

**COPPERFIELD PROPERTY  
OWNERS' ASSOCIATION, INC.**

**FINANCIAL STATEMENTS**

December 31, 2019

**COPPERFIELD PROPERTY OWNERS' ASSOCIATION, INC.**

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Taylor & Lockard, PA  
*Certified Public Accountants*

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To the Board of Directors  
Copperfield Property Owners' Association, Inc.  
Merritt Island, Florida

Management is responsible for the accompanying financial statements of Copperfield Property Owners' Association, Inc., which comprise the balance sheet as of December 31, 2019, and the related statements of revenues, expenses, and changes in fund balances and cash flows for the year then ended, and the related notes to the financial statements in accordance with accounting principles generally accepted in the United States of America. 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.

**Required Supplementary Information**

Management has omitted supplementary information about future major repairs and replacements of common property that 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 an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

Taylor & Lockard, P.A.

*Certified Public Accountants*

Cocoa Beach, FL

February 28, 2020

**COPPERFIELD PROPERTY OWNERS' ASSOCIATION, INC.**

**BALANCE SHEET**

**December 31, 2019**

**ASSETS**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
<b>Current Assets</b>			
Cash, including interest bearing deposits	\$ 31,403	\$ 9,853	\$ 41,256
Due to reserves from operating	(18,032)	18,032	-
Assessments receivable	851	-	851
Certificates of deposit	18,982	-	18,982
Prepaid expense	<u>5,383</u>	<u>-</u>	<u>5,383</u>
<b>Total Current Assets</b>	38,587	27,885	66,472
<b>Long Term Assets</b>			
Utility deposits	<u>70</u>	<u>-</u>	<u>70</u>
<b>Total Assets</b>	<u>\$ 38,657</u>	<u>\$ 27,885</u>	<u>\$ 66,542</u>

**LIABILITIES AND FUND BALANCES**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
<b>Current Liabilities</b>			
Prepaid assessments	\$ 4,037	\$ -	\$ 4,037
Contract liabilities (assessments received in advance - replacement)	<u>-</u>	<u>27,879</u>	<u>27,879</u>
<b>Total Liabilities</b>	\$ 4,037	\$ 27,879	\$ 31,916
<b>Fund Balances</b>	<u>34,620</u>	<u>6</u>	<u>34,626</u>
<b>Total Liabilities and Fund Balances</b>	<u>\$ 38,657</u>	<u>\$ 27,885</u>	<u>\$ 66,542</u>

See Independent Accountants' Compilation Report and accompanying notes.

**COPPERFIELD PROPERTY OWNERS' ASSOCIATION, INC.**

**STATEMENT OF REVENUE, EXPENSES AND CHANGES IN FUND BALANCES**  
**For the year ended December 31, 2019**

	Operating Fund	Replacement Fund	Total
<b>Revenues</b>			
Regular assessments	\$ 29,625	\$ -	\$ 29,625
Other income	55	-	55
Interest income	<u>333</u>	<u>6</u>	<u>339</u>
<b>Total Revenue</b>	30,013	6	30,019
<b>Operating Expenses</b>			
Lawn service	7,740	-	7,740
Management fees	6,420	-	6,420
Insurance	2,644	-	2,644
Lake maintenance	1,200	-	1,200
Accounting and legal	3,801	-	3,801
Office	2,648	-	2,648
Irrigation repair	595	-	595
Annual report	61	-	61
Miscellaneous	39	-	39
Irrigation utilities	<u>227</u>	<u>-</u>	<u>227</u>
<b>Total Operating Expenses</b>	<u>25,375</u>	<u>-</u>	<u>25,375</u>
<b>Excess of Revenues Over Expenses</b>	4,638	6	4,644
<b>Fund Balances, Beginning of Year</b>	<u>29,982</u>	<u>-</u>	<u>29,982</u>
<b>Fund Balance, End of Year</b>	<u>\$ 34,620</u>	<u>\$ 6</u>	<u>\$ 34,626</u>

See Independent Accountants' Compilation Report and accompanying notes.

**COPPERFIELD PROPERTY OWNERS' ASSOCIATION, INC.**

**STATEMENT OF CASH FLOWS**  
**For the year ended December 31, 2019**

	Operating Fund	Replacement Fund	Total
	<u>          </u>	<u>          </u>	<u>          </u>
<b>Cash Flows from Operating Activities</b>			
Excess of revenues over expenses	\$ 4,638	\$ 6	\$ 4,644
Adjustments to reconcile excess of revenues over expenses to net cash provided by operating activities			
(Increase) Decrease in assets			
Assessments receivable	175	-	175
Prepaid expense	(3,814)	-	(3,814)
Prepaid assessments	2,005	-	2,005
Contract liabilities (assessments received in advance - replacement)	<u>-</u>	<u>2,175</u>	<u>2,175</u>
<b>Net Cash Provided by Operating Activities</b>	3,004	2,181	5,185
<b>Net Cash Provided (Used) by Financing Activities</b>			
Interfund activity	2,175	(2,175)	-
<b>Net Cash (Provided) by Investing Activities</b>			
Interest earned on Certificates of Deposit	<u>(185)</u>	<u>-</u>	<u>(185)</u>
<b>Net Increase in Cash</b>	4,994	6	5,000
<b>Cash, Beginning of Year</b>	<u>26,409</u>	<u>9,847</u>	<u>36,256</u>
<b>Cash, End of Year</b>	<u>\$ 31,403</u>	<u>\$ 9,853</u>	<u>\$ 41,256</u>

See Independent Accountants' Compilation Report and accompanying notes.

**COPPERFIELD PROPERTY OWNERS' ASSOCIATION, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**December 31, 2019**

**NOTE 1 – NATURE OF ORGANIZATION**

Copperfield Property Owners' Association, Inc. (the "Association") is a statutory homeowners' association incorporated in the State of Florida in 1994. The Association is responsible for the operation and maintenance of the common property of Copperfield. Copperfield Property Owners' Association, Inc. consists of 159 homes located in Merritt Island, Florida.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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 - Association members are subject to quarterly assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments receivable at the balance sheet date represents fees due from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments remain delinquent. 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 experience and susceptibility to factors outside the Association's control.

Interest Income – Interest income is allocated to the operating and replacement funds in proportion to the interest-bearing deposits of each fund.

Income taxes – Homeowners' associations may be taxed either as homeowners' associations or as regular corporations. For the year ended December 31, 2019, the Association elected to be taxed as a homeowners' association. Under that election, the Association is taxed on its nonexempt function income, such as interest earnings at a flat rate of 30%. Exempt function income, which consists primarily of member assessments, is not taxable.

Property and equipment – Real property and common areas and related improvements to such property are not recorded in the Association's financial statements because those properties are owned by the individual unit owners in common and not by the Association.

See Independent Accountants' Compilation Report.

COPPERFIELD PROPERTY OWNERS ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

December 31, 2019

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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.

Contract Liabilities (Assessments received in advance-replacement) – The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability (assessments received in advance-replacement fund) are recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement reserve. The balances of contract liabilities (assessments received in advance-replacement) was \$27,879.

**NOTE 3 – 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 approximately \$27,885 at December 31, 2019, are held in separate accounts and are generally not available for operating purposes.

Actual cash funding of the replacement fund at December 31, 2019, was \$9,853 including interest earned of \$6 for the year. This represents the amount of funds that are set aside for future repairs and replacements. The Association holds a certificate of deposit in the amount of \$18,982 as of December 31, 2019. Although not specifically designated as reserves cash, the amount owed to reserves from operating is held within this certificate of deposit.

As of the balance sheet date, no formal study had been performed to determine the estimated remaining useful lives or the estimated current replacement cost of the components of common property. Therefore, the adequacy of the replacement fund cannot be estimated. When replacement funds are needed, the Association has the right to increase the quarterly assessments, pass special assessments, or delay replacement until such funds are available.

Reserve accounts have been established to specifically identify the purpose for which the assets are restricted. The following table represents the components of the Reserve Fund as of December 31, 2019.

	<u>12/31/18</u>	<b>Additions, Reclassifications, and Interest</b>	<u>12/31/19</u>
Entry wall	\$ 12,317	\$ 1,087	\$ 13,404
Storm water maintenance	<u>10,322</u>	<u>1,088</u>	<u>11,410</u>
	<u>\$ 22,639</u>	<u>\$ 2,175</u>	<u>\$ 24,814</u>

See Independent Accountants' Compilation Report.



COPPERFIELD PROPERTY OWNERS ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

December 31, 2019

**NOTE 4 - 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.

The Association adopted the requirements of 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 fund 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 assessments revenue and contract liabilities related to the replacement fund, as previously described.

The adoption of the new revenue recognition guidance resulted in the following change to fund balance as of January 1, 2019:

Fund Balance as previously reported January 1, 2019	\$ 55,686
Adjustment	<u>(25,704)</u>
Fund Balance as adjusted and reported January 1, 2019	<u>\$ 29,982.</u>

The effect of the adoption is a decrease in 2019 replacement assessments by \$2,175, a contract liability (assessments received in advance-replacement) at December 31, 2019, of \$27,879 for the replacement fund. Interest earning in the replacement fund was \$6 and since there were no expenses in the fund, a \$6 fund balance remains. The Association has no customer contract modifications that had an effect on the Association's transition to the new guidance.

**COPPERFIELD PROPERTY OWNERS ASSOCIATION, INC.**

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

**December 31, 2019**

**NOTE 4 - FASB ASC 606 NEW ACCOUNTING GUIDANCE IMPLEMENTATION**  
**(CONTINUED)**

The modified retrospective method of transition requires us to disclose the effect of applying the new guidance on each item included in our 2019 financial statements. Following are the line items from our balance sheet as of December 31, 2019, that were affected, the amounts that would have been reported under the former guidance, the effects of applying the new guidance, and the balances reported under the new guidance:

	<u>Amounts That Would Have Been Reported</u>	<u>Effects of Applying New Guidance</u>	<u>As Reported</u>
<b>Liabilities</b>			
Contract liabilities (assessments received in advance - replacement)	\$ -	\$ 27,879	\$ 27,879
Total liabilities	4,037	27,879	31,916
Fund Balance	\$ 62,505	\$ (27,879)	\$ 34,626

The following are the line items from the statement of revenues, expenses, and changes in fund balances and the statement of cash flows for the year ended December 31, 2019, that were affected, the amounts that would have been reported under the former guidance, the effects of applying the new guidance, and the amounts reported under the new guidance:

	<u>Amounts That Would Have Been Reported</u>	<u>Effects of Applying New Guidance</u>	<u>As Reported</u>
<b>Revenue</b>			
Regular Assessments	\$ 31,800	\$ (2,175)	\$ 29,625
Excess of Revenue over expenses	6,819	(2,175)	4,644
<b>Cash Flows:</b>			
Excess of Revenue over expenses	6,819	(2,175)	4,644
Increase Contract liabilities (assessments received in advance - replacement)	\$ -	\$ 2,175	\$ 2,175

See Independent Accountants' Compilation Report.