

**Sunland Division 17 Owners Association
Financial Statements
For the Year Ended December 31, 2024**



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For the Year Ended December 31, 2024**

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NEWMAN
Certified Public Accountant, PC

Independent Accountant's Review Report

To the Board of Directors of Sunland Division 17 Owners Association

We have reviewed the accompanying financial statements of Sunland Division 17 Owners Association, which comprise the balance sheet as of December 31, 2024, and the related statements of revenues, expenses, and changes in fund balances and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Association management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and the 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 the financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Sunland Division 17 Owners Association, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the information about future major repairs and replacements of common property be presented to supplement the basic financial statements. Such information, although not a required 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 and for placing the basic financial statements in an appropriate operational, economic, or historical context. The information is the responsibility of management. We have compiled the supplementary information in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We have not audited or reviewed the required supplementary information and do not express an opinion, a conclusion, nor provide any assurance on it.

Newman Certified Public Accountant, PC.

Newman Certified Public Accountant, PC

Bellevue, Washington

July 11, 2025

Sunland Division 17 Owners Association
Balance Sheet
December 31, 2024

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
Assets			
Cash and cash equivalents	\$ 47,000	\$ 237,354	\$ 284,354
Investments	-	725,173	725,173
Assessments receivable	1,149	-	1,149
Allowance for credit losses	(1,149)	-	(1,149)
Prepaid insurance	34,670	-	34,670
Due from (to) fund	(7,756)	7,756	-
Total assets	<u>\$ 73,914</u>	<u>\$ 970,283</u>	<u>\$ 1,044,197</u>
Liabilities			
Prepaid assessments	2,394	-	2,394
Contract liabilities (assessments received in advance - replacement fund)	-	966,328	966,328
Total liabilities	<u>2,394</u>	<u>966,328</u>	<u>968,722</u>
Fund balances	<u>71,520</u>	<u>3,955</u>	<u>75,475</u>
Total liabilities and fund balances	<u>\$ 73,914</u>	<u>\$ 970,283</u>	<u>\$ 1,044,197</u>

Sunland Division 17 Owners Association
Statement of Revenues and Expenses and Changes in Fund Balances
For the Year Ended December 31, 2024

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
Revenues			
Owners' assessments	\$ 584,142	\$ 92,024	\$ 676,166
Interest	4,567	29,738	34,305
Other member income	1,388	-	1,388
Total revenues	<u>590,097</u>	<u>121,762</u>	<u>711,859</u>
Expenses			
Common Area			
Landscape and irrigation	165,976	-	165,976
Common area repairs and maintenance	18,887	7,685	26,572
Roof repair and maintenance	15,286	-	15,286
Painting	-	114,077	114,077
Lighting and electrical	17,486	-	17,486
Fences, gates and walls	45,540	-	45,540
	<u>263,175</u>	<u>121,762</u>	<u>384,937</u>
Administrative			
Insurance	100,733	-	100,733
Legal and professional	6,065	-	6,065
Administrative expense	6,646	-	6,646
Bad debt expense	1,149	-	1,149
Income tax expense	8,857	-	8,857
	<u>123,450</u>	<u>-</u>	<u>123,450</u>
Total expenses	<u>386,625</u>	<u>121,762</u>	<u>508,387</u>
Excess (deficit) of revenues over (under) expenses	203,472	-	203,472
Beginning fund balances	45,970	3,955	49,925
Transfer to contract liabilities	(177,922)	-	(177,922)
Ending fund balances	<u>\$ 71,520</u>	<u>\$ 3,955</u>	<u>\$ 75,475</u>

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

Sunland Division 17 Owners Association
Statement of Cash Flows
For the Year Ended December 31, 2024

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
Excess (deficit) of revenues over (under) expenses	\$ 203,472	\$ -	\$ 203,472
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	3,747	-	3,747
Allowance for credit losses	1,149	-	1,149
Prepaid insurance	(2,790)	-	(2,790)
Prepaid income taxes	857	-	857
Increase (Decrease) in operating liabilities:			
Prepaid assessments	520	-	520
Contract liabilities (assessments received in advance - replacement fund)	-	85,898	85,898
Total adjustments	<u>3,483</u>	<u>85,898</u>	<u>89,381</u>
Net cash provided (used) by operating activities	<u>206,955</u>	<u>85,898</u>	<u>292,853</u>
Cash provided (used) by investing activities:			
Investments	-	(133,526)	(133,526)
Net cash flows from investing activities	<u>-</u>	<u>(133,526)</u>	<u>(133,526)</u>
Cash provided (used) by financing activities:			
Interfund borrowings	7,756	(7,756)	-
Transfer to contract liabilities	(177,922)	-	(177,922)
Net cash flows from financing activities	<u>(170,166)</u>	<u>(7,756)</u>	<u>(177,922)</u>
Net increase (decrease) in cash and cash equivalents	36,789	(55,384)	(18,595)
Beginning cash and cash equivalents	10,211	292,738	302,949
Ending cash and cash equivalents	<u>\$ 47,000</u>	<u>\$ 237,354</u>	<u>\$ 284,354</u>
SUPPLEMENTAL DISCLOSURE			
Income taxes paid			<u>\$ -</u>
Interest paid			<u>\$ -</u>

Sunland Division 17 Owners Association
Notes to Financial Statements
For the Year Ended December 31, 2024

1. Organization

Sunland Division 17 Owners Association (the "Association") was incorporated on May 12, 1999, as a nonprofit corporation under the laws of Washington for the purposes of maintaining and preserving common property. The Association consists of 139 residential homes and is located in Sequim, 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 July 11, 2025, 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 and Allowance for Credit Losses

Association members are subject to quarterly 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 credit losses. Methods, inputs, and assumptions used to evaluate when assessments are considered uncollectible include closely monitoring of outstanding assessment balances by management, member payment history of outstanding assessment balances, and susceptibility to factors outside the Association's control. The balances of assessments receivable as of the beginning and end of the year are \$4,896 and \$1,149, 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.

Sunland Division 17 Owners Association
Notes to Financial Statements
For the Year Ended December 31, 2024

The Association recorded an allowance for credit losses of \$1,149 to reflect an estimate of accounts that may not be collectible.

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 balance of Contract Liabilities (assessments received in advance – replacement fund) as of the beginning and end of the year are \$880,430 and \$966,328, respectively.

Income Tax

The Association's policy is to record interest expenses 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, 2024, \$21,221 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.

Sunland Division 17 Owners Association
Notes to Financial Statements
For the Year Ended December 31, 2024

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.

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.

Sunland Division 17 Owners Association
Notes to Financial Statements
For the Year Ended December 31, 2024

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 01, 2024	\$	880,430
Assessments budgeted for Replacement Fund		-
Recognized Replacement Fund assessments		(92,024)
Transfer to contract liabilities		177,922
Contract liabilities (assessments received - in advance - replacement fund) as of December 31, 2024	\$	<u>966,328</u>

7. Due From (To) Fund

The balance of the due from (to) fund accounts as of December 31, 2024, totaled \$7,756. The balance comprised of Operating Fund expenses paid by the Replacement Fund.

Sunland Division 17 Owners Association
Supplementary Information on Future Major Repairs and Replacements
December 31, 2024
(Unaudited)

The Association's Board of Directors, in conjunction with a reserve study expert, conducted a reserve study dated June 3, 2024, 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
Roofs	25-46	\$ 3,247,055
Siding	35-56	2,334,960
Painting	5-15	1,751,220
Fences	3-24	197,013
Windows and sliders	10-31	912,095
Light	0-21	91,210
Gutters and downspouts	35-56	109,452
Landscaping	2	47,000
Concrete	1	12,420
Mount baker mailbox enclosure	13	4,750
		<u>\$ 8,707,175</u>
Interest rate		<u>2.00%</u>
Inflation rate		<u>3.00%</u>

See the Balance Sheet for replacement fund cash, cash equivalents and investments balances at December 31, 2024