

**Kendall Yards Homeowners Association  
Financial Statements – Cash Basis  
For the Year Ended December 31, 2023**



**NEWMAN**  
Certified Public Accountant, PC

**Kendall Yards Homeowners Association  
Financial Statements  
For the Year Ended December 31, 2023**

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## Independent Auditor's Report

To the Board of Directors of Kendall Yards Homeowners Association

### Opinion

We have audited the accompanying financial statements of Kendall Yards Homeowners Association, which comprise the statement of assets, liabilities, and fund balances - cash basis as of December 31, 2023, and the related statements of revenues, expenses, and changes in fund balances – cash basis for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the statement of assets, liabilities, and fund balances - cash basis of Kendall Yards Homeowners Association as of December 31, 2023, and its revenues, expenses, and changes in fund balances - cash basis, for the year then ended in accordance with the cash basis of accounting described in Note 3, which is an other comprehensive basis of accounting.

### Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Kendall Yards 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 - Future Major Repairs and Replacements

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

### Emphasis of Matter - Basis of Accounting

We draw attention to Note 3 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 this matter. This means that receipts have been recorded as revenues and disbursements have been recorded as expenses.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the cash basis of accounting described in Note 3; this includes determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the current circumstances. Management is also responsible for the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are 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 Kendall Yards 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 Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are 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 generally accepted auditing standards 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 internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, 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 statements.
- Obtain an understanding of internal controls 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 Kendall Yards Homeowners Association's internal controls. 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 statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about Kendall Yards 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 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

February 13, 2025

**Kendall Yards Homeowners Association**  
**Statement of Assets, Liabilities, and Fund Balances - Cash Basis**  
**December 31, 2023**

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	<b>Operating Fund</b>	<b>Replacement Fund</b>	<b>Total</b>
<b>Assets</b>			
Cash and cash equivalents	\$ 26,129	\$ 198,158	\$ 224,287
<b>Total assets</b>	\$ 26,129	\$ 198,158	\$ 224,287
 <b>Fund balances</b>	26,129	198,158	224,287
 <b>Total liabilities and fund balances</b>	\$ 26,129	\$ 198,158	\$ 224,287

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

**Kendall Yards Homeowners Association**  
**Statement of Revenues, Expenses, and Changes in Fund Balances - Cash Basis**  
**For the Year Ended December 31, 2023**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
<b>Revenues</b>			
Owners' assessments	\$ 347,236	\$ 17,710	\$ 364,946
Assessments - townhouses	288,422	-	288,422
Apartment assessments	19,021	-	19,021
Interest	32	2,847	2,879
Other member income	2,104	-	2,104
<b>Total revenues</b>	<u>656,815</u>	<u>20,557</u>	<u>677,372</u>
<b>Expenses</b>			
Utilities			
Electricity and gas	4,322	-	4,322
Water and sewer	246,169	-	246,169
Trash removal	52,698	-	52,698
	<u>303,189</u>	<u>-</u>	<u>303,189</u>
Common Area			
Landscape and irrigation	269,002	-	269,002
Storm drain maintenance	9,735	-	9,735
Snow removal	14,287	-	14,287
Common area repairs and maintenance	16,494	6,349	22,843
Fitness facilities and equipment	6,258	-	6,258
	<u>315,776</u>	<u>6,349</u>	<u>322,125</u>
Administrative			
Insurance	5,594	-	5,594
Management	33,660	-	33,660
Legal and professional	3,240	-	3,240
Administrative expense	10,388	-	10,388
Office lease payments	27,583	-	27,583
Income tax expense	88	-	88
	<u>80,553</u>	<u>-</u>	<u>80,553</u>
<b>Total expenses</b>	<u>699,518</u>	<u>6,349</u>	<u>705,867</u>
<b>Excess (deficit) of revenues over (under) expenses</b>	(42,703)	14,208	(28,495)
<b>Beginning fund balances</b>	68,832	183,950	252,782
<b>Ending fund balances</b>	<u>\$ 26,129</u>	<u>\$ 198,158</u>	<u>\$ 224,287</u>

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

**Kendall Yards Homeowners Association**  
**Notes to Financial Statements**  
**For the Year Ended December 31, 2023**

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**1. Organization**

Kendall Yards Homeowners Association (the "Association") was incorporated on August 20, 2010, as a nonprofit corporation under the laws of Washington for the purposes of maintaining and preserving common property. The Association consists of 252 residential homes and 3 apartment complexes and is located in Spokane, Washington. At build-out it is anticipated the Association will consist of between 500 and 600 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 February 13, 2025, the date that the financial statements were available to be issued.

**3. Summary of Significant Accounting Policies**

Basis of Accounting

The accompanying financial statements have 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 (Note 6). Had these financial statements been presented using accounting principles generally accepted in the United States of America, results would have been presented differently.

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. For the purposes of cash basis reporting, assessments receivable is not reported on the statement of assets, liabilities, and fund balances. The Association's policy is to retain legal counsel and place liens on properties of homeowners whose assessments are delinquent. Any excess assessments at year end are retained by the Association for use in the succeeding year. After the Board of Directors has exhausted all efforts to collect delinquent accounts, the Board of Directors may elect to write off uncollectible balances.

**Kendall Yards Homeowners Association**  
**Notes to Financial Statements**  
**For the Year Ended December 31, 2023**

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Property and Equipment

The Association has not capitalized real and personal common area property contributed by the developer. Replacements and improvements to real property are also not capitalized; rather, they are charged to the respective fund in the period the cost is incurred.

Income Tax

The Association's policy is to record interest expense or penalties related to income tax in operating expenses.

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.

**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.

**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.

**Kendall Yards Homeowners Association**  
**Notes to Financial Statements**  
**For the Year Ended December 31, 2023**

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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. Accounts Receivable and Prepaid Assessments**

As of December 31, 2023, the Association's owners' assessments balance includes \$14,843 of assessments that were prepaid by members for the 2024 fiscal year. Under Generally Accepted Accounting Principles, such prepaid assessments would have been presented as a liability and excluded from revenues. The Association's accounting records indicate that assessments receivable as of December 31, 2023, totaled \$2,069. Assessments receivable have not been included in revenues or presented on the statement of assets, liabilities, and fund balances under the cash basis of accounting. Under the full accrual basis of accounting, \$2,069 of member income and accounts receivable would have been presented in these financial statements.

**7. Lease**

The Association is a party to a fitness center lease agreement ("Agreement") with Micah James, LLC effective from December 1, 2021, through November 30, 2026. Per the Agreement, the Association makes consecutive monthly payments of \$1,847. Rent paid under this lease in 2023 was \$17,853. Under Generally Accepted Accounting Principles, this agreement would be treated as an operating lease, and a right-of-use asset and corresponding lease liability would have been recorded, totaling \$31,787 and \$49,640.

The Association is also a party to an office lease with Cedar Park Partners, LLC for space utilized as a Welcome Center. Rent paid under this lease in 2023 was \$9,730. During the year ended December 31, 2023, the lease was extended for a five-year period, commencing June 1, 2023, and expiring May 31, 2028. The monthly rent payable under the extension is \$818.

**8. Related Party**

The Association contracted Rockwood Property Management to perform management services. The CEO of Rockwood Property Management serves on the board for the Association. During the year, the Association spent \$33,660 on these services.

**Kendall Yards Homeowners Association**  
**Supplementary Information on Future Major Repairs and Replacements**  
**December 31, 2023**  
**(Unaudited)**

The Association's Board of Directors, in conjunction with a reserve study expert, conducted a reserve study dated April 8, 2023, 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 (years)	Estimated future replacement costs
Asphalt and concrete	0-26	\$ 151,053
Signs waste bins and pet waste stations	2-12	5,500
Landscape and irrigation	2-27	10,400
Park benches	12	9,600
Playground	0-12	49,110
Pavillon	4-32	25,775
Plaza	2	6,000
		<u>\$ 257,438</u>
Interest rate		0.00%
Inflation rate		4.00%

See the Balance Sheet for replacement fund cash, cash equivalents and investments balances at December 31, 2023