

**MeadowWood Homeowners Association**  
**Financial Statements**  
**For the Year Ended December 31, 2022**

**MeadowWood Homeowners Association**

**Financial Statements**

**For the Year Ended December 31, 2022**

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## Independent Auditor's Report

To the Board of Directors of MeadowWood Homeowners Association,

### **Opinion**

We have audited the accompanying financial statement of cash receipts and disbursements, and changes in cash and cash equivalents of MeadowWood Homeowners Association for the year ended December 31, 2022, and the related notes to the financial statement.

In our opinion, the accompanying financial statement presents fairly, in all material respects, the cash receipts, disbursements, and change in cash and cash equivalents of MeadowWood Homeowners Association for the year ended December 31, 2022, in accordance with the cash basis of accounting described in Note 3.

### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statement section of our report. We are required to be independent of MeadowWood Homeowners Association and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Emphasis of Matter—Basis of Accounting**

We draw attention to Note 3 to the financial statement, which describes the basis of accounting. The financial statement is 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 this matter.

### **Responsibilities of Management for the Financial Statement**

Management is responsible for the preparation and fair presentation of the financial statement in accordance with the cash basis of accounting described in Note 3, and for determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statement in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statement that is 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 MeadowWood Homeowners Association'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 Statement**

Our objectives are to obtain reasonable assurance about whether the financial statement as a whole is 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 GAAS 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 certain internal control. Misstatements

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 statement.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statement, 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 statement.
- Obtain an understanding of internal control relevant to the audit 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 MeadowWood Homeowners Association'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 statement.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about MeadowWood Homeowners Association'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 audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

#### **Disclaimer of Opinion on Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that supplementary information on Future Major Repairs and Replacements be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not evidence to express an opinion or provide any assurance.

*Newman Certified Public Accountant, PC.*

Newman Certified Public Accountant, PC  
Bellevue, Washington  
December 15, 2023

**MeadowWood Homeowners Association**  
**Statement of Cash Receipts and Disbursements and Changes in Cash and Cash Equivalents**  
**For the Year Ended December 31, 2022**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
<b>Revenues</b>			
Owners' assessments	\$ 514,855	\$ 36,375	\$ 551,230
Late fees	13,152		13,152
Interest	55	455	510
Other member income	8,934		8,934
<b>Total revenues</b>	<u>536,996</u>	<u>36,830</u>	<u>573,826</u>
<b>Expenses</b>			
Utilities			
Electricity and gas	49,545		49,545
Water and sewer	44,804		44,804
	<u>94,349</u>	<u>-</u>	<u>94,349</u>
Maintenance			
Landscape and irrigation	248,310		248,310
Common area repairs and maintenance	17,976		17,976
Fence repairs	12,532		12,532
Major repairs and replacements		32,207	32,207
	<u>278,818</u>	<u>32,207</u>	<u>311,025</u>
Administrative			
Insurance	11,672		11,672
Management	103,526		103,526
Administrative expense	12,585		12,585
Legal and professional	16,276		16,276
Income and property tax expense	255		255
	<u>144,314</u>	<u>-</u>	<u>144,314</u>
<b>Total expenses</b>	<u>517,481</u>	<u>32,207</u>	<u>549,688</u>
<b>Increase (Decrease) in Cash and Cash Equivalents</b>	19,515	4,623	24,138
<b>Cash and Cash Equivalents as of January 1, 2022</b>	<u>65,381</u>	<u>199,247</u>	<u>264,628</u>
<b>Cash and Cash Equivalents as of December 31, 2022</b>	<u>\$ 84,896</u>	<u>\$ 203,870</u>	<u>\$ 288,766</u>

The accompanying notes are an integral part of the financial statements  
(See Independent Auditor's Report)

**MeadowWood Homeowners Association**  
**Notes to Financial Statements**  
**For the Year Ended December 31, 2022**

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**1. Organization**

MeadowWood Homeowners Association (the "Association") was incorporated on December 20, 2004, as a nonprofit corporation under the laws of Washington for the purpose of maintaining and preserving common property. The Association consists of 1,442 residential units, and is located in Liberty Lake, Washington. At build out it is anticipated the development will consist of 1,472 residential homes.

**2. Date of Management's Review**

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through December 15, 2023, the date that the financial statements were available to be issued.

**3. Summary of Significant Accounting Policies**

Basis of Accounting

The accompanying financial statement has been prepared on the cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America. That basis differs from generally accepted accounting principles in that, transactions are recorded when funds are received and disbursed, instead of recognizing revenue when earned and expenses when incurred. Had these financial statements been presented using accounting principles generally accepted in the United States of America, results would have been presented differently.

Members Assessments

Association members are subject to monthly assessments to provide funds for the Association's operating expenses and major repairs and replacements. For the purposes of these cash basis financial statements, assessments receivable and prepaid assessments are not reported. The Association's policy is to retain legal counsel and place liens on properties of owners whose assessments are 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 the Association's checking accounts and money market funds.

Concentration of Credit Risk

The Association maintains bank accounts with balances that exceed FDIC federal insurance of \$250,000. The financial institution may carry private insurance, which may or may not be sufficient to reimburse for any losses. As of December 31, 2022, \$99,799 was exposed to risk.

**4. Income Taxes**

Common Interest Realty Associations are generally taxed either as a qualifying Internal Revenue Code (IRC) Section 528 homeowners' association or as a regular corporation subject to the special provisions of IRC Section 277 for membership organizations. For the current year, the Association has met IRC Section 528 eligibility requirements and has chosen to file Form 1120-H for its federal income tax return. The income tax filing determination is assessed for each tax year and only pertains to the tax year being evaluated.

IRC Section 528 requires that the Association separates all of its income and expense activity between three categories: exempt function, nonexempt function and capital. Taxable income includes net nonexempt function income, such as interest and other nonmember sourced income. In the determination of net taxable income, certain expenses were allocated to offset a portion of the Association's taxable income. The Form 1120-H tax rate is 30%.

**MeadowWood Homeowners Association**  
**Notes to Financial Statements**  
**For the Year Ended December 31, 2022**

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Accounting principles generally accepted in the United States of America require management to evaluate tax positions taken by the Association and recognize a tax liability if the Association has taken an uncertain position that more likely than not would not be sustained upon examination by the Internal Revenue Service. Management has analyzed the tax positions taken by the Association and has concluded that as of the year end, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or disclosure in the financial statements. The Association is subject to routine audits by taxing jurisdictions. The Internal Revenue Service can examine the Association's income tax returns generally up to three years. There are currently no audits in progress for any tax period.

**5. Future Major Repairs and Replacements**

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds are held in separate bank accounts and are generally not available for operating fund expenses.

The Board of Directors conducted a reserve study to estimate the remaining useful lives and the replacement costs of the components of common property. The table included in the unaudited Supplementary Information on Future Major Repairs and Replacements is based on this study.

The Association is funding such major repairs and replacements over the estimated useful lives of the components based on the study's estimates of current replacement costs, considering amounts previously accumulated in the replacement fund. Actual expenditures, however, may vary from estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may or 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 to levy special assessments, or it may delay major repairs and replacements until funds are available.

**MeadowWood Homeowners Association**  
**Supplementary Information on Future Major Repairs and Replacements**  
**December 31, 2022**  
**(Unaudited)**

The Association's Board of Directors, in conjunction with a reserve study expert, conducted a reserve study dated August 12, 2020, to estimate the remaining useful lives and the replacement costs of the components of common 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 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 and replacement.

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

Study Component	Estimated remaining useful lives	Estimated current replacement costs
<b>Common area components</b>		
Asphalt and concrete	0-40	190,800
Painting	4	13,100
Landscape and irrigation	4-4	8,500
Signs	10-10	10,500
Mailboxes	4	32,000
Playground equipment	5-19	63,900
Wood chips	2	5,700
Furniture	1	7,300
Total common area components		331,800
<b>Rocky Hill components</b>		
Asphalt	0-30	81,200
Fence	21	23,250
Landscaping	4-4	4,000
Mailboxes	16	3,200
Total Rocky Hill components		111,650
<b>Garden Ridge components</b>		
Asphalt	1-16	249,350
Fence	2-32	127,700
Landscape	4-4	4,000
Sign	10	1,500
Mailboxes	7	12,800
Total Garden Ridge components		395,350
		\$ 838,800
Interest rate		1.00%
Inflation rate		3.00%

See the Balance Sheet for replacement fund cash, cash equivalents and investments balances at December 31, 2022.