

**STRAWBERRY FLAT  
PROPERTY OWNERS ASSOCIATION**

**Financial Statements  
with  
Independent Accountants' Compilation Report**

**For the Year Ended  
June 30, 2025**

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## **Independent Accountants' Compilation Report**

To the Board of Directors  
Strawberry Flat Property Owners Association

Management is responsible for the accompanying financial statements of Strawberry Flat Property Owners Association (the Association), which comprise the statements of assets, liabilities, and fund balances—modified cash basis as of June 30, 2025 and 2024, and the related statements of revenues, expenses, and changes in fund balances—modified cash basis for the year then ended, and the related notes to the financial statements in accordance with the modified cash basis of accounting, and for determining that the modified cash basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared in accordance with the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Accounting principles generally accepted in the United States of America require that information about future major repairs and replacements on page 7 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. The required supplementary information was subject to our compilation engagement. We have not audited or reviewed the required supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

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August xx, 2025

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*Signature of Auditor*

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## STRAWBERRY FLAT PROPERTY OWNERS ASSOCIATION

### Statements of Assets, Liabilities, and Fund Balances Modified Cash Basis

**June 30, 2025**  
**(With Comparative Totals for June 30, 2024)**

	Operating Fund	Replacement Fund	Totals 2025	Totals 2024
<b>ASSETS</b>				
Cash and cash equivalents	\$ 8,253	\$ 93,866	\$ 102,119	\$ 85,440
Land	<u>107,700</u>	<u>-</u>	<u>107,700</u>	<u>107,700</u>
Total assets	<u>\$ 115,953</u>	<u>\$ 93,866</u>	<u>\$ 209,819</u>	<u>\$ 193,140</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>Liabilities</b>				
NRCS Funds	\$ 8,253	\$ -	\$ 8,253	\$ 8,253
<b>Fund Balances</b>				
Undesignated	<u>107,700</u>	<u>93,866</u>	<u>201,566</u>	<u>184,887</u>
Total fund balances	<u>107,700</u>	<u>93,866</u>	<u>201,566</u>	<u>184,887</u>
Total liabilities and fund balances	<u>\$ 115,953</u>	<u>\$ 93,866</u>	<u>\$ 209,819</u>	<u>\$ 193,140</u>

*The accompanying notes are an integral part of these financial statements.*  
*See independent accountants' compilation report.*

**STRAWBERRY FLAT PROPERTY OWNERS ASSOCIATION**

**Statements of Revenues, Expenses, and Changes in Fund Balances**  
**Modified Cash Basis**

**For the Year Ended June 30, 2025**  
**(With Comparative Totals for June 30, 2024)**

	Operating <u>Fund</u>	Replacement <u>Fund</u>	Totals <u>2025</u>	Totals <u>2024</u>
<b>Revenues</b>				
Member assessments	\$ 77,782	\$ -	\$ 77,782	\$ 70,556
Special assessment	1,370	-	1,370	29,472
Interest income	-	1,041	1,041	555
Late charges	919	-	919	859
Transfer and lien fees	2,600	-	2,600	1,600
Other income	-	-	-	-
Transfers	(15,638)	15,638	-	-
Total support and revenues	<u>67,033</u>	<u>16,679</u>	<u>83,712</u>	<u>103,042</u>
<b>Expenses</b>				
Accounting fees	3,201	-	3,201	3,210
Administrative services	19,992	-	19,992	17,796
Annual meeting	265	-	265	100
Common area maintenance	9,961	-	9,961	7,958
Income taxes	157	-	157	133
Liability/Directors Insurance	10,760	-	10,760	7,483
Legal fees	-	-	-	-
Printing and postage	865	-	865	787
Road maintenance	15,004	-	15,004	21,095
Signage	-	-	-	-
Snow and mud removal	5,292	-	5,292	5,945
Bank fees - merchant services	322	-	322	312
Telephone	1,214	-	1,214	916
	<u>67,033</u>	<u>-</u>	<u>67,033</u>	<u>65,735</u>
Excess of revenues over expenses (expenses over revenues)	-	16,679	16,679	37,307
<b>Fund Balances</b>				
Balance, beginning of year	107,700	77,187	184,887	147,580
Balance, end of year	<u>\$ 107,700</u>	<u>\$ 93,866</u>	<u>\$ 201,566</u>	<u>\$ 184,887</u>

*The accompanying notes are an integral part of these financial statements.*

*See independent accountants' compilation report.*

## **STRAWBERRY FLAT PROPERTY OWNERS ASSOCIATION**

### **Notes to Financial Statements**

#### **1. Summary of Significant Accounting Policies**

This summary of significant accounting policies of Strawberry Flat Property Owners Association, (the Association) is presented to assist in understanding the Association's financial statements.

##### ***Nature of the Association***

Strawberry Flat Property Owners' Association was incorporated December 19, 1968, in the State of California. The Association is responsible for the operation and maintenance of the common property within the development. The development consists of 199 lots located in Twin Peaks, California.

The preparation of these financial statements requires management to make estimates and assumptions. Those estimates and assumptions affect the reported amount of assets, liabilities, revenues, and expenses, as well as the disclosure of contingent assets and liabilities. Actual results could differ from those estimates. Management also determines the accounting principles to be used in the preparation of financial statements. A description of the significant accounting policies employed in the preparation of these financial statements is as follows:

##### ***Basis of Accounting***

The financial statements of the Association have been prepared on the modified cash basis of accounting, which is a comprehensive basis of accounting other than generally accepted accounting principles. Generally, revenues are recognized upon receipt rather than when earned, and expenses are recognized when paid rather than when incurred.

##### ***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***

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.

##### ***Member Assessments and Receivables***

Association members are subject to annual assessments to provide funds for the Association's operating expenses, future capital acquisitions and major repairs and replacements. During the year ended June 30, 2024 the Association charged a special assessment to build up the replacement fund after the blizzard. Some of these funds were still being collected during the year ended June 30, 2025. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments become delinquent. Any excess assessments at year-end are retained by the Association for future use and transferred to the reserve fund.

*See independent accountants' compilation report.*

## **STRAWBERRY FLAT PROPERTY OWNERS ASSOCIATION**

### **Notes to Financial Statements**

#### **1. Summary of Significant Accounting Policies (Continued)**

##### ***Contract Liabilities (Assessments Received in Advance - Replacement Fund)***

The Association recognizes revenue from members as the 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 the satisfaction of performance obligations related to replacement reserve assessments. During the current year, the Association did not assess or receive any amounts in the replacement fund.

##### ***Summarized Comparative Financial Information***

The financial statements include certain prior year summarized comparative information in total but not by fund. Such information does not include sufficient detail to constitute a presentation in conformity with the modified cash basis of accounting. Accordingly, such information should be read in conjunction with the Association's financial statements for the year ended June 30, 2024, from which the summarized information was derived.

##### ***Income Taxes***

The Association qualifies as a tax-exempt homeowners association under Internal Revenue Code Section 528 for the year ended June 30, 2025. Under that Section, the Association is not taxed on income and expenses related to its exempt purpose, which is the acquisition, construction, management, maintenance, and care of Association property. Net nonexempt function income, which includes earned interest, is taxed at 30% by the federal government and at 8.84% by the State of California.

Management has determined that all income tax positions are more likely than not to be sustained upon potential audit or examination; therefore, no disclosures of uncertain tax positions are required.

#### **2. Future major repairs and replacements**

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds, which aggregate \$93,866 at June 30, 2025, are held in separate accounts and are generally not available for operating purposes.

The funding program was based on a study performed in 2024 to estimate the remaining useful lives and the replacement costs of the common property components.

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 the estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund 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, to levy special assessments, or it may delay major repairs and replacements until funds are available.

**STRAWBERRY FLAT PROPERTY OWNERS ASSOCIATION**

**Notes to Financial Statements**

**3. Concentrations of Credit Risk**

The Association's financial instruments that are exposed to concentrations of credit risk consist primarily of cash and cash equivalents. The Association places its cash and cash equivalents with highly credit worthy institutions. At times, such cash and cash equivalents may be in excess of the FDIC limits for bank accounts, SPIC insurance limits for certain investment accounts and NCUSIF for credit union accounts. At June 30, 2025 the Association had no cash or cash equivalent balances in excess of the federally insured limits.

**4. Subsequent Events**

Events or transactions that occurred after June 30, 2025 up through August xx, 2025, the date the Association's financial statements were available for issuance, were reviewed for subsequent event accounting and disclosure. During this period, the Association does not believe it had any material subsequent events.



## STRAWBERRY FLAT PROPERTY OWNERS ASSOCIATION

### Schedule of Future Major Repairs and Replacements June 30, 2025

During 2024, the Board of Directors performed an internal reserve study to estimate the remaining useful lives and the replacement costs of the components of the Association's 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 replacement costs have not been revised since the date of the study 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 or replacement.

Component	Estimated Remaining Lives	Estimated Current Replacement Cost	Amount Needed Currently	Replacement Fund Balance at 6/30/2025
Big Tree Road	18	\$ 27,600	\$ 2,760	
Connector Road	1	31,900	29,773	
Fire Hall Loop	10	61,700	20,567	
Lodge Lane	18	70,350	7,035	
Middle Road	5	79,100	52,733	
Mile High Road + Tie Rd	12	68,650	13,730	
Mile Pine Road	6	132,950	79,770	
Resort Loop	12	50,250	10,050	
Sunset Loop	20	82,800	-	
Signage	5	1,400	700	
Lodge Lane Gate	10	1,500	500	
Total		<u>\$ 608,200</u>	<u>\$ 217,618</u>	<u>\$ 93,866</u>

The replacement fund balance at June 30, 2025 was approximately 15% of the accumulated area components (43% of the current amount needed) based on the replacement cost study.