



**Principals**

Howard A. Goldklang, CPA, MBA  
Donald E. Harris, CPA  
Anne M. Sheehan, CPA  
S. Gail Moore, CPA

1801 Robert Fulton Drive, Suite 200  
Reston, VA 20191

**Associate Principals**

Jeremy W. Powell, CPA  
Renee L. Watson, CPA

**Managers**

Allison A. Day, CPA  
Matthew T. Stiefvater, CPA  
Sheila M. Lewis, CPA

**Independent Auditor's Report**

To the Board of Directors of  
Leewood Homeowners Association, Inc.

**Report on the Financial Statements**

We have audited the accompanying financial statements of Leewood Homeowners Association, Inc., which comprise the balance sheets as of December 31, 2014 and 2013, and the related statements of income, members' equity and cash flows for the years 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 audits. We conducted our audits 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 Leewood Homeowners Association, Inc. as of December 31, 2014 and 2013, and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

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

Accounting principles generally accepted in the United States of America require that information on future major repairs and replacements on page 12 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 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.

*Goldklang Group CPAs, P.C.*

Reston, Virginia  
August 4, 2015

LEEWOOD HOMEOWNERS ASSOCIATION, INC.  
BALANCE SHEETS  
DECEMBER 31, 2014 AND 2013

	<u>2014</u>	<u>2013</u>
<u>ASSETS</u>		
Cash and Cash Equivalents	\$ 156,207	\$ 95,782
Interest-Bearing Deposits	214,633	214,359
Investments	110,203	97,443
Assessments Receivable - Net	3,847	4,325
Accrued Interest	438	438
Income Taxes Receivable	559	135
Prepaid Insurance	692	683
Prepaid Expenses	<u>4,094</u>	<u>3,834</u>
 Total Assets	 <u>\$ 490,673</u>	 <u>\$ 416,999</u>

LIABILITIES AND MEMBERS' EQUITY

Accounts Payable	\$ 199	\$ 942
Income Taxes Payable	-	274
Prepaid Assessments	<u>2,152</u>	<u>11,540</u>
Total Liabilities	<u>\$ 2,351</u>	<u>\$ 12,756</u>
 Replacement Reserves	 \$ 382,219	 \$ 322,087
Accumulated Other Comprehensive Income	52,580	41,434
Unappropriated Members' Equity	<u>53,523</u>	<u>40,722</u>
Total Members' Equity	<u>\$ 488,322</u>	<u>\$ 404,243</u>
 Total Liabilities and Members' Equity	 <u>\$ 490,673</u>	 <u>\$ 416,999</u>

See Accompanying Notes to Financial Statements

LEEWOOD HOMEOWNERS ASSOCIATION, INC.  
STATEMENTS OF INCOME AND COMPREHENSIVE INCOME  
FOR THE YEARS ENDED DECEMBER 31, 2014 AND 2013

	<u>2014</u>	<u>2013</u>
<u>INCOME:</u>		
Assessments	\$ 175,500	\$ 175,500
Interest	1,430	3,486
Other	<u>2,214</u>	<u>50</u>
Total Income	<u>\$ 179,144</u>	<u>\$ 179,036</u>
 <u>EXPENSES:</u>		
Legal, Audit and Tax Preparation	\$ 5,933	\$ 6,325
Insurance	2,758	2,701
Copies and Postage	830	990
Administrative	1,533	948
Electricity	2,657	1,736
Grounds Maintenance	41,642	45,353
Trash Removal	46,120	45,677
Snow Removal	3,266	1,643
Common Area Maintenance	14	4,559
Bad Debt	545	1,745
Income Taxes	<u>526</u>	<u>939</u>
Total Expenses	<u>\$ 105,824</u>	<u>\$ 112,616</u>
Net Income before Contribution to Reserves	\$ 73,320	\$ 66,420
Contribution to Reserves	<u>(60,519)</u>	<u>(55,686)</u>
Net Income	\$ 12,801	\$ 10,734
Unrealized Holding Gain Arising During Period	<u>11,146</u>	<u>21,868</u>
Comprehensive Income	<u><u>\$ 23,947</u></u>	<u><u>\$ 32,602</u></u>

See Accompanying Notes to Financial Statements

LEEWOOD HOMEOWNERS ASSOCIATION, INC.  
STATEMENTS OF MEMBERS' EQUITY  
FOR THE YEARS ENDED DECEMBER 31, 2014 AND 2013

	<u>Replacement Reserves</u>	<u>Accumulated Other Comprehensive Income</u>	<u>Unappropriated Members' Equity</u>	<u>Total Members' Equity</u>
Balance as of December 31, 2012	\$ 315,492	\$ 19,566	\$ 29,988	\$ 365,046
Additions:				
Contribution to Reserves	52,200			52,200
Interest Contributions	3,486			3,486
Unrealized Gain on Investments		21,868		21,868
Net Income			10,734	10,734
Deductions:				
Drainage Repairs	(8,272)			(8,272)
Fence	(17,673)			(17,673)
Lighting	(23,085)			(23,085)
Miscellaneous	(61)			(61)
Balance as of December 31, 2013	\$ 322,087	\$ 41,434	\$ 40,722	\$ 404,243
Additions:				
Contribution to Reserves	57,200			57,200
Interest Contributions	3,319			3,319
Unrealized Gain on Investments		11,146		11,146
Net Income			12,801	12,801
Deduction:				
Fence	(387)			(387)
Balance as of December 31, 2014	<u>\$ 382,219</u>	<u>\$ 52,580</u>	<u>\$ 53,523</u>	<u>\$ 488,322</u>

See Accompanying Notes to Financial Statements

LEEWOOD HOMEOWNERS ASSOCIATION, INC.  
STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED DECEMBER 31, 2014 AND 2013

	<u>2014</u>	<u>2013</u>
<u>CASH FLOWS FROM OPERATING ACTIVITIES:</u>		
Net Income	\$ 12,801	\$ 10,734
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities:		
Bad Debt Expense	545	1,745
Decrease (Increase) in:		
Assessments Receivable	(67)	(2,790)
Accounts Receivable - Other	-	258
Accrued Interest	-	(405)
Income Taxes Receivable	(424)	353
Prepaid Expenses	(269)	(97)
Increase (Decrease) in:		
Accounts Payable	(743)	(2,029)
Income Taxes Payable	(274)	274
Prepaid Assessments	(9,388)	(9,570)
Net Cash Flows from Operating Activities	<u>\$ 2,181</u>	<u>\$ (1,527)</u>
<u>CASH FLOWS FROM INVESTING ACTIVITIES:</u>		
Received from Assessments (Reserves)	\$ 57,200	\$ 52,200
Received from Interest (Reserves)	3,319	3,486
Disbursed for Reserve Expenditures	(387)	(49,091)
Received from Interest-Bearing Deposits/Investments	275	36,347
Disbursed for Interest-Bearing Deposits/Investments	(2,163)	(153,035)
Net Cash Flows from Investing Activities	<u>\$ 58,244</u>	<u>\$ (110,093)</u>
Net Change in Cash and Cash Equivalents	\$ 60,425	\$ (111,620)
Cash and Cash Equivalents at Beginning of Year	<u>95,782</u>	<u>207,402</u>
Cash and Cash Equivalents at End of Year	<u>\$ 156,207</u>	<u>\$ 95,782</u>
<u>SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:</u>		
Cash Paid for Income Taxes	<u>\$ 1,250</u>	<u>\$ 312</u>

See Accompanying Notes to Financial Statements

LEEWOOD HOMEOWNERS ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2014 AND 2013

NOTE 1 - NATURE OF OPERATIONS:

The Association was organized under the laws of the Commonwealth of Virginia in 1976 for the purposes of maintaining and preserving the common property of the Association. The Association is located in Springfield, Virginia and consists of 195 homes. The Board of Directors administers the Association's operations.

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES:

A) Method of Accounting - The financial statements are presented on the accrual method of accounting in which revenues are recognized when earned and expenses when incurred, not necessarily when received or paid.

B) Member Assessments - Association members are subject to assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments receivable at the balance sheet date represent fees due from homeowners. The Association's policy is to retain legal counsel and place liens on the properties of owners whose assessments are delinquent. Any excess assessments at year-end are retained by the Association for use in future years. The Association utilizes the allowance method of accounting for bad debt.

C) Common Property - Common real property and common areas acquired from the declarant and related improvements to such property are not recorded in the Association's financial statements since the property cannot be disposed of at the discretion of the Board of Directors. Common property includes, but is not limited to, the land, roads and site improvements.

D) Estimates - The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions. Such estimates affect the reported amounts of assets and liabilities. They also affect the disclosure of contingent assets and liabilities, at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

E) Cash Equivalents - For purposes of the statement of cash flows, the Association considers all highly liquid investments and interest-bearing deposits with an original maturity of three months or less to be cash equivalents.

F) Reclassification - Certain amounts have been reclassified in the accompanying 2013 financial statements to conform to the 2014 presentation.

LEEWOOD HOMEOWNERS ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2014 AND 2013  
(CONTINUED)

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)

G) Investments - The Association's marketable securities have been classified and accounted for either as available-for-sale or held-to-maturity. Debt securities are classified as held-to-maturity when the Association has the positive intent and the ability to hold the securities to maturity. Securities not classified as held-to-maturity are classified as available-for-sale. The cost of securities sold is based upon the specific identification method.

NOTE 3 - REPLACEMENT RESERVES:

The Association's governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds are generally not available for expenditures for normal operations.

The Association had a replacement reserve study conducted by Reserve Advisors, Inc. during 2012. The table included in the Supplementary Information on Future Major Repairs and Replacements is based on this study.

The study recommends a contribution to reserves of \$44,100 for 2014 plus interest of \$3,496. For 2014, the Association budgeted to contribute \$57,200 to reserves. Additionally, the Association elected to contribute interest earned of \$3,319 to replacement reserves.

Funds are being accumulated in replacement reserves based on estimates of future needs for repair and replacement of common property components. Actual expenditures may vary from the estimated future expenditures and the variations may be material; therefore, amounts accumulated in the replacement reserves may or may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Board of Directors, on behalf of the Association may increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

As of December 31, 2014 and 2013, the Association had designated \$382,219 and \$322,087, respectively, for replacement reserves. These designated reserves were funded by cash, interest-bearing deposits and investments.

NOTE 4 - INCOME TAXES:

For income tax purposes, the Association may elect annually to file either as an exempt homeowners association or as an association taxable as a corporation. As an exempt homeowners association, the Association's net assessment income would be exempt from income tax, but its interest income would be taxed. Electing to file as



LEEWOOD HOMEOWNERS ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2014 AND 2013  
(CONTINUED)

NOTE 4 - INCOME TAXES: (CONTINUED)

a corporation, the Association is taxed on its net income from all sources (to the extent not capitalized or deferred) at normal corporate rates after corporate exemption, subject to the limitation that operating expenses are deductible only to the extent of income from members. For 2014 and 2013, the income taxes were calculated using the corporate method.

The Association's policy is to recognize any tax penalties and interest as an expense when incurred. For the years ended December 31, 2014 and 2013, the Association incurred \$26 and \$0, respectively, in penalties and interest related to income taxes. The Association's federal and state tax returns for the past three years remain subject to examination by the Internal Revenue Service and the Commonwealth of Virginia.

NOTE 5 - CASH AND INTEREST-BEARING DEPOSITS:

As of December 31, 2014, the Association maintained its funds in the following manner:

<u>Institution</u>	<u>Type Account</u>	<u>Cash and Cash Equivalents</u>	<u>Interest- Bearing Deposits</u>	<u>Total</u>
Wells Fargo	Checking	\$ 46,682	\$ -	\$ 46,682
Charles Schwab	Deposit Account	109,525		109,525
Capital One	Certificates of Deposit (2)		64,633	64,633
Goldman Sachs	Certificate of Deposit		<u>150,000</u>	<u>150,000</u>
	Totals	<u>\$ 156,207</u>	<u>\$ 214,633</u>	<u>\$ 370,840</u>

NOTE 6 - ASSESSMENTS RECEIVABLE - NET:

The Association utilizes the allowance method of accounting for bad debt. Individual receivables are written off as a loss when a determination is made that they are non-collectible. Under the allowance method, collection efforts may continue and recoveries of amounts previously written off are recognized as income in the year of collection.

LEEWOOD HOMEOWNERS ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2014 AND 2013  
(CONTINUED)

NOTE 6 - ASSESSMENTS RECEIVABLE - NET: (CONTINUED)

	<u>2014</u>	<u>2013</u>
Assessments Receivable	\$ 9,680	\$ 9,985
Less: Allowance for Doubtful Assessments	<u>(5,833)</u>	<u>(5,660)</u>
Assessments Receivable - Net	<u>\$ 3,847</u>	<u>\$ 4,325</u>

NOTE 7 - INVESTMENTS:

Available-for-sale debt and equity securities are recorded at fair value, with the unrealized gains and losses, reported in other comprehensive income. The net carrying value of debt securities classified as available-for-sale is adjusted for amortization of premiums and accretion of discounts to maturity. In accordance with ASC 820-10, the fair value of the debt and equity securities was obtained using Level 1 Inputs. The amortized cost, gross unrealized gains and losses, and fair value of the available-for-sale debt and equity securities are summarized below:

Available-for-Sale Debt and Equity Securities

<u>December 31, 2014</u>	<u>Amortized Cost</u>	<u>Gross Unrealized Gains</u>	<u>Gross Unrealized Losses</u>	<u>Fair Value</u>
Residential Mortgage-Backed Securities	\$ 1,216	\$ -	\$ (858)	\$ 358
Equity Securities - Mutual Funds	\$ 56,407	\$ 53,438	\$ -	\$ 109,845
Total Available-for-Sale Debt and Equity Securities	<u>\$ 57,623</u>	<u>\$ 53,438</u>	<u>\$ (858)</u>	<u>\$ 110,203</u>
<u>December 31, 2013</u>	<u>Amortized Cost</u>	<u>Gross Unrealized Gains</u>	<u>Gross Unrealized Losses</u>	<u>Fair Value</u>
Residential Mortgage-Backed Securities	\$ 1,490	\$ -	\$ (820)	\$ 670
Equity Securities - Mutual Funds	\$ 54,518	\$ 42,255	\$ -	\$ 96,773
Total Available-for-Sale Debt and Equity Securities	<u>\$ 56,008</u>	<u>\$ 42,255</u>	<u>\$ (820)</u>	<u>\$ 97,443</u>

LEEWOOD HOMEOWNERS ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2014 AND 2013  
(CONTINUED)

NOTE 7 - INVESTMENTS: (CONTINUED)

The residential mortgage-backed securities mature within 1-5 years. Expected maturities will differ from contractual maturities because the issuers of the securities may have the right to prepay obligations without prepayment penalties.

The Association has funds maintained in a Vanguard 500 index fund. The value of this mutual fund is subject to market fluctuation risks and can increase or decrease with the market. The mutual fund is recorded at market value and the change in market value is recorded as accumulated other comprehensive income or loss. The mutual fund is also subject to market fluctuation risk, therefore, the market fluctuation risk as of December 31, 2014 and 2013 was \$109,845 and \$96,773, respectively.

NOTE 8 - SUBSEQUENT EVENTS:

In preparing these financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through August 4, 2015, the date the financial statements were available to be issued.

LEEWOOD HOMEOWNERS ASSOCIATION, INC.  
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR  
REPAIRS AND REPLACEMENTS  
DECEMBER 31, 2014  
(UNAUDITED)

The Association had a replacement reserve study conducted by Reserve Advisors, Inc. during 2012 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. The estimated replacement costs presented below do not take into account the effects of inflation between the date of the study and the date the components will require repair or replacement.

The following has been extracted from the Association's replacement reserve study and presents significant information about the components of common property.

<u>Component</u>	<u>2012 Estimated Remaining Useful Life (Years)</u>	<u>2012 Estimated Replacement Cost</u>
Asphalt	1-24	\$ 748,845
Catch Basins	2	4,000
Concrete	2-4	31,200
Drainage	4	5,000
Fences	1-5	60,190
Light Poles and Fixtures	N/A	26,000
Mailbox Stations	21	22,400
Reserve Study Update	2	2,600