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CPAs PC

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Independent Auditor's Report

To the Board of Directors of
Lafayette Village Community Association, Inc.

Report on the Financial Statements

We have audited the accompanying financial statements of Lafayette Village Community Association, Inc., which comprise the balance sheets as of December 31, 2019 and 2018, 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 Lafayette Village Community Association, Inc. as of December 31, 2019 and 2018, 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 11 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, 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.

Goldklang Group CPAs, P.C.

Reston, Virginia
March 20, 2020

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION, INC.
BALANCE SHEETS
DECEMBER 31, 2019 AND 2018

	2019	2018
ASSETS		
Cash and Cash Equivalents	$ 99,404	$ 239,369
Interest-Bearing Deposits	700,000	500,000
Assessments Receivable - Net	2,162	4,065
Accrued Interest	4,608	3,552
Deposit on Asphalt Project	-	18,953
Prepaid Expenses	3,398	5,703
Total Assets	$ 809,572	$ 771,642
LIABILITIES AND MEMBERS' EQUITY		
Accounts Payable	$ 3,057	$ 1,653
Income Taxes Payable	1,250	555
Prepaid Assessments	43,687	35,672
Total Liabilities	$ 47,994	$ 37,880
Replacement Reserves	$ 706,960	$ 673,305
Unappropriated Members' Equity	54,618	60,457
Total Members' Equity	$ 761,578	$ 733,762
Total Liabilities and Members' Equity	$ 809,572	$ 771,642

See Accompanying Notes to Financial Statements

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION, INC.
STATEMENTS OF INCOME
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

	2019	2018
INCOME:		
Assessments	$ 411,936	$ 399,756
Late Fees	1,075	1,102
Legal Fee Reimbursements	-	717
Interest	14,386	7,715
Bad Debt Recovery	-	5
Other	936	850
Total Income	$ 428,333	$ 410,145
EXPENSES:		
Management	$ 50,295	$ 48,360
Legal, Audit and Tax Preparation	11,536	9,187
Insurance	9,500	9,695
Recording Secretary	1,760	1,655
Administrative	6,276	6,406
Electricity - Security Lights	4,400	4,694
Pool Operations	50,164	47,024
Grounds Maintenance	73,641	73,302
Landscaping and Tree Service	23,476	25,027
Trash Removal	55,361	51,474
Snow Removal	14,848	5,428
Common Area Maintenance	3,855	2,937
Bad Debt	2,463	-
Income Taxes	2,860	1,155
Total Expenses	$ 310,435	$ 286,344
Net Income before Contribution to Reserves	$ 117,898	$ 123,801
Contribution to Reserves	(91,600)	(89,800)
Net Income	$ 26,298	$ 34,001

See Accompanying Notes to Financial Statements

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION, INC.
STATEMENTS OF MEMBERS' EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

	Replacement Reserves	Unappropriated Members' Equity	Total Members' Equity
Balance as of December 31, 2017	$ 587,635	$ 26,456	$ 614,091
Additions:			
Contribution to Reserves	89,800		89,800
Net Income		34,001	34,001
Deductions:			
LED Lights	(630)		(630)
Sink Hole	(3,500)		(3,500)
Balance as of December 31, 2018	$ 673,305	$ 60,457	$ 733,762
Additions:			
Contribution to Reserves	91,600		91,600
Net Income		26,298	26,298
Inter-Equity Transfer	32,137	(32,137)	
Deductions:			
Asphalt/Parking Lot	(43,266)		(43,266)
Pool Furniture Repairs/Pool Repairs	(46,816)		(46,816)
Balance as of December 31, 2019	$ 706,960	$ 54,618	$ 761,578

See Accompanying Notes to Financial Statements

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION, INC.
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

	2019	2018
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Income	$ 26,298	$ 34,001
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities:		
Bad Debt Expense (Recovery)	2,463	(5)
Decrease (Increase) in:		
Assessments Receivable	(560)	(229)
Accrued Interest	(1,056)	(2,140)
Prepaid Expenses	2,305	(1,230)
Increase (Decrease) in:		
Accounts Payable	1,404	(15,900)
Income Taxes Payable	695	276
Prepaid Assessments	8,015	13,589
Net Cash Flows from Operating Activities	$ 39,564	$ 28,362
CASH FLOWS FROM INVESTING ACTIVITIES:		
Received from Assessments (Reserves)	$ 91,600	$ 89,800
Disbursed for Reserve Expenditures	(71,129)	(23,083)
Received from Interest-Bearing Deposits	200,000	150,000
Disbursed for Interest-Bearing Deposits	(400,000)	(350,000)
Net Cash Flows from Investing Activities	$ (179,529)	$ (133,283)
Net Change in Cash and Cash Equivalents	$ (139,965)	$ (104,921)
Cash and Cash Equivalents at Beginning of Year	239,369	344,290
Cash and Cash Equivalents at End of Year	$ 99,404	$ 239,369
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:		
Cash Paid for Income Taxes	$ 2,165	$ 879

See Accompanying Notes to Financial Statements

NOTE 1 - NATURE OF OPERATIONS:

The Association is incorporated under the laws of the Commonwealth of Virginia in 1983 for the purposes of maintaining and preserving the common property of the Association. The Association is located in Annandale, Virginia and consists of 21 detached homes and 294 townhomes. The Board of Directors administers the operations of the Association.

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES:

A) Method of Accounting - The financial statements are presented on the accrual method of accounting in accordance with accounting principles generally accepted in the United States of America.

B) Member Assessments - Association members are subject to annual 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 assessments is satisfied over time on a daily pro-rata basis using the input method. Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from members. The Association's policy is to retain legal counsel and place liens on the properties of homeowners 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. Prior to the adoption of ASU 2014-09, the Association recognized revenue when earned.

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, recreational facilities 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 date of three months or less to be cash equivalents.

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)

F) Reclassification - Certain amounts have been reclassified in the accompanying 2018 financial statements to conform to the 2019 presentation.

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 during 2016. The table included in the Supplementary Information on Future Major Repairs and Replacements is based on the study.

The study recommends a contribution to reserves of $91,600 for 2019 plus interest of $5,717. For 2019, the Association budgeted to contribute $91,600 to reserves. In addition, the Association elected to transfer $32,137 from unappropriated members' equity to reserves during 2019.

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, 2019 and 2018, the Association had designated $706,960 and $673,305, respectively, for replacement reserves. These designated reserves were funded by cash and interest-bearing deposits.

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 would be taxed. Electing to file as 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 2019 and 2018, the Association's 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. 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, 2019, the Association maintained its funds in the following manner:

Institution	Cash and Cash Equivalents	Interest-Bearing Deposits
Quantum	$ 21,808	$ -
Wells Fargo (Various Institutions)	77,596	700,000
Totals	$ 99,404	$ 700,000

Cash and securities held at a SIPC member brokerage firm are insured by the SIPC for up to $500,000, which includes $250,000 limit for cash. The Association maintains funds in a brokerage account which are subject to SIPC limits.

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.

	2019	2018
Assessments Receivable	$ 4,795	$ 4,236
Less: Allowance for Doubtful Assessments	(2,633)	(171)
Assessments Receivable - Net	$ 2,162	$ 4,065

NOTE 7 - FASB ASC 606 NEW ACCOUNTING GUIDANCE IMPLEMENTATION:

The Financial Accounting Standards Board (FASB) issued new guidance that created Topic 606, *Revenue from Contracts with Customers*, in the Accounting Standards Codification (ASC). Topic 606 supersedes the revenue recognition requirements in FASB ASC 972-605, *Real Estate—Common Interest Realty Associations, Revenue Recognition*, and requires the recognition of revenue when promised goods or services are transferred to customers in an amount that reflects the consideration to which a CIRA expects to be entitled in exchange for those goods or services.

NOTE 7 - FASB ASC 606 NEW ACCOUNTING GUIDANCE IMPLEMENTATION: (CONTINUED)

The Association adopted the new guidance as of January 1, 2019, using the modified retrospective method of transition, which requires that the cumulative effect of the changes related to the adoption be charged to beginning unappropriated members' equity balance. The Association applied the new guidance using the practical expedient provided in Topic 606 that allows the guidance to be applied only to contracts that were not complete as of January 1, 2019. Adoption of the new guidance resulted in changes to our accounting policies for assessment income as previously described.

The adoption of the new revenue recognition guidance resulted in no changes to balances as of January 1, 2019.

NOTE 8 - SUBSEQUENT EVENTS:

In preparing these financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through March 20, 2020, the date the financial statements were available to be issued.

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR
REPAIRS AND REPLACEMENTS
DECEMBER 31, 2019
(UNAUDITED)

The Association had a replacement reserve study conducted by Reserve Advisors during 2016 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; however, the Association's replacement reserve study does take inflation into consideration when evaluating future expenditures and recommended contributions to reserves.

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

Component	2016 Estimated Remaining Useful Life (Years)	2016 Estimated Replacement Cost
Property Site Elements	1-30+	$ 1,767,040
Pool House Elements	2-20	44,750
Pool Elements	2-26	651,154
Reserve Study Update	26	2,700