

**The Mediterranean Villas Homeowners Association
Financial Statements
For the Year Ended December 31, 2022**



NEWMAN
Certified Public Accountant, PC

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For the Year Ended December 31, 2022**

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Independent Auditor's Report

To the Board of Directors of The Mediterranean Villas Homeowners Association

Opinion

We have audited the accompanying financial statements of The Mediterranean Villas Homeowners Association which comprise the balance sheet as of December 31, 2022, 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.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of The Mediterranean Villas Homeowners Association as of December 31, 2022, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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 The Mediterranean Villas 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 accounting principles generally accepted in the United States of America, and 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.

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 The Mediterranean Villas 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 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 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 The Mediterranean Villas 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 statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about The Mediterranean Villas 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 inquires 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

September 30, 2023

The Mediterranean Villas Homeowners Association
Balance Sheet
December 31, 2022

	Operating Fund	Replacement Fund	Total
Assets			
Cash and cash equivalents	\$ 235,841	\$ 481,510	\$ 717,351
Investments		545,326	545,326
Assessments receivable	516		516
Prepaid insurance	763		763
Due from (to) fund	(83,389)	83,389	-
Total assets	\$ 153,731	\$ 1,110,225	\$ 1,263,956
Liabilities			
Accounts payable	\$ 863	\$ -	\$ 863
Prepaid assessments	39,466		39,466
Income taxes payable	3,080		3,080
Contract liabilities (Assessments received in advance - replacement fund)		1,060,755	1,060,755
Total liabilities	43,409	1,060,755	1,104,164
Fund balances	110,322	49,470	159,792
Total liabilities and fund balances	\$ 153,731	\$ 1,110,225	\$ 1,263,956

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

The Mediterranean Villas Homeowners Association
Statement of Revenues, Expenses and Changes in Fund Balances
For the Year Ended December 31, 2022

	Operating Fund	Replacement Fund	Total
Revenues			
Owners assessments	\$ 288,360	\$ -	\$ 288,360
RV Income	7,950		7,950
Refund income	125		125
Bad debt recovery	3,478		3,478
Late fees	1,740		1,740
Interest	79	12,799	12,878
Other member income	1,599		1,599
Total revenues	<u>303,331</u>	<u>12,799</u>	<u>316,130</u>
Expenses			
Utilities			
Electricity	3,964		3,964
Water and sewer	29,634		29,634
Trash removal	69		69
Telephone	111		111
	<u>33,778</u>	<u>-</u>	<u>33,778</u>
Maintenance			
Landscape and irrigation	167,694		167,694
Common area repairs and maintenance	76,990		76,990
Snow removal	6,003		6,003
	<u>250,687</u>	<u>-</u>	<u>250,687</u>
Administrative			
Insurance	9,153		9,153
Management	14,880		14,880
Administrative expense	1,577		1,577
Legal and professional	535		535
Property tax	2,117		2,117
Income tax expense	3,543		3,543
	<u>31,805</u>	<u>-</u>	<u>31,805</u>
Total expenses	<u>316,270</u>	<u>-</u>	<u>316,270</u>
Excess (deficit) of revenues over (under) expenses	(12,939)	12,799	(140)
Beginning fund balances	195,261	36,671	231,932
Transfer to/from contract liabilities	(72,000)		(72,000)
Ending fund balances	<u>\$ 110,322</u>	<u>\$ 49,470</u>	<u>\$ 159,792</u>

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

The Mediterranean Villas Homeowners Association
Statement of Cash Flows
For the Year Ended December 31, 2022

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
Excess of revenues over expenses	\$ (12,939)	\$ 12,799	\$ (140)
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	4,383		4,383
Allowance for doubtful accounts	(3,478)		(3,478)
Interest receivable		11	11
Prepaid income tax	463		463
Increase (decrease) in operating liabilities:			
Accounts payable	(2,026)		(2,026)
Prepaid assessments	1,082		1,082
Income taxes payable	3,080		3,080
Contract liabilities (Assessments received in advance - replacement fund)		153,000	153,000
Total adjustments	<u>3,504</u>	<u>153,011</u>	<u>156,515</u>
Net cash provided (used) by operating activities	<u>(9,435)</u>	<u>165,810</u>	<u>156,375</u>
Cash provided (used) by investing activities			
Change in investments		(12,355)	(12,355)
Net cash provided (used) by investing activities	<u>-</u>	<u>(12,355)</u>	<u>(12,355)</u>
Cash provided (used) by financing activities			
Transfer to contract liabilities	(72,000)		(72,000)
Net cash provided (used) by financing activities	<u>(72,000)</u>	<u>-</u>	<u>(72,000)</u>
Net increase (decrease) in cash and cash equivalents	(81,435)	153,455	72,020
Beginning cash and cash equivalents	317,276	328,055	645,331
Ending cash and cash equivalents	<u>\$ 235,841</u>	<u>\$ 481,510</u>	<u>\$ 717,351</u>
SUPPLEMENTAL DISCLOSURE			
Income taxes paid			\$ -
Interest paid			\$ -

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

The Mediterranean Villas Homeowners Association
Notes to Financial Statements
For the Year Ended December 31, 2022

1. Organization

The Mediterranean Villas Homeowners Association (the "Association") was incorporated on September 19, 2002 as a nonprofit corporation under the laws of Washington for the purposes of maintaining and preserving common property. The Association consists of 228 residential homes and is located in Pasco, 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 September 30, 2023, 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 \$4,899 and \$516, 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.

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.

The Mediterranean Villas Homeowners Association
Notes to Financial Statements
For the Year Ended December 31, 2022

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 \$907,755 and \$1,060,755, respectively.

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.

Investments

Investments consist of certificates of deposit and other securities and investment accounts with original maturities of more than 90 days.

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, 2022, \$100,123 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.

The Mediterranean Villas Homeowners Association
Notes to Financial Statements
For the Year Ended December 31, 2022

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 Revenue Recognition

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, 2022	\$907,755
Assessments budgeted for Replacement Fund	\$81,000
Recognized Replacement Fund assessments	\$0
Adjustment and transfer to/from contract liabilities	\$72,000
Contract liabilities (Assessments received - in advance - replacement fund) as of December 31, 2022	<u>\$1,060,755</u>

The Mediterranean Villas Homeowners Association
Notes to Financial Statements
For the Year Ended December 31, 2022

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. Due From (To) Fund

The balance of the due from (to) fund accounts as of December 31, 2022 totaled \$83,389. The balance comprised primarily of unpaid monthly budgeted Replacement Fund contributions from the Operating Fund.

The Mediterranean Villas 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 April 24, 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	Estimated current replacement costs
Grounds	0-26	\$ 253,665
Recreation	6-9	30,500
Building exterior	0-15	2,330,840
Professional	9	5,000
		<u>\$ 2,620,005</u>
Interest rate		<u>1.00%</u>
Inflation rate		<u>3.00%</u>

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