

**Fairway View Condominium Association  
Financial Statements  
For the Year Ended December 31, 2020**



**NEWMAN**  
Certified Public Accountant, PC

**Fairway View Condominium Association  
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For the Year Ended December 31, 2020**

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**TABLE OF CONTENTS**

Independent Auditor's Report.....	3
Balance Sheet.....	4
Statement of Revenues and Expenses and Changes in Fund Balances.....	5
Statement of Cash Flows.....	6
Notes to Financial Statements.....	7-10
Supplementary Information.....	11



### Independent Auditor's Report

To the Board of Directors of Fairway View Condominium Association

We have audited the accompanying financial statements of Fairway View Condominium Association (the "Association") which comprise the balance sheet as of December 31, 2020, and the related statements of revenues, expenses, and changes in fund balance 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 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 Fairway View Condominium Association as of December 31, 2020, and 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.

#### **Emphasis of a Matter on Future Major Repairs and Replacements**

Our audit was made for the purpose of forming an opinion on the basic financial statement, taken as a whole. We have not applied procedures to determine whether the funds designated for future repairs and replacements as discussed in Note 5 are adequate to meet such future costs, because such determination is outside the scope of our audit. Our opinion is not modified with respect to this matter.

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

Accounting principles generally accepted in the United States of America require that Supplementary Information on Future Repairs and Replacements on page 11 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 financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We 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 provide us with sufficient evidence to express an opinion or provide any assurance.

*Newman Certified Public Accountant, PC.*

Newman Certified Public Accountant, PC

Bellevue, Washington

April 27, 2021

**Fairway View Condominium Association**  
**Balance Sheet**  
**December 31, 2020**

	Operating Fund	Replacement Fund	Total
<b>Assets</b>			
Cash and cash equivalents	\$ 48,432	\$ 1,160,851	\$ 1,209,283
Assessments receivable	8,983		8,983
Special assessments receivable		926,862	926,862
Allowance for doubtful accounts	(1,500)		(1,500)
Insurance claim receivables	3,122		3,122
Prepaid insurance	18,680		18,680
Loan fee (net of amortization)		15,200	15,200
Due from (to) fund	(8,316)	8,316	-
<b>Total assets</b>	<b>\$ 69,401</b>	<b>\$ 2,111,229</b>	<b>\$ 2,180,630</b>
<b>Liabilities</b>			
Accounts payable	\$ 18,150	\$ 49,831	\$ 67,981
Prepaid assessments	14,226		14,226
Loan payable	-	804,153	804,153
Income taxes payable	-	37	37
Contract liabilities (Assessments received in advance - replacement fund)		1,254,944	1,254,944
<b>Total liabilities</b>	32,376	2,108,965	2,141,341
<b>Fund balances</b>	37,025	2,264	39,289
<b>Total liabilities and fund balances</b>	<b>\$ 69,401</b>	<b>\$ 2,111,229</b>	<b>\$ 2,180,630</b>

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

**Fairway View Condominium Association**  
**Statement of Revenue and Expenses and Changes in Fund Balances**  
**For the Year Ended December 31, 2020**

	Operating Fund	Replacement Fund	Total
<b>Revenues</b>			
Owners assessments	\$ 287,275	\$ 56,321	\$ 343,596
Special assessment interest		48,669	48,669
Insurance claim proceeds	3,122		3,122
Interest	48	2,054	2,102
Other member income	1,036		1,036
<b>Total revenues</b>	<u>291,481</u>	<u>107,044</u>	<u>398,525</u>
<b>Expenses</b>			
Utilities			
Electricity	6,300		6,300
Water and sewer	54,139		54,139
Trash removal	24,800		24,800
	<u>85,239</u>	<u>-</u>	<u>85,239</u>
Maintenance			
Landscape and irrigation	54,969	4,756	59,725
Common area repairs and maintenance	15,517	58,603	74,120
Pest control	1,946		1,946
Insurance claim expenses	3,122		3,122
	<u>75,554</u>	<u>63,359</u>	<u>138,913</u>
Administrative			
Insurance	56,940		56,940
Management	33,053		33,053
Administrative expense	1,780		1,780
Legal and professional	17,156		17,156
Loan interest		43,648	43,648
Income taxes		37	37
Bad debt expense	2,657		2,657
	<u>111,586</u>	<u>43,685</u>	<u>155,271</u>
<b>Total expenses</b>	<u>272,379</u>	<u>107,044</u>	<u>379,423</u>
<b>Excess (deficit) of revenues over (under) expenses</b>	19,102	-	19,102
<b>Beginning fund balances</b>	17,923	2,264	20,187
<b>Ending fund balances</b>	<u>\$ 37,025</u>	<u>\$ 2,264</u>	<u>\$ 39,289</u>

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

**Fairway View Condominium Association**  
**Statement of Cash Flows**  
**For the Year Ended December 31, 2020**

	Operating Fund	Replacement Fund	Total
<b>Excess of revenues over expenses</b>	\$ 19,102	\$ -	\$ 19,102
Adjustments to reconcile excess (deficit) of revenues over (under) expenses to net cash provided (used) by operating activities			
Decrease (Increase) in operating assets:			
Assessments receivable	3,168		3,168
Special assessments receivable		440,246	440,246
Insurance claim receivables	(3,122)		(3,122)
Allowance for doubtful accounts	1,500		1,500
Prepaid insurance	(4,129)		(4,129)
Loan fee (net of amortization)		(15,200)	(15,200)
Increase (decrease) in operating liabilities:			
Accounts payable	(1,280)	49,831	48,551
Prepaid assessments	(423)		(423)
Income taxes payable		(819)	(819)
Contract liabilities (Assessments received in advance - replacement fund)		173,376	173,376
Total adjustments	(4,286)	647,434	643,148
Net cash provided (used) by operating activities	14,816	647,434	662,250
Cash provided (used) by investing activities			
Net cash provided (used) by investing activities	-	-	-
Cash provided (used) by financing activities			
Interfund borrowings	8,316	(8,316)	-
Loan payable		(279,785)	(279,785)
Net cash provided (used) by financing activities	8,316	(288,101)	(279,785)
<b>Net increase (decrease) in cash and cash equivalents</b>	23,132	359,333	382,465
Beginning cash and cash equivalents	25,300	801,518	826,818
<b>Ending cash and cash equivalents</b>	<u>\$ 48,432</u>	<u>\$ 1,160,851</u>	<u>\$ 1,209,283</u>
<b>SUPPLEMENTAL DISCLOSURE</b>			
Income taxes paid			\$ -
Interest paid			<u>\$ 43,648</u>

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

**Fairway View Condominium Association**  
**Notes to Financial Statements**  
**For the Year Ended December 31, 2020**

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**1. Organization**

Fairway View Condominium Association (the "Association") was incorporated on January 8, 2001 as a nonprofit corporation under the laws of Washington for the purposes of maintaining and preserving common property. The Association consists of 128 residential units and is located in Vancouver, Washington.

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

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through April 27, 2021, the date that the financial statements were available to be issued.

**3. Summary of Significant Accounting Policies**

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires the Board of Directors to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ significantly from those estimates.

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 - The fund is used to account for financial resources available for the general operations of the Association.

Replacement Fund - The fund is used to accumulate financial resources designated for future major repairs and replacements.

Members Assessments

Association members are subject to monthly assessments to provide funds for the Association's operating expenses and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating assessments are satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the replacement fund assessments are satisfied when these funds are expended for their designated purpose.

Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from unit owners. 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. The Association treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of past experience and susceptibility to factors outside the Association's control. The balances of assessments receivable as of the beginning and end of the year are \$12,151 and \$8,983, respectively. After the Board of Directors has exhausted all efforts to collect delinquent accounts, the Board of Directors may elect to write off uncollectible balances.

The Association recorded an allowance for doubtful accounts of \$1,500 to reflect an estimate of accounts that may not be collectible.

**Fairway View Condominium Association**  
**Notes to Financial Statements**  
**For the Year Ended December 31, 2020**

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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.

Contract Liabilities (Assessments received in advance - replacement fund)

The Association recognizes replacement fund (reserves) revenue from members as related performance obligations are satisfied. A contract liability (assessments received in advance - replacement fund) is recorded when the Association has the right to receive payment in advance of satisfaction of performance obligations related to replacement reserve assessments. The balances of Contract Liabilities (assessments received in advance - replacement fund) as of the beginning and end of the year are \$1,081,568 and \$1,254,944, respectively.

Income Tax

The Association's policy is to record interest expense or penalties related to income tax in the Replacement Fund.

Interest Income

Interest income is recognized when earned and allocated to the operating and replacement funds in proportion to the interest-bearing deposits of each fund.

Cash and Cash Equivalents

Cash and cash equivalents include the Association's cash, checking accounts, money market funds and investments in certificates of deposit with original maturities of 90 days or less.

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. At December 31, 2020, \$964,066 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%.

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.



**Fairway View Condominium Association**  
**Notes to Financial Statements**  
**For the Year Ended December 31, 2020**

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**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.

**6. FASB ASC 606 New Accounting Guidance Implementation**

The Financial Accounting Standards Board (FASB) issued ASC 606 guidance, Revenue from Contracts with Customers, effective January 1, 2019, which superseded the revenue recognition requirements in FASB ASC 972-605, Real Estate - Common Interest Realty Associations (CIRA), Revenue Recognition. The Association has presented the attached financial statements in accordance with FASB ASC 606. Assessments attributed to the Operating Fund are recognized in the period earned. Assessments allocated to the Replacement Fund are recognized as revenue only when there are replacement fund expenditures, and to the extent the replacement fund expenditures exceed replacement fund interest income.

The cumulative balance of Replacement Fund assessments that have not been recognized as income are accumulated as deferred replacement fund assessments and presented as Contract Liabilities (Assessments received in advance - Replacement fund) on the Balance Sheet. Deferred replacement fund assessments are increased by unrecognized replacement fund assessments and decreased as replacement fund assessments are recognized as revenue in the Statement of Revenue and Expenses and Changes in Fund Balances.

Contract liabilities (Assessments received - in advance - replacement fund) as of January 1, 2020	\$1,081,568
Assessments budgeted for Replacement Fund	\$200,000
Recognized Replacement Fund assessments	\$(56,321)
Adjustment and transfer to/from contract liabilities	\$29,697
Contract liabilities (Assessments received - in advance - replacement fund) as of December 31, 2020	<u>\$1,254,944</u>

**Fairway View Condominium Association**  
**Notes to Financial Statements**  
**December 31, 2020**

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**7. COVID-19**

The World Health Organization has declared COVID-19 to constitute a “Public Health Emergency of International Concern” and characterized COVID-19 as a pandemic. In the United States, the federal and state governments have implemented enhanced screenings, quarantine requirements, and travel restrictions in connection with the COVID-19 outbreak. The spread of this virus began causing business disruptions domestically beginning in 2019 that are anticipated to continue for the foreseeable future. The extent of the impact of the COVID-19 pandemic on the Association's operational and financial performance will depend on future developments, including the duration and spread of the outbreak and the impact of the COVID-19 pandemic on overall demand for the Association's services and the ability of owners to pay assessments, all of which are highly uncertain and cannot be predicted.

**8. Loan Payable**

During September 2015, the Association entered into a loan agreement with CIT Bank. The loan has been used to finance reconstruction costs for the repair and replacement of reserve components. The current loan interest rate is 4.00%. The loan calls for interest to be adjusted every five years. The monthly loan principal and interest payment totals \$8,905. The loan matures September 23, 2030, and is collateralized by all assets of the Association, including current and future regular and special assessments.

Estimated future principal payments are as follows:

2021	\$76,072
2022	79,172
2023	82,397
2024	85,754
2025	89,248
Thereafter	<u>391,510</u>
Total	<u><u>\$804,153</u></u>

**9. Special Assessments**

In 2015, the Association passed a special assessment, totaling \$2,982,490, to pay for certain reconstruction and improvement expenses. Payments on this special assessment began in 2016. Homeowners were provided the option to pay the special assessment over 180 months with interest at 4.02%. The remaining special assessment receivable and accrued special assessment interest relating to this assessment is \$923,338. In 2018, the Association passed an additional special assessment, totaling \$750,000, to pay for specific projects and to increase the replacement fund. The homeowners had the option to pay this assessment over 36 months. The remaining special assessment receivable relating to this assessment is \$3,524.

**10. Due From (To) Fund**

The balance of the Due from (to) fund accounts at December 31, 2020 totaled \$8,316. The balance is comprised of deposits in the Operating Fund that were not transferred to the Replacement Fund.

**11. Prior Period Adjustment**

A prior period adjustment has been recorded to Contract Liabilities to account for prior period imputed interest, totaling \$17,696. The correction has no effect on the results of current year's operations.

**Fairway View Condominium Association**  
**Supplementary Information on Future Major Repairs and Replacements**  
**December 31, 2020**  
**(Unaudited)**

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The Association's Board of Directors, in conjunction with a reserve study expert, conducted a reserve study dated October 4, 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
Concrete and paving	4-20	\$ 299,762
Decks	3-16	184,425
Doors	15-35	44,774
Flooring	2-4	51,005
Garage doors	10	134,064
Lights	3-5	47,683
Paint	4-11	587,301
Roofs	1-30	1,349,831
Siding and trim	4-7	32,697
Sign	16	8,380
Trash Enclosure	30	177,735
Treework	1	3,880
		<u>\$ 2,921,537</u>
Interest rate		<u>0.50%</u>
Inflation rate		<u>2.11%</u>

See the Balance Sheet for replacement fund cash, cash equivalents and investments balances at December 31, 2020.