Thomson, PLLC
Certified Public Accountants
February 25, 2020

FAIRWOOD GREENS HOMEOWNERS ASSOCIATION

BALANCE SHEET
AUGUST 31, 2019

ASSETS

Cash and cash equivalents	\$ 480,782
Assessments receivable (net of allowance \$112,132)	180,018
Prepaid insurance	6,961
Equipment	116,293
Accumulated depreciation	<u>(111,180)</u>
 TOTAL ASSETS	 \$ <u><u>672,874</u></u>

LIABILITIES AND HOMEOWNERS' EQUITY

LIABILITIES:

Accounts payable	\$ 29,090
Prepaid assessments	6,699
Unearned income	<u>149,900</u>
	185,689
 HOMEOWNERS' EQUITY	 <u>487,185</u>
 TOTAL LIABILITIES AND HOMEOWNERS' EQUITY	 \$ <u><u>672,874</u></u>

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

FAIRWOOD GREENS HOMEOWNERS ASSOCIATION

STATEMENT OF REVENUES AND EXPENSES
FOR THE YEAR ENDED AUGUST 31, 2019

REVENUES:	
Member assessments	\$ 449,700
Penalties and fees	95,063
Interest income	670
TOTAL REVENUES	<u>545,433</u>
EXPENSES:	
ADMINISTRATIVE EXPENSES	
Security	303,910
Grounds/maintenance	133,412
Accounting/bookkeeping	28,800
Property management	23,940
Utilities	18,390
Recording secretary	15,960
Special events	15,557
Greeter	2,525
Bad debt expense	24,000
	<u>566,494</u>
PROFESSIONAL FEES	
Insurance	13,432
Audit and tax services	3,930
Legal fees - counsel/advice	3,734
	<u>21,096</u>
OFFICE EXPENSES	
Depreciation	6,136
Homeowner mailings	4,554
Postage and supplies	3,959
Property taxes	1,456
Dues and subscriptions	1,129
	<u>17,234</u>
TOTAL EXPENSES	<u>604,824</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	<u><u>\$ (59,391)</u></u>

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

FAIRWOOD GREENS HOMEOWNERS ASSOCIATION

STATEMENT OF HOMEOWNERS' EQUITY
FOR THE YEAR ENDED AUGUST 31, 2019

BEGINNING HOMEOWNERS' EQUITY	\$ 546,576
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	<u>(59,391)</u>
ENDING HOMEOWNERS' EQUITY	<u>\$ 487,185</u>

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

FAIRWOOD GREENS HOMEOWNERS ASSOCIATION

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED AUGUST 31, 2019

CASH FLOWS FROM OPERATING ACTIVITIES:	
Excess (deficiency) of revenues over expenses	\$ (59,391)
Depreciation expense	6,136
(Increase) decrease in assets –	
Assessments receivable	(32,440)
Prepaid insurance	(490)
Increase (decrease) in liabilities –	
Accounts payable	3,793
Prepaid assessments	(479)
Unearned income	-
	<hr/>
INCREASE IN CASH FROM OPERATING ACTIVITIES	(82,871)
CASH, beginning of year	<hr/> 563,653
CASH, end of year	<hr/> <hr/> \$ 480,782
SUPPLEMENTAL CASH FLOW INFORMATION:	
Cash paid for federal income taxes	\$ -
Cash paid for interest expense	\$ -

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

FAIRWOOD GREENS HOMEOWNERS ASSOCIATION

NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED AUGUST 31, 2019

NOTE 1. NATURE OF ORGANIZATION

Purpose

The Fairwood Greens Homeowners Association (the Association) was organized in 1966 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.

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.

FAIRWOOD GREENS HOMEOWNERS ASSOCIATION

NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED AUGUST 31, 2019

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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, 2019, 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.

The Association has determined there are no uncertain tax positions for the year ended August 31, 2019, and the accompanying financial statements contain no interest or penalties with respect to federal income taxes.

The Association's federal income tax returns remain open for examination to the extent prescribed by the Internal Revenue Code.

NOTE 3. ALLOWANCE FOR UNCOLLECTIBLE ASSESSMENTS RECEIVABLE

It is the opinion of the Board of Directors that the Association may not collect all past due assessments, and hence an allowance for doubtful accounts has been established and was \$112,132 at August 31, 2019, which is approximately 38% of the total receivable balance. 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, 2019, receivables of approximately \$261,843 have a lien on the property and are 90% of the total receivable balance. The allowance for doubtful accounts is approximately 43% of the balance with liens. During the year ended August 31, 2019, \$14,543 was written off as uncollectible.

FAIRWOOD GREENS HOMEOWNERS ASSOCIATION

NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED AUGUST 31, 2019

NOTE 4. CONCENTRATIONS

Cash balances at August 31, 2019 exceeded federally insured limits. The Association has not experienced any losses in such accounts.

The gross accounts receivable balance was \$292,150 as of August 31, 2019. One homeowner was responsible for 60% of this balance.

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 February 25, 2020.