

**EMERALD POINTE NORTH CONDOMINIUM ASSOCIATION
FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2019**

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Members

Emerald Pointe North Condominium Association

Clinton Township, MI

I have reviewed the accompanying statement of assets, liabilities, and net assets – modified cash basis of Emerald Pointe North Condominium Association (a nonprofit corporation) as of December 31, 2018 and 2019, and the related statement of income, expenses, and changes in net assets – modified cash basis, statement of cash flows – modified cash basis, and notes to the financial statements for the years then ended. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements taken as a whole. Accordingly, I do not express such an opinion.

Members' Responsibility for the Financial Statements

The Members are responsible for the preparation and fair presentation of the financial statements using the modified cash basis of accounting which is a basis of accounting other than accounting principles generally accepted in the United States of America (GAAP); this includes determining that the modified cash basis of accounting is an acceptable basis for the preparation of financial statements in the circumstances. The Members are responsible 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.

Accountant's Responsibility

My responsibility is to conduct the review 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 me to perform procedures to obtain limited assurance as basis for reporting whether I am aware of any material modifications that should be made to the financial statements for them to be in accordance with the modified cash basis of accounting. I believe that the results of my procedures provide a reasonable basis for my conclusion.

Accountant's Conclusion

Based on my review, I am not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with the modified cash basis of accounting.

Basis of Accounting

I draw attention to the Summary of Significant Accounting Policies in the Notes to Financial Statements which describes the basis of accounting. The financial statements have been 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 (GAAP). My conclusion is not modified with respect to this matter.



November 18, 2020

EMERALD POINTE NORTH CONDOMINIUM ASSOCIATION
Statement of Assets, Liabilities, and Net Assets - Modified Cash Basis
As of December 31,

	2018	2019
ASSETS		
Current Assets:		
Cash in bank:		
Checking	6,358.36	5,252.26
General reserve	27,882.14	2,567.61
Road reserve	65,800.79	11,091.02
Savings	16,047.07	260.07
Money market	74,004.21	128,299.62
Total Assets	190,092.57	147,470.58
LIABILITIES AND NET ASSETS		
Liabilities	-	-
Net Assets	190,092.57	147,470.58

SEE INDEPENDENT ACCOUNTANT'S REVIEW REPORT

EMERALD POINTE NORTH CONDOMINIUM ASSOCIATION
Statement of Income, Expenses, and Changes in Net Assets - Modified Cash Basis
For the Years Ended December 31,

	<u>2018</u>	<u>2019</u>
INCOME:		
Association fees	43,506.25	45,920.51
Reserve fees	9,343.99	7,896.00
Road reserve fees	15,529.06	15,473.38
Late fees	1,345.00	1,460.00
Fines	50.00	-
Reimbursed expenses	<u>264.00</u>	<u>-</u>
Total Income	<u>70,038.30</u>	<u>70,749.89</u>
EXPENSES:		
Administrative:		
Professional fees	220.00	1,070.00
Office	1,814.57	1,961.64
Postage	204.30	436.00
Property management fees	12,087.50	12,000.00
Security service	75.00	-
Electricity	882.39	895.87
Insurances:		
Liability insurance	2,012.00	2,167.00
Workers' compensation	800.00	800.00
Maintenance & repairs:		
Landscaping services	9,334.50	13,100.50
Ponds	4,800.00	-
Roads	55.00	74,324.98
Snow removal	<u>5,980.00</u>	<u>6,930.00</u>
Total Expenses	<u>38,265.26</u>	<u>113,685.99</u>
Operating Income	31,773.04	(42,936.10)
Other Income - Interest	<u>82.14</u>	<u>314.11</u>
Change in Net Assets	31,855.18	(42,621.99)
Net Assets, beginning of year	<u>158,237.39</u>	<u>190,092.57</u>
Net Assets, end of year	<u>190,092.57</u>	<u>147,470.58</u>

EMERALD POINTE NORTH CONDOMINIUM ASSOCIATION
Statement of Cash Flows - Modified Cash Basis
For the Year Ended December 31,

	<u>2018</u>	<u>2019</u>
CASH FLOWS FROM OPERATING ACTIVITIES:		
Change in net assets	<u>31,855.18</u>	<u>(42,621.99)</u>
NET INCREASE IN CASH	31,855.18	(42,621.99)
CASH, beginning of year	<u>158,237.39</u>	<u>190,092.57</u>
CASH, end of year	<u><u>190,092.57</u></u>	<u><u>147,470.58</u></u>

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EMERALD POINTE NORTH CONDOMINIUM ASSOCIATION

Notes to Financial Statements

For the Years Ended December 31, 2018 and 2019

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies of Emerald Pointe North Condominium Association is presented to assist in understanding the Organization's financial statements. The financial statements are prepared on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America (GAAP). Under the modified cash basis of accounting, revenues are recognized when received and expenses when paid. If the financial statements were prepared using accounting principles generally accepted in the United States of America, income would be reported when earned and expenses when incurred. Additionally, activity would be segregated as to unrestricted, temporarily restricted, or permanently restricted and a statement of functional expenses would be included. The statement of functional expenses shows how the natural expense classifications are allocated to significant program and supporting services.

Nature of Operations

The Organization is a condominium management association which collects dues and assessments from its members (owners of units) in order to carry out its chartered purpose.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Company considers all short-term debt securities purchased with a maturity of three months or less to be cash equivalents.