

**Kendall Yards Homeowners Association
Financial Statements
For the Year Ended December 31, 2021**



NEWMAN
Certified Public Accountant, PC

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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 - modified cash basis as of December 31, 2021, and the related statements of revenues, expenses, and changes in fund balances - modified 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 - modified cash basis of Kendall Yards Homeowners Association as of December 31, 2021, and its revenues, expenses, and changes in fund balances - modified cash basis, for the year then ended in accordance with the modified 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. 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.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the modified cash basis of accounting described in Note 3; this includes determining that the modified 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 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 controls. 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 statements.

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

- Exercise professional judgment 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 judgment, 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.

Omission of Required Supplementary Information about Future Major Repairs and Replacements

Management has omitted supplementary information about future major repairs and replacements of common property 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.

Newman Certified Public Accountant, PC.

Newman Certified Public Accountant, PC

Bellevue, Washington

May 2, 2023

Kendall Yards Homeowners Association
Statement of Assets, Liabilities and Fund Balances - Modified Cash Basis
December 31, 2021

	Operating Fund	Replacement Fund	Total
Assets			
Cash and cash equivalents	\$ 53,866	\$ 181,730	\$ 235,596
Total assets	\$ 53,866	\$ 181,730	\$ 235,596
Liabilities			
Total liabilities	-	-	-
Fund balances	53,866	181,730	235,596
Total liabilities and fund balances	\$ 53,866	\$ 181,730	\$ 235,596

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 - Modified Cash Basis
For the Year Ended December 31, 2021

	Operating Fund	Replacement Fund	Total
Revenues			
Owners assessments	\$ 281,204	\$ 18,060	\$ 299,264
Assessments - townhouses	252,634		252,634
Assessments - apartments	29,997		29,997
Interest	1	821	822
Other member income	1,634	50	1,684
Total revenues	<u>565,470</u>	<u>18,931</u>	<u>584,401</u>
Expenses			
Utilities			
Electricity and gas	3,284		3,284
Water and sewer	245,549		245,549
Trash removal	49,773		49,773
	<u>298,606</u>	-	<u>298,606</u>
Maintenance			
Landscape and irrigation	143,285		143,285
Tree trimming and removal	13,323		13,323
Common area repairs and maintenance	37,938		37,938
Recreation facility	19,107		19,107
	<u>213,653</u>	-	<u>213,653</u>
Administrative			
Insurance	3,495		3,495
Management	30,590		30,590
Administrative expense	15,335		15,335
Legal and professional	499		499
Licenses, permits, fees and taxes	90		90
Property tax	95		95
	<u>50,104</u>	-	<u>50,104</u>
Total expenses	<u>562,363</u>	-	<u>562,363</u>
Excess (deficit) of revenues over (under) expenses	3,107	18,931	22,038
Beginning fund balances	100,759	112,799	213,558
Interfund transfers	(50,000)	50,000	-
Ending fund balances	<u>\$ 53,866</u>	<u>\$ 181,730</u>	<u>\$ 235,596</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, 2021

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 255 residential homes 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 May 2, 2023, 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 modified 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 7) 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 assessments to provide funds for the Association's operating expenses and major repairs and replacements. For the purposes of modified 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.

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.

Kendall Yards Homeowners Association
Notes to Financial Statements
For the Year Ended December 31, 2021

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 has not conducted nor updated a reserve study to estimate the remaining useful lives and replacement costs of the components of common property. Therefore, these financial statements have omitted all supplementary information on future major repairs and replacements that would have been presented if a reserve study had been prepared.

The Association allocated funds to the replacement fund based on the Association's budget. Typically, in the event a reserve study was prepared, the Association would fund such major repairs and replacements over the estimated useful lives of the components based on a study's estimates of current replacement costs, considering amounts previously accumulated in the replacement fund. Actual expenditures may vary from any estimates used to fund the replacement fund, 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 its governing documents, to increase regular assessments or to levy special assessments, or it may delay major repairs and replacements until funds are available.

Kendall Yards Homeowners Association
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For the Year Ended December 31, 2021

6. 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.

7. Accounts Receivable and Prepaid Assessments

As of December 31, 2021, the Association's owners' assessments balance includes \$20,606 of assessments that were prepaid by members for the 2022 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, 2021, totaled \$7,274. Assessments receivable have not been included in revenues or presented on the statement of assets, liabilities, and fund balances under the modified cash basis of accounting. Under the full accrual basis of accounting, \$7,274 of member income and accounts receivable would have been presented in these financial statements.