

**MeadowWood Homeowners
Association**

Financial Statements
Year Ended December 31, 2013

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Langenhorst & Self-Merritt CPAs, P.S.
Business and Financial Consultants

To the Board of Directors
MeadowWood Homeowners Association
Liberty Lake, Washington

Independent Auditors' Report

We have audited the accompanying financial statements of MeadowWood Homeowners Association, which comprise the balance sheet – cash basis as of December 31, 2013, and the related statement of revenues, expenses, and changes in fund balances – cash basis 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 the cash basis of accounting described in Note 1; this includes determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible 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.

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 from 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 MeadowWood Homeowners Association as of December 31, 2013, and the results of its operations for the year then ended, in accordance with the basis of accounting as described in Note 1.

Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to that matter.

Langenhorst & Self-Merritt CPAs P.S.

Spokane, WA
January 26, 2015

MEADOWWOOD HOMEOWNERS ASSOCIATION

Balance Sheet – Cash Basis December 31, 2013

	2013			
	<u>Operating Fund</u>	<u>Savings Fund</u>	<u>Reserve Fund</u>	<u>Total</u>
ASSETS				
Cash and cash equivalents (Notes 3 and 4)	<u>\$ 25,145</u>	<u>\$ 117,888</u>	<u>\$ 1,180</u>	<u>\$ 144,213</u>
FUND BALANCES				
Fund Balances (Note 3)	<u>\$ 25,145</u>	<u>\$ 117,888</u>	<u>\$ 1,180</u>	<u>\$ 144,213</u>

MEADOWWOOD HOMEOWNERS ASSOCIATION

Statement of Revenues, Expenses, and Changes in Fund Balances – Cash Basis Year Ended December 31, 2013

	2013			Total
	Operating Fund	Savings Fund	Reserve Fund	
REVENUES				
Members' assessments				
Operating dues, gross	\$ 300,155	\$ -	\$ -	\$ 300,155
Other	16,401	171	-	16,572
TOTAL REVENUES	316,556	171	-	316,727
OPERATING EXPENSES				
Insurance	6,216	-	-	6,216
Landscaping	125,754	-	-	125,754
Maintenance	9,391	-	-	9,391
Marketing	402	-	-	402
Office expense	7,477	-	-	7,477
Other administrative expenses	79,407	-	-	79,407
Streets	1,030	-	-	1,030
Payroll	476	-	-	476
Real estate taxes and licenses	1,515	-	-	1,515
Utilities	69,146	-	-	69,146
TOTAL OPERATING EXPENSES	300,814	-	-	300,814
MAJOR REPAIRS AND REPLACEMENTS	-	-	-	-
EXCESS OF REVENUES OVER EXPENSES	15,742	171	-	15,913
BEGINNING FUND BALANCES	2,153	124,967	1,180	128,300
Net transfer between funds	7,250	(7,250)	-	-
ENDING FUND BALANCES	\$ 25,145	\$ 117,888	\$ 1,180	\$ 144,213

MEADOWWOOD HOMEOWNERS ASSOCIATION

Notes to Financial Statements Year Ended December 31, 2013

NOTE 1. SIGNIFICANT ACCOUNTING POLICIES

Organization's activities:

The MeadowWood Homeowners Association (the Association) was incorporated as a homeowners association corporation on December 20, 2004, in the state of Washington. The Association is responsible for the operation and maintenance of the common property within the sub-developments of MeadowWood Commons, Garden Ridge, Rocky Hill, and Grayhawk. The entire development consists of more than 1,200 residential units located on approximately 900 acres in Liberty Lake, Washington.

Basis of Accounting:

The accompanying financial statements have been prepared on the cash receipts and disbursements basis of accounting, which is a comprehensive basis of accounting other than generally accepted accounting principles. Under that basis, the only asset recognized is cash, and no liabilities are recognized. All transactions are recognized as either cash receipts or disbursements, and noncash transactions are not recognized. The cash basis differs from generally accepted accounting principles primarily because (a) the effects of outstanding dues and obligations for assessments unpaid at the date of the financial statements are not included in the balance sheet and (b) accounts payable are not calculated or recorded in the balance sheet.

Fund Accounting:

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

- Operating Fund – This fund is used to account for financial resources available for the general operations of the Association.
- Savings Fund – This fund is used to accumulate excess financial resources from the Operating Fund.
- Reserve Fund – This fund is used to accumulate financial resources designated for future major repairs and replacements.

MEADOWWOOD HOMEOWNERS ASSOCIATION

Notes to Financial Statements Year Ended December 31, 2013

NOTE 1. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Member assessments:

Association members are subject to quarterly or semi-annual assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are thirty days or more delinquent. Any excess assessments at year-end are retained by the Association for use in the succeeding year.

Cash and cash equivalents:

Cash and cash equivalents include all unrestricted cash accounts and short-term liquid investments having an original maturity of three months or less.

Use of estimates:

The preparation of financial statements in conformity with the cash basis of accounting requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Subsequent events:

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through the date of the accountants' report on the financial statements, which is also the issuance date of the financial statements.

NOTE 2. INCOME TAXES

Homeowners associations may be taxed either as homeowners associations or as regular corporations. For the year ended December 31, 2013, the Association was taxed as a homeowners association and filed Form 1120-H in accordance with Internal Revenue Service (IRS) Code section 528. Under that section, the Association excludes from taxation exempt function income, which generally consists of revenue from uniform assessments to owners.

Pursuant to FASB ASC 740-10-50-15, as of January 26, 2015, the tax years that remain subject to examination by the IRS include the tax years ended December 31, 2013, 2012, and 2011.

MEADOWWOOD HOMEOWNERS ASSOCIATION

Notes to Financial Statements Year Ended December 31, 2013

NOTE 3. FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds, which aggregate \$1,180 at December 31, 2013, are held in a separate account and are generally not available for operating purposes.

In prior periods and for the year ended December 31, 2013, the Association funded the reserve fund for major repair and replacement expenditures as needed from excess operating fund assessments and excess funds held in the savings fund. The Association levied no additional special assessments for the year ended December 31, 2013.

In accordance with state of Washington RCW 64.34.380, the Association's board of directors initiated a reserve study in March 2012 to estimate the remaining useful lives and the replacement costs of the components of the development's common property. The study was conducted by a reserve study professional that inspected the property. Reserve studies are required no later than every three years. No additional reserve studies have occurred since March 2012.

The Association plans to fund such major repairs and replacements over the estimated useful lives of the components based on the study's estimates of current replacement costs, considering that there were previously no amounts accumulated in a replacement fund. Actual expenditures, however, may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right, subject to member approval, to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until funds are available.

NOTE 4. CONCENTRATIONS OF CREDIT RISK

The Association's cash and cash equivalents consist principally of money funds invested with one financial institution. Generally, cash and cash equivalents are available on demand and are subject to minimal market risk. Although possible, the Association does not expect that the amounts on deposit will exceed the insured limit of \$250,000 established by the United States Federal Deposit Insurance Corporation, which may potentially subject the Association to credit risk.



Langenhorst & Self-Merritt CPAs, P.S.
Business and Financial Consultants

To the Board of Directors
MeadowWood Homeowners Association
Liberty Lake, Washington

Independent Auditors' Report on Supplementary Information

We have audited the financial statements of MeadowWood Homeowners Association as of and for the year ended December 31, 2013, and our report thereon dated January 26, 2015, which expressed an unmodified opinion on those financial statements, appears on page 1. Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole.

Accounting principles generally accepted in the United States of America require that the information about future major repairs and replacements of common property on page 8 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 the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have not audited, reviewed or compiled the required supplementary information, and, accordingly, we do not assume any responsibility for it.

Spokane, WA

Langenhorst & Self-Merritt CPAs P.S.

January 26, 2015

MEADOWWOOD HOMEOWNERS ASSOCIATION

Future Major Repairs and Replacements (Unaudited) Year Ended December 31, 2013

The Association's board of directors conducted a study in March 2012 to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates were obtained from licensed contractors who inspected the property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. Estimated current replacement costs have not been revised since that date and do not take into account the effects of inflation between the date of the study and the date that the components will require repair or replacement.

The following information is based on the study and presents significant information about the components of common property.

<u>Components</u>	<u>Estimated Remaining Useful Lives (Years)</u>	<u>Estimated Current Replacement Cost</u>
MeadowWood Commons:		
Concrete sidewalk - repair 5%	14	\$ 6,350
Asphalt sidewalk - seal	3	3,121
Various monuments - maintain and mortar repointing	1	2,200
Replace various park playsets, benches, tables, etc.	9	33,070
Park Asphalt paving - repair & seal, spot repairs	3	1,053
Little Bear sculptures - replace	19	4,000
Park asphalt paving - overlay	19	2,867
		<u>52,661</u>
Garden Ridge:		
Monuments - maintain	1	100
Fence columns - maintain	1	2,150
Fence panels	35	50,400
Streets - repair & seal, spot repairs	1	30,730
Streets - overlay	14	70,030
		<u>153,410</u>
Grayhawk:		
Monuments & fence columns - mortar repointing	1	3,000
Fence panels	37	20,230
Pinehurst lane - repair & seal, spot repairs	0-1	7,545
Pinehurst lane - overlay	9	19,781
		<u>50,556</u>
Rocky Hill:		
Street, parking, and alley - repair & seal, spot repairs	3-6	8,322
Concrete sidewalks - replace 5%	14	1,986
Asphalt sidewalks - repair & seal	3	1,944
Street, parking, and alley - overlay	24	21,884
		<u>34,136</u>
		<u>\$ 290,763</u>