



## **Independent Auditor's Report**

### **The Board of Directors of Meyerland Community Improvement Association**

#### **Report on the Financial Statements**

We have audited the accompanying financial statements of Meyerland Community Improvement Association, which comprise the balance sheet as of December 31, 2020, and 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.

#### **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.

#### **Auditor's 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 auditor's 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.

## **Independent Auditor's Report**

### **The Board of Directors of Meyerland Community Improvement Association**

#### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Meyerland Community Improvement Association 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**

Management has omitted the information about the estimates of future costs of major repairs and replacements 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 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.

*Stephenson, LeGrand & Pfeil, PLLC*

Wharton, Texas  
September 27, 2021

**Meyerland Community Improvement Association**  
**Balance Sheet**  
December 31, 2020

**Assets**

Cash	\$	68,232
Certificates of deposit		595,055
Assessments receivable, net of allowance for doubtful acct of \$ 13,031		84,150
Prepaid security expenses		49,265
Deposits		1,000
Land		161,518
Prepaid insurance		4,164
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<b>Total Assets</b>	<b>\$</b>	<b>963,384</b>
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**Liabilities and Members' Equity**

Accounts payable	\$	16,864
Escrow fees		12,302
Assessments received in advance		9,895
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Total Liabilities		39,061
Members' Equity		924,323
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<b>Total Liabilities and Members' Equity</b>	<b>\$</b>	<b>963,384</b>
		<hr style="border-top: 3px double black;"/>

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

**Meyerland Community Improvement Association  
Statement of Revenues, Expenses and Changes in Members' Equity  
For the Year Ended December 31, 2020**

<b>Revenues</b>	
Security assessments	\$ 586,576
Maintenance assessments	561,051
Other	126,126
Transfer fee	29,600
Interest	11,838
Total Revenues	1,315,191
 <b>Expenses</b>	
Security	583,035
Landscape	205,953
Salaries	175,214
Legal	98,321
Insurance	37,090
Office expense	33,145
Payroll taxes	13,821
Temporary employment	13,603
Bad debt	11,967
Utilities	9,621
Audit and tax preparation	5,275
MCIA events	4,579
Building cost	4,434
Contribution	2,000
Ad valorem taxes	2
Total Expenses	1,198,060
Excess of revenues over expenses	117,131
<b>Members' equity - Beginning of year</b>	807,192
<b>Members' equity - End of year</b>	\$ 924,323

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

**Meyerland Community Improvement Association**  
**Statement of Cash Flows**  
**For the Year Ended December 31, 2020**

<b>Cash flows from operating activities</b>	
<b>Excess of revenues over expenses</b>	\$ 117,131
Adjustments to reconcile deficit of revenues over expenses to net cash provided (used) by operating activities:	
(Increase) decrease in:	
Assessments receivable	(27,205)
Prepaid security expense	(5,840)
Prepaid insurance	(706)
Increase (decrease) in:	
Accounts payable	9,473
Assessments received in advance	<u>(35,750)</u>
<b>Net cash provided by operating activities</b>	57,103
<b>Net cash (used) by financing activities</b>	
Certificates of deposit	<u>(183,642)</u>
Net (decrease) in cash and cash equivalents	(126,539)
Cash and cash equivalents, beginning of year	<u>194,771</u>
<b>Cash and cash equivalents, end of year</b>	<u><u>\$ 68,232</u></u>
<b>Supplemental disclosure</b>	
Income taxes paid	\$ -
Interest paid	\$ -

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

**Meyerland Community Improvement Association**  
**Notes to Financial Statements**  
**December 31, 2020**

**Note 1 - Organization**

Meyerland Community Improvement Association (the Association) is a Texas non-profit corporation incorporated in September 1954 for the purpose of providing for maintenance, preservation and architectural control of the properties that may be brought within the jurisdiction of the Association. The Association is comprised of 2,306 residential units in the Houston, Texas.

**Note 2 - Management's Review**

In preparing the financial statements, the Association has evaluated the events and transactions for potential recognition or disclosure through September 27, 2021, the date that the financial statements were available to be issued.

**Note 3 - Summary of Significant Accounting Policies**

**Assessments**

Association members are subject to assessments to provide funds for the Association's operating expenses and major repairs and replacements. Assessments receivable at the balance sheet date represent fees due from unit members. Any excess assessments at year end are retained by the Association for use in the succeeding year. Income received in advance is deferred and amortized over the period to which it relates.

**Assessments for Security Services**

The Association amended all twenty-two deed restrictions to allow for an assessment for security services to be due annually on January 1. In addition to secure payment of the assessment for security services, a lien against each lot shall be imposed and retained in the same manner as the maintenance fees. The Association shall apply the total funds arising from such assessments toward the payment of expenses incurred for security services. The fee was \$254 per lot for the year ended December 31, 2020.

**Federal Income Tax**

The Association has a ruling for tax-exempt status from the Internal Revenue Service and is therefore a non-taxable entity for federal income tax purposes under section 501(c) (4).

The Association adopted the new accounting for uncertainty for income tax guidance, which clarifies the accounting and recognition for tax positions taken or expected to be taken in its income tax returns. The Association's tax filings are subject to audit by various taxing authorities. The Association's federal income tax returns for year 2018, 2019 and 2020 remain open to examination by the Internal Revenue Service. In evaluating the Association's tax provisions and accruals, the Association believes that its estimates are appropriate based on current facts and circumstances.

**Meyerland Community Improvement Association**  
**Notes to Financial Statements**  
**December 31, 2020**

**Note 3 - Summary of Significant Accounting Policies (Continued)**

**Cash and Cash Equivalents**

Certificates of deposits and all highly liquid financial instruments purchased with an initial maturity of three months or less is considered to be cash equivalents.

**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.

**Fair Value of Financial Instruments**

The Association's financial instruments are cash and cash equivalents. The recorded values of the cash and cash equivalents approximate their fair values based on their short-term nature.

**Note 4 - Assessments Receivable**

Assessments receivable represents fees billed prior to December 31, 2020.

**Note 5 – Assessments Received in Advance**

Assessments received in advance consisted of 2021 maintenance fees received by the Association prior to January 1, 2021.

**Note 6 - Fixed Assets**

The Association is responsible for preserving and maintaining the common area properties. Major classifications of property and equipment and their respective lives are summarized below.

<u>Description</u>	<u>Cost</u>	<u>Method</u>
Office Building and Property	\$ 51,221	SL - 5-10 yrs
Machines and Equipment	12,453	SL - 5 yrs
	63,674	
Accumulated Depreciation	<u>(63,674)</u>	
	<u>\$ -</u>	
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Association land		
.5716 acres of land	\$ 151,518	N/A
Easement for noise wall	10,000	N/A
	<u>\$ 161,518</u>	

**Meyerland Community Improvement Association**  
**Notes to Financial Statements**  
**December 31, 2020**

**Note 7 - State Franchise Tax and Sales Tax**

The Association is exempt from Texas franchise tax as specified under Section 171.082 of the Texas Tax Code as a homeowners' association. The Association is exempt from sales tax as 501(c) (4).

**Note 8 - Escrow Fund**

The escrow fund was created as a result of the Association's agreement to subordinate its lien securing payment of the annual maintenance assessment against property purchased by loans which are insured by the FHA, VA and FNMA. For granting the subordination, the property owner deposits with the Association a sum of money to be held in escrow. A portion of that sum plus the interest earned on the balance of the deposit shall be applied as a credit (payment) to the future annual maintenance assessments against such property. If the amount earned on a deposit exceeds the amount of the annual maintenance assessment in any given year, the Association has the right to retain such excess as reimbursement of cost and expense of administration and accounting for the deposit and as future consideration for granting the subordination of lien. The escrow agreement provides for circumstances whereby additional deposits may be required from a property owner and whereby a return of the unused deposit may be made to a property owner.

**Note 9 - Future Major Repairs and Replacements**

The Association's governing documents do not require that funds be accumulated for future major repairs and replacements, but such determination can be made by the Board of Directors. The purpose of the annual assessment is to (1) provide the working capital necessary to meet the Association's annual operating expenses and (2) maintain a reserve for repair and replacement of the general common elements of the Association.

The Association has not conducted a study to determine the remaining useful lives of the components of common property and current estimates of costs of major repairs and replacements that may be required in the future. The board has also not developed a plan to fund those needs. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs for major repairs and replacements. When replacement funds are needed to meet future needs for major repairs and replacements, the Association has the right to increase regular assessments in accordance with the Consumer Price Index based on a 1979 basis, or delay major repairs and replacements until funds are available. The effect on the future assessments has not been determined at this time.

**Note 10 - Litigation**

The Association is party to various legal actions normally associated with homeowner associations, such as collection of delinquent assessments, covenant compliance and other matters, the aggregate effect of which, in management's opinion, would not be material to the future financial condition of the Association.

**Meyerland Community Improvement Association**  
**Notes to Financial Statements**  
**December 31, 2020**

**Note 11 - Subsequent Events**

As a result of the spread of the COVID-19 coronavirus, economic uncertainties have arisen. While the disruption is currently expected to be temporary, there is considerable uncertainty around the duration. The extent to which COVID-19 may impact the Association's financial condition or results of operations is uncertain.