

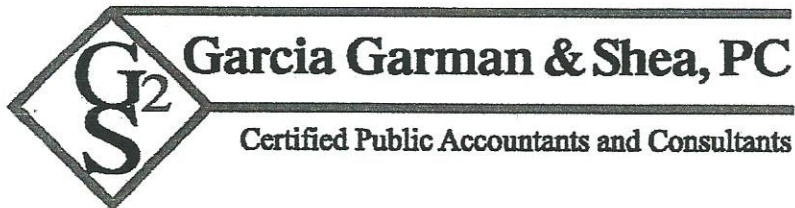
**THE OAKS OF NORTH LONDONDERRY  
TOWNSHIP HOMEOWNERS ASSOCIATION**

**FINANCIAL STATEMENTS**

**DECEMBER 31, 2014 AND 2013**

THE OAKS OF NORTH LONDONDERRY TOWNSHIP HOMEOWNERS ASSOCIATION  
FINANCIAL STATEMENTS  
DECEMBER 31, 2014 AND 2013

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## INDEPENDENT ACCOUNTANTS' REVIEW REPORT

Board of Directors  
The Oaks of North Londonderry  
Township Homeowners Association  
Palmyra, Pennsylvania

We have reviewed the accompanying statements of assets, liabilities and fund balance – cash basis of the Oaks of North Londonderry Township Homeowners Association as of December 31, 2014 and 2013, and the related statements of revenues, expenses and changes in fund balance – cash basis for the years then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Association management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. We believe that the results of our procedures provide a reasonable basis for our report.

Based on our review we are 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 cash basis of accounting.

As discussed in Note 1, the Oaks of North Londonderry Township Homeowners Association has not estimated the remaining lives and replacement costs of the common property, and therefore, has not presented information about the estimates of future costs of major repairs and replacements that will be required in the future that accounting principles generally accepted in the United States of America has determined is required to supplement, although not required to be a part of, the basic financial statements, as applied to the cash basis of accounting.

*Garcia Garman & Shea, PC*

Lebanon, Pennsylvania  
February 26, 2015

THE OAKS OF NORTH LONDONDERRY TOWNSHIP HOMEOWNERS ASSOCIATION  
 STATEMENTS OF ASSETS, LIABILITIES AND FUND BALANCE - CASH BASIS  
 DECEMBER 31, 2014 AND 2013

ASSETS

	2014	2013
CURRENT ASSETS		
Cash and cash equivalents	\$ 18,992	\$ 17,226
Certificate of deposit	21,608	21,540
	\$ 40,600	\$ 38,766
Total assets	\$ 40,600	\$ 38,766

LIABILITIES AND NET ASSETS

LIABILITIES	\$ -	\$ -
FUND BALANCE		
Unrestricted	40,600	38,766
	\$ 40,600	\$ 38,766
Total liabilities and net assets	\$ 40,600	\$ 38,766

See accompanying notes and independent accountants' review report.

THE OAKS OF NORTH LONDONDERRY TOWNSHIP HOMEOWNERS ASSOCIATION  
 STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE - CASH BASIS  
 FOR THE YEARS ENDED DECEMBER 31, 2014 AND 2013

	2014	2013
<b>REVENUES</b>		
Homeowners' dues	\$ 24,015	\$ 23,835
Resale certificates	425	350
Interest income	76	223
Refunds	382	-
	24,898	24,408
<b>EXPENSES</b>		
Common grounds maintenance	12,434	19,678
Electric, street lights	4,268	5,139
Legal counsel	381	-
Insurance	704	704
Repair and maintenance, street lights	1,620	438
Accounting expense	1,900	1,850
Administrative expense	1,757	2,042
	23,064	29,851
Change in fund balance	1,834	(5,443)
Fund balance, beginning	38,766	44,209
Fund balance, ending	\$ 40,600	\$ 38,766

See accompanying notes and independent accountants' review report.

THE OAKS OF NORTH LONDONDERRY TOWNSHIP HOMEOWNERS ASSOCIATION  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2014 AND 2013

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Nature of Activities

This summary of significant accounting policies of the Oaks of North Londonderry Township Homeowners Association (the Association) is presented to assist in understanding the Association's financial statements. The financial statements and notes are representations of the Association's management, who is responsible for their integrity and objectivity. The primary purpose of the Association is to maintain the common elements for the approximately 150 residential members totaling 14 total acres located in Palmyra, Pennsylvania.

Basis of Accounting

The accompanying financial statements have been prepared on the cash basis of accounting; consequently, certain revenue is recognized when received rather than when earned, and certain expenses are recognized when paid rather than when the obligation is incurred.

Concentration of Risk

The Federal Deposit Insurance Corporation (FDIC) insures accounts at financial institutions up to \$250,000 per institution. The Association has accounts at a financial institution that from time to time may exceed the insurance obtained through FDIC.

Estimates

The preparation of financial statements in conformity with the cash basis of accounting requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Future Major Repairs and Maintenance

The Association's governing documents do not require the accumulation of funds to finance estimated future major repairs and replacements. The Association has not conducted a study to determine the remaining useful lives of the components of common property and estimates of the costs of major repairs and replacements that may be required in the future, nor has the board of directors developed a plan to fund those needs. When funds are required for major repairs and replacements, the Association plans to either use the Reserve Fund (currently approximately \$39,000), issue a special assessment, or delay repairs and replacements until funds are available. The effect on future maintenance assessments is reviewed each year, prior to issuing the annual maintenance assessment bills and increases are made when necessary.

Cash Equivalents

For purposes of the statements of cash flows, the Association considers all short-term instruments purchased with a maturity of three months or less to be cash equivalents.

See independent accountants' review report.

THE OAKS OF NORTH LONDONDERRY TOWNSHIP HOMEOWNERS ASSOCIATION  
 NOTES TO FINANCIAL STATEMENTS  
 DECEMBER 31, 2014 AND 2013

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** *(continued)*

Income Taxes

Homeowners' associations may be taxed either as homeowners' associations or as regular corporations. For the year ended December 31, 2014, the Association was taxed as a homeowners' association and filed Form 1120H. Under this election, the Association is generally taxed only on non-exempt income, such as interest earnings, at a thirty percent tax rate. The Association's open audit periods are 2011 through 2013. The Financial Accounting Standards Board issued FASB ASC 740-10, (formerly, FASB Interpretation No. 48, *Accounting for Uncertainty in Income Taxes*), which prescribed a comprehensive model for how an association should measure, recognize, present, and disclose uncertain tax positions taken on its tax return. The Association believes that it has appropriate support for tax positions taken and, as such, does not have any uncertain tax positions that are material to the financial statements.

**NOTE 2 – CERTIFICATES OF DEPOSIT**

At December 31, certificates of deposit consisted of:

Description	Rate	Maturity	2014	2013
36 month certificate of deposit	0.25%	1/17	<u>\$ 21,608</u>	<u>\$ 21,540</u>

**NOTE 3 – FAIR VALUE MEASUREMENT**

Financial Accounting Standards Board FASB ASC 820-10 (formerly FASB Statement No. 157, *Fair Value Measurements*), establishes a framework for measuring fair value. That 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) and the lowest priority to unobservable inputs (level 3 measurements). The three levels of the fair value hierarchy under FASB ASC 820-10 are described below:

Level 1 – Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Association has the ability to access.

Level 2 – Inputs to the valuation methodology include quoted prices for similar assets or liabilities in active markets; quoted prices for identical or similar assets or liabilities in inactive markets; inputs other than quoted prices that are observable for the asset or liability; and inputs that are derived principally from or corroborated by observable market data by correlation or other means. If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 – Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

See independent accountants' review report.

THE OAKS OF NORTH LONDONDERRY TOWNSHIP HOMEOWNERS ASSOCIATION  
 NOTES TO FINANCIAL STATEMENTS  
 DECEMBER 31, 2014 AND 2013

**NOTE 3 – FAIR VALUE MEASUREMENT** *(continued)*

The asset's or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Following is a description of the valuation methodologies used for assets measured at fair value. There have been no changes in the methodologies used at December 31, 2014.

*Certificates of deposits:* Short-term issues are priced off the spread of the LIBOR curve. Longer-term issues are priced off the government curve. Spreads are obtained from new issue market and direct dealer quotes.

The methods described above may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while the Association believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

The following table sets forth by level, within the fair value hierarchy, the Association's assets at fair value as of December 31:

December 31, 2014	Level 1	Level 2	Level 3	Total
Certificates of deposit	\$ -	\$ 21,608	\$ -	\$ 21,608
December 31, 2013	Level 1	Level 2	Level 3	Total
Certificates of deposit	\$ -	\$ 21,540	\$ -	\$ 21,540

**NOTE 4—SUBSEQUENT EVENTS**

The Association's management has evaluated subsequent events through February 26, 2015, the date of this report, which is the date the financial statements were available to be issued.

See independent accountants' review report.



Oaks Homeowners Association  
 Yearly Analysis  
 12/31/2014

	12/31/2014	12/31/2013	12/31/2012	12/31/2011	12/31/2010	12/31/2009	12/31/2008	12/31/2007	12/31/2006	12/31/2005	12/31/2004	12/31/2003	12/31/2002	12/31/2001	12/31/2000
<b>Beginning Cash and Investments</b>	\$ 38,766	\$ 44,209	\$ 42,795	\$ 42,628	\$ 36,850	\$ 32,174	\$ 36,850	\$ 23,842	\$ 17,783	\$ 9,018	\$ 1,665	\$ 872	\$ 9,291	\$ 13,069	\$ 7,732
<b>Revenues</b>															
Homeowners Dues	24,015	23,835	23,890	24,440	24,430	24,090	22,038	21,485	21,785	22,260	22,374	18,279	15,552	14,459	11,983
Ressle Certificates	425	350	350	650	200	200	400	350	650	500	300	350	-	-	-
Refunds	382	-	-	52	-	50	61	-	-	-	-	-	-	-	-
Interest Income	76	223	221	218	502	520	398	677	269	6	2	3	-	-	-
<b>Total revenues</b>	24,898	24,408	24,461	25,360	25,152	24,860	22,897	22,512	22,704	22,766	22,676	18,632	15,552	14,459	11,983
<b>Expenses</b>															
Electric, Street Lights	4,268	5,139	6,929	6,978	5,737	4,873	4,750	5,370	4,460	4,821	4,461	4,456	4,471	4,369	3,665
Insurance	704	704	590	990	990	973	973	973	973	822	818	818	818	807	182
Administrative Expense	1,757	2,042	1,973	1,655	2,781	1,991	1,832	655	270	1,537	381	700	685	1,276	259
Income Taxes	-	-	-	42	52	29	430	-	-	-	-	-	-	(1,800)	1,120
Legal Counsel	381	-	-	-	76	-	14	-	-	679	1,811	105	626	1,026	-
Safety Fence	-	-	-	-	-	-	-	-	-	-	-	-	5,220	3,600	-
Real Estate Taxes	-	-	1,840	1,823	1,755	1,708	1,595	1,507	1,448	1,332	1,191	1,132	1,107	1,478	-
Common Grounds Maintenance	12,434	19,678	8,956	9,779	6,148	8,003	6,915	6,496	5,724	4,740	4,938	8,123	8,394	7,481	1,420
Signs	-	-	279	440	-	18	550	-	-	-	-	-	2,650	-	-
Accounting	1,900	1,850	1,800	1,700	1,600	1,500	2,250	-	-	-	-	-	-	-	-
Repairs & Maintenance, Street Lights	1,620	438	280	1,786	215	1,089	2,767	-	3,770	70	1,723	2,505	-	-	-
<b>Total expenses</b>	23,064	29,851	23,047	25,193	19,374	20,184	22,076	15,001	16,645	14,001	15,323	17,839	23,971	18,237	6,646
<b>Increase in cash and investments</b>	1,834	(5,443)	1,414	167	5,776	4,676	821	7,511	6,059	8,765	7,353	793	(8,419)	(3,778)	5,337
<b>Ending Cash and Investments</b>	\$ 40,600	\$ 38,766	\$ 44,209	\$ 42,795	\$ 42,628	\$ 36,850	\$ 37,671	\$ 31,353	\$ 23,842	\$ 17,783	\$ 9,018	\$ 1,665	\$ 872	\$ 9,291	\$ 13,069