

TIMOTHY, DeVOLT and COMPANY, P.C.

CERTIFIED PUBLIC ACCOUNTANTS
4099 McEWEN ROAD, SUITE 135
FARMERS BRANCH, TEXAS 75244
OFFICE: (972) 980-4315
FAX: (972) 702-0174
www.timothydevolt.com

September 14, 2023

To the Board of Directors
Forest West Owners Association, Inc.

We have audited the financial statements of Forest West Owners Association, Inc., for the year ended December 31, 2020, and have issued our report thereon dated September 14, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you executed April 6, 2021. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management (the Board of Directors) is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Forest West Owners Association, Inc., are described in Footnote 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during the year ended December 31, 2020. We noted no transactions entered into by the association during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management (the Board of Directors) and are based on management's (the Board of Directors') knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

Management's (the Board of Directors') estimate of the allowance for doubtful accounts is based on historical revenue, historical loss levels, and an analysis of the collectibility of individual accounts. We evaluated the key factors and assumptions used to develop the allowance for doubtful accounts in determining that it is reasonable in relation to the financial statements taken as a whole.

Qualitative Aspects of Accounting Practices: (Continued):

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements was:

The footnote dealing with the amounts allocated to the replacement fund for the year.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements.

Disagreements with Management

For the purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

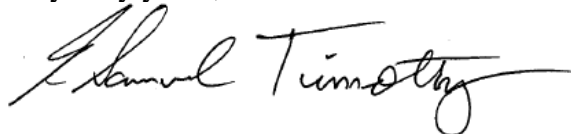
We have requested certain representations from the Board of Directors that are included in the management representation letter dated September 14, 2023.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the association's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

This information is intended solely for the use of Forest West Owners Association, Inc.'s board of directors and is not intended to be and should not be used by anyone other than those specified parties.

Very truly yours,

A handwritten signature in black ink, appearing to read "Samuel Timothy". The signature is fluid and cursive, with a long horizontal stroke at the end.

Timothy, DeVolt and Company, P.C.
Dallas, Texas

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September 14, 2023

To the Board of Directors
Forest West Owners Association, Inc.

In planning and performing our audit of the financial statements of Forest West Owners Association, Inc. as of and for the year ended December 31, 2020, in accordance with auditing standards generally accepted in the United States of America, we considered Forest West Owners Association, Inc.'s internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, we do not express an opinion on the effectiveness of the Association's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses and, therefore, material weaknesses or significant deficiencies may exist that were not identified.

A deficiency in internal control exists when the design or operation of a control does not allow management (the board of directors) or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the Association's financial statements will not be prevented, or detected and corrected, on a timely basis. We did not identify any deficiencies in internal control that we consider to be material weaknesses.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

A fundamental concept in a good system of internal control is the separation of duties. The basic premise is that no one employee should have access to both physical assets and the related accounting records or to all phases of a transaction. If the separation of duties is inadequate, there is a resulting danger that intentional fraud or unintentional errors could occur and not be detected. Although the size of the entity's accounting staff might make complete adherence to this concept more difficult, we believe that adequate steps have been taken to segregate incompatible duties.

Management (the board of directors) is responsible for establishing and maintaining internal controls, including monitoring, and for the fair presentation in the financial statements of financial position, results of operations, and cash flows, including the notes to financial statements, in conformity with U.S. generally accepted accounting principles.

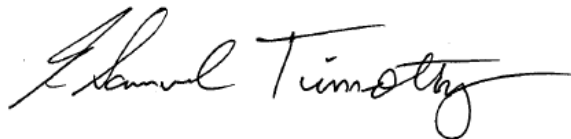
At times, management (the board of directors) may choose to outsource certain accounting functions due to cost or training considerations. Such accounting functions and service providers must be governed by the control policies and procedures of the entity. Management (the board of directors) is as responsible for outsourced functions performed by a service provider as it would be for such functions performed internally.

Specifically, management (the board of directors) is responsible for management decisions and functions: for designating an individual with suitable skill, knowledge, or experience to oversee any outsourced services; and for evaluating the adequacy and results of those services and accepting responsibility for them.

As part of the audit, management (the board of directors) requested us to prepare a draft of your financial statements, including the related notes to the financial statements. Management (the board of directors) reviewed, approved, and accepted responsibility for those financial statements prior to their issuance; however, management (the board of directors) did not perform a detailed review of our work papers underlying the financial statements.

The existence of significant deficiencies or material weaknesses may already be known to management (the board of directors) and may represent a conscious decision by management (the board of directors) or those charged with governance to accept that degree of risk because of cost or other considerations. Management (the board of directors) is responsible for making decisions concerning costs and the related benefits. We are responsible for communicating significant deficiencies and material weaknesses in accordance with professional standards, regardless of management (the board of directors)'s decisions.

This communication is intended solely for the information and use of the association's board of directors, and others within the organization, and is not intended to be, and should not be, used by anyone other than those specified parties.

A handwritten signature in black ink, appearing to read "Samuel Timothy". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Timothy, DeVolt and Company, P.C.
Dallas, Texas

FOREST WEST OWNERS ASSOCIATION, INC.

Adjusting Entries - Detailed
12/31/2020

Date:	9/20/2021
Prepared By:	XC
Reviewed By:	ST

Page 1

AJE #	G/L Acct.	Account Name	Debit	Credit
1	3010	Restricted Replacement Reserves	117,363.22	
1	7010	Restricted Reserve Expense		162,489.59
1	7000	Restricted Expenses - Other	40,000.00	
1	20000	Accounts Payable	5,126.37	
		To adjust beginning equity for presentation purpose		
2	50035	Bad Debt Expense	100.00	
2	1190	Allowance for Doubtful Accounts		100.00
		To adjust allowance for bad debts as of 12/31/2020		
3	2019	Notes Payable - long term	975.66	
3	2080	Notes Payable - current		836.53
3	6700	Interest Expense		139.13
		To adjust notes payable balance as of 12/31/2020		
4	1211	Prepaid Insurance		1,168.41
4	2018	Insurance Note Payable	133.81	
4	5220	Insurance - Property/Contents	1,034.60	
		To adjust prepaid insurance & insurance notes as of 12/31/2020		
5	54000	Depreciation Expense	1,793.92	
5	1770	Accumulated Depreciation		1,793.92
		To record depreciation expenses of audit period as of 12/31/2020		
6	81030	Taxes - Income	528.00	
6	20851	Income Tax Payable		528.00
		To record federal income tax liability as of 12/31/2020		
7	5148	Legal & Professional	4,206.19	
7	41075	Legal Fees Billed		4,206.19
		To reclassify legal fee billed back as of 12/31/2020		
8	5410	Lawn Maint. - Contract	621.00	
8	5578	Porter / Maid Service	487.12	
8	20650	Accrued Expenses Payable		1,108.12
		To accrue additional 2020 expenses as of 12/31/2020		
9	1212	Insurance Claims	1,950,000.00	
9	2910	Deferred Insurance Proceeds		1,950,000.00
		To reclassify insurance settlement as deferred insurance proceeds as of 12/31/2020		
10	2910	Deferred Insurance Proceeds	738,195.10	
10	4212	Insurance Proceeds		738,195.10
		To recognize insurance proceeds as of 12/31/2020		
Page Totals / Difference			2,860,564.99	2,860,564.99
				-

FOREST WEST OWNERS ASSOCIATION, INC.

Fixed Asset Analysis
12/31/2020

Date:	9/20/2021
Prepared By:	XC
Reviewed By:	

G/L #	Description	Acquisition Date	Basis	Beginning Balance	Additions	Retirements	Ending Balance
17500	Land		-	-	-	-	-
	TOTALS		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

Furniture & Equipment	Acquisition Date	Basis	Useful Life	Depr. Method	Beginning Balance	Additions	Retirements	Ending Balance
Camera System	9/12/2018	8,969.60	5	s/l	8,969.60	-	-	8,969.60
		-	5	s/l	-	-	-	-
		-	5	s/l	-	-	-	-
		-	5	s/l	-	-	-	-
		-	5	s/l	-	-	-	-
		-	5	s/l	-	-	-	-
		-	5	s/l	-	-	-	-
		-	5	s/l	-	-	-	-
TOTALS		<u>8,969.60</u>			<u>8,969.60</u>	<u>-</u>	<u>-</u>	<u>8,969.60</u>

Accumulated Depreciation	Acquisition Date	Basis	Useful Life	Depr. Method	Beginning Balance	Debit	Credit	Ending Balance
Camera System	9/12/2018	8,969.60	5	s/l	2,334.55	-	1,793.92	4,128.47
	0 1/0/1900	-	5	s/l	-	-	-	-
	0 1/0/1900	-	5	s/l	-	-	-	-
	0 1/0/1900	-	5	s/l	-	-	-	-
	0 1/0/1900	-	5	s/l	-	-	-	-
	0 1/0/1900	-	5	s/l	-	-	-	-
	0 1/0/1900	-	5	s/l	-	-	-	-
TOTALS		<u>8,969.60</u>			<u>2,334.55</u>	<u>-</u>	<u>1,793.92</u>	<u>4,128.47</u>

NET VALUE - FIXED ASSETS 4,841.13

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HOA-CX-12.2: Audit Difference Evaluation Form

CIRA Name:

Balance Sheet Date:

Completed by:

Date:

Instructions: This form may be used to accumulate audit differences (AD) greater than the amount considered clearly trivial (documented at Step 5 of HOA-CX-2.1.) This form should not include normal closing entries. At the end of the audit, evaluate all uncorrected audit differences, individually and in the aggregate, in relation to individual amounts, subtotals, or totals in the financial statements and conclude on whether they materially misstate the financial statements taken as a whole. Before evaluating the effect of uncorrected misstatements, reassess whether materiality is still appropriate based on the CIRA's actual financial results. The notes following the table provide explanations and a listing of qualitative considerations in evaluating materiality. The form allows for quantifying the effect of misstatements using both the rollover and iron curtain methods, as appropriate. You need to be familiar with the guidance beginning at section 810 before completing this form.

Description (Nature) of Audit Difference (AD)	Factual (F), Judgmental (J) or Projected (P)	Cause	W/P Ref.	Financial Statements Effect—Amount of Over (Under)					Statement of:	
				Total Assets	Total Liabilities	Working Capital	Equity	Excess of Revenues Over Expenses Before Taxes	Income Taxes	Excess of Revenues Over Expenses After Taxes
									\$0	\$0
									\$0	\$0
									\$0	\$0
									\$0	\$0
									\$0	\$0
									\$0	\$0
									\$0	\$0
									\$0	\$0
									\$0	\$0
									\$0	\$0
									\$0	\$0
Total				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Audit Adjustments Subsequently Booked									\$0	\$0
Net Unadjusted AD—Current Year (Iron Curtain Method)				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effect of Unadjusted AD—Prior Years									\$0	\$0
Combined Current and Prior Year (Rollover Method)				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Financial Statement Caption Totals										
Current Year Differences as % of F/S Captions (Iron Curtain Method)				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Current and Prior Year Differences as % of F/S Captions (Rollover Method)				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Qualitative Factors: Describe qualitative factors that entered into your evaluation of whether uncorrected accumulated misstatements are material, individually or in the aggregate, in relation to specific accounts and disclosures and to the financial statements as a whole, and the reasons why.

Conclusion: Based on the results of the evaluation performed above, as well as the consideration of qualitative factors, uncorrected audit differences, individually and in the aggregate, do do not cause the financial statements taken as a whole to be materially misstated.

FOREST WEST OWNERS ASSOCIATION, INC.

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Forest West Owners Association, Inc.
Dallas, Texas

We have audited the accompanying financial statements of Forest West Owners Association, Inc., which comprise the Balance Sheet as of December 31, 2020, 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.

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.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit 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 auditors' 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 Forest West Owners Association, Inc., as of December 31, 2020, and the results of its operations, and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Report on Supplementary Information

As discussed in Footnote 10, the Association's Management (The Board of Directors) has not conducted a reserve study on future major repairs and replacements, which accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing 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. Our opinion on the basic financial statements is not affected by the missing information.

Very truly yours,

Timothy, DeVolt and Company, P.C.

Timothy, DeVolt and Company, P.C.
Certified Public Accountants
September 14, 2023

FOREST WEST OWNERS ASSOCIATION, INC.
BALANCE SHEET
DECEMBER 31, 2020

ASSETS

	OPERATING FUND	REPLACEMENT FUND	TOTAL
CURRENT ASSETS			
Cash, including interest-bearing deposits	\$ 13,364	\$ 276,453	\$ 289,817
Certificates of deposit	1,907,606	225,283	2,132,889
Assessments receivable, less allowance for doubtful accounts of \$ 900	5,851		5,851
Prepaid insurance	44,610		44,610
TOTAL CURRENT ASSETS	<u>1,971,431</u>	<u>501,736</u>	<u>2,473,167</u>
PROPERTY AND EQUIPMENT, AT COST			
Tools & equipment	8,969		8,969
Less: accumulated depreciation	<u>(4,128)</u>		<u>(4,128)</u>
PROPERTY AND EQUIPMENT, NET	4,841	-	4,841
TOTAL ASSETS	<u>\$ 1,976,272</u>	<u>\$ 501,736</u>	<u>\$ 2,478,008</u>

LIABILITIES AND FUND BALANCES

CURRENT LIABILITIES			
Accounts payable	\$ 8,564	\$	\$ 8,564
Assessments received in advance	16,902		16,902
Note payable - insurance	28,187		28,187
Note payable - current portion	17,576		17,576
Income tax payable	528		528
TOTAL CURRENT LIABILITIES	<u>71,757</u>	<u>-</u>	<u>71,757</u>
OTHER LIABILITIES			
Note payable (less current portion)	61,117		61,117
Deferred insurance proceeds	2,364,607		2,364,607
TOTAL OTHER LIABILITIES	<u>2,425,724</u>	<u>-</u>	<u>2,425,724</u>
TOTAL LIABILITIES	<u>2,497,481</u>	<u>-</u>	<u>2,497,481</u>
FUND BALANCES / (DEFICITS)	<u>(521,209)</u>	<u>501,736</u>	<u>(19,473)</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 1,976,272</u>	<u>\$ 501,736</u>	<u>\$ 2,478,008</u>

See the accompanying Independent Auditors' Report
and the Footnotes to the Financial Statements.

FOREST WEST OWNERS ASSOCIATION, INC.
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2020

REVENUES	OPERATING FUND	REPLACEMENT FUND	TOTAL
Insurance proceeds	\$ 811,524	\$	\$ 811,524
Regular assessments	117,945	122,490	240,435
Interest income	7,680	748	8,428
Legal fee billings	4,206		4,206
Other income	900		900
Late/collection charges	670		670
Miscellaneous owner fees	600		600
TOTAL REVENUES	<u>943,525</u>	<u>123,238</u>	<u>1,066,763</u>
OPERATING EXPENSES			
Insurance repairs	811,524		811,524
Repairs - roofs	61,325		61,325
Insurance expense	55,121		55,121
Repairs - foundation	28,608		28,608
Utilities expense	22,227		22,227
Porter service	19,209		19,209
Management fees - contract	17,071		17,071
Repairs - other	12,028		12,028
Landscaping & lawn maintenance	7,900		7,900
Trash removal	7,862		7,862
Legal & professional fees	6,467		6,467
Pool maintenance & repairs	5,298		5,298
Repairs - exterior	4,061		4,061
Interest expense	4,018		4,018
Office supplies & admin. costs	2,350		2,350
Pest control	2,225		2,225
Cable / telephone expense	1,849		1,849
Depreciation expense	1,794		1,794
Taxes - income	528		528
Repairs - HVAC	425		425
Bad debt expense	100		100
TOTAL OPERATING EXPENSES	<u>1,071,990</u>	<u>-</u>	<u>1,071,990</u>
EXCESS REVENUES / (EXPENSES)	<u>\$ (128,465)</u>	<u>\$ 123,238</u>	<u>\$ (5,227)</u>
BEGINNING FUND BALANCE / (DEFICIT)	(330,689)	316,443	(14,246)
INTER-FUND TRANSFERS	(62,055)	62,055	-
ENDING FUND BALANCE / (DEFICIT)	<u>\$ (521,209)</u>	<u>\$ 501,736</u>	<u>\$ (19,473)</u>

See the accompanying Independent Auditors' Report
and the Footnotes to the Financial Statements.

FOREST WEST OWNERS ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2020

	OPERATING FUND	REPLACEMENT FUND	TOTAL
CASH FLOW FROM OPERATING ACTIVITIES:			
Excess revenues/ (expenses)	\$ (128,465)	\$ 123,238	\$ (5,227)
Add: Depreciation	1,794	-	1,794
Decrease / (Increase) in:			
Accounts receivable	(937)	-	(937)
Prepaid expenses	(6,278)	-	(6,278)
Increase / (Decrease) in:			
Accounts payable	5,547	-	5,547
Prepaid assessments	2,303	-	2,303
Income tax payable	528	-	528
Deferred insurance proceeds	1,211,805	-	1,211,805
NET CASH PROVIDED/ (USED) BY OPERATIONS	1,086,297	123,238	1,209,535
CASH FLOW FROM INVESTING ACTIVITIES:			
Investment in certificates of deposit	(1,007,606)	(225,283)	(1,232,889)
NET CASH PROVIDED/ (USED) BY INVESTING	(1,007,606)	(225,283)	(1,232,889)
CASH FLOW FROM FINANCING ACTIVITIES:			
Increase / (Decrease) in:			
Insurance notes payable	2,457	-	2,457
Notes payable	(16,740)	-	(16,740)
Inter-fund transfers	(62,055)	62,055	-
NET CASH PROVIDED/ (USED) BY FINANCING	(76,338)	62,055	(14,283)
NET INCREASE/ (DECREASE) IN CASH	2,353	(39,990)	(37,637)
CASH BALANCE, BEGINNING OF YEAR	11,011	316,443	327,454
CASH BALANCE, END OF YEAR	\$ 13,364	\$ 276,453	\$ 289,817
SUPPLEMENTAL DISCLOSURE:			
Cash paid during the year for:			
Federal Income Tax	\$ -	\$ -	\$ -
Interest Expense	\$ 4,018	\$ -	\$ 4,018

See the accompanying Independent Auditors' Report
and the Footnotes to the Financial Statements.

FOREST WEST OWNERS ASSOCIATION, INC.
FOOTNOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020

FOOTNOTE 1: Forest West Owners Association, Inc. is a Texas non-profit corporation formed October 1, 1981. The purpose of the Association is to operate and maintain the Forest West homeowners project. The project consists of 81 units and associated common areas located in Dallas, Texas.

FOOTNOTE 2: In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through September 14, 2023. the date that the financial statements were available to be issued.

FOOTNOTE 3: The books and records for the Forest West Owners Association, Inc. are maintained on the accrual basis of accounting.

FUND ACCOUNTING: The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restriction 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: This fund is used to account for financial resources available for the general operations of the Association.

REPLACEMENT FUND: This fund is used to accumulate financial resources designated for future major repairs and replacements.

CASH AND CASH EQUIVALENTS: For the purposes of these financial statements, cash and cash equivalents are deemed to be cash in bank checking, savings and money market accounts and time deposits with a maturity date of ninety days or less.

REVENUES: Revenues are accrued each month as the member assessments become due. Both the rates for members' assessments and the amount of any special assessments due are determined by the vote of the Board of Directors.

(Intentionally Blank)

See the accompanying Independent Auditors' Report.

FOREST WEST OWNERS ASSOCIATION, INC.
FOOTNOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020

FOOTNOTE 3: (CONTINUED):

REPLACEMENT FUND ASSESSMENT REVENUES: The Association has applied ASC 605 revenue recognition whereby “rules based” specific guidance was defined for CIRAs rather than ASC 606 which provides “principles based” broad standards that do not include specific guidance for CIRAs. Furthermore, Replacement Fund Assessments cannot apply the following four tests required under ASC 606: (1.) Assessments are not related to a “customer or customers” (2.) Assessments do not have a performance obligation (3.) There is no transaction price for replacement expenses (4.) Cannot allocate Assessments to a future performance obligation. As a result, we do not believe that the application of ASC 606 would fairly present the financial position to the CIRA financial readers.

EXPENDITURES: Expenditures are recognized when incurred, rather than when paid. Unbudgeted, non-emergency expenditures exceeding \$ 500 must be approved by the President. All large expenditures, projects and services are contracted for using competitive bidding policies. The Board of Directors has the final approval on all contracts.

ACCOUNTS RECEIVABLE: Assessments receivable at the balance sheet date represent fees due from unit owners. The Association’s policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are ninety days or more delinquent. The Association has a lien right against each unit until all dues or assessments are paid, such liens being subordinate to governmental and mortgage liens and legal fees associated with foreclosure proceedings. Any excess assessments at year end are retained by the Association for use in the succeeding year.

ALLOWANCE FOR DOUBTFUL ACCOUNTS: The allowance for doubtful accounts has been determined by the Association based on historical losses and by estimates based on current economic conditions. At December 31, 2020, the allowance for doubtful accounts of \$ 900 represents approximately 13 % of the total accounts receivable and 55 % of the outstanding amounts in excess of ninety days old.

PROPERTY AND EQUIPMENT: The Association assumed, from the developer, the responsibility to maintain and preserve the common areas of the project. 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 the Association cannot dispose of this property. The Association capitalizes personal property, if any, at cost and depreciates it using the straight-line method, over applicable useful lives. Depreciation expense for the year ended December 31, 2020 was \$ 1,794.

See the accompanying Independent Auditors’ Report.

FOREST WEST OWNERS ASSOCIATION, INC.
FOOTNOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020

FOOTNOTE 3: (CONTINUED):

FEDERAL INCOME TAX: The Association must make an annual election to file its Federal Income Tax return either under the provisions of the Internal Revenue code dealing specifically with Homeowners Associations (Section 528) or (Section 277 Sub-Chapter A), dealing with corporations in general. Section 528 would impose a tax rate of 30 % to the extent of the Association's non-exempt function net income, primarily vending, rental and interest income. Alternatively, Section 277 Sub-Chapter A imposes a tax rate of 21 % on the Association's overall net income, if any.

As a result of the Association's operations for the year ended December 31, 2020, the Association has elected to file under Section 528. Income tax for the year was \$ 528.

Currently, the open tax years available to audit by the IRS are 2018, 2019 and 2020. However, the Association has not been notified that any of these return years have been selected for audit by the IRS.

ESTIMATES: The preparation of financial statements in conformity with generally accepted accounting principles requires management 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 revenues and expenses during the reporting period. Actual results could differ from those estimates.

FOOTNOTE 4: COMMITMENTS: The Association enters into various contracts for management and accounting, lawn maintenance, pool service, and other services. These contracts are generally for a term of one year and may generally be canceled by either party giving 30 days' notice.

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See the accompanying Independent Auditors' Report.

FOREST WEST OWNERS ASSOCIATION, INC.
 FOOTNOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED DECEMBER 31, 2020

FOOTNOTE 5: FAIR VALUE: The Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 820, Fair Value Measurements and Disclosures, provides the framework for measuring fair value. The framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurements), moderate priority to a valuation based on quoted prices in active markets for similar assets and liabilities and/or based on assumptions that are observable (level 2 measurements), and the lowest priority to unobservable inputs (level 3 measurements).

The carrying amounts reflected in the December 31, 2020 balance sheet for cash and cash equivalents approximate the respective fair values. All cash and cash equivalents, including money market accounts, are held in banks. The Association currently has no money market accounts with non-federally insured institutions.

FOOTNOTE 6: INSURANCE NOTE PAYABLE: The Association entered into a financing agreement with AFCO Credit Corporation to finance the unpaid portion of the Association's insurance premiums. The total premiums on the policy were \$ 59,643, with a down payment of \$ 23,665. The remaining premium amount of \$ 35,978 was to be paid in 9 monthly payments, including interest at the rate of 8.53 %. The payments began in December of 2020 and continue through August of 2021. As of December 31, 2020, the remaining balance of the note payable was \$ 28,186.

FOOTNOTE 7: NOTE PAYABLE: The Association financed various capital improvements to common areas through Mutual of Omaha Bank for \$ 125,000. The annual interest rate is 3.25 %, for 1 year and increases to 4.50 % for the duration of the note, with a term of 8 years. Monthly payments of principal and interest in the amount of \$ 1,671. began in February of 2018 and increased to \$ 1,730 in March of 2019. Principal due over the next 5 years of the loan is:

2021	\$ 17,576
2022	18,384
2023	19,228
2024	20,112
2025	3,393
TOTAL	<u>\$ 78,693</u>

See the accompanying Independent Auditors' Report.

FOREST WEST OWNERS ASSOCIATION, INC.
FOOTNOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020

FOOTNOTE 8: LITIGATION: The Association filed one law suit against the Association's insurance carrier and management company regarding fire damage claim in 2020. The case was settled in October 2020, and the Association received total of \$ 1,950,000 proceeds as a part of settlement agreement, which would be treated as insurance proceeds in Footnote 9 of next page.

FOOTNOTE 9: INSURANCE PROCEEDS AND REPAIRS: The Association suffered a fire loss in 2019 and filed an insurance claim. Insurance proceeds in the amount of \$ 1,363,400 were received in 2019, of which \$ 210,598 were spent on claim related repairs in 2019. Additional insurance proceeds of \$ 73,329 and settlement proceeds of \$ 1,950,000 were received in 2020, of which \$ 811,524 were spent on fire-loss related litigation and repairs in 2020. Revenue recognition on the remaining \$ 2,364,607 is being deferred until it is spent.

FOOTNOTE 10: REPLACEMENT FUND: The Association has not conducted a study to determine the amount of future major repairs and replacements. The Association's governing documents generally provide for the levying of special assessments or the increasing of regular assessments when major repairs and replacements are needed. The Board of Directors, however, has chosen to establish a replacement fund and to accumulate funds for the estimated costs of future major repairs and replacements. For the year ended December 31, 2020, the Association added \$ 122,490 before earnings of \$ 748 to the replacement fund. Accumulated cash funds, which aggregate approximately \$ 501,736 at December 31, 2020, are held in separate accounts and are generally not available for operating purposes.

If cash amounts are not sufficient to fund future major repairs and replacements, the Association may levy special assessments or increase regular assessments. Additionally, the Association may postpone needed repairs until funds are available.

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See the accompanying Independent Auditors' Report.