



Principals

Howard A. Goldklang, CPA, MBA
Donald E. Harris, CPA
Anne M. Sheehan, CPA
S. Gail Moore, CPA
Jeremy W. Powell, CPA
Renee L. Watson, CPA

1801 Robert Fulton Drive, Suite 200
Reston, VA 20191

Associate Principals

Matthew T. Stiefvater, CPA
Sheila M. Lewis, CPA

Managers

Andrew T. Plaugher, CPA
Michele S. Lizama, CPA
Jennifer L. Murray, CPA

Independent Auditor's Report

To the Board of Directors of
Whittier Community Association, Inc.

Opinion

We have audited the accompanying financial statements of Whittier Community Association, Inc., which comprise the balance sheets as of December 31, 2022 and 2021, and the related statements of income, members' equity and cash flows for the years 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 Whittier Community Association, Inc. as of December 31, 2022 and 2021, 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.

Basis for Opinion

We conducted our audits 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 Whittier Community Association, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter Regarding Assessments Receivable

Whittier Community Association, Inc. raises funds for its operations and major repairs and replacements through assessment of its members. As explained in Note 6, as of December 31, 2022, the Association had an assessments receivable balance of \$242,632 (before deducting the allowance for doubtful assessments of \$216,717). It is uncertain whether the receivables are actually collectible. The inability to collect owner assessments impacts adversely on the Association's viability. In order for the Association to maintain financial stability and to operate effectively, it must raise and be able to collect sufficient funds from its members to meet its operational and replacement reserve needs. Our opinion on the financial statements is not modified with respect to this matter.

Responsibilities of Management 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, 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 Whittier Community Association, Inc.'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 Responsibility 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 Whittier Community Association, Inc.'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 Whittier Community Association, Inc.'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 information on future major repairs and replacements on page 11 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 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
April 26, 2023

WHITTIER COMMUNITY ASSOCIATION, INC.
BALANCE SHEETS
DECEMBER 31, 2022 AND 2021

	<u>2022</u>	<u>2021</u>
<u>ASSETS</u>		
Cash and Cash Equivalents	\$ 619,236	\$ 581,001
Interest-Bearing Deposits	760,000	960,000
Assessments Receivable - Net	25,915	16,372
Accrued Interest	2,721	3,018
Income Taxes Receivable	831	2,753
Prepaid Expenses	<u>7,842</u>	<u>6,943</u>
Total Assets	<u>\$ 1,416,545</u>	<u>\$ 1,570,087</u>

LIABILITIES AND MEMBERS' EQUITY

Accounts Payable	\$ 8,209	\$ 112,640
Prepaid Assessments	<u>62,786</u>	<u>65,263</u>
Total Liabilities	<u>\$ 70,995</u>	<u>\$ 177,903</u>
Replacement Reserves	\$ 1,035,875	\$ 1,077,618
Unappropriated Members' Equity	<u>309,675</u>	<u>314,566</u>
Total Members' Equity	<u>\$ 1,345,550</u>	<u>\$ 1,392,184</u>
Total Liabilities and Members' Equity	<u>\$ 1,416,545</u>	<u>\$ 1,570,087</u>

WHITTIER COMMUNITY ASSOCIATION, INC.
STATEMENTS OF INCOME
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

	<u>2022</u>	<u>2021</u>
<u>INCOME:</u>		
Assessments	\$ 727,009	\$ 690,316
Pool	24,960	7,555
Interest	14,903	17,631
Other	11,665	8,982
Total Income	<u>\$ 778,537</u>	<u>\$ 724,484</u>
 <u>EXPENSES:</u>		
Management, Legal, Audit and Tax Preparation	\$ 119,852	\$ 116,306
Insurance	32,005	28,392
ACC Inspections	9,644	9,644
Printing and Postage	14,534	12,085
Administrative	23,027	16,179
Electricity	575	375
Common Area Maintenance	5,800	12,868
Pool	250,632	238,421
Lawn Service	157,784	190,310
Snow Removal	17,285	22,488
Bad Debt	10,254	42,021
Income Taxes	1,922	2,719
Total Expenses	<u>\$ 643,314</u>	<u>\$ 691,808</u>
Net Income before Contribution to Reserves	\$ 135,223	\$ 32,676
Contribution to Reserves	<u>(140,114)</u>	<u>(137,219)</u>
Net Income (Loss)	<u>\$ (4,891)</u>	<u>\$ (104,543)</u>

See Accompanying Notes to Financial Statements

WHITTIER COMMUNITY ASSOCIATION, INC.
STATEMENTS OF MEMBERS' EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

	<u>Replacement Reserves</u>	<u>Unappropriated Members' Equity</u>	<u>Total Members' Equity</u>
Balance as of December 31, 2020	\$ 1,103,096	\$ 419,109	\$ 1,522,205
Addition:			
Contribution to Reserves	137,219		137,219
Deductions:			
Pool Repairs	(124,187)		(124,187)
Pool Furniture	(28,695)		(28,695)
Outdoor Furniture	(2,935)		(2,935)
Bridge Restoration	(6,880)		(6,880)
Net Loss	<u>(104,543)</u>	<u>(104,543)</u>	<u>(104,543)</u>
Balance as of December 31, 2021	\$ 1,077,618	\$ 314,566	\$ 1,392,184
Addition:			
Contribution to Reserves	140,114		140,114
Deductions:			
Pool Repairs	(145,001)		(145,001)
Pool Furniture	(29,550)		(29,550)
Asphalt	(4,515)		(4,515)
Parking Lot	(2,791)		(2,791)
Net Loss	<u>(4,891)</u>	<u>(4,891)</u>	<u>(4,891)</u>
Balance as of December 31, 2022	<u>\$ 1,035,875</u>	<u>\$ 309,675</u>	<u>\$ 1,345,550</u>

WHITTIER COMMUNITY ASSOCIATION, INC.
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

	<u>2022</u>	<u>2021</u>
<u>CASH FLOWS FROM OPERATING ACTIVITIES:</u>		
Net Income (Loss)	\$ (4,891)	\$ (104,543)
Adjustments to Reconcile Net Income (Loss) to Net Cash Provided by Operating Activities:		
Bad Debt Expense	10,254	42,021
Decrease (Increase) in:		
Assessments Receivable	(19,797)	(11,676)
Accrued Interest	297	545
Income Taxes Receivable	1,922	919
Prepaid Expenses	(899)	(1,149)
Increase (Decrease) in:		
Accounts Payable	(5,161)	(531)
Prepaid Assessments	<u>(2,477)</u>	<u>21,671</u>
Net Cash Flows from Operating Activities	<u>\$ (20,752)</u>	<u>\$ (52,743)</u>
<u>CASH FLOWS FROM INVESTING ACTIVITIES:</u>		
Received from Assessments (Reserves)	\$ 140,114	\$ 137,219
Disbursed for Reserve Expenditures	(281,127)	(63,427)
Received from Interest-Bearing Deposits	460,000	720,000
Disbursed for Interest-Bearing Deposits	<u>(260,000)</u>	<u>(700,000)</u>
Net Cash Flows from Investing Activities	<u>\$ 58,987</u>	<u>\$ 93,792</u>
Net Change in Cash and Cash Equivalents	\$ 38,235	\$ 41,049
Cash and Cash Equivalents at Beginning of Year	<u>581,001</u>	<u>539,952</u>
Cash and Cash Equivalents at End of Year	<u><u>\$ 619,236</u></u>	<u><u>\$ 581,001</u></u>
<u>SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:</u>		
Cash Paid for Income Taxes	<u><u>\$ -</u></u>	<u><u>\$ 1,800</u></u>

See Accompanying Notes to Financial Statements

WHITTIER COMMUNITY ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

NOTE 1 - NATURE OF OPERATIONS:

The Association is organized under the laws of the State of Maryland for the purposes of maintaining and preserving the common property. The Association is located in Frederick, Maryland and consists of 1,590 homes. 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 are 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 credit losses. Methods, inputs, and assumptions used to evaluate when assessments are considered uncollectible include consideration of past experience and susceptibility to factors outside the Association's control.

C) Common Property - 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, 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 that affect certain reported amounts and disclosures. Accordingly, 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.

WHITTIER COMMUNITY ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021
(CONTINUED)

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. in 2016. This study was updated in 2022. The table included in the Supplementary Information on Future Major Repairs and Replacements is based on the updated study.

The 2016 reserve study recommends a contribution to reserves of \$126,700 and an interest contribution of \$13,414 for 2022. For 2022, the Association budgeted to contribute \$140,114 to 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, 2022 and 2021, the Association had designated \$1,035,875 and \$1,077,618, 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 2022 and 2021, 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. The Association's federal and state tax returns for the past three years remain subject to examination by the Internal Revenue Service and the State of Maryland.

WHITTIER COMMUNITY ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021
(CONTINUED)

NOTE 5 - CASH AND INTEREST-BEARING DEPOSITS:

As of December 31, 2022, the Association maintained its funds in the following manner:

<u>Institution</u>	<u>Cash and Cash Equivalents</u>	<u>Interest- Bearing Deposits</u>
Alliance Association Bank	\$ 147,014	\$ -
Morgan Stanley (Various Institutions)	<u>472,222</u>	<u>760,000</u>
Totals	<u>\$ 619,236</u>	<u>\$ 760,000</u>

Balances at banks are insured by the FDIC for up to \$250,000 per financial institution. Amounts in excess of the insured limits were \$326,536 and \$191,479 as of December 31, 2022 and 2021, respectively.

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 uncollectible. Under the allowance method, collection efforts may continue and recovery of amounts previously written off are recognized as income in the year of collection.

	<u>2022</u>	<u>2021</u>
Assessments Receivable	\$ 242,632	\$ 235,200
Less: Allowance for Doubtful Assessments	<u>(216,717)</u>	<u>(218,828)</u>
Assessments Receivable - Net	<u>\$ 25,915</u>	<u>\$ 16,372</u>

NOTE 7 - SUBSEQUENT EVENTS:

In preparing these financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through April 26, 2023, the date the financial statements were available to be issued.

WHITTIER COMMUNITY ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR
REPAIRS AND REPLACEMENTS
DECEMBER 31, 2022
(UNAUDITED)

The Association's had a reserve study conducted by Reserve Advisors, Inc. during 2022 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.

<u>Component</u>	2022 Estimated Remaining Useful Life (Years)	2022 Estimated Replacement Cost
Property Site Elements	1-30+	\$ 522,350
Pool House	2-16	166,110
Pool Elements	3-30+	2,466,280
Townhome Elements:		
Asphalt	1-27	802,500
Concrete	4-30+	742,850
Fence	3	35,000