Checklists and illustrative financial statements for common interest realty associations: a financial accounting and reporting practice aid, December 2006 edition

American Institute of Certified Public Accountants. Accounting and Auditing Publications

Douglas Bowman

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December 2006 Edition

CHECKLISTS AND ILLUSTRATIVE FINANCIAL STATEMENTS FOR COMMON INTEREST REALTY ASSOCIATIONS

A Financial Accounting and Reporting Practice Aid

Edited By
Douglas Bowman, CPA
Technical Manager,
Accounting and Auditing Publications
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Checklists and Illustrative Financial Statements for Common Interest Realty Associations has not been approved, disapproved, or otherwise acted upon by any senior technical committees of the American Institute of Certified Public Accountants or the Financial Accounting Standards Board and has no official or authoritative status.
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FSP Section 4000

Checklists and Illustrative Financial Statements for Common Interest Realty Associations

Description

.01 In the 1960’s, certain forms of real estate ownership gained popularity, particularly Common Interest Communities (CICs). It was not until the beginning of that decade that the Federal Housing Administration (FHA) began providing mortgage insurance and Chicago Title and Trust began offering title insurance for condominiums. Other prevalent types of CICs include cooperatives, planned unit developments (“PUD”) and timeshare associations. A key feature of these forms of real estate ownership is the existence of an association of owners referred to as a Common Interest Realty Association (CIRA). A CIRA is responsible for maintaining certain property that all owners share or own in common, and providing certain services such as enforcing bylaws, covenants, conditions, and restrictions that apply to the property.

The Community Associations Institute in Alexandria, VA, estimates that currently, there are 57 million residents occupying CICs in the United States, representing approximately 20% of the value of all U.S. residential real estate. These common types of CIC ownership are described in more detail below:

- **Condominium:** Each owner has title to a defined interior space within a building or combination of buildings and an undivided ownership interest in common property within a development, such as the grounds, recreational facilities, and exteriors of buildings shared in common with all other owners. A condominium association generally owns no real property but is responsible for maintaining the common property and providing necessary services. In certain jurisdictions, condominiums may be established as condominium trusts; such entities may own the real estate and all the improvements. If they do, the accounting and reporting for condominium trusts are the same as for cooperatives.

- **Cooperative:** A form of ownership in which a corporation owns the common property, including all of the improvements, and is responsible for its maintenance, debt service, repairs, and so forth. The owners do not own any of the common property, but they own shares of stock of the corporation. Their ownership interests permit them only to lease from the cooperative, to occupy their individual units, or to sell their shares. Members are assessed carrying charges for units they occupy or lease. The corporation functions in the same way as a CIRA in maintaining common property and providing services.

- **Planned Unit Development:** A form of land development in which various residential and nonresidential structures are clustered to allow optimal use of the property and to provide certain open spaces and amenities not otherwise available in traditional forms of subdivision developments. In many PUDs, tracts of land are set aside for all owners to use for active or passive recreational purposes, parking areas, and streets. A PUD owner buys a lot and improvements on the lot. The title to common property is held by a CIRA, generally a Homeowners’ Association (“HOA”), which has obtained it at no cost to the association. The CIRA assesses owners for funds needed to maintain common property and provide necessary services.

- **Time-share Development:** A form of ownership in which each owner has a time-share interest, commonly referred to as interval use, that represents a right to use a unit in a time-share development.
for a specified number of weeks during a year. Such interests may be in the form of (a) fee-simple ownership, evidenced by a deed that specifies the amount of time the deed holder is entitled to use the unit, or (b) a lease giving the owner the right to use a unit for a predetermined lease term. These types of entities may also be referred to as fractional ownership associations.

.02 Regardless of the form of ownership of a CIRA, a CIRA member has a defined ownership interest that can be transferred to buyers of the units or shares. Additionally, the CIRA member is entitled to share in the distribution of resources in the event of a liquidation. Membership in a CIRA is generally mandatory for owners and is a condition in the agreement to purchase either shares in a cooperative, a unit in a condominium or HOA.

Regulatory Environment and Income Tax Considerations

.03 CICs, as well as the operations of a CIRA, are regulated by state statute and not by federal law. However, to serve as guidance for statutory models at the state level, the National Conference of Commissioners on Uniform State Laws promulgated the federal Uniform Common Interest Ownership Act (UCIOA) in 1982 (amended in 1994). This Act superseded three earlier acts, each of which were geared toward a different form of CIC. In addition to specific state statutes, a CIRA also derives authority from state corporate and not-for-profit statutes, declarations of covenants, master deeds, membership agreements, proprietary leases, articles of incorporation, bylaws and board of directors’ actions.

All CIRAs are required to file federal, and possibly state and local, income tax returns, and they may be required to pay income taxes. As a general rule, CIRAs annually file income tax returns using Federal Form 1120 (US Corporation Income Tax Return) or, if the CIRA qualifies as a homeowners association under IRC section 528, it may annually elect to file Federal Form 1120-H (US Income Tax Return for Homeowners Associations). If the CIRA qualifies as a tax-exempt organization under the applicable IRC sections, then Federal Form 990 (Return of Organization Exempt from Income Tax) should be filed. Few CIRAs meet the eligibility requirements to be treated as a not-for-profit organization for income tax purposes.

Financial Accounting and Reporting

.04 The AICPA Audit and Accounting Guide for Common Interest Realty Associations recommends that fund reporting (and fund accounting) be used for CIRAs because it is the most informative method of presenting the CIRA’s activities related to both the daily operations as well as the long-term major repair and replacement activities. However, the financial statements of a cooperative are generally presented like those of commercial entities (i.e. nonfund reporting). This checklist will provide useful guidance for both fund reporting and nonfund reporting, as discussed further in FSP Section 4200.

.05 CIRA financial statements intended to be presented in accordance with generally accepted accounting principles (GAAP) should be prepared on the accrual basis. Using fund accounting, resources are classified for internal purposes into funds associated with specific activities or objectives. Each fund is a separate accounting entity with a self-balancing set of accounts for recording assets, liabilities, fund balance, and changes in fund balance.

Full presentations of financial statements for CIRAs presented in conformity with GAAP should include the following:

- Balance sheet
- Statement of Revenues and Expenses
- Statement of Changes in Fund Balance

1 A Statement of Changes in Members’ Equity if nonfund reporting is used.
Checklists and Illustrative Financial Statements for Common Interest Realty Associations

• Statement of Cash Flows
• Notes to Financial Statements

.06 CIRAs can generally present unclassified balance sheets. However, CIRAs having significant commercial operations, such as rental operations, should consider presenting classified balance sheets.

*Note:* FASB Statement No. 95, *Statement of Cash Flows*, encourages enterprises to report cash flows from operating activities directly by showing major classes of operating cash receipts and payments (i.e. the direct method of preparing the statement of cash flows). Given that a principal purpose of an organization’s financial statements is to communicate the origin and utilization of its financial resources, users may find that the direct method is a better tool to accomplish that objective.

.07 In certain instances, preparers of financial statements may want to consider preparing financial statements using an “Other Comprehensive Basis of Accounting” (OCBOA). Tax-basis and cash-basis, including modified cash basis, are the most widely used OCBOA statements. A major advantage of OCBOA statements is that many CIRA members and external users understand them better than financial statements prepared in accordance with GAAP. With the growing complexity of preparing GAAP-based financial statements, the use of an OCBOA may be a logical alternative that meets the needs of both the CIRA member and the external statement user.

*Note:* This publication was extracted from sections 4000 through 4600 of the AICPA *Financial Statement Preparation Manual* (FSP).
FSP Section 4100

Checklists—General

.01 This checklist and the accompanying illustrative financial statements have been developed by the staff of the Accounting and Auditing Publications Team of the AICPA as nonauthoritative technical practice aids. Readers should be aware of the following:

- The checklists and illustrative financial statements do not include all disclosures and presentation items promulgated, nor do they represent minimum requirements. Disclosures described by pronouncements whose applicability to CIRAs is deemed remote are not included in this document.

- For additional disclosures and promulgations pertaining to corporations, see November 2006, Checklists and Illustrative Financial Statements for Corporations (AICPA Publication 008937).

- The checklists and illustrative financial statements are "tools" and in no way represent official positions or pronouncements of the AICPA.

The checklists have been updated to include relevant accounting and auditing pronouncements issued through December 31, 2006:

- FASB Interpretation (FASBI) No. 48, Accounting for Uncertainty in Income Taxes—an Interpretation of FASB Statement 109
- FASB Emerging Issues Task Force (EITF) consensus positions adopted at meetings of EITF held through December 31, 2006
- FASB Staff Positions (FSP) issued through December 31, 2006
- AICPA Statement on Auditing Standards (SAS) No. 114, The Auditor's Communication With Those Charged With Governance
- Auditing Interpretation No. 1 of AU section 328, Auditing Fair Value Measurements and Disclosures, titled "Auditing Interests in Trusts Held by a Third-Party Trustee and Reported at Fair Value," and Auditing Interpretation No. 1 of AU section 332, Auditing Derivative Instruments, Hedging Activities, and Investments in Securities, titled "Auditing Investments in Securities Where a Readily Determinable Fair Value Does Not Exist"
- AICPA Statement of Position (SOP) 06-1, Reporting Pursuant to the Global Investment Performance Standards
- AICPA Practice Bulletin (PB) No. 15, Accounting by the Issuer of Surplus Notes
- AICPA Statement on Standards for Attestation Engagements (SSAE) No. 14, SSAE Hierarchy
- AICPA Statement on Standards for Accounting and Review Services (SSARS) 14, Compilation of Pro Forma Financial Information

(continued)
- AICPA Audit and Accounting Guide *Common Interest Realty Associations* (with conforming changes as of May 1, 2006)

The checklists and illustrative financial statements should be modified, as appropriate, for subsequent pronouncements. In determining the applicability of a pronouncement, its effective date should also be considered.

- The checklists and illustrative financial statements should be used by, or under the supervision of, persons having adequate technical training and proficiency in the application of generally accepted accounting principles, generally accepted auditing standards, and statements on standards for accounting and review services.

- The use of this or any other checklist requires the exercise of individual professional judgment and is not a substitute for the authoritative pronouncement. Users of this checklist and the accompanying illustrative financial statements are urged to refer directly to applicable authoritative pronouncements when appropriate. This checklist accompanied by the illustrative financial statements should be tailored as necessary to meet the specific circumstances of each particular engagement.

.02 This checklist and the accompanying illustrative materials have been prepared by the AICPA staff. They have not been reviewed, approved, disapproved, or otherwise acted on by any senior technical committee of the AICPA and do not represent official positions or pronouncements of the AICPA.

.03 If financial statements are prepared in conformity with an other comprehensive basis of accounting (OCBOA), the provisions of the auditing interpretation, “Evaluating the Adequacy of Disclosure and Presentation in Financial Statements Prepared in Conformity With an Other Comprehensive Basis of Accounting” of SAS 62, *Special Reports*, should be considered. The interpretation, issued in November 1997 and amended in January 2005 by the Audit Issues Task Force of the Auditing Standards Board, applies to cash, modified cash, and income tax basis presentations.

.04 Section 4300 of this checklist is for audits conducted in accordance with generally accepted auditing standards and assurance standards for nonissuers. However, an auditor may be engaged to also follow PCAOB standards in the audit of a nonissuer. Refer to Audit Interpretation 18, “Reference to PCAOB Standards in an Audit Report on a Nonissuer,” of SAS 58 as amended (AU 9508.89.92). If the auditor is engaged to audit both a nonissuer’s financial statements and management’s assessment of the effectiveness of internal control over financial reporting in accordance with PCAOB auditing standards, refer to paragraphs 162–199 of PCAOB Auditing Standard No. 2, *An Audit of Internal Control Over Financial Reporting Performed in Conjunction with an Audit of Financial Statements* (AICPA, PCAOB Standards and Related Rules, AU sec. 320) for the audit reports that should be used.

.05 If you have further questions, call the AICPA Technical Hotline at (888) 777-7077.
FSP Section 4200

Checklists—Instructions

.01 These checklists consist of a number of questions or statements that are accompanied by references to applicable authoritative pronouncements. These sources include Statements of Financial Accounting Standards, FASB Interpretations, FASB Staff Positions, Accounting Principles Board Opinions, Accounting Research Bulletins, FASB Technical Bulletins, AICPA Audit and Accounting Guides, AICPA Statements on Auditing Standards, AICPA Statements of Position, and EITF consensuses. The checklists provide spaces for checking off or initialing each question or point to indicate that it has been considered. Users should check or initial—

- **Yes**—If the disclosure is required and has been made appropriately.
- **No**—If the disclosure is required but has not been made.
- **N/A (Not Applicable)**—If the disclosure is not required to be made.

Users may find it helpful to include references to the place where each disclosure for which a “Yes” is indicated can be found in the financial statements. It may also be helpful to include either on the checklist or elsewhere the reasons that items marked “N/A” do not apply in the circumstances of the particular report.

.02 It is important that the effect of any “No” response be considered on the auditor’s report. A “No” response that is material to the financial statements may warrant a departure from an unqualified opinion (see paragraphs 20–63 of SAS No. 58, Reports on Audited Financial Statements, as amended [AICPA, Professional Standards, vol. 1, AU sec. 508.20–.63]). If a “No” response is indicated, the authors recommend that a notation be made in the margin to explain why the disclosure was not made (for example, if the disclosure was not made because the item was not considered to be material to the financial statements, write “not material” in the right margin). The right margin may also be used for other remarks or comments as appropriate, including: cross-referencing to applicable workpapers where the support to a disclosure may be found or to indicate the effect that the response will have on the auditor’s report.

.03 Because most CIRAs use fund accounting, this checklist presents the fund accounting guidance first. Any modifications needed to reflect nonfund accounting are presented in italicized text and brackets immediately after the related fund accounting guidance.
FSP Section 4300

Financial Statements and Notes Checklist

.01 This checklist has been developed by the AICPA Accounting and Auditing Publications Team as a nonauthoritative practice aid for use by accountants in preparing financial statements and by auditors in auditing financial statements. This checklist and the reporting checklists include disclosures commonly encountered in the financial statements of common interest realty associations and reporting issues likely to be encountered by accountants who audit, compile, and review these types of financial statements. The checklists do not include all disclosures required by GAAP or address all reporting situations that may be encountered in performing engagements in accordance with GAAS and SSARS. The illustrative financial statements are intended to provide financial statement formats and disclosures for a hypothetical CIRA. They are not intended to illustrate all disclosures required by GAAP, nor do they illustrate all of the disclosures covered in the checklist.

.02 Explanation of References:

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>AAG</td>
<td>AICPA Audit and Accounting Guide Common Interest Realty Associations (with conforming changes as of May 1, 2006)</td>
</tr>
<tr>
<td>SFAS</td>
<td>FASB Statement of Financial Accounting Standards</td>
</tr>
<tr>
<td>FASBI</td>
<td>FASB Financial Accounting Standards Board Interpretation</td>
</tr>
<tr>
<td>APB</td>
<td>AICPA Accounting Principles Board Opinion</td>
</tr>
<tr>
<td>ARB</td>
<td>AICPA Accounting Research Bulletin</td>
</tr>
<tr>
<td>FTB</td>
<td>Technical Bulletin issued by the staff of the FASB</td>
</tr>
<tr>
<td>AC</td>
<td>Reference to section number in FASB Accounting Standards—Current Text</td>
</tr>
<tr>
<td>SAS</td>
<td>AICPA Statement on Auditing Standards</td>
</tr>
<tr>
<td>AU</td>
<td>Reference to section number in AICPA Professional Standards (vol. 1)</td>
</tr>
<tr>
<td>SOP</td>
<td>AICPA Statement of Position</td>
</tr>
<tr>
<td>EITF</td>
<td>FASB Emerging Issues Task Force</td>
</tr>
<tr>
<td>FSP</td>
<td>FASB Staff Position</td>
</tr>
<tr>
<td>SSARS</td>
<td>AICPA Statement on Standards for Accounting and Review Services</td>
</tr>
</tbody>
</table>

.03 Checklist Questionnaire: This checklist is organized into the sections below. Carefully review the topics listed below and consider whether they represent potential disclosure items for which you are preparing or auditing financial statements. Place a check mark by the topics or sections that are applicable and complete those sections of the checklist. Other sections may be marked “N/A” or left blank. For example, if the CIRA had a change in accounting principle, place a check mark by the section “Accounting Changes” and complete that section of the checklist. On the other hand, if the CIRA did not have a change in accounting principle, do not place a check mark by “Accounting Changes” and skip that section when completing the checklist.

---

General
- Titles and References
- Comparative Financial Statements
- Organization

---

Place ✓ by
Sections Applicable

FSP §4300.03
• Balance Sheet
  A. General
  B. Cash
  C. Certain Investments in Debt and Equity Securities
  D. Receivables
  E. Common Property
  F. Depreciable Assets
  G. Deferred Income Tax Assets and Liabilities
  H. Intangible Assets
  I. Current Liabilities
  J. Notes Payable and Other Debt
  K. Shareholders’ Equity—Cooperatives
  L. Fund Balance

• Statement of Revenues and Expenses
  A. Statement of Operations
  B. Comprehensive Income
  C. Extraordinary Items
  D. Income Taxes

• Statement of Changes in Fund Balance (Shareholders’ Equity)

• Statement of Cash Flows
  A. Format
  B. Content

• Summary of Significant Accounting Policies
  A. Accounting Policies
  B. Certain Significant Estimates

• Other Financial Statement Disclosures
  A. Future Major Repairs and Replacements
  B. Required Supplemental Information
  C. Accounting Changes
  C1. Accounting Changes and Error Corrections
  D. Commitments and Contingencies
  E. Current Vulnerability Due to Certain Concentrations
  F. Related-Party Transactions
  G. Financial Instruments
  H. Nonmonetary Transactions
  I. Illegal Acts
  J. Special Assessments and Guarantees
  K. Impaired Loans
  L. Impairment of Long-Lived Assets to Be Held and Used
  L1. Long-Lived Assets and Disposal Groups to Be Disposed of
  M. Leases—Lessees
  N. Leases—Lessors
  O. Environmental Remediation Liabilities
  P. Subsequent Events
  Q. Extinguishments of Debt
  R. Costs Associated With Exit or Disposal Activities
  S. Troubled Debt Restructurings—Debtors
  T. Asset Retirement Obligations
  U. Fair Value Measurements

FSP §4300.03
Financial Statements and Notes Checklist

General

A. Titles and References

1. For a full presentation in conformity with generally accepted accounting principles (GAAP), are the following financial statements presented:
   a. Balance sheet?
   b. Statement of revenues and expenses (statement of operations)?
   c. Statement of changes in fund balances (statement of changes in shareholders’ equity)?
   d. Statement of cash flows?
   e. Notes to financial statements?
   f. Supplementary information?

   Note: For Homeowners’ Associations and Condominium Associations not using fund accounting, the term “Fund Balance” should be replaced with “Members’ Equity.”

   [AAG, par. 4.02, fn. 2]

2. Are the financial statements suitably titled?
   [Generally Accepted]

3. Does each statement include a general reference to the notes indicating that they are an integral part of the financial statement presentation?
   [Generally Accepted]

B. Comparative Financial Statements

1. Are comparative statements considered?
   [ARB 43, Ch. 2A, pars. 1 and 2 (AC F43.101 and .102)]

2. Are the notes and other disclosures included in the financial statements of the preceding year(s) presented, repeated or at least referred to, to the extent that they continue to be of significance?
   [ARB 43, Ch. 2A, par. 2 (AC F43.102)]

3. If changes occurred in the manner of or basis for presenting corresponding items for two or more periods, are appropriate explanations of the changes disclosed?
   [ARB 43, Ch. 2A, par. 3 (AC F43.103)]

4. Is the information included for the prior period sufficient to constitute a fair presentation in conformity with GAAP?
   [AAG, par. 4.19]

C. Organization

1. Does disclosure include information about:
   a. The CIRA’s legal form (corporation or association)?
   b. The legal form of the entity for which the CIRA provides services (e.g., condominium, cooperative, etc.)?
   c. Areas it controls and the number of units?
Practice Tip

In place of the number of units, cooperative housing corporations may disclose the number of shares, and time-share associations may disclose the number of weeks.

d. Services and subsidies provided by the developer?
   [AAG, par. 4.22]

2. Is a description of the services the CIRA provides and the principal markets, including the location of those markets disclosed in the financial statements?
   [SOP 94-6, par. 10; FSP SOP 94-6-1, par. 10; AAG, par. 4.23]

3. Is an explanation that the preparation of financial statements in conformity with GAAP requires the use of management’s estimates included in the financial statements?
   [SOP 94-6, par. 11; FSP SOP 94-6-1, par. 10; AAG, par. 4.23]

Balance Sheet

A. General

1. For classified balance sheets, are assets and liabilities segregated into current and noncurrent classifications with totals presented for current assets and current liabilities?
   [ARB 43, Ch. 3A, pars. 2–8 (AC B05.103–.109); SFAS 6, par. 15 (AC B05.118); FASBI 48, par. 3 (AC B05.117, .138, and .139); FTB 79-3 (AC B05.501–.503); AAG, par. 4.10]

2. Are assets not expected to be realized during the current operating cycle classified as noncurrent?
   [ARB 43, Ch. 3A, pars. 5 and 6 (AC B05.106 and .107)]

(If nonfund accounting is used, omit Questions 3, 4, and 5)

3. Does the operating fund present assets, liabilities, and the fund balance specifically associated with the CIRA’s normal maintenance and service activities (e.g., cash, assessments receivable, prepaid expenses and trade payables)?
   [AAG, par. 4.06]

4. Are total amounts of all fund groups presented?
   [AAG, par. 4.01]

5. Does the replacement fund include information about assets, liabilities, and the fund balance specifically associated with the CIRA’s long-term major repair and replacement activities?
   [AAG, par. 4.07]

B. Cash

1. Is restricted cash appropriately segregated from cash available for current operations?
   [ARB 43, Ch. 3A, par. 6 (AC B05.107)]

2. Are restrictions on cash appropriately disclosed?
   [SFAS 5, pars. 18 and 19 (AC C59.120)]

FSP §4300.03
3. Are bank overdrafts reclassified to and presented separately in current liabilities? [Generally Accepted]  

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
</table>

4. Are held checks (those written before but not released until after the balance sheet date) reclassified to accounts payable? [Generally Accepted]  

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
</table>

C. Certain Investments in Debt and Equity Securities

1. If the CIRA presents a classified balance sheet, does it disclose individual held-to-maturity securities, individual available-for-sale securities, and individual trading securities as current or noncurrent assets as appropriate under provisions of ARB 43, Ch. 3A, Working Capital—Current Assets and Current Liabilities?  

| SFAS 115, par. 17, as amended by SFAS 135 (AC 80.116) |
|-----|----|-----|

Practice Tip

Presentation of individual amounts for held-to-maturity securities, available-for-sale securities, and trading securities on the face of the balance sheet is not required as long as the information is provided in the notes to the financial statements.

2. For securities classified as available-for-sale, has the CIRA made the following disclosures by major security type as of each date for which a statement of financial position is presented:
   a. Aggregate fair value?  
   b. Total gains for securities with net gains in accumulated other comprehensive income?  
   c. Total losses for securities with net losses in accumulated other comprehensive income? [SFAS 115, par. 19, as amended by SFAS 133 (AC 80.118)]
   
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
</table>

3. For securities classified as held-to-maturity, has the CIRA made the following disclosures by major-security type as of each date for which a statement of financial position is presented:
   a. Aggregate fair value?  
   b. Gross unrecognized holding gains or losses?  
   c. Net carrying amount?  
   d. Gross gains and losses in accumulated other comprehensive income for any derivatives that hedged the forecasted acquisition of the held-to-maturity securities? [SFAS 115, par. 19, as amended by SFAS 133 (AC 80.118)]
   
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
</table>

4. For investments in debt securities classified as available-for-sale or held-to-maturity:
   a. Is disclosure made about their contractual maturities as of the date of the latest balance sheet presented (maturity information may be combined in appropriate groupings)?  
   b. If securities not due at a single date (such as mortgage-backed securities) are allocated over several maturity groupings, is the basis for allocation disclosed?
   
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
</table>

FSP §4300.03
c. Do disclosures include the fair value and net carrying amount (if different than fair value) of debt securities based on at least the four following maturity groupings:
   (1) Within one year?
   (2) After one year through five years?
   (3) After five years through 10 years?
   (4) After 10 years?
   [SFAS 115, par. 20 (AC I80.119)]

5. For each period for which a statement of revenues and expenses is presented, are the following disclosed:
   a. The proceeds from sales of available-for-sale securities and gross realized gains and losses that have been included in earnings as a result of those sales?
   — — —
   b. The basis on which the cost of a security sold or the amount reclassified out of accumulated other comprehensive income into earnings was determined (i.e., specific identification, average cost, or other method used)?
   — — —
   c. The gross gains and losses included in the excess (deficiency) of revenues over expenses from transfers of securities from the available-for-sale category to the trading category?
   — — —
   d. The amount of the net unrealized holding gain or loss on available-for-sale securities for the period that has been included in accumulated other comprehensive income and the amount of gains and losses reclassified out of accumulated other comprehensive income into earnings for the period?
   — — —
   e. The portion of trading gains and losses for the period that relates to trading securities that is included in the excess (deficiency) of revenues over expenses?
   [SFAS 115, par. 21, as amended by SFAS 133 (AC I80.120)]
   — — —

6. For any sales of or transfers from securities classified as held-to-maturity, are the following disclosed for each period for which a statement of revenues and expenses is presented:
   a. Net carrying amount of the sold or transferred security?
   — — —
   b. The net gain or loss in accumulated other comprehensive income for any derivative that hedged the forecasted acquisition of the held-to-maturity security?
   — — —
   c. Related realized or unrealized gain or loss?
   — — —
   d. The circumstances leading to the decision to sell or transfer the security?
   [SFAS 115, par. 22, as amended by SFAS 133 (AC I80.121)]
   — — —

7. For those CIRAs that enter into options with no intrinsic value at acquisition in order to purchase securities accounted for under SFAS 115, is the accounting policy for premiums paid (time value) to acquire options classified as held-to-maturity or available-for-sale disclosed?
   [EITF 96-11]
   — — —

8. For all investments in an unrealized loss position, including those that fall within the scope of EITF 99-20, Recognition of Interest Income and Impairment on Purchased and Retained Beneficial Interests in Securitized
Financial Assets, for which other-than-temporary impairments have not been recognized, does an investor disclose the following in its annual financial statements:

a. As of each date for which a statement of financial position is presented, quantitative information, aggregated by category of investment—each category of investment that the investor discloses in accordance with SFAS 115 and SFAS 124 (refer to paragraph 4(b) in FSP FAS 115-1 and FAS 124-1) and cost-method investments—in tabular form:
   (1) The aggregate related fair value of investments with unrealized losses?
   (2) The aggregate amount of unrealized losses (that is, the amount by which cost exceeds fair value)?

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Notes: The disclosures in (1) and (2) above should be segregated by those investments that have been in a continuous unrealized loss position for less than 12 months and those that have been in a continuous unrealized loss position for 12 months or longer.

The reference point for determining how long an investment has been in a continuous unrealized loss position is the balance sheet date of the reporting period in which the impairment is identified. For entities that do not prepare interim financial information, the reference point would be the annual balance sheet date of the period during which the impairment was identified. The continuous unrealized loss position ceases upon either (a) the recognition of an other-than-temporary impairment or (b) the investor becoming aware of a recovery of fair value up to (or beyond) the cost of the investment during the period.

b. As of the date of the most recent statement of financial position, additional information (in narrative form) that provides sufficient information to allow financial statement users to understand the quantitative disclosures and the information that the investor considered (both positive and negative) in reaching the conclusion that the impairment(s) are not other than temporary? These disclosures could include:
   (1) The nature of the investment(s)?
   (2) The cause(s) of the impairment(s)?
   (3) The number of investment positions that are in an unrealized loss position?
   (4) The severity and duration of the impairment(s)?
   (5) Other evidence considered by the investor in reaching its conclusion that the investment is not other-than-temporarily impaired, including, for example, industry analyst reports, sector credit ratings, volatility of the security’s fair value, and/or any other information that the investor considers relevant?

   [FSP FAS 115-1 and FAS 124-1, par. 17]

9. Are individually significant unrealized losses generally not aggregated?
   [FSP FAS 115-1 and FAS 124-1, par. 17]

10. For cost-method investments, does an investor disclose the following additional information, if applicable, as of each date for which a
statement of financial position is presented in its annual financial statements:

a. The aggregate carrying amount of all cost method investments?

b. The aggregate carrying amount of cost method investments that the investor did not evaluate for impairment?

c. The fact that the fair value of a cost method investment is not estimated if there are no identified events or changes in circumstances that may have a significant adverse effect on the fair value of the investment, and:

(1) The investor determined, in accordance with paragraphs 14 and 15 of SFAS 107, Disclosures about Fair Value of Financial Instruments, that it is not practicable to estimate the fair value of the investment? or

(2) The investor is exempt from estimating fair value under SFAS 126, Exemption from Certain Required Disclosures about Financial Instruments for Certain Nonpublic Entities? [FSP FAS 115-1 and FAS 124-1, par. 18]

Notes: FSP FAS 115-1 and FAS 124-1 includes a tabular example of the quantitative disclosures (see Appendix A of the FSP) as referred to in Question 8a above.

If SFAS 157, Fair Value Measurements, has been adopted, refer to Item U, Fair Value Measurements, within the section of this Checklist entitled “Other Financial Statement Disclosures” for additional disclosure requirements.

11. Are investments pledged as collateral or otherwise restricted disclosed? [AAG, par. 7.54]

D. Receivables

1. Are accounts and notes receivable from officers, employees, stockholders, directors, developer or converter, and affiliated companies shown separately with appropriate disclosures? [ARB 43, Ch. 1A, par. 5 (AC R36.105)]

2. Are unbilled receivables (e.g., unbilled costs and fees under cost-plus-fixed-fee contracts) shown separately from billed receivables? [ARB 43, Ch. 11A, par. 4]

3. Are allowances for uncollectible receivables shown as deductions from the related receivables? [APB 12, par. 3 (AC V18.102)]

4. Are unearned discounts (other than cash or quantity discounts and the like), finance charges, and interest included in the face amounts of receivables shown as a deduction from the related receivables? [APB 6, par. 14 (AC B05.107A)]

5. If a note is noninterest bearing or has an inappropriate stated interest rate:

   a. Is the discount or premium presented as a deduction from or addition to the face amount of the note?

   b. Does the disclosure include the effective interest rate and face amount of the note?
Financial Statements and Notes Checklist

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<th>Yes</th>
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<tr>
<td>c. Is amortization of discount or premium reported as interest in the income statement?</td>
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<td>d. Are issue costs reported on the balance sheet as deferred charges? [APB 21, par. 16 (AC FASB)]</td>
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6. Are interfund receivables separately disclosed? [AAG, par. 4.08]

Questions 7–9 below apply to organizations that (1) extend credit to customers (constituents) to encourage them to purchase products and services (for example, trade receivables including assessments receivable), (2) make mortgage loans, or (3) make secured or unsecured loans to constituents (for example, tenant loans). This checklist includes only the disclosure requirements for the more common activities within the scope of SOP 01-6. If the organization purchases or sells loans or servicing rights, forecloses on a loan, or engages in other more complex lending activities, the disclosure requirements of SOP 01-6, Accounting by Certain Entities (Including Entities With Trade Receivables) That Lend or Finance the Activities of Others, not included herein also should be considered.

7. Does the accounting policy note include the following:
   a. The basis of accounting for loans, trade receivables, and lease financings? |    |    |     |
   b. The method for recognizing interest income on loan and trade receivables, including the association’s policy for treatment of related fees and costs and the method of amortizing net deferred fees or costs? |    |    |     |
   c. The classification and method of accounting for receivables that can be contractually prepaid or otherwise settled in a way that the association would not recover substantially all of its recorded investment? |    |    |     |
   d. The accounting policies and methodology the association used to estimate its allowance for loan losses, allowance for doubtful accounts, any liability for off-balance sheet credit losses, and any related charges for credit losses, including a description of the factors that influenced management’s judgment? |    |    |     |
   e. The policy for discontinuing accrual of interest on past due interest-bearing receivables, for recording payments on those past-due receivables, and the policy for resuming accrual of interest? |    |    |     |
   f. The policy for charging off uncollectible loans and receivables? |    |    |     |
   g. The policy for determining past due or delinquency status (that is, whether that status is based on most recent payment or on contractual terms)? [SOP 01-6, par. 13a thru c] |    |    |     |

8. Is the recorded investment in past due loans and receivables on which accrual of interest has been discontinued disclosed for each balance-sheet date? [SOP 01-6, par. 13g] |    |    |     |

9. Is the recorded investment in loans and receivables past due ninety days or more and still accruing disclosed for each balance-sheet date? [SOP 01-6, par. 13g] |    |    |     |
10. For loans meeting the scope criteria of paragraph 3 of SOP 03-3:
   a. Do the notes to the financial statements describe how prepayments are considered in the determination of contractual cash flows and cash flows expected to be collected?
   [SOP 03-3, pars. 14 and 15]

   b. If the condition in paragraph 16 of SFAS 115 or paragraph 8(a) of SFAS 5 is met, is information about the loans included in the disclosures required by paragraphs 20(a) and 20(b) of SFAS 114?

11. For loans meeting the scope criteria of paragraph 3 of SOP 03-3, in addition to disclosures required by other generally accepted accounting principles, is the following information disclosed for each period for which a statement of financial position is presented:
   a. Separately for both those loans that are accounted for as debt securities and those loans that are not accounted for as debt securities:
      (1) The outstanding balance and related carrying amount at the beginning and end of the period?
      (2) The amount of accretible yield at the beginning and end of the period, reconciled for additions, accretion, disposals of loans, and reclassifications to or from nonaccretible difference during the period?
      (3) For loans acquired during the period, the contractually required payments receivable, cash flows expected to be collected, and fair value at the acquisition date?
      (4) For those loans within the scope of SOP 03-3 for which the income recognition model in SOP 03-3 is not applied in accordance with paragraph 6, the carrying amount at the acquisition date for loans acquired during the period and the carrying amount of all loans at the end of the period?
   b. Further, for those loans that are not accounted for as debt securities:
      (1) The amount of any expense recognized pursuant to paragraph 8(a) of SOP 03-3 and any reductions of the allowance recognized pursuant to paragraph 8(b)(1) of SOP 03-3 for each period for which an income statement is presented?
      (2) The amount of the allowance for uncollectible accounts at the beginning and end of the period?
      [SOP 03-3, par. 16]

E. Common Property
1. Are the following disclosed:
   a. The accounting policy for recognition and measurement of common property?
   b. The description of common property reported as an asset on the CIRA’s balance sheet?
   c. A description of common property to which the CIRA has title (or other evidence of ownership) that is not reported as an asset on the CIRA’s balance sheet?
   d. The CIRA’s responsibility to preserve and maintain common property?
F. Depreciable Assets

1. For depreciable assets, are the following disclosed:
   a. Depreciation expense for each period?
   b. Balances of major classes of depreciable assets by nature or function, at the reporting date?
   c. Accumulated depreciation, either by major classes of assets or in total, at the reporting date?
   d. The method or methods used in computing depreciation with respect to major classes of depreciable assets?
   [APB 12, par. 5 (AC D40.105); AAG, par. 2.19]

(If nonfund accounting is used, omit Question 2)

2. Is the depreciation expense reported in the fund in which the asset is reported?
   [AAG, par. 4.13]

3. Are capitalized interest costs disclosed?
   [SFAS 34, par. 21 (AC I67.118)]

G. Deferred Income Tax Assets and Liabilities

1. Are deferred tax assets and liabilities classified as current or noncurrent based on the classification of the related asset or liability?
   [SFAS 109, par. 41 (AC 127.140)]

2. Are deferred tax assets not related to an asset or liability, including those related to carryforwards, classified according to the expected reversal date of the temporary difference pursuant to SFAS 37?
   [SFAS 109, par. 41 (AC 127.140)]

3. For each particular tax-paying component of the reporting entity and within each particular tax jurisdiction:
   a. Are all current deferred tax liabilities and assets offset and presented as a single amount?
   b. Are all noncurrent deferred tax liabilities and assets offset and presented as a single amount?
   [SFAS 109, par. 42 (AC 127.141)]

4. Is the valuation allowance for each particular tax jurisdiction allocated between current and noncurrent deferred tax assets for that jurisdiction on a pro rata basis?
   [SFAS 109, par. 41 (AC 127.140)]

5. Are the components of the net deferred tax liability or asset recognized in the balance sheet disclosed as follows:
a. The total of all deferred tax liabilities (measured as described in paragraph 17b of SFAS 109)?

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<th>Yes</th>
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b. The total of all deferred tax assets (measured as described in paragraph 17c and d of SFAS 109)?

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<th>Yes</th>
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c. The total valuation allowance recognized for deferred tax assets (measured as described in paragraph 17e of SFAS 109)?

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<th>Yes</th>
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SFAS 109, par. 43 (AC I27.142) |

6. Is the net change during the year in the valuation allowance disclosed?

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SFAS 109, par. 43 (AC I27.142) |

7. Are the types of temporary differences and carryforwards that give rise to a significant portion of deferred tax liabilities and deferred tax assets (before valuation allowances) disclosed?

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<th>Yes</th>
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SFAS 109, par. 43 (AC I27.142) |

8. If a deferred tax liability is not recognized because of certain exceptions addressed by APB 23, Accounting for Income Taxes—Special Areas (as amended by SFAS 109), is the following information disclosed:

a. A description of the types of temporary differences for which a deferred tax liability has not been recognized and the types of events that would cause those temporary differences to become taxable?

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b. The cumulative amount of each type of temporary difference?

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<th>Yes</th>
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c. The amount of unrecognized deferred tax liability for temporary differences related to investments in foreign subsidiaries and foreign joint ventures that are essentially permanent in duration if determination of that liability is practicable or a statement such determination is not practicable?

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<th>Yes</th>
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d. The amount of the deferred tax liability for other temporary differences that is not recognized in accordance with the provisions of paragraphs 31 and 32 of SFAS 109?

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<th>Yes</th>
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SFAS 109, par. 44 (AC I27.143)|

**Practice Tip**

SFAS 109 requires that deferred taxes be determined separately for each tax-paying component in each tax jurisdiction (for example, federal, state, or local). A component may be an individual entity or a group of entities that is consolidated for tax purposes.

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**Notes:** FASBI 48, Accounting for Uncertainty in Income Taxes—an interpretation of FASB Statement No. 109, prohibits the use of a valuation allowance as a means of recognizing any material positions taken (or expected to be taken) on a tax return that would not meet the “more likely than not” (MLTN) threshold of being sustained upon examination. FASBI 48 is effective for fiscal years beginning after December 15, 2006 with earlier application encouraged if the enterprise has not yet issued financial statements, including interim financial statements, in the period in which the Interpretation is adopted.

See Part D, “Income Taxes,” of the “Statement of Revenues and Expenses” section of this Checklist for further accounting and disclosure considerations pertaining to FASBI 48.
Financial Statements and Notes Checklist

H. Intangible Assets

1. At a minimum, are all intangible assets aggregated and presented as a separate line item in the statement of financial position? (This requirement does not preclude presentation of individual intangible assets or classes of intangible assets as separate line items.) [SFAS 142, par. 42 (AC G40.141)]

2. Are amortization expense and impairment losses for intangible assets presented in income statement line items within continuing operations as deemed appropriate for each entity? [SFAS 142, par. 42 (AC G40.141)]

3. For intangible assets acquired either individually or with a group of assets, is the following information disclosed in the notes to the financial statements in the period of acquisition:
   a. For intangible assets subject to amortization:
      (1) The total amount assigned and the amount assigned to any major intangible asset class?
      (2) The amount of any significant residual value, in total and by major intangible asset class?
      (3) The weighted-average amortization period, in total and by major intangible asset class?
   b. For intangible assets not subject to amortization, the total amount assigned and the amount assigned to any major intangible asset class? [SFAS 142, par. 44 (AC G40.143)]

4. Has the following information been disclosed in the financial statements or the notes to the financial statements for each period for which a statement of financial position is presented:
   a. For intangible assets subject to amortization:
      (1) The gross carrying amount and accumulated amortization, in total and by major intangible asset class?
      (2) The aggregate amortization expense for the period?
      (3) The estimated aggregate amortization expense for each of the five succeeding fiscal years?
   b. For intangible assets not subject to amortization, the total carrying amount and the carrying amount for each major intangible asset class? [SFAS 142, par. 45 (AC G40.144)]

5. For each impairment loss recognized related to an intangible asset, is the following information disclosed in the notes to the financial statements that include the period in which the impairment loss is recognized:
   a. A description of the impaired intangible asset and the facts and circumstances leading to the impairment?
   b. The amount of the impairment loss and the method for determining fair value?
   c. The caption in the income statement or the statement of activities in which the impairment loss is aggregated?
d. If applicable, the segment in which the impaired intangible asset is reported under SFAS 131?

[SFAS 142, par. 46 (AC G40.145)]

Note: If SFAS 157, *Fair Value Measurements*, has been adopted, refer to Item U, *Fair Value Measurements*, within the section of this Checklist entitled “Other Financial Statement Disclosures” for additional disclosure requirements.

I. Current Liabilities

Practice Tip

Section B05 of the FASB *Current Text* contains a detailed discussion of the nature of items that should be included in the current liabilities caption when a classified balance sheet is presented.

1. Are significant categories of current liabilities, such as accounts payable, accrued expenses, deferred revenue, interest payable, and amounts due to officers and employees segregated and presented separately?
   [Generally Accepted]  
   [SFAS 6, par. 15 (AC B05.118)]

2. If a classified balance sheet is presented, is a total for current liabilities shown?
   [SFAS 6, par. 15 (AC B05.118)]

3. Are short-term obligations expected to be refinanced on a long-term basis reclassified to long-term liabilities?
   [SFAS 6, par. 15 (AC B05.118)]

4. Are long-term debt agreements subject to a subjective acceleration clause disclosed unless the likelihood of the acceleration of the due date is remote?
   [FTB 79-3 (AC B05.501-.503)]

5. If the reporting entity has not accrued compensated absences (SFAS 43), including sabbatical leaves described in EITF 06-2, because the amount cannot be reasonably estimated, is that fact disclosed?
   [SFAS 43, par. 6 (AC C44.104); EITF 06-2, par. 5]

6. Are borrowings outstanding under revolving credit agreements that include both a subjective acceleration clause and a requirement to maintain a lock-box arrangement, whereby remittances from the borrower’s customers reduce the debt outstanding, classified as short-term obligations?
   [EITF 95-22]

7. If property and real estate tax accruals are subject to a substantial measure of uncertainty, has the liability been disclosed as an estimate?
   [ARB 43, Ch. 10A, par. 16]

J. Notes Payable and Other Debt

1. Are major categories of debt (notes payable to banks, mortgages payable, and notes to related parties) identified on the balance sheet or in the notes to the financial statements?
   [Generally Accepted]
2. Are interest rates, maturities, conversion features, and other significant terms (for example, subordinated features) of long-term debt disclosed?  
[Generally Accepted]  

3. Are terms and conditions provided in loan agreements and bond indentures, such as assets pledged as collateral, covenants to reduce debt, maintain working capital, and restrict dividends disclosed?  
[SFAS 5, par. 18 (AC C59.120)]

4. Are the following disclosed for each of the five years following the latest balance sheet presented:  
   a. The aggregate amount of payments for unconditional purchase obligations that meet the criteria set forth in SFAS 47 and that have been recognized in the purchaser’s balance sheet?  
   b. The combined aggregate amount of maturities and sinking fund requirements for all long-term borrowings?  
[SFAS 47, par. 10 (AC C32.105)]

5. If a note is noninterest-bearing or has an inappropriate stated interest rate:  
   a. Is the discount or premium presented as a direct deduction from or addition to the face amount of the note?  
   b. Is the effective interest rate disclosed?  
   c. Is the face amount of the note disclosed?  
   d. Is amortization of the discount or premium reported as interest in the income statement?  
   e. Are issue costs reported as deferred charges?  
[APB 21, par. 16 (AC I69.109)]

6. Are current portions of debt obligations presented as current liabilities?  
[ARB 43, Ch. 3A, pars. 7 and 8 (AC B05.108 and .109)]

7. If short-term obligations have been excluded from current liabilities pursuant to SFAS 6, do disclosures include:  
   a. A general description of the financing agreement?  
   b. Terms of any new obligation incurred or expected to be incurred, or equity securities issued, or expected to be issued, as a result of the refinancing?  
[SFAS 6, par. 15 (AC B05.118)]

8. Are long-term obligations that are or will be callable by the creditor, either because the debtor’s violation of the debt agreement at the balance-sheet date makes the obligation callable or because the violation, if not cured within a specified grace period, will make the obligation callable, reclassified to current unless one of the following conditions is met:  
   a. The creditor has waived or subsequently lost the right to demand repayment for more than one year (or operating cycle, if longer) from the balance-sheet date?  
   b. The obligation contains a grace period within which the debtor may cure the violation, and it is probable that the violation will be
9. If an obligation under Question 8 above is included in long-term liabilities (or in the case of an unclassified balance sheet is included as a long-term liability in the disclosure of debt maturities), are the circumstances disclosed?
[SFAS 78, par. 5 (AC B05.118); EITF 86-30]

10. If the reporting entity has borrowed funds in the form of participating mortgage loans, are the following disclosed in the financial statements:
   a. The aggregate amount of participating mortgage obligations at the balance sheet date, with separate disclosure of the aggregate participation liabilities and related debt discounts?

   b. Terms of the participations by the lender in either the appreciation in the market value of the mortgaged real estate project or the results of operations of the mortgaged real estate project, or both?
   [SOP 97-1]

11. For insurance-related assessments:
   a. If amounts relating to insurance-related assessments have been discounted pursuant to the provisions of SOP 97-3, Accounting by Insurance and Other Enterprises for Insurance-Related Assessments, has the CIRA disclosed in the financial statements the undiscounted amounts of the liability and any related asset for premium tax offsets or policy surcharges as well as the discount rate used?
   [SOP 97-3, par. 27]

   b. If amounts have not been discounted, has the CIRA disclosed in the financial statements the amounts of the liability, any related asset for premium tax offsets or policy surcharges, the periods over which the assessments are expected to be paid, and the period over which the recorded premium tax offsets or policy surcharges are expected to be realized?

Note: If fund accounting is used, omit Section K—Shareholders' Equity.

K. Shareholders' Equity—Cooperatives

The following disclosures relate to an incorporated CIRA:

1. For each class of stock, do disclosures include the number of shares authorized, issued, and outstanding, and par or stated value per share?
   [Generally Accepted]

2. Are classes of capital stock presented in order of priority in liquidation?
   [Generally Accepted]

3. Do the financial statements include a description, in summary form, sufficient to explain the pertinent rights and privileges of the various securities outstanding (e.g., dividend and liquidation preferences, participation rights, call prices and dates, conversion or exercise prices
or rates and pertinent dates, sinking fund requirements, unusual voting rights, and significant terms of contracts to issue additional shares?

[SFAS 129, par. 4 (AC C24.102)]

4. Do disclosures include the number of shares issued upon conversion, exercise, or satisfaction of required conditions during at least the most recent annual fiscal period and any subsequent interim period presented?

[SFAS 129, par. 5 (AC C24.103)]

5. For preferred stock that has a preference in involuntary liquidation considerably in excess of par or stated value of the shares, is the liquidation preference disclosed in the equity section of the balance sheet in the aggregate, either parenthetically or "in short," rather than on a per share basis or in the notes to the financial statements?

[SFAS 129, par. 6 (AC C24.104)]

6. Are the following disclosed on the face of the balance sheet or in the notes:
   a. The aggregate or per-share amounts at which preferred stock may be called or is subject to redemption through sinking-fund operations or otherwise?

   [SFAS 129, par. 7 (AC C24.105)]

7. For redeemable stock, do disclosures include the amount of redemption requirements, separately by issue or combined, of all issues of capital stock that are redeemable at fixed or determinable prices on fixed or redeemable dates in each of the five years following the date of the latest balance sheet?

[SFAS 129, par. 8 (AC C24.106)]

8. Are appropriations of retained earnings for loss contingencies clearly identified and included in shareholders' equity?

[SFAS 5, par. 15 (AC R70.103)]

9. Are restrictions on payment of dividends disclosed?

[SFAS 5, pars. 18 and 19 (AC C59.120)]

10. Are the carrying basis, cost, and number of shares of any treasury stock held by the CIRA disclosed?

[Generally Accepted]

11. If treasury stock is purchased for purposes other than retirement, or if ultimate disposition has not yet been decided, is its cost:
   a. Shown separately as a deduction from the total of capital stock, additional paid-in capital, and retained earnings? or
   b. Accorded the accounting treatment appropriate for retired stock?

[APB 6, par. 12b (AC C23.103)]

12. If state laws relating to acquisition of stock restrict the availability of retained earnings for payment of dividends or other significant effects, is appropriate disclosure made?

[APB 6, par. 13 (C23.104)]
13. After completion of a quasi-reorganization, is a new retained earnings account established and dated with the date being disclosed in subsequent financial statements until it is no longer deemed significant? [ARB 43, Ch. 7A, par. 10 (AC Q15.111); ARB 46, par. 2 (AC Q15.111)]

14. For treasury shares purchased at a stated price significantly in excess of current market price, is the allocation of amounts paid and the accounting treatment for such amounts disclosed? [FTB 85-6, pars. 1–3 (AC C23.501–.503)]

15. Do disclosures for contingently convertible securities include:
   a. The significant terms of the conversion features to enable users of the financial statements to understand the circumstances of the contingency and the potential impact of conversion, including:
      (1) Events or changes in circumstances that would cause the contingency to be met and any significant features necessary to understand the conversion rights and the timing of those rights (for example, the periods in which (1) the contingency might be met and (2) the securities may be converted if the contingency is met)?
      (2) The conversion price and the number of shares into which the security is potentially convertible?
      (3) Events or changes in circumstances, if any, that could adjust or change the contingency, conversion price, or number of shares, including significant terms of those changes?
      (4) The manner of settlement upon conversion and any alternative settlement methods (for example, cash, shares, or a combination)?
   b. Whether the shares that would be issued if the contingently convertible securities were converted are included in the calculation of diluted EPS, and the reasons why or why not? [FSP 129-1, pars. 3 and 4]

Note: If nonfund accounting is used, omit Section L—Fund Balance.

I. Fund Balance
   1. Is the difference between the assets and liabilities of each fund group presented as the fund balance of the respective fund group? [AAG, par. 4.11]
   2. Are fund balance restrictions disclosed? [Generally Accepted]
   3. Have permanent transfers between funds been shown as interfund transfers in the statement of changes in fund balances? [AAG, par. 4.17]

Statement of Revenues and Expenses
A. Statement of Operations
   1. Are all CIRA activities, except for replacement fund activities, presented in the operating fund (unless the CIRA has other funds such as deferred maintenance fund or capital improvement fund, etc.)? [AAG, par. 4.13]
2. If there are periodic assessments for funding future major repairs and replacements, are they reported in the replacement fund in the periods in which they are assessed, regardless of whether they are collected or expended?  
[AAG, pars. 3.08 and 4.13]  

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3. Are revenues shown separately for:  
   a. Regular assessments from members?  
   b. Special assessments from members?  
   c. Assessments and subsidies charged to the developer?  
   d. Developer contributions?  
   e. Lawsuit settlements?  
   f. Interest income?  
   g. Laundry and vending machine income?  
   h. Special-use charges from members and nonmembers?  
[AAG, pars. 4.14 and 9.13]  

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<th>Yes</th>
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**Note:** If nonfund reporting is used, omit Question 4.

4. Is interest earned presented as revenue of the appropriate fund unless the CIRA has a specific policy to treat it otherwise?  
[AAG, par. 4.14]  

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5. For investments in common stock accounted for by the equity method, is the CIRA’s share of earnings shown as a single amount except for investee extraordinary items and prior-period adjustments that are material to the CIRA?  
[APB 18, par. 19c and d (AC I82.109c and d)]  

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6. Is the amount of interest cost incurred and any portion of interest cost that was capitalized during the period(s) presented disclosed?  
[SFAS 34, par. 21 (AC I67.118)]  

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<th>Yes</th>
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7. Are the following disclosed:  
   a. Income tax filing status?  
   b. Liability for income taxes?  
   c. Credits from taxing authorities that will be phased out in future reporting periods?  
[AAG, par. 4.22]  

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<th>Yes</th>
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8. If, as part of a business combination, a material liability is recognized by the combined association for costs incurred to (1) exit an activity, (2) involuntarily terminate employees of an acquired company, or (3) relocate employees of an acquired company, are disclosures made in accordance with EITF 95-3, Recognition of Liabilities In Connection with a Purchase Business Combination, in addition to the disclosures required by paragraphs 51 and 58 in SFAS 141, Business Combinations?  
[EITF 95-3]  

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9. Are material events or transactions that are either unusual in nature or of infrequent occurrence, but not both (and therefore not meeting criteria for extraordinary items):  

---

FSP §4300.03
a. Reported as a separate component of income from continuing operations?  
[SFAS 130, par. 14 (AC C49.108)]

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<th>Yes</th>
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b. Accompanied by disclosure of the nature and financial effects of each event?  
[APB 30, par. 26 (AC I22.101)]

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10. Are the important components of income, such as sales or other sources of revenue, cost of sales, selling and administrative expenses, interest expense and income taxes, separately disclosed on the face of the income statement?  
[Generally Accepted]

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<tr>
<th>Yes</th>
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11. For interim and annual reporting periods beginning after December 15, 2006, has the CIRA disclosed the amounts of taxes collected and remitted to governmental authorities within the scope of EITF 06-3 and reported on a gross basis in the income statement, for each period for which an income statement is presented, if those amounts are significant?  
[EITF 06-3]

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**Note:** If the CIRA has experienced losses from natural disasters, such as from a hurricane or earthquake, for example, see AICPA Practice Aid TPA Section 5400.05, “Accounting and Disclosures Guidance for Losses from Natural Disasters—Nongovernmental Entities,” for some of the relevant accounting literature to consider.

**B. Comprehensive Income**

**Practice Tip**

A listing of items of other comprehensive income under current accounting standards can be found in section C49.106 of the FASB Current Text.

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1. Are all components of comprehensive income reported in the financial statements in the period in which they are recognized?  
[SFAS 130, par. 14 (AC C49.108)]

<table>
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<th>Yes</th>
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2. Is a total amount for comprehensive income displayed in the financial statement where the components of other comprehensive income are reported?  
[SFAS 130, par. 14 (AC C49.108)]

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<th>Yes</th>
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3. Is an amount for net income displayed and included as a component of comprehensive income?  
[SFAS 130, pars. 15 and 22 (AC C49.109 and .116)]

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<th>Yes</th>
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**Note:** If SFAS 158 is not effective, answer Question 4. If it is effective, go to Question 5 below. Refer to the Checklists and Illustrative Financial Statements for Corporations (AICPA Publication 008937) for additional presentation and disclosure guidance on defined benefit pension and postretirement plans.

4. Are items included in other comprehensive income classified separately into foreign currency items, minimum pension liability adjustments, and unrealized gains and losses on certain investments in debt and equity securities?  
[SFAS 130, par. 17 (AC C49.111)]

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<tr>
<th>Yes</th>
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</table>
5. Are items included in other comprehensive income classified separately into foreign currency items, gains or losses associated with pension or other postretirement benefits, prior service costs or credits associated with pension or other postretirement benefits, transition assets or obligations associated with pension or other postretirement benefits, and unrealized gains and losses on certain investments in debt and equity securities? [SFAS 130, par. 17, as amended by SFAS 158 (AC C49.111)]

6. Are reclassification adjustments made to avoid double counting in comprehensive income of items that are displayed as part of net income for a period that also had been displayed as part of other comprehensive income in that period or other periods presented on the face of the financial statement in which comprehensive income is reported or disclosed in the notes? [SFAS 130, par. 20 (AC C49.114)]

7. Are comprehensive income and its components displayed in a financial statement that is displayed with the same prominence as the other financial statements? (Note: SFAS 130 encourages but does not require that the components of other comprehensive income and total comprehensive income be displayed below the total for net income in a statement that reports results of operations or in a separate statement of comprehensive income that begins with net income.) [SFAS 130, pars. 22 and 23 (AC C49.116 and .117)]

8. Are the components of other comprehensive income displayed either net of related tax effects, or before related tax effects with one amount shown for the aggregate tax effect related to the total of other comprehensive income items? [SFAS 130, par. 24 (AC C49.118)]

9. Is the amount of income tax expense or benefit allocated to each component of other comprehensive income (including reclassification adjustments) displayed on the face of the statement in which those components are displayed or disclosed in the notes to the financial statements? [SFAS 130, par. 25 (AC C49.119)]

10. Is the total of other comprehensive income for a period transferred to a component of equity that is displayed separately from retained earnings and additional paid-in-capital in the balance sheet with a descriptive title such as accumulated other comprehensive income? [SFAS 130, par. 26 (AC C49.120)]

11. Are accumulated balances for each classification within accumulated other comprehensive income disclosed on the face of the balance sheet, in the statement of changes in shareholders' equity, or in the notes? [SFAS 130, par. 26 (AC C49.120)]

12. Has the enterprise reported a total for comprehensive income in condensed financial statements of interim periods? [SFAS 130, par. 27 (AC C49.121)]

13. Has the CIRA displayed as a separate classification within other comprehensive income the net gain or loss on derivative instruments designated and qualifying as cash flow hedging instruments that are
reported in comprehensive income pursuant to paragraphs 30 and 41 of SFAS 133? [SFAS 133, par. 46 (AC D50.143)]

14. As part of the disclosures of accumulated other comprehensive income, pursuant to paragraph 26 of SFAS 130, Reporting Comprehensive Income, has the CIRA separately disclosed the beginning and ending accumulated derivative gain or loss, the related net change associated with current period hedging transactions, and the net amount of any reclassification into earnings? [SFAS 133, par. 47 (AC D50.144)]

Note: Does the amount for fund balance on the balance sheet agree with the amount for fund balance on the statement of revenues and expenses?

C. Extraordinary Items

1. Are extraordinary items segregated and shown (including applicable income taxes) following income before extraordinary items and before excess of revenues over expenses? [APB 30, par. 11 (AC I17.102)]

2. Is the caption extraordinary items used to identify separately the effects of events and transactions, other than disposals of business segments, that meet the criteria for classification as extraordinary as discussed in APB 30 (AC I17.106–111)? [APB 30, par. 11 (AC I17.102)]

3. Are descriptive captions and amounts presented for individual extraordinary events or transactions, preferably on the face of the statement of revenues and expenses? [APB 30, par. 11 (AC I17.102)]

4. Are the nature of each extraordinary event or transaction and the principle items entering into the determination of extraordinary gains or losses described? [APB 30, par. 11 (AC I17.102)]

5. Are income taxes applicable to any extraordinary items disclosed on the face of the statement of revenues and expenses (preferable) or disclosed in the notes to the financial statements? [APB 30, par. 11 (AC I17.102)]

6. Are material events or transactions that are either unusual in nature or of infrequent occurrence, but not both (and therefore not meeting the criteria for extraordinary items):
   a. Reported as a separate component of income from continuing operations?
   b. Accompanied by disclosure of the nature and financial effects of each event? [APB 30, par. 26 (AC I22.101)]

7. If any extraordinary items that were reported in prior periods are adjusted during the current period, are the adjustments separately disclosed as to year of origin, nature, and amount and classified separately on the current period as an extraordinary item? [SFAS 16, par. 16(c) (AC I17.119)]
### D. Income Taxes

1. Has the CIRA disclosed its income tax filing status and its liability for income taxes?
   [AAG, par. 4.22]

2. Are the following significant components of income tax expense attributable to continuing operations for each year presented disclosed:
   
   - **a.** Current tax expense or benefit?
   
   - **b.** Deferred tax expense or benefit (exclusive of the effects of other components listed below)?
   
   - **c.** Investment tax credits?
   
   - **d.** Government grants (to the extent recognized as a reduction of income tax expense)?
   
   - **e.** The benefits of operating loss carry forwards?
   
   - **f.** Tax expense that results from allocating certain benefits, either directly to contributed capital or to reduce goodwill or other noncurrent intangible assets of an acquired entity?
   
   - **g.** Adjustments of a deferred tax liability or asset for enacted changes in tax laws or rates or a change in the tax status of the reporting entity?
   
   - **h.** Adjustments of the beginning-of-the-year balance of a valuation allowance because of a change in circumstances that causes a change in judgment about the realizability of the related deferred tax asset in future years?
     [SFAS 109, par. 45a–h (AC I27.144a–h)]

3. Are the amount of income tax expense or benefit allocated to continuing operations and the amounts separately allocated to discontinued operations, extraordinary items, items charged directly to shareholders' equity, and prior period adjustments disclosed for each year for which those items are presented?
   [SFAS 109, par. 46 (AC I27.145)]

4. Is there disclosure of the nature of significant items required to reconcile the reported amount of income tax expense attributable to continuing operations for the year to the amount of income tax expense that would result from applying domestic federal statutory tax rates to pretax income from continuing operations?
   [SFAS 109, par. 47 (AC I27.146)]

5. Are the amounts and expiration dates of operating loss and tax credit carryforwards for tax purposes disclosed?
   [SFAS 109, par. 48 (AC I27.147)]

6. Is the amount of any portion of the valuation allowance for deferred tax assets for which subsequently recognized tax benefits will be allocated (1) to reduce goodwill or other noncurrent intangible assets of an acquired entity or (2) directly to contributed capital disclosed?
   [SFAS 109, par. 48 (AC I27.147)]

7. If the reporting entity is a member of a group that files a consolidated tax return, are the following items disclosed in its separately issued financial statements:
Common Interest Realty Associations

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<thead>
<tr>
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<th>Yes</th>
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<tbody>
<tr>
<td>a. The aggregate amount of current and deferred tax expense for each income statement presented and the amount of any tax-related balances due to or from affiliates as of the date of each balance sheet presented?</td>
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<tr>
<td>b. The principal provisions of the method by which the consolidated amount of current and deferred tax expense is allocated to members of the group and the nature and effect of any changes in that method (and in determining related balances to or from affiliates) during the years for which the disclosures in a above are presented?</td>
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<tr>
<td>[SFAS 109, par. 49(a) and (b) (AC I27.148a and b)]</td>
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<td>8. If the reporting entity is an S corporation, partnership, or proprietorship, is the reason that no income tax expense is recorded disclosed? [Generally Accepted]</td>
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**Note:** If FASB Interpretation No. 48, *Accounting For Uncertain Tax Positions*, has been adopted, answer Questions 9–13.

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<th>Yes</th>
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<tr>
<td>9. Does the CIRA disclose its policy on classification of interest and penalties in accordance with paragraph 19 of FASB Interpretation No. 48 in the footnotes to the financial statements? [FASBI 48, par. 20]</td>
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<td>10. Does the CIRA disclose the following at the end of each annual reporting period presented:</td>
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<tr>
<td>a. A tabular reconciliation of the total amounts of unrecognized tax benefits at the beginning and end of the period, which shall include at a minimum:</td>
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<tr>
<td>(1) The gross amounts of the increases and decreases in unrecognized tax benefits as a result of tax positions taken during a prior period?</td>
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<tr>
<td>(2) The gross amounts of increases and decreases in unrecognized tax benefits as a result of tax positions taken during the current period?</td>
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<td>(3) The amounts of decreases in the unrecognized tax benefits relating to settlements with taxing authorities?</td>
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<tr>
<td>(4) Reductions to unrecognized tax benefits as a result of a lapse of the applicable statute of limitations?</td>
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<td>b. The total amount of unrecognized tax benefits that, if recognized, would affect the effective tax rate?</td>
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<tr>
<td>c. The total amounts of interest and penalties recognized in the statement of operations and the total amounts of interest and penalties recognized in the statement of financial position?</td>
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<tr>
<td>d. For positions for which it is reasonably possible that the total amounts of unrecognized tax benefits will significantly increase or decrease within 12 months of the reporting date:</td>
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<tr>
<td>(1) The nature of the uncertainty?</td>
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<tr>
<td>(2) The nature of the event that could occur in the next 12 months that would cause the change?</td>
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<tr>
<td>(3) An estimate of the range of the reasonably possible change or a statement that an estimate of the range cannot be made?</td>
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Statement of Changes in Fund Balance (Shareholders' Equity)

Note: For Homeowners' Associations and Condominium Associations not using fund accounting, the term “Fund Balance” should be replaced with “Members Equity.”

1. Is the statement of changes in fund balances (shareholders' equity) presented?
   [AAG, par. 4.17]

2. Is beginning and ending fund balance (shareholders' equity) reconciled with results of operations for each period presented?
   [AAG, par. 4.17]

   (If nonfund accounting is used, omit Question 3)

3. Are permanent transfers presented as interfund transfers?
   [AAG, par. 4.17]

   (If fund accounting is used, omit Questions 4 and 5)
4. Are changes in the separate component accounts of shareholders’ equity disclosed?
   [APB 12, par. 10 (AC C08.102)]

5. Are changes in the number of shares of equity securities disclosed?
   [APB 12, par. 10 (AC C08.102)]

6. Are changes in fund balance (shareholders’ equity) disclosed?
   [APB 12, par. 10 (AC C08.102)]

7. If prior-period adjustments have been recorded during the current year, are their resulting effects (both gross and net of applicable income taxes and including the amounts of income tax applicable to the prior period adjustments) appropriately disclosed:
   a. For single-period statements, does the disclosure indicate the effects of such restatement on fund balance (balance of retained earnings) at the beginning of the period and on the net income of the immediately preceding period?
   b. If financial statements of more than one period are presented, does disclosure include the effects for each of the periods presented in the statements?

Practice Tip

Disclosure of restatements in annual reports issued subsequent to the first such post-revision disclosure would ordinarily not be required.

8. If interim financial reports contain an adjustment related to prior interim periods of the current fiscal year, do disclosures include:
   a. The effect on income from continuing operations, net income, and related per share amounts for each prior interim period of the current fiscal year?
   b. Income from continuing operations, net income, and related per share amounts for each prior interim period restated?

Statement of Cash Flows

A. Format

1. Is a statement of cash flows presented for each period that a balance sheet and a statement of revenues and expenses is presented?
   [SFAS 95, par. 3 (AC C25.101); AAG, pars. 4.18 and 9.15]

2. Is the policy for defining cash equivalents disclosed?
   [SFAS 95, par. 10 (AC C25.108)]

3. Does the statement of cash flows report net cash provided or used by the operating, investing, and financing activities and the effect of those flows on cash and cash equivalents during the period in a manner that reconciles beginning and ending cash and cash equivalents?
   [SFAS 95, par. 26 (AC C25.124)]

FSP §4300.03
4. If the direct method is used to report cash flows from operating activities, are major classes of gross cash receipts and gross cash payments and their arithmetic sum (the net cash flow from operating activities) presented in the statement?
   [SFAS 95, par. 27 (AC C25.125)]
   
5. If the direct method is used, is a reconciliation of the excess of revenues and expenses to net cash flow from operating activities provided in a separate schedule?
   [SFAS 95, par. 30 (AC C25.128)]

**Note:** The sample cash flow statements in Exhibits A-3 and A-16 are presented in the direct method format.

6. If the indirect method of reporting cash flows from operating activities is used:

   a. Is the same amount for net cash flow from operating activities reported indirectly by adjusting the excess of revenues and expenses (income) to reconcile it to net cash flow from operating activities?
      [SFAS 95, par. 28 (AC C25.126)]

   b. Is the reconciliation of the excess of revenues and expenses (income) to net cash flow from operating activities reported, either within the statement of cash flows or provided in a separate schedule, with the statement of cash flows reporting only the net cash flow from operating activities?
      [SFAS 95, par. 30 (AC C25.128)]

**B. Content**

1. Are cash receipts and cash payments from investing activities shown separately on the statement of cash flows?
   [SFAS 95, par. 31 (AC C25.129)]

2. Are cash receipts and cash payments for the following transactions classified as cash flows from investing activities:

   a. Receipts from sales of property?
   b. Additions to building, furniture, and equipment?
   c. Loans to members?
      [SFAS 95, pars. 16 and 17 (AC C25.114 and .115)]

3. Are cash receipts and cash payments from financing activities shown separately on the statement of cash flows?
   [SFAS 95, par. 31 (AC C25.129)]

4. Are cash receipts and cash payments for the following transactions classified as cash flows from financing activities:

   a. Proceeds from issuing debt?
   b. Repayments of amounts borrowed?
   c. Debt issue costs?
d. Proceeds received from derivative instruments and distributions to counterparties of derivative instruments that include financing elements at inception?
   [SFAS 95, pars. 19 and 20, as amended by SFAS 149 (AC C25.117 and .118); EITF 95-13]

   Yes  No  N/A

5. Are cash receipts and cash payments classified as cash flows from operating activities for:
   a. Member assessments collected?
   b. Expenditures for major repairs and replacements?
   c. Real estate taxes?
   d. Interest income?
   e. Interest expense?
   f. Forfeited security deposits?
   g. Payments to governments for taxes, duties, fines, and other fees or penalties?
   h. Payments to settle lawsuits?
   i. Contributions to charities?

   [SFAS 95, pars. 22 and 23 (AC C25.120 and .121)]

   Note: Does the amount identified as excess of revenue over expenses on the statement of cash flows agree with the amount for the excess of revenue over expenses on the statement of revenues and expenses?

6. If the indirect method of reporting net cash flow from operating activities is used, are amounts of interest paid (net of amounts capitalized) and income taxes paid during the period provided in related disclosures?
   [SFAS 95, par. 29 (AC C25.127)]

   Yes  No  N/A

7. Are investing and financing activities that affect recognized assets or liabilities, but that do not result in cash receipts or cash payments in the period, disclosed?
   [SFAS 95, par. 32 (AC C25.134)]

   Yes  No  N/A

8. If an other-than-insignificant financing element is present at inception, other than a financing element inherently included in an at-the-market derivative instrument with no prepayments (that is, the forward points in an at-the-money forward contract), does the borrower report all cash inflows and outflows associated with that derivative instrument in a manner consistent with financing activities as described in paragraphs 18–20 of SFAS 95?
   [SFAS 149, par. 18 (AC D50.142A)]

   Yes  No  N/A

9. Is cash payment made to settle an asset retirement obligation classified in the statement of cash flows as an operating activity?
   [EITF 02-6]

   Yes  No  N/A

10. Except for certain items whose turnover is quick, amounts are large, and maturities are short, are cash receipts and cash payments from investing and financing activities shown separately on the statement of cash flows?
    [SFAS 95, pars. 12, 13, and 31 (AC C25.110, .111, and .129)]

   Yes  No  N/A
Summary of Significant Accounting Policies

Practice Tip
As you evaluate the completeness of the significant accounting policies, consider whether additions or revisions are required in response to recently issued accounting pronouncements. Also consider whether disclosure of accounting policies covered in other sections of this checklist are included. If the accounting policy disclosures called for in other sections are not included in the notes elsewhere in the financial statements, they should be included in the summary of accounting policies.

A. Accounting Policies

1. Is a description of all significant accounting policies of the reporting entity presented as either a separate summary preceding the notes to the financial statements or as the initial note? [APB 22, par. 15 (AC A10.108)]

2. Do the summary or notes identify and describe all significant accounting principles followed by the reporting entity and the methods of applying those principles that materially affect the determination of financial position, cash flows, and results of operations? [APB 22, par. 12 (AC A10.105)]

3. Do those principles and methods identified in Question 2 include all instances in which there:
   a. Is a selection from existing acceptable alternatives? 
   b. Are principles and methods peculiar to the industry in which the reporting entity operates, even if such principles and methods are predominantly followed in that industry? 
   c. Are unusual or innovative applications of GAAP? [APB 22, par. 12 (AC A10.105)]

4. Is an explanation that the preparation of financial statements in conformity with GAAP requires the use of management’s estimates included? [SOP 94-6, par. 11; FSP SOP 94-6-1, par. 10]

B. Certain Significant Estimates

1. If known information available before the financial statements are issued indicates that: (a) it is at least reasonably possible that the effect on the financial statements of a condition, situation, or set of circumstances that existed at the date of the financial statements will change in the near term due to one or more future confirming events, and (b) the effect of the change would be material to the financial statements:
Other Financial Statement Disclosures

A. Future Major Repairs and Replacements

1. Do the CIRA’s financial statements include the following disclosures about future major repairs and replacements:
   
a. Requirements in statutes or association documents to accumulate funds for major repairs and replacements?  
   b. The CIRA’s compliance, or lack of, with the requirements?  
c. A description of the CIRA’s funding policy, if any, and compliance with that policy?  
d. A statement that funds, if any, are being accumulated based on estimated future (or current) costs, that actual expenditures may vary from these estimates, and that the variations may be material?  
e. Amounts assessed for major repairs and replacements in the current period?  
f. A statement indicating whether a study is conducted to estimate the remaining useful lives of common property components and the costs of future major repairs and replacements?  
g. If the CIRA funds major repairs and replacements by special assessments or borrowings when needs occur, is this disclosed?  

[SOP 94-6, pars. 13 and 14; FSP SOP 94-6-01, pars. 10 and 11]

Note: See sample financial statements in section 4600, Exhibit A-5, note 4, Future Major Repairs and Replacements, and Exhibit A-17, note 6, Future Major Repairs and Replacements, for example disclosures.

Practice Tips

Assessments made for future major repairs and replacements should be displayed separately from other items.

CIRAs that employ fund reporting should display assessments relative to repairs and replacements in the replacement fund separately from transactions in the operating fund.

Transfers between funds that are not part of current-period operating revenues should be presented only in a statement of changes in fund balances or in a statement of changes in members’ equity, if a nonfund reporting approach is used.

[AAG, par. 3.08]

B. Required Supplemental Information

1. Is the following unaudited supplementary information disclosed:
   
a. For estimates of current or future costs of future major repairs and replacements of existing components:

FSP §4300.03
C. Accounting Changes

Note: APB 20, Accounting Changes, has been superseded by SFAS 154, Accounting Changes and Error Corrections. If SFAS 154 has been adopted, the questions below that are based on APB 20 do not apply and readers should refer to section C1.

1. For changes in accounting principle, does disclosure in the period of the change include:
   a. Nature of the change?
   b. Justification for the change, including an explanation of why the newly adopted principle is preferable?
      [APB 20, par. 17 (AC A06.113)]

2. For all changes in accounting principle, except those relating to a change in entity and those recognized in paragraphs 27–30 of APB 20:
   a. Are prior-period financial statements, included for comparative purposes, presented as previously reported?
   b. Is the effect of adopting the new accounting principle on the excess of revenues over expenses (income) before extraordinary items and on the net excess of revenues over expenses (net income) disclosed in the period of the change?
   c. Does the amount include related income tax effects?
   d. Is the excess of revenues over expenses (income) before extraordinary items and the net excess of revenues over expenses (net income) computed on a pro forma basis shown on the face of the statement of revenues and expenses for all periods presented as if the newly adopted accounting principle had been applied during all periods affected?
      [APB 20, pars. 19–21, and 25 (AC A06.115, .117, and .121)]

3. Is the reason for not reporting the cumulative effect of the change and not disclosing the pro forma amounts for prior years disclosed if it is impossible to determine such effects?
   [APB 20, pars. 25 and 26 (AC A06.122–.122)]

4. For changes in accounting principle that are required to be accounted for by restating prior period financial statements, are prior-period financial statements that are presented restated?
   [APB 20, par. 27 (AC A06.123)]
5. For changes in accounting principle that are required to be accounted for by applying retroactively the new method in restatements of prior periods, is the effect of the change on income before extraordinary items and excess of revenues over expenses disclosed? [APB 20, par. 28 (AC A06.124)]
   - Yes
   - No
   - N/A

6. For accounting changes that are changes in estimates that affect several future periods that are not ordinary course of business accounting (e.g., uncollectible accounts), is the effect on income before extraordinary items and excess of revenues over expenses of the current period disclosed? [APB 20, par. 33 (AC A06.132)]
   - Yes
   - No
   - N/A

7. For accounting changes that are, in effect, a change in entity, are the following disclosed for all periods presented:
   a. The nature of the change?
   - Yes
   - No
   - N/A
   b. The reason for the change?
   - Yes
   - No
   - N/A
   c. The effect of the change on income before extraordinary items and excess of revenues over expenses? [APB 20, pars. 34 and 35 (AC A35.112 and .113)]
   - Yes
   - No
   - N/A

8. For accounting changes that are corrections of errors in previously issued financial statements, are the following disclosed in the period in which the error was discovered and corrected:
   a. The nature of the error?
   - Yes
   - No
   - N/A
   b. The effect of its correction on income before extraordinary items and excess of revenues over expenses? [APB 20, par. 37 (AC A35.105)]
   - Yes
   - No
   - N/A

Practice Tip

Only accounting changes that are material need to be disclosed in the financial statements. However, an accounting change that does not have a material effect in the period of the change but is reasonably certain to have a material effect in later periods should be disclosed whenever the financial statements of the period of change are presented.

9. For summaries of financial information in reports that include an accounting period in which a change in accounting principle was made, is the amount of the cumulative effect of the change that was included in net income of the period of the change shown separately along with the net income of that period in the financial statements (not in a note or parenthetically)? [APB 20, par. 39 (AC A06.134)]
   - Yes
   - No
   - N/A

C1. Accounting Changes and Error Corrections

Notes: If SFAS 154, Accounting Changes and Error Corrections, has been adopted, the following section should be completed.

SFAS 154, Accounting Changes and Error Corrections, is effective for accounting changes and corrections of errors made in fiscal years beginning after December 15, 2005. Early adoption is permitted for accounting changes and corrections of errors made in fiscal years beginning after June 1, 2005. SFAS 154 does not change the transition provisions of any existing accounting pronouncements, including those that are in a transition phase as of the effective date of the Statement.
Change in Accounting Principle

1. Is the following disclosed in the fiscal period in which a change in accounting principle is made:
   a. The nature of and reason for the change in accounting principle, including an explanation of why the newly adopted accounting principle is preferable?
   b. The method of applying the change, and:
      (1) A description of the prior-period information that has been retrospectively adjusted, if any?
      (2) The effect of the change on income from continuing operations, net income (or other appropriate captions of changes in the applicable net assets or performance indicator), any other affected financial statement line item, and any affected per-share amounts for the current period and any prior periods retrospectively adjusted? Presentation of the effect on financial statement subtotals and totals other than income from continuing operations and net income (or other appropriate captions of changes in the applicable net assets or performance indicator) is not required?
      (3) The cumulative effect of the change on retained earnings or other components of equity or net assets in the statement of financial position as of the beginning of the earliest period presented?
      (4) If retrospective application to all prior periods (paragraph 7 of SFAS 154) is impracticable, disclosure of the reasons therefore, and a description of the alternative method used to report the change (paragraphs 8 and 9 of SFAS 154)?
   c. If indirect effects of a change in accounting principle are recognized:
      (1) A description of the indirect effects of a change in accounting principle, including the amounts that have been recognized in the current period, and the related per-share amounts, if applicable?
      (2) Unless impracticable, the amount of the total recognized indirect effects of the accounting change and the related per-share amounts, if applicable, that are attributable to each prior period presented?

Note: Financial statements of subsequent periods need not repeat the disclosures required by this paragraph.

2. If a change in accounting principle has no material effect in the period of change but is reasonably certain to have a material effect in later periods, are the disclosures required by Question 1a above provided whenever the financial statements of the period of change are presented?

3. In the fiscal year in which a new accounting principle is adopted, does financial information reported for interim periods after the date of

FSP §4300.03
adoption include disclosure of the effect of the change on income from continuing operations, net income (or other appropriate captions of changes in the applicable net assets or performance indicator), and related per-share amounts, if applicable, for those post-change interim periods?

[SFAS 154, par. 18 (AC A07.118)]

4. If a public company that regularly reports interim information makes an accounting change during the fourth quarter of its fiscal year and does not report the data specified by paragraph 30 of APB 28, in a separate fourth-quarter report or in its annual report, does the CIRA include disclosure of the effects of the accounting change on interim-period results, as required by paragraph 17 of SFAS 154, in a note to the annual financial statements for the fiscal year in which the change is made?

[SFAS 154, par. 16 (AC A07.116)]

Notes: EITF Issue No. 06-2, Accounting for Sabbatical Leave and Other Similar Benefits Pursuant to FASB Statement No. 43, provides accounting and disclosure guidance for compensation costs associated with a sabbatical or similar benefit arrangement. The Task Force reached a consensus that the Issue should be effective for fiscal years beginning after December 15, 2006.

An entity should apply the consensus reached in the Issue through either (a) a change in accounting principle through a cumulative effect adjustment to fund balance (retained earnings) or to other components of equity or net assets in the statement of financial position at the beginning of the year of adoption, or (b) a change in accounting principle through retrospective application to all prior periods. Earlier adoption of this guidance is permitted as of the beginning of an entity's fiscal year provided that the entity has not yet issued financial statements, including interim financial statements, for any period of that fiscal year.

If EITF Issue No. 06-2 has been adopted, Questions 5, 6, and 7 below should be answered.

5. If a CIRA chooses to apply the consensus in EITF 06-2 as a change in accounting principle through a cumulative effect adjustment to retained earnings, does the CIRA disclose the cumulative effect of the change on retained earnings or other components of equity or net assets in the statement of financial position?

[EITF 06-2, par. 7]

6. If a CIRA chooses to apply the consensus in EITF 06-2 as a change in accounting principle through retrospective application to all prior periods, does the CIRA include the recognition of:

a. The cumulative effect of the change to the new accounting principle on periods prior to those presented reflected in the carrying amounts of assets and liabilities as of the beginning of the first period presented?

b. The cumulative effect of the change on retained earnings or on other components of equity or net assets in the statement of financial position?

c. Adjustments to financial statements for each individual prior period presented to reflect the period-specific effects of applying the new accounting principle?

[EITF 06-2, par. 8]
7. If a CIRA chooses to apply the consensus reached in this EITF 06-2 as a change in accounting principle through retrospective application to all prior periods, are the following disclosed:
   a. A description of the prior-period information that has been retrospectively adjusted?  
      [SFAS 114, par. 8]  
   b. The effect of the change on income from continuing operations, net income (or other appropriate captions of changes in the applicable net assets or performance indicator), any other affected financial statement line item, and any affected per-share amounts for any prior periods retrospectively adjusted?  
      [SFAS 114, par. 8]  
   c. The cumulative effect of the change on retained earnings or on other components of equity or net assets in the statement of financial position as of the beginning of the earliest period presented?  
      [EITF 06-2, par. 9]  

Change in Accounting Estimate

8. Is the effect on income from continuing operations, net income (or other appropriate captions of changes in the applicable net assets or performance indicator), and any related per-share amounts of the current period disclosed for a change in estimate that affects several future periods, such as a change in service lives of depreciable assets? Disclosure of those effects is not necessary for estimates made each period in the ordinary course of accounting for items such as uncollectible accounts or inventory obsolescence; however, if the effect of a change in the estimate is material, is it disclosed?  
   [SFAS 154, par. 22 (AC A07.122)]  

9. When an entity effects a change in estimate by changing an accounting principle, are the disclosures required by Questions 1–3 above made?  
   [SFAS 154, par. 22 (AC A07.122)]  

10. If a change in estimate does not have a material effect in the period of change but is reasonably certain to have a material effect in later periods, is a description of that change in estimate disclosed whenever the financial statements of the period of change are presented?  
    [SFAS 154, par. 22 (AC A07.122)]  

Change in Reporting Entity

11. When there has been a change in the reporting entity, does the financial statements of the period of the change describe the nature of the change and the reason for it?
   a. Is the effect of the change on income before extraordinary items, net income (or other appropriate captions of changes in the applicable net assets or performance indicator), other comprehensive income, and any related per-share amounts disclosed for all periods presented?  
      [SFAS 154, par. 24 (AC A07.124)]  

Note: Financial statements of subsequent periods need not repeat the disclosures required by this paragraph.  
   [SFAS 154, par. 24 (AC A07.124)]  

12. If a change in reporting entity does not have a material effect in the period of change but is reasonably certain to have a material effect in
later periods, is the nature of and reason for the change disclosed whenever the financial statements of the period of change are presented?
[SFAS 154, par. 24 (AC A07.124)]

Note: Paragraphs 51-58 of SFAS 141, Business Combinations, describe the manner of reporting and the disclosures required for a business combination.
[SFAS 154, par. 24 (AC A07.124)]

Correction of an Error in Previously Issued Financial Statements

13. When financial statements are restated to correct an error, does the CIRA disclose that its previously issued financial statements have been restated, along with a description of the nature of the error? Does the CIRA also disclose the following:

a. The effect of the correction on each financial statement line item and any per-share amounts affected for each prior period presented?

b. The cumulative effect of the change on retained earnings or other appropriate components of equity or net assets in the statement of financial position, as of the beginning of the earliest period presented?
[SFAS 154, par. 26 (AC A07.126)]

14. In addition, does the CIRA make the disclosures of prior-period adjustments and restatements required by paragraph 26 of APB 9, Reporting the Results of Operations?

a. The effects, in total and by class, of the correction on change in net assets for each of the periods presented?

b. For single period financial statements, the effects, in total and by class, of the correction on change in net assets of the preceding year?
[SFAS 154, par. 26 (AC A07.126); APB 9, par. 26 (AC A35.107)]

Note: Financial statements of subsequent periods need not repeat the disclosures required by this paragraph. An entity that issues interim financial statements shall provide the required disclosures in the financial statements of both the interim period of the change and the annual period of the change.
[SFAS 154, par. 26 (AC A07.126)]

Notes: EITF 05-7, Accounting for Modifications to Conversion Options Embedded in Debt Instruments and Related Issues, should be applied to future modifications of debt instruments beginning in the first interim or annual reporting period beginning after December 15, 2005. Early application of this guidance is permitted in periods for which financial statements have not yet been issued. At the September 28, 2005 meeting, the FASB Board ratified the consensus reached by the EITF in this issue.

EITF 06-6, Debtor’s Accounting for a Modification (or Exchange) of Convertible Debt Instruments, is effective for modifications or exchanges of debt instruments occurring in interim or annual reporting periods beginning after November 29, 2006. Earlier application is permitted for modifications or

(continued)
Financial Statements and Notes Checklist

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Exchanges of debt instruments in periods for which financial statements have not yet been issued. Retrospective application to previously issued financial statements is not permitted.

EITF 06-6 nullifies the guidance in EITF 05-7. Upon adoption of EITF 06-6, Question 15 should be omitted.

15. If the scope of EITF 05-7 applies, are the disclosures required by SFAS 154 made excluding those disclosures that require the effects of retroactive application? [EITF 05-7, par. 8]

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Investments in Real Estate Ventures

**Note:** For general partners of all new partnerships formed and for existing partnerships for which the partnership agreements are modified, the guidance in FSP SOP 78-9-1 is effective after June 29, 2005. For general partners in all other partnerships, the guidance in FSP 78-9 is effective no later than the beginning of the first reporting period in fiscal years beginning after December 15, 2005, and the application of either Transition Method A or Transition Method B, described in FSP SOP 78-9-1 is permitted.

16. Upon the application of Transition Method A of FSP SOP 78-9-1, does the CIRA disclose in the year of adoption the effect on the opening balance sheet of adopting the new accounting principle? [FSP SOP 78-9-1, par. 8]

17. Upon the application of Transition Method B of FSP SOP 78-9-1, if the CIRA applies the guidance in FSP SOP 78-9-1 through retrospective application, does it apply the guidance in paragraphs 7-8 and 10 of SFAS 154, *Accounting Changes and Error Corrections*, and the disclosures required by paragraph 17 of SFAS 154? [FSP SOP 78-9-1, par. 10]

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D. Commitments and Contingencies

1. Is disclosure made of the nature of estimated loss contingencies accrued when (a) information available prior to issuance of the financial statements indicates that it is probable that an asset has been impaired or a liability incurred at the date of the financial statements and (b) the amount of loss can be reasonably estimated? [SFAS 5, par. 9 (AC C59.108)]

2. If necessary to keep the financial statements from being misleading, are the amounts of contingencies accrued as described in Question 1 above disclosed? [SFAS 5, par. 9 (AC C59.108)]

3. For loss contingencies not accrued because one or both of the conditions described in Question 1 are not met or if an exposure to loss exists in excess of the amount accrued for a loss contingency, do disclosures indicate the:
   a. Nature of the contingency?

   b. Estimate of possible loss or range of loss, or a statement that such estimate cannot be made? [SFAS 5, par. 10 (AC C59.109)]
4. Are the nature and amount of guarantees disclosed (e.g., guarantees of indebtedness of others, guarantees to repurchase receivables (or, in some cases, the related property) that have been sold or otherwise assigned) even though the possibility of loss may be remote?
   [SFAS 5, par. 12 (AC C59.113 and .114); FASBI 45, pars. 13 and 14 (AC G80.112 and .113); EITF 85-20]

5. Are gain contingencies adequately disclosed with care to avoid any misleading implications about likelihood of realization?
   [SFAS 5, par. 17 (AC C59.118)]

6. Is disclosure of the following items made:
   a. Unused letters of credit?
   b. Commitments to reduce debts, maintain working capital, or restrict dividends?
      [SFAS 5, pars. 18 and 19 (AC C59.120)]

7. For long-term unconditional purchase obligations that are not recorded in the purchaser’s balance sheet, are the following disclosed:
   a. Nature and term of the obligations?
   b. Amount of the fixed and determinable portion of the obligations as of the date of the latest balance sheet presented in the aggregate and, if determinable, for each of the next five years?
   c. Nature of any variable components of the obligation?
   d. Amounts of purchases under the obligations for each year for which an income statement is presented?
      [SFAS 47, par. 7 (AC C32.102)]

8. When, after considering management’s plans, the auditor concludes there is substantial doubt about the CIRA’s ability to continue as a going concern for a reasonable period of time, is adequate disclosure of the situation made in the financial statements?
   [SAS 59, par. 10 (AU 341.10)]

9. Are commitments for long-term contracts disclosed if appropriate?
   [AAG, par. 7.55]

10. Has the disclosure of noninsured or underinsured risks been considered? (Encouraged, but not required.)
    [AAG, par. 7.56]

E. Current Vulnerability Due to Certain Concentrations

1. Is disclosure including information that is adequate to inform users of the general nature of the risk associated with concentrations in the volume of business transacted with a particular customer, supplier, lender, grantor, or contributor; in revenue from particular products, services, or fund-raising events; in the available sources of supply of materials, labor, or services; or licenses or other rights used in the reporting entity’s operations; or in the market or geographic area in which the reporting entity conducts its operations made if, based on information known to management before the financial statements are issued, (a) the concentration existed at the date of the financial statements, (b) made the enterprise vulnerable to the risk of a near-term severe impact, and (c) it is at least reasonably possible that the events that could cause the severe impact will occur in the near term?
   [SOP 94-6, pars. 21 and 22; FSP SOP 94-6-1, pars. 10 and 11; AAG, par. 4.23]
2. For those concentrations of labor subject to collective bargaining agreements and concentrations of operations located outside the reporting entity's home country that (a) exist at the date of the financial statements and (b) make the reporting entity vulnerable to the risk of a near-term severe impact, where it is at least reasonably possible that the events that could cause the severe impact will occur in the near term, are the following disclosed:

   a. The percentage of labor force covered by a collective agreement and the percentage of the labor force covered by a collective bargaining agreement that will expire in one year?

   b. For operations located outside the reporting entity's home country, the carrying amounts of net assets and the geographic areas in which they are located?

   [SOP 94-6, par. 24; FSP SOP 94-6-1, pars. 10 and 11; AAG, par. 4.23]

Note: The guidance in FSP SOP 94-6-1, Terms of Loan Products That May Give Rise to a Concentration of Credit Risk, is effective for interim and annual periods ending after December 19, 2005. An entity shall provide the disclosures required by FASB Statement No. 107 for products that are determined to represent a concentration of credit risk in accordance with the guidance in Question 1 of the FSP for all periods presented.

[SOP 94-6-1, par. 17].

Question 2 of the FSP references only existing effective literature; therefore, no effective date or transition guidance is required.

[SOP 94-6-1, par. 18].

The type and extent of information provided shall be determined by whether the entity is the originator, holder, investor, guarantor, or servicer and also by the significance of the loan product(s) to the reporting entity.

[SOP 94-6-1, par. 9 (Question 2)].

3. Are major categories of loans, including unusual risk concentrations disclosed, such as: (Encouraged, but not required.)

   a. Commercial, financial, and agricultural loans

   b. Real estate construction loans?

   c. Real estate mortgage loans?

   d. Installment loans to individuals?

   e. Lease financings?

   f. Foreign loans?

   g. Loans in process?

   h. Other loans?

   [SOP 94-6-1, par. 11]

4. Are major concentrations of loan products whose contractual features may increase credit risk disclosed, such as:

   a. Negative amortization loans?

   b. Loans with a high loan-to-value ratio?

   c. Multiple loans on the same collateral that when combined, result in a high loan-to-value ratio?

FSP §4300.03
d. Option ARMS or similar products that may expose the borrower to future increases in repayments?

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|   |   |   |

e. Loans with an initial interest rate that is below the market interest rate for the initial period of the term but may increase significantly when that initial period ends?

|   |   |   |

|   |   |   |

f. Interest only loans?

[FSP SOP 94-6-1, pars. 2 and 7; SFAS 107, par. 15A]

5. Are foreign loans, foreign nonaccrual loans, and foreign operations, if any of these foreign activities exceed a material percentage of activities, disclosed?

[FSP SOP 94-6-1, par. 7; SFAS 107, par. 15A]

### F. Related-Party Transactions

**Note:** Some individual board members, officers, or developers may provide the CIRA with insurance, maintenance, and management services. Such services and any other transactions with related parties may require disclosure.

[SFAS 57, par. 2 (AC R36.102); AAG, par. 4.24]

1. For related-party transactions, do disclosures include:

   a. The nature of the relationships involved (e.g., parent, subsidiary and affiliated companies, board members, officers, stockholders, developers, etc.)?

   |   |   |   |

   b. A description of the transactions, including transactions to which no amounts or nominal amounts were ascribed, for each of the periods for which statements of revenue and expenses (statements of operations) are presented, and such other information deemed necessary to gain an understanding of the effects of the transactions on the financial statements?

   |   |   |   |

   c. The dollar amounts of transactions for each of the periods for which statements of revenues and expenses (statements of operations) are presented?

   |   |   |   |

   d. The effects of any change in the method of establishing the terms from that used in the preceding period?

   |   |   |   |

   e. Amounts due from or to related parties as of the date of each balance sheet presented?

   |   |   |   |

   f. If not otherwise apparent, the terms and manner of settlement?

   [SFAS 57, pars. 2–4 (AC R36.102–104); AAG, par. 4.24]

2. If 10 percent or more of the CIRA’s revenues is derived from any one source, is:

   a. That fact disclosed?

   |   |   |   |

   b. The amount of revenue from each source disclosed?

   [AAG, par. 4.25]

   |   |   |   |

3. If representations about transactions with related parties are made, do they avoid the implication that the related party transactions were consummated at arm’s length, or if such implications are made, can they be substantiated?

   [SFAS 57, par. 3 (AC R36.103)]

   |   |   |   |
4. Is the nature of a controlled relationship disclosed, even though there are no transactions between the enterprises, if the CIRA and one or more other enterprises are under common ownership or management control, and the existence of the control could result in operating results or financial position of the CIRA being significantly different from those that would have resulted if the CIRA were autonomous? [SFAS 57, par. 4 (AC R36.104)]

5. Are the nature and extent of leasing transactions with related parties appropriately disclosed? [SFAS 13, par. 29 (AC L10.125)]

6. Are combined financial statements considered for entities under common control? [ARB 51, pars. 22 and 23 (AC C51.121 and .122)]

7. Do related party disclosures include services (such as maintenance) and subsidies provided by the developer? [AAG, par. 4.22]

G. Financial Instruments

Derivative Instruments and Hedging Activities

1. If the CIRA holds or issues derivative instruments (or non-derivative instruments that are designated and qualify as hedging instruments pursuant to paragraphs 37 and 42 of SFAS 133) has disclosure been made of its objectives for holding or issuing those instruments, the context needed to understand those objectives, and its strategies for achieving those objectives?

2. Does the description distinguish between derivative instruments (and non-derivative instruments) designated as fair value hedging instruments, derivative instruments designated as cash flow hedging instruments, derivative instruments (and non-derivative instruments) designated as hedging instruments for hedges of the foreign currency exposure of a net investment in a foreign operation, and all other derivatives?

3. Does the description also indicate the CIRA’s risk management policy for each of those types of hedges, including a description of the items or transactions for which risks are hedged?

4. For derivative instruments not designated as hedging instruments, does the description indicate the purpose of the derivative activity?

5. Qualitative disclosures about the CIRA’s objectives and strategies for using derivative instruments may be more meaningful if such objectives and strategies are described in the context of an entity’s overall risk management profile. If appropriate, an entity is encouraged, but not required, to provide such additional qualitative disclosures. Have such disclosures been made? [SFAS 133, par. 44 (AC D50)]

6. Do the CIRA’s disclosures for every reporting period for which a complete set of financial statements is presented also include the following:

Fair Value Hedges

a. For derivative instruments, as well as nonderivative instruments that may give rise to foreign currency transaction gains or losses
under SFAS 52, that have been designated and have qualified as fair value hedging instruments and for the related hedged items:

1. The net gain or loss recognized in the statement of revenues and expenses during the reporting period representing (a) the amount of the hedges' ineffectiveness and (b) the component of the derivative instruments' gain or loss, if any, excluded from the assessment of hedge effectiveness, and a description of where the net gain or loss is reported in the statement of revenues and expenses or other statement of financial performance?

2. The amount of net gain or loss recognized in the statement of revenues and expenses when a hedged firm commitment no longer qualifies as a fair value hedge?

[SFAS 133, par. 45a (AC D50)]

**Cash Flow Hedges**

b. For derivative instruments that have been designated and have qualified as cash flow hedging instruments and for the related hedged transactions:

1. The net gain or loss recognized in earnings during the reporting period representing (a) the amount of the hedges' ineffectiveness and (b) the component of the derivative instruments' gain or loss, if any, excluded from the assessment of hedge effectiveness, and a description of where the net gain or loss is reported in the statement of revenues and expenses or other statement of financial performance?

2. A description of the transactions or other events that will result in the recategorization into earnings of gains and losses that are reported in accumulated other comprehensive income, and the estimated net amount of the existing gains or losses at the reporting date that is expected to be reclassified into earnings within the next 12 months?

3. The maximum length of time over which the CIRA is hedging its exposure to the variability in future cash flows for forecasted transactions excluding those forecasted transactions related to the payment of variable interest on existing financial instruments?

4. The amount of gains and losses reclassified into earnings as a result of the discontinuance of cash flow hedges because it is probable that the original forecasted transactions will not occur by the end of the originally specified time period (as documented at the inception of the hedging relationship) or within additional two-month period of time thereafter?

[SFAS 133, par. 45b, as amended by SFAS 138, par. 4r (AC D50)]

**Hedges of the Net Investment in a Foreign Operation**

c. For derivative instruments, as well as non-derivative instruments that may give rise to foreign currency transaction gains or losses under SFAS 52, that have been designated and have qualified as hedging instruments for hedges of the foreign currency exposure of a net investment in a foreign operation, the net amount of gains or losses included in the cumulative translation adjustment during the reporting period?

[SFAS 133, par. 45c (AC D50)]

Yes No N/A
7. The quantitative disclosures about derivative instruments may be more useful, and less likely to be perceived to be out of context or otherwise misunderstood, if similar information is disclosed about other financial instruments or non-financial assets and liabilities to which the derivative instruments are related by activity. Accordingly, in such situations, has the CIRA presented a more complete picture of its activities by disclosing that information? (Encouraged, but not required.)

[SFAS 133, par. 45 (AC D50)]

Notes: EITF 06-7 provides accounting and disclosure guidance for a previously bifurcated conversion option in a convertible debt instrument if that conversion option no longer meets the bifurcation criteria in Statement 133. This EITF is effective for previously bifurcated conversion options in convertible debt instruments that cease to meet the bifurcation criteria in SFAS 133 in interim or annual periods beginning after December 15, 2006, regardless of whether the debt instrument was entered into prior or subsequent to Board ratification (November 29, 2006). Earlier application is permitted in periods for which financial statements have not yet been issued.

Upon adoption of EITF 06-7, Question 8 should be answered.

8. For the period in which an embedded conversion option previously accounted for as a derivative under SFAS 133 no longer meets the bifurcation criteria under that standard, has the CIRA disclosed the following:

a. A description of the principal changes causing the embedded conversion option to no longer require bifurcation under SFAS 133?

b. Amount of the liability for the conversion option reclassified to stock-holders' equity?

Disclosures About Fair Value of Financial Instruments

Practice Tip

SFAS 126, Exemption from Certain Required Disclosures about Financial Instruments for Certain Nonpublic Entities, as amended, makes the disclosure about fair values of financial instruments prescribed in SFAS 107, Disclosures about Fair Value of Financial Instruments, optional for reporting entities that:

- Are nonpublic entities,
- Have total assets of less than $100 million on the date of the financial statements, and
- Have no instrument that, in whole or in part, is accounted for as a derivative instrument under SFAS 133, Accounting for Derivative Instruments and Hedging Activities, other than commitments related to the origination of mortgage loans to be held for sale during the reporting period.

9. Has the CIRA disclosed, either in the body of the financial statements or in the accompanying notes, the fair value of financial instruments (except for those excluded in paragraphs 8 and 13 of SFAS 107) for which it is practicable to estimate fair value?

[SFAS 107, par. 10 (AC F25)]

1 If disclosed in more than a single note, one of the notes shall include a summary table. The summary table shall contain the fair value and related carrying amounts and cross-references to the location(s) of the remaining disclosures required by this Statement as amended.
Has the fair value disclosed in the notes been presented together with the related carrying amount in a form that makes it clear whether the fair value and carrying amount represent assets or liabilities and how the carrying amounts relate to what is reported in the statement of financial position?

[SFAS 107, par. 10, as amended by SFAS 157 (AC F25)]

In disclosing the fair value of a financial instrument, has the CIRA taken care not to net that fair value with the fair value of other financial instruments—even if those financial instruments are of the same class or are otherwise considered to be related, for example, by a risk management strategy—except to the extent that the offsetting of carrying amounts in the statement of financial position is permitted under the general principle in paragraphs 5 and 6 of FASBI 39, *Offsetting of Amounts Related to Certain Contracts*, or the exceptions for master netting arrangements in paragraph 10 of FASBI 39 and for amounts related to certain repurchase and reverse repurchase agreements in paragraphs 3 and 4 of FASBI 41, *Offsetting of Amounts Related to Certain Repurchase and Reverse Repurchase Agreements*?

[SFAS 107, par. 14 (AC F25)]

If it is not practicable to estimate the fair value of a financial instrument or a class of financial instruments, are the following disclosed:

a. Information pertinent to estimating the fair value of that financial instrument or class of financial instruments, such as the carrying amount, effective interest rate, and maturity?

b. The reasons why it is not practicable to estimate fair value?

[SFAS 107, par. 14 (AC F25)]

Note: If SFAS 157, *Fair Value Measurements*, has been adopted, refer to Section U—Fair Value Measurements for additional disclosure requirements.

Disclosures About Certain Financial Instruments With Characteristics of Both Liabilities and Equity

Notes: Depending upon whether an entity is a nonpublic entity, a public entity, or an SEC registrant, FSP 150-3 defers the effective date for applying the provisions of SFAS 150, *Accounting for Certain Financial Instruments with Characteristics of both Liabilities and Equity*. Readers should read FSP 150-3 to understand the various effective dates of SFAS 150. FSP 150-3 is available at the FASB Web site at www.fasb.org.

Early adoption of the provisions of SFAS 150 for instruments within the scope of the indefinite deferral established by FSP 150-3 is precluded during the deferral period.

During the deferral period, all public entities as well as nonpublic entities that are SEC registrants are required to follow the disclosure requirements in paragraphs 26 and 27 and SFAS 150 (Questions 14, 15, and 16 below) as well as disclosures required by other applicable guidance.

For items within the scope of SFAS 150, *Accounting for Certain Financial Instruments with Characteristics of both Liabilities and Equity*, are they presented as liabilities (or assets in some circumstances) and are those
items not presented between the liabilities section and the equity 
section of the statement of financial position?

[SFAS 150, par. 18 (AC F41.116)]

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14. For financial instruments issued that fall within the scope of SFAS 150, 
*Accounting for Certain Financial Instruments with Characteristics of both 
Liabilities and Equity*, are the nature and terms of the financial instruments 
and the rights and obligations embodied in those instruments disclosed?

[SFAS 150, par. 26 (AC F41.124)]

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15. If the above is disclosed, does it include information about settlement 
alternatives, if any, in the contract and identify the entity that controls 
the settlement alternatives?

[SFAS 150, par. 26 (AC F41.124)]

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16. Additionally, for all outstanding financial instruments within the 
scope of SFAS 150 and for each settlement alternative, do issuers disclose:

a. The amount that would be paid, or the number of shares that 
would be issued and their fair value, determined under the 
conditions specified in the contract if the settlement were to occur at 
the reporting date?

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b. How changes in the fair value of the issuer’s equity shares would 
affect those settlement amounts (for example, the issuer is obliged 
to issue an additional x shares or pay an additional y dollars 
in cash for each $1 decrease in the fair value of one share)?

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c. The maximum amount that the issuer could be required to pay to 
redeem the instrument by physical settlement, if applicable?

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d. The maximum number of shares that could be required to be 
issued, if applicable?

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e. That a contract does not limit the amount that the issuer could be 
required to pay or the number of shares that the issuer could be 
required to issue, if applicable?

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f. For a forward contract or an option indexed to the issuer’s equity 
shares, the forward price or option strike price, the number of 
issuer’s shares to which the contract is indexed, and the settlement 
date or dates of the contract, as applicable?

[SFAS 150, par. 27 (AC F41.125)]

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17. For financial instruments in the form of shares, all of which are 
mandatory redeemable financial instruments, are they classified as 
liabilities and described as shares subject to mandatory redemption?

a. Are the components of the liability that would otherwise be re-
lated to shareholders’ interest and other comprehensive income (if 
any) subject to the redemption feature disclosed?

[SFAS 150, pars. 19 and 28 (AC F41.117 and .126)]

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b. Are payments to holders of such instruments and related accruals 
presented separately from payments to and interest due to other 
creditors in statements of cash flows and income?

[SFAS 150, par.19 (AC F41.117)]

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18. Are mandatorily redeemable financial instruments classified as li-
abilities unless the redemption is required to occur only upon the 
liquidation or termination of the reporting entity?

[SFAS 150, par. 9 (AC F41.107)]

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FSP §4300.03
19. Are financial instruments, other than an outstanding share that at inception (a) embodies an obligation to repurchase the issuer's equity shares or is indexed to such an obligation, and (b) requires or may require the issuer to settle the obligation by transferring assets, classified as liabilities (or assets in some circumstances)? [SFAS 150, par. 11 (AC F41.109)]

20. Are financial instruments that embody an unconditional obligation, or financial instruments other than an outstanding share that embodies a conditional obligation, that the issuer must or may settle by issuing a variable number of its equity shares, classified as liabilities (or assets in some circumstances) if, at inception, the monetary value of the obligation is based solely or predominantly on any one of the items indicated in paragraph 12 of SFAS 150? [SFAS 150, par. 12 (AC F41.110)]

**Disclosure About Concentrations of Credit Risk of All Financial Instruments**

21. Except as indicated in paragraph 15B of SFAS 107, has the CIRA disclosed all significant concentrations of credit risk arising from all financial instruments, whether from an individual counterparty or groups of counterparties (Group concentrations of credit risk exist if a number of counterparties are engaged in similar economic characteristics that would cause their ability to meet contractual obligations to be similarly affected by changes in economic or other conditions)? [SFAS 107, par. 15A (AC F25); FSP SOP 94-6-1, par. 7]

22. Has the CIRA made the following disclosures about each significant concentration:

   a. Information about the (shared) activity, region, or economic characteristic that identifies the concentration? Possible shared characteristics on which significant concentrations may be determined include, but are not limited to:

   (1) Borrowers subject to significant payment increases.

   (2) Loans with terms that permit negative amortization.

   (3) Loans with high loan-to-value ratios.

   b. The maximum amount of loss due to credit risk that, based on the gross fair value of the financial instrument, the CIRA would incur if parties to the financial instruments that make up the concentration failed completely to perform according to the terms of the contracts and the collateral or other security, if any, for the amount due proved to be of no value to the CIRA?

---

\(^2\) SFAS 107 paragraph 15B provides that these disclosure requirements do not apply to the following financial instruments, whether written or held:

   a. Financial instruments of a pension plan, including plan assets, when subject to the accounting and reporting requirements of SFAS 87 (Financial instruments of a pension plan, other than the obligations for pension benefits, when subject to the accounting and reporting requirements of SFAS 87, Accounting and Reporting by Defined Benefit Pension Plans, are subject to the reporting of paragraph 15A).

   b. The financial instruments described in paragraphs 8(a), 8(c), 8(e), and 8(f) of SFAS 107, as amended by SFAS 112, Employers’ Accounting for Postemployment Benefits, SFAS 123, Accounting for Stock Based Compensation, except for reinsurance receivables and prepaid reinsurance premiums.
c. The CIRA’s policy of requiring collateral or other security to support financial instruments subject to credit risk, information about the CIRA’s access to that collateral or other security, and the nature and a brief description of the collateral or other security supporting those financial instruments?  

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**d.** The CIRA’s policy of entering into master netting arrangements to mitigate the credit risk of financial instruments, information about the arrangements for which the CIRA is a party, and a brief description of the terms of those arrangements, including the extent to which they would reduce the CIRA’s maximum amount of loss due to credit risk?  

[SFAS 133, par. 531(d) (AC F25.116A); FSP SOP 94-6-1, par. 7 (Question 1)]

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23. Has the CIRA disclosed quantitative information about the market risks of financial instruments that is consistent with the way it manages or adjusts those risks? (Encouraged, but not required.)  

[SFAS 133, par. 531(d) (AC F25.116C); FSP SOP 94-6-1, par. 8 (Question 1)]

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24. Are gains and losses (realized and unrealized) on all derivative instruments within the scope of SFAS 133 shown net when recognized in the income statement, whether or not settled physically, if the derivative instruments are held for trading purposes?  

[EITF 02-3]

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25. If derivative instruments are not held for trading purposes, have the relevant facts and circumstances been considered when determining if gains and losses on all derivative instruments within the scope of SFAS 133 should be shown on a gross or net basis when recognized in the income statement?  

[EITF 03-11]

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26. If derivative transactions are entered into in connection with the issuance of contingently convertible securities, do disclosures of the potential impact of the contingently convertible securities include the terms of those derivative transactions (including the terms of settlement), how those transactions relate to the contingently convertible securities and the number of shares underlying the derivatives?  

[FSP 129-1, par. 5 (AC C24.806)]

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27. For instruments that are within the scope of EITF 05-2, are the applicable disclosures required by SFAS 129 included by the CIRA?  

[EITF 05-2, par. 10]

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b. Basis of accounting for the assets transferred?  
   [APB 29, par. 28 (AC N35.120)]

c. Gains or losses recognized on the transfers?

2. Is the amount of gross operating revenue recognized as a result of nonmonetary transactions addressed by EITF 00-8, Accounting by a Grantee for an Equity Instrument to Be Received in Conjunction with Providing Goods or Services, disclosed in each period’s financial statements?
   [EITF 00-8]

I. Illegal Acts

1. Has information relating to material revenue or excess of revenues over expenses derived from transactions involving illegal acts, or illegal acts that create significant unusual risks associated with material revenue or excess of revenues over expenses, considered for disclosure?
   [SAS 54, par. 15 (AU 317.15)]

J. Special Assessments and Guarantees

1. For special assessments, is there disclosure of:
   a. The proposed use for funds collected in special assessments?
   b. Assessments that are used for purposes other than those for which they are designated?
      [AAG, par. 4.22]

2. Is the following information disclosed by a guarantor about each guarantee, or each group of similar guarantees, even if the likelihood of the guarantor’s having to make any payments under the guarantee is remote:
   a. The nature of the guarantee, including the approximate term, how the guarantee arose, and the events or circumstances that would require the guarantor to perform under the guarantee?
   b. Maximum potential amount of future payments (undiscounted) the guarantor could be required to make under the guarantee? (Does not apply to product warranties and other guarantee contracts, collectively referred to as product warranties.)
   c. If the terms of the guarantee provide for no limitation to the maximum potential future payments under the guarantee, is that fact disclosed?
   d. The reasons why the guarantor cannot estimate the maximum potential amount of future payments under its guarantee, if the guarantor is unable to develop an estimate?
   e. The current carrying amount of the liability, if any, for the guarantor’s obligations under the guarantee, including the amount, if any, recognized under SFAS 5, paragraph 8, regardless of whether the guarantee is freestanding or embedded in another contract?
   f. The nature of—
      (1) Any recourse provisions that would enable the guarantor to recover from third parties any of the amounts paid under the guarantee?

FSP §4300.03
(2) Any assets held either as collateral or by third parties that, upon the occurrence of any triggering event or condition under the guarantee, the guarantor can obtain and liquidate to recover all or a portion of the amounts paid under the guarantee?

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g. If estimable, the approximate extent to which the proceeds from liquidation of those assets would be expected to cover the maximum potential amount of future payments under the guarantee? [FASBI 45, pars. 13 and 14 (AC G80.112 and .113)]

3. For product warranties and other guarantee contracts that are excluded from the initial recognition and initial measurement requirements of FASBI 45 pursuant to paragraph 7(b) of FASBI 45 (collectively referred to as product warranties), is the following information disclosed:

a. The guarantor’s accounting policy and methodology used in determining its liability for product warranties?

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b. A tabular reconciliation of the changes in the guarantor’s aggregate product warranty liability for the reporting period?

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c. Does the tabular reconciliation present—

(1) The beginning balance of the aggregate product warranty liability?

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(2) The aggregate reductions in that liability for payments made in cash or in kind under the warranty?

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(3) The aggregate changes in the liability for accruals related to product warranties issued during the reporting period?

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(4) The aggregate changes in the liability for accruals related to preexisting warranties, including adjustments related to changes in estimates?

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(5) The ending balance of the aggregate product warranty liability? [FASBI 45, par. 14 (AC G80.113)]

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4. Are the disclosure requirements in paragraphs 13 and 14 of FASBI 45 complied with for intellectual property infringement indemnifications as described in FSP FASBI 45-1? [FSP FIN 45-1]

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Note: FSP FASBI 45-3, Application of FASB Interpretation No. 45 to Minimum Revenue Guarantees Granted to a Business or Its Owners, is effective for new minimum revenue guarantees issued or modified on or after the beginning of the first fiscal quarter following November 10, 2005, the date that the final FSP was posted to the FASB Web site. Earlier application of the provisions of the FSP is permitted. The guarantor’s previous accounting for minimum revenue guarantees issued prior to the date of FSP FASBI 45-3’s initial application should not be revised or restated to reflect the effect of the recognition and measurement provisions of FASBI 45, Guarantor’s Accounting and Disclosure Requirements for Guarantees, Including Indirect Guarantees of Indebtedness of Others.

5. Are the disclosure requirements in paragraphs 13–16 of FASBI 45 applied to all minimum revenue guarantees in financial statements of interim or annual periods ending after the beginning of the first fiscal

FSP §4300.03
quarter following November 10, 2005, the date that the final FSP was posted to the FASB Web site? Thus, the disclosure requirements in paragraphs 13–16 should be applied to any minimum revenue guarantees issued prior to the initial application of the FASBI 45-3, regardless of whether those guarantees were recognized and measured under FASBI 45.
[FSP FASBI 45-3, par. 7]

K. Impaired Loans

1. Is the following information about loans that meet the definition of impaired loans in SFAS 114 disclosed as of the date of each balance sheet presented:
   a. The total recorded investment in the impaired loans?  
   b. The amount of that recorded investment for which there is a related allowance for credit losses determined in accordance with SFAS 114 and the amount of that allowance?  
   c. The amount of that recorded investment for which there is no related allowance for credit losses determined in accordance with SFAS 114?  
   [SFAS 118, par. 6i (AC I08.118a)]

2. Is the policy for recognizing interest income on impaired loans, including how cash receipts are handled, disclosed?  
   [SFAS 114, par. 6i (AC I08.118b)]

3. Are the following disclosures made for each period for which an income statement is presented:
   a. The average recorded investment in the impaired loans during the period?  
   b. The related amount of interest income recognized during the time within the period that the loans were considered impaired?  
   c. Unless not practicable, the amount of interest income recognized using a cash-basis method of accounting during the time within the period that the loans were impaired?  
   d. Activity in the total allowance for credit losses related to loans, including the balance in the allowance for credit losses account at the beginning and end of each period, additions charged to operations, direct write-downs charged against the allowance, and recoveries of amounts previously charged off? (Note: The total allowance for credit losses related to loans includes those amounts that have been determined in accordance with SFAS 5 and SFAS 114.)  
   [SFAS 118, par. 6i (AC I08.118c)]

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**Practice Tip**

Information about impaired loans that have been restructured in a troubled debt restructuring involving a modification of terms need not be included in the disclosures required by Questions 1 and 3a–c above in years after the restructuring if (a) the restructuring agreement specifies an interest rate equal to or greater than the rate that the creditor was willing to accept at the time of the restructuring for a new loan with comparable risk and (b) the loan is not impaired based on the terms specified in the restructuring agreement. That exception must be applied consistently for Questions 1 and 3a–c above to all loans restructured in a troubled debt restructuring that meet the specified criteria.
4. In years after a restructuring, are loans that are restructured in a troubled debt restructuring into two (or more) loan agreements considered separately when assessing the applicability of the disclosures in paragraphs 20a and 20c of SFAS 114 as amended by SFAS 118 (Questions 1 and 3a–c above)? [EITF 96-22]

5. If the reporting entity is an SEC registrant, is adequate disclosure made of the impact of the multiple loan structures on impaired loan disclosures for loans restructured in troubled debt restructurings? [EITF 96-22]

L. Impairment of Long-Lived Assets to Be Held and Used

1. Is an impairment loss recognized for a long-lived asset (asset group) to be held and used included in income from continuing operations before income taxes in the income statement of a business enterprise? [SFAS 144, par. 25 (AC 108.160)]

2. Is the following information disclosed in the notes to the financial statements and do they include the period in which an impairment loss is recognized:
   a. A description of the impaired long-lived asset (asset group) and the facts and circumstances leading to the impairment?
   b. If not separately presented on the face of the statement, the amount of the impairment loss and the caption in the statement of revenues and expenses that includes that loss?
   c. The method or methods for determining fair value (whether based on a quoted market price, prices for similar assets, or another valuation technique)?
   d. If applicable, the segment in which the impaired long-lived asset (asset group) is reported under SFAS 131, Disclosures about Segments of an Enterprise and Related Information? [SFAS 144, par. 26 (AC 108.161)]

Note: If FASB Statement No. 157, Fair Value Measurements, has been adopted, refer to Section U—Fair Value Measurements for additional disclosure requirements.

I.1. Long-Lived Assets and Disposal Groups to Be Disposed of

Reporting Disposal Gains or Losses in Continuing Operations

1. Is a gain or loss, that is recognized for a long-lived asset (disposal group) classified as held for sale that is not a component of an entity, included in income from continuing operations before income taxes in the income statement? [SFAS 144, par. 45 (AC D60.118)]

2. If a subtotal such as “income from operations” is presented, does it include the amounts of those gains or losses considered in Question 1 above? [SFAS 144, par. 45 (AC D60.118)]
**Reporting a Long-Lived Asset or Disposal Group Sold or Classified as Held for Sale**

3. If the criteria of paragraph 30 of SFAS 144 are met (and thus a long-lived asset is classified as held for sale) after the balance sheet date but before the issuance of the financial statements, does the long-lived asset continue to be classified as held and used in those financial statements when issued and is the information required by paragraph 47(a) of SFAS 144 (Question 8a below) disclosed in the notes to the financial statements? [SFAS 144, par. 33 (AC D60.110)]

4. Is a long-lived asset that is classified as held for sale presented separately in the statement of financial position? [SFAS 144, par. 46 (AC D60.119)]

5. Are the assets and liabilities of a disposal group that is classified as held for sale presented separately in the asset and liability sections, respectively, of the statement of financial position? [SFAS 144, par. 46 (AC D60.119)]

6. Are those assets and liabilities considered in Question 5 above, not offset and presented as a single amount? [SFAS 144, par. 46 (AC D60.119)]

7. Are the major classes of assets and liabilities that are classified as held for sale separately disclosed either on the face of the statement of financial position or in the notes to the financial statements? [SFAS 144, par. 46 (AC D60.119)]

8. Is the following information disclosed in the notes to the financial statements that cover the period in which a long-lived asset (disposal group) either has been sold or is classified as held for sale:
   a. A description of the facts and circumstances leading to the expected disposal, the expected manner and timing of that disposal, and if not separately presented on the face of the statement, the carrying amount(s) of the major classes of assets and liabilities included as part of a disposal group?

8a. The gain or loss recognized in accordance with paragraph 37 of SFAS 144 and FSP SFAS 144-1, Determination of Cost Basis for Foreclosed Assets under FASB Statement No. 15, and the Measurement of Cumulative Losses Previously Recognized Under Paragraph 37 of FASB Statement No. 144 and if not separately presented on the face of the statement of revenues and expenses, the caption in the statement of revenues and expenses that includes that gain or loss?

8b. If applicable, amounts of revenue and pretax profit or loss reported in discontinued operations?

8c. If applicable, the segment in which the long-lived asset (disposal group) is reported under SFAS 131? [SFAS 144, par. 47 (AC D60.120 and AC 114.105); FSP SFAS 144-1 (AC D60. 804)]

9. Is the following disclosed in the notes to the financial statements that include the period of that decision, if either paragraph 38 or paragraph 40 of SFAS 144 applies, a description of the facts and circumstances leading to the decision to change the plan to sell the long-lived asset

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(disposal group) and its effect on the results of operations for the period and any prior periods presented?  
[SFAS 144, par. 48 (AC D60.121 and AC 114.106)]

10. If a long-lived asset is to be disposed of other than by sale, does it continue to be classified as held and used until it is disposed of?  
[SFAS 144, par. 27, as amended by SFAS 153 (AC D60.104)]

M. Leases—Lessees

1. For capital leases, do disclosures include:
   
   a. The gross amounts of assets recorded as of each balance-sheet date presented by major classes according to nature or function? (Note: This information may be combined with comparable information for owned assets.)  
   [SFAS 13, par. 16 (AC L10.112a(1))]  

   b. Future minimum lease payments as of the latest balance sheet presented in the aggregate and for each of the five succeeding fiscal years with separate deductions from the total for the amount representing executory costs, including any profit thereon, included in the minimum lease payments and for the amount of imputed interest necessary to reduce net minimum lease payments to present value?  
   [SFAS 13, par. 16a (AC L10.112a(2))]  

   c. Total of future minimum sublease rentals to be received under noncancelable subleases as of the latest balance-sheet date?  
   [SFAS 13, par. 16a (AC L10.112a(3))]  

   d. Total contingent rentals actually incurred for each period for which statement of revenues and expenses is presented?  
   [SFAS 13, par. 16a (AC L10.112a(4))]  

   e. Are the following separately identified in the balance sheet or in the notes to the financial statements:
      
      (1) Assets recorded under capital leases and the accumulated amortization thereon?  

      (2) The related obligations under the lease?  
   [SFAS 13, par. 13 (AC L10.112a(5))]  

   f. Amortization expense, unless it is included in depreciation expense and that fact is disclosed?  
   [SFAS 13, par. 13 (AC L10.112a(5))]  

2. For operating leases that have initial or remaining noncancelable lease terms in excess of one year, do disclosures include:
   
   a. Future minimum rental payments required as of the latest balance sheet presented, in the aggregate, and for each of the five succeeding fiscal years?  

   b. Total of future minimum rentals under noncancelable subleases as of the date of the latest balance sheet presented?  
   [SFAS 13, par. 16b (AC L10.112b)]

3. For all operating leases:
   
   a. Do disclosures include rental expense for each period for which statement of revenues and expenses is presented?
b. Are separate amounts presented for:
   (1) Minimum rentals?
       [FSP 13, par. 16c (AC L10.112c)]
   (2) Contingent rentals?
   (3) Sublease rentals?

4. Do disclosures include a general description of the lessee’s leasing arrangements including but not limited to:
   a. The basis on which contingent rental payments are determined?
   b. The existence and terms of renewal or purchase options or escalation clauses?
   c. Restrictions imposed by lease agreements, such as those concerning dividends, additional debt or further leasing?
       [SFAS 13, par. 16d (AC L10.112d)]

5. If there is a modification of lease terms and the increase in lease payments is a termination penalty, is the accounting policy disclosed in accordance with APB 22?
       [EITF 95-17; APB 22, pars. 12–14 (AC L10.108 and 109)]

6. For leasing transactions with related parties, are the nature and extent of transactions disclosed?
       [SFAS 13, par. 29 (AC L10.125)]

Note: The guidance in FSP FAS 13-1, *Accounting for Rental Costs Incurred during a Construction Period*, should be applied to the first reporting period beginning after December 15, 2005. Early adoption is permitted for financial statements or interim financial statements that have not yet been issued. A lessee should cease capitalizing rental costs as of the effective date of this FSP for operating lease arrangements entered into prior to the effective date of this FSP. Retrospective application in accordance with SFAS 154, *Accounting Changes and Error Corrections*, is permitted but not required.

7. When rental costs incurred during and after a construction period are for the right to control the use of a leased asset during and after construction of a lessee asset, are the rental costs included in income from continuing operations?
       [FSP FAS 13-1, par. 6]

N. Leases—Lessors

1. Do disclosures include a general description of the lessor’s leasing arrangements?
       [SFAS 13, par. 23 (AC L10.119c)]

2. For sales-type and direct financing leases, do disclosures include:
   a. The components of the net investment in sales-type and direct financing leases as of each balance-sheet date:
      (1) Future minimum lease payments to be received, with separate deductions for (a) amounts representing executory costs, including any profit thereon, included in minimum lease payments and (b) the accumulated allowances for uncollectible minimum lease payments receivable?
(2) The unguaranteed residual values accruing to the benefit of the lessor?  

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(3) For direct financing leases only, initial direct costs?  

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(4) Unearned income?

b. Future minimum lease payments to be received for each of the five succeeding fiscal years as of the latest balance sheet presented?  

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c. Total contingent rentals included in income for each period for which an income statement is presented?  

[SFAS 13, par. 23a, as amended by SFAS 91, par. 25 (AC L10.119a)]

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3. For operating leases, do disclosures include:

a. The cost and carrying amount (if different) of property on lease or held for leasing by major classes of property according to nature and function, and the amount of accumulated depreciation in total as of the latest balance-sheet date?

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b. Minimum future rentals on noncancelable leases as of the latest balance-sheet date presented, in the aggregate and for each of the five succeeding fiscal years?  

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c. Total contingent rentals included in income for each period for which an income statement is presented?  

[SFAS 13, par. 23b (AC L10.119b)]

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4. For investments in leveraged leases, do disclosures include:

a. In the balance sheet, the amount of deferred taxes presented separately from the remainder of the net investment?

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b. In the income statement or the notes thereto, separate presentation (from each other) of pretax income from the leveraged lease, the tax effect of pretax income, and the amount of investment tax credit recognized as income during the period?  

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c. When leveraged leasing is a significant part of the lessor’s business activities in terms of revenue, net income, or assets, the components of the net investment balance in leveraged leases in the notes to the financial statements?  

[SFAS 13, par. 47 (AC L10.149)]

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Notes: Financial Accounting Standards Board FSP FAS 13-2, Accounting for a Change or Projected Change in the Timing of Cash Flows Relating to Income Taxes Generated by a Leveraged Lease Transaction, issued in July 2006, clarifies that lessors in a leveraged lease transaction are required to review annually (or more frequently in certain circumstances) the projected timing of income tax cash flows generated by a leveraged lease transaction. If, during the lease term, the projected timing of the income tax cash flows generated by a leveraged lease is revised, the rate of return and the allocation of income to positive investment years shall be recalculated from the inception of the lease following the method described in paragraph 44 of SFAS 13.

Tax positions shall be reflected in the lessor’s initial calculation and/or subsequent recalculation based on the recognition, derecognition, and measurement criteria in FASBI 48, Accounting For Uncertainty in Income Taxes.

(continued)
The guidance in this FSP shall be applied to fiscal years beginning after December 15, 2006. Earlier application is permitted as of the beginning of an entity’s fiscal year, provided that the entity has not yet issued financial statements, including financial statements for any interim period, for that fiscal year. The cumulative effect of applying the provisions of the FSP shall be reported as an adjustment to the beginning fund balance (retained earnings) as of the beginning of the period in which this FSP is adopted. The disclosure requirements of the FSP shall be applied as of the most recent statement of financial position or income statement presented.

5. Has the lessor disclosed the following in the fiscal year of adoption of FSP FAS 13-2?
   - The nature of the change in accounting principle?
   - The cumulative effect of the change on retained earnings in the statement of financial position as of the date of adoption?
     [FSP FAS 13-2, par. 14]

Note: Financial statements of subsequent periods from the date of adoption need not repeat these disclosures.

6. For leasing transactions with related parties, are the nature and extent of the transaction disclosed?
   [SFAS 13, par. 29 (AC L10.125)]

7. For contingent rental income:
   - Has disclosure been made of the lessor’s accounting policy for contingent rental income?
   - If the lessor accrues contingent rental income prior to the lessee’s achievement of the specified target (provided achievement of that target is considered probable), has disclosure been made of the impact on rental income as if the lessor’s accounting policy was to defer contingent rental income until the specified target is met?
     [EITF 98-9]

8. Is the effect on the balance sheet and the income statement resulting from a change in lease classification under item (b) of paragraph 6 of EITF 00-11, disclosed for leases that at inception would have been classified differently had the guidance in EITF 00-11 been in effect at the inception of the original lease?
   [EITF 00-11]

O. Environmental Remediation Liabilities

1. Is there disclosure of the following accounting policies:
   - Whether accruals for environmental remediation liabilities are measured on a discounted basis?
   - The policy concerning the timing of recognition of recoveries?
     (Encouraged, but not required.)
     [SOP 96-1 (Ch. 7, pars. 11 and 12)]

2. Do the financial statements disclose the event, situation, or set of circumstances that triggered recognition of loss contingencies that arose out of the reporting entity’s environmental remediation-related obligations? (Encouraged, but not required.)
   [SOP 96-1 (Ch. 7, par. 12)]
**Recognized Losses and Recoveries of Losses, and Reasonably Possible Loss Exposures**

3. With respect to recorded accruals for environmental remediation loss contingencies and assets for third-party recoveries related to environmental remediation obligations, are the following disclosed:

   a. The nature of the accruals, if such disclosure is necessary for the financial statements not to be misleading, and, in situations where disclosure of the nature of the accruals is necessary, the total amount accrued for the remediation obligation, if such disclosure is also necessary for the financial statements not to be misleading?

   b. If any portion of the accrued obligation is discounted, the undiscounted amount of the obligation and the discount rate used in the present-value determinations?

   c. If the criteria of SOP 94-6 (it is at least reasonably possible that an estimate of the effect on the financial statements of a matter that existed at the balance-sheet date will change in the near term and the effect of the change would be material to financial statements) are met with respect to the accrued obligation or to any recognized asset for third-party recoveries, an indication that it is at least reasonably possible that a change in the estimate of the obligation or of the asset will occur in the near term?

   [SOP 96-1 (Ch. 7, par. 20)]

4. With respect to reasonably possible loss contingencies, including reasonably possible loss exposures in excess of the amount accrued, are the following disclosed:

   a. The nature of the reasonably possible loss contingency, that is, a description of the reasonably possible remediation obligation, and an estimate of the possible loss exposure or the fact that such an estimate cannot be made?

   b. If the criteria of SOP 94-6 are met with respect to estimated loss (or gain) contingencies, an indication that it is at least reasonably possible that a change in the estimate will occur in the near term?

   c. The estimated time frame of disbursements for recorded amounts if expenditures are expected to continue over the long term? *(Encouraged, but not required.)*

   d. The estimated time frame for realization of recognized probable recoveries, if realization is not expected in the near term? *(Encouraged, but not required.)*

   e. If the criteria of SOP 94-6 are met with respect to the accrued obligation, to any recognized asset for third-party recoveries, or to reasonably possible loss exposures or disclosed gain contingencies, the factors that cause the estimate to be sensitive to change? *(Encouraged, but not required.)*

   f. If an estimate of the probable or reasonably possible loss or range of loss cannot be made, the reasons why it cannot be made? *(Encouraged, but not required.)*

   g. If information about the reasonably possible loss or the recognized and additional reasonably possible loss for an environmental remediation obligation related to an individual site is relevant to an understanding of the financial position, cash flows, or results of operations of the CIRA, the following with respect to the site: *(Encouraged, but not required.)*
(1) The total amount accrued for the site?  
(2) The nature of any reasonably possible loss contingency or additional loss, and an estimate of the possible loss or the fact that an estimate cannot be made and the reasons why it cannot be made?  
(3) Whether other potentially responsible parties are involved and the entity's estimated share of the obligation?  
(4) The status of regulatory proceedings?  
(5) The estimated time frame for resolution of the contingency?  
[SOP 96-1 (Ch. 7, pars. 21 and 22)]

Probable But Not Reasonably Estimable Losses

5. If the reporting entity's probable but not reasonably estimable environmental remediation obligations may be material, are the nature of the probable contingency (that is, a description of the remediation obligation) and the fact that a reasonable estimate cannot currently be made disclosed?  
[SOP 96-1 (Ch. 7, par. 25)]

6. Is the estimated time frame for resolution of the uncertainty as to the amount of the loss disclosed? (Encouraged, but not required.)  
[SOP 96-1 (Ch. 7, par. 25)]

Environmental Remediation Costs Recognized Currently

7. Is the amount of environmental remediation costs recognized in the statement of revenues and expenses disclosed in the following detail: (Encouraged, but not required.)
   a. The amount recognized for environmental remediation loss contingencies in each period?  
   b. The amount of any recovery from third parties that is credited to environmental remediation costs in each period?  
   c. The statement of revenues and expenses caption in which environmental remediation costs and credits are included?  
[SOP 96-1 (Ch. 7, par. 29)]

Other Matters

8. Do the financial statements include a contingency conclusion that addresses the estimated total unrecognized exposure to environmental remediation and other loss contingencies? (Optional.)  
[SOP 96-1 (Ch. 7, par. 30)]

9. Is there a description of the general applicability and impact of environmental laws and regulations upon their business and how the existence of such laws and regulations may give rise to loss contingencies for future environmental remediation? (Optional.)  
[SOP 96-1 (Ch. 7, par. 31)]

P. Subsequent Events

1. Are subsequent events that provide evidence about conditions that did not exist at the balance-sheet date, but arose subsequent to that date, adequately disclosed to keep the financial statements from being misleading?  
[SFAS 5, par. 11 (AC C59.112); SAS 1, sec. 560.0-.07 and .09, as amended by SAS 98 (AU 560.05-.07 and .09)]
Financial Statements and Notes Checklist

**Note:** See sample financial statements in section 4600, including Exhibit A-5, note 4, Future Major Repairs and Replacements, Exhibit A-7, Schedule of Changes in Replacement Fund Balances, Exhibit A-8, Supplementary Information on Future Repairs and Replacements, and Exhibit A-17, note 6, Future Major Repairs and Replacements, for example disclosures.

Q. Extinguishments of Debt

1. If debt was considered to be extinguished under the provisions of SFAS 76 prior to the effective date of SFAS 125, do disclosures include:
   a. A general description of the transaction?
   b. The amount of debt that is considered extinguished at the end of the period as long as the debt remains outstanding?
   [SFAS 140, par. 17b (AC L35.109a)]

2. If assets were set aside after the effective date of SFAS 125 (December 31, 1996) solely for satisfying scheduled payments of a specific obligation, is disclosure made describing the nature of restrictions placed on assets?
   [SFAS 140, par. 17c (AC L35.109b)]

3. If the reclassification to earnings of the amount in accumulated comprehensive income resulting from a cash flow hedge of debt is required under SFAS 133 when the debt is extinguished, is the reclassified amount not classified as extraordinary?
   [EITF 00-9]

R. Costs Associated With Exit or Disposal Activities

**Notes:** SFAS 146, Accounting for Costs Associated with Exit or Disposal Activities, nullifies EITF 94-3. The provisions of EITF 94-3 shall continue to apply for an exit activity initiated under an exit plan that met the criteria of EITF 94-3 prior to SFAS 146’s initial application. SFAS 146 is effective for exit or disposal activities initiated after December 31, 2002, with early application encouraged. Previously issued financial statements shall not be restated. Questions 4-8 below address SFAS 146 disclosure requirements. For the purposes of applying SFAS 146, an exit or disposal activity is initiated when management, having the authority to approve the action, commits to an exit or disposal plan or otherwise disposes of a long-lived asset (disposal group) and, if the activity involves the termination of employees, the criteria for a plan of termination in paragraph 8 of SFAS 146 are met.

If SFAS 146 is not effective, consider Questions 1–3 below. If SFAS 146 is effective, consider Questions 4–8 below instead.

1. If a material liability is recognized for certain employee termination benefits in accordance with Section A of EITF 94-3, Liability Recognition for Certain Employee Termination Benefits and Other Costs to Exit an Activity (including Certain Costs Incurred in a Restructuring), are the following disclosures made in all periods until the plan of termination is completed:
   a. The amount of termination benefits accrued and charged to expense and the classification of those costs in the statement of revenues and expenses?
   b. The number of employees to be terminated?

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c. A description of the employee group(s) to be terminated?  
   [EITF 94-3, Section A]

2. If management commits to an exit plan that meets the criteria in Section B of EITF 94-3, are the following reporting requirements followed:
   a. Reporting the statement of revenues and expenses (statement of operations) effect of recognizing a liability at the commitment date in income from continuing operations and not on the face of the statement of revenues and expenses and changes in fund balances net of taxes?  
   [EITF 94-3, Section B]

3. If the activities that will not be continued are significant to the association's revenue or operating results, or if the exit costs recognized at the commitment date are material, are the following disclosures made in all periods until the exit plan is completed:
   a. A description of the major actions comprising the exit plan, activities that will not be continued, including the method of disposition, and the anticipated date of completion?  
   [EITF 94-3, Section B]

4. Is the following information disclosed in notes to the financial statements that include the period in which an exit or disposal activity is initiated and any subsequent period until the activity is completed:
   a. A description of the exit or disposal activity, including the facts and circumstances leading to the expected activity and the expected completion date?  
   [EITF 94-3, Section B]

b. For each major type of cost associated with the activity (for example, one-time termination benefits, contract termination costs, and other associated costs):
   (1) The total amount expected to be incurred in connection with the activity, the amount incurred in the period, and the cumulative amount incurred to date?  
   (2) A reconciliation of the beginning and ending liability balances showing separately the changes during the period attributable to costs incurred and charged to expense, costs

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paid or otherwise settled, and any adjustments to the liability with an explanation of the reason(s) therefor?

c. The line item(s) in the income statement or the statement of activities in which the costs in Question 4b are aggregated?

d. For each reportable segment:
   (1) The total amount of costs expected to be incurred in connection with the activity?
   (2) The amount incurred in the period?
   (3) The cumulative amount incurred to date, net of any adjustments to the liability with an explanation of the reason(s) therefor?

e. If a liability for a cost associated with the activity is not recognized because fair value cannot be reasonably estimated, that fact and the reasons therefor?
   [SFAS 146, par. 20 (AC L32.120)]

5. Are costs associated with an exit or disposal activity that does not involve a discontinued operation included in income from continuing operations before income taxes in the income statement?
   [SFAS 146, par. 18 (AC L32.118)]

6. Are costs associated with an exit or disposal activity that involves a discontinued operation included in the results of discontinued operations?
   [SFAS 146, par. 18 (AC L32.118)]

7. If an event or circumstance occurs that discharges or removes an entity's responsibility to settle a liability for a cost associated with an exit or disposal activity recognized in a prior period, is the liability reversed?
   [SFAS 146, par. 19 (AC L32.119)]

8. Are the related costs reversed through the same line item(s) in the income statement used when those costs were recognized initially?
   [SFAS 146, par. 19 (AC L32.119)]

S. Troubled Debt Restructurings—Debtors

1. For a troubled debt restructuring occurring during the current period, do disclosures include:
   a. A description of the principal changes in terms, the major features of settlement, or both?
   b. Aggregate gain on restructuring of payables?
   c. Aggregate net gain or loss on transfers of assets recognized during the period?
   d. Per-share amount of the aggregate gain on restructuring of payables, net of related income tax effect?
      [SFAS 15, par. 25, as amended by SFAS 145 (AC D22.121)]

2. For periods after a troubled debt restructuring, do disclosures include:
   a. The extent to which amounts contingently payable are included in the carrying amount of restructured payables?
b. Total amounts contingently payable, if applicable, and conditions under which those amounts would become payable or forgiven? [SFAS 15, par. 26 (AC D22.122)]

T. Asset Retirement Obligations

1. Does the company disclose the following information about its asset retirement obligations:
   a. A general description of the asset retirement obligations and the associated long-lived assets?  
   b. The fair value of assets that are legally restricted for purposes of settling asset retirement obligations?
   c. A reconciliation of the beginning and ending aggregate carrying amounts of asset retirement obligations showing separately the changes attributable to (1) liabilities incurred in the current period, (2) liabilities settled in the current period, (3) accretion expense, and (4) revisions in estimated cash flows, whenever there is a significant change in one or more of those four components during the reporting period? [SFAS 143, par. 22 (AC A50.122)]

2. If the fair value of an asset retirement obligation cannot be reasonably estimated is that fact and the reasons therefore disclosed? [SFAS 143, par. 22 (AC A50.122)]

3. In addition to the disclosures required by paragraphs 19(c), 19(d), and 21 of APB 20, is the liability for the asset retirement obligation computed on a pro forma basis disclosed in the footnotes for the beginning of the earliest year presented and at the end of all years presented as if SFAS 143 and FASBI 47 had been applied during all periods affected? [SFAS 143, par. 27 and FASBI 47, par. 11]

Note: FASBI 47, Accounting for Conditional Asset Retirement Obligations—an interpretation of SFAS 143, issued in March 2005, clarifies that an entity is required to recognize a liability if the obligation to perform an asset retirement activity is unconditional, even though the timing and (or) method of settlement may be uncertain. FASBI 47 is effective no later than the end of the fiscal year ending after December 15, 2005. Early adoption of the Interpretation is encouraged.

4. If the CIRA adopted FASBI 47 in the current fiscal year, do the notes to the financial statements include the amount of the liability for asset retirement obligations computed on a pro forma basis for the beginning of the earliest year presented and at the end of all years presented as if the Interpretation had been applied during all periods affected? [FASBI 47, par. 11]

Note: If SFAS 157, Fair Value Measurements, has been adopted, refer to Section U—Fair Value Measurements for additional disclosure requirements.

U. Fair Value Measurements

In September 2006 the Financial Accounting Standards Board issued FASB Statement No. 157, Fair Value Measurements, which is effective
for financial statements issued for fiscal years beginning after November 15, 2007, and interim periods within those fiscal years. Earlier application is encouraged, provided that the reporting entity has not yet issued financial statements for that fiscal year, including any financial statements for an interim period within that fiscal year.

The Statement shall be applied prospectively as of the beginning of the fiscal year in which this Statement is initially applied. Certain exceptions apply. Readers should refer to the Statement for those exceptions.

1. For assets and liabilities that are measured at fair value on a recurring basis in periods subsequent to initial recognition (for example, trading securities), the reporting entity shall disclose information that enables users of its financial statements to assess the inputs used to develop those measurements and for recurring fair value measurements using significant unobservable inputs (Level 3), the effect of the measurements on earnings (or changes in net assets) for the period. To meet that objective, the reporting entity shall disclose the following information for each interim and annual period (except as otherwise specified) separately for each major category of assets and liabilities:

   a. The fair value measurements at the reporting date?
   b. The level within the fair value hierarchy in which the fair value measurements in their entirety fall, segregating fair value measurements using quoted prices in active markets for identical assets or liabilities (Level 1), significant other observable inputs (Level 2), and significant unobservable inputs (Level 3)?
   c. For fair value measurements using significant unobservable inputs (Level 3), a reconciliation of the beginning and ending balances, separately presenting changes during the period attributable to the following:4

      (1) Total gains or losses for the period (realized and unrealized), segregating those gains or losses included in earnings (or changes in net assets), and a description of where those gains or losses included in earnings (or changes in net assets) are reported in the statement of income (or activities)?
      (2) Purchases, sales, issuances, and settlements (net)?
      (3) Transfers in and/or out of Level 3 (for example, transfers due to changes in the observability of significant inputs)?
   d. The amount of the total gains or losses for the period in subparagraph (c) (1) above included in earnings (or changes in net assets) that are attributable to the change in unrealized gains or losses relating to those assets and liabilities still held at the reporting date and a description of where those unrealized gains or losses are reported in the statement of income (or activities)?
   e. In annual periods only, the valuation technique(s) used to measure fair value and a discussion of changes in valuation techniques, if any, during the period?
      [SFAS 157, par. 32]

2. For assets and liabilities that are measured at fair value on a recurring basis in periods subsequent to initial recognition (for example, trading securities), the reporting entity shall disclose information that enables

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4 For derivative assets and liabilities, the reconciliation disclosure required by paragraphs 32(c) may be presented net.
users of its financial statements to assess the inputs used to develop those measurements and for recurring fair value measurements using significant unobservable inputs (Level 3), the effect of the measurements on earnings (or changes in net assets) for the period. To meet that objective, the reporting entity shall disclose the following information for each interim and annual period (except as otherwise specified) separately for each major category of assets and

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<th>Yes</th>
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<tr>
<td>a. The fair value measurements recorded during the period and the reasons for the measurements?</td>
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<tr>
<td>b. The level within the fair value hierarchy in which the fair value measurements in their entirety fall, segregating fair value measurements using quoted prices in active markets for identical assets or liabilities (Level 1), significant other observable inputs (Level 2), and significant unobservable inputs (Level 3)?</td>
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<td>c. For fair value measurements using significant unobservable inputs (Level 3), a description of the inputs and the information used to develop the inputs?</td>
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<td>d. In annual periods only, the valuation technique(s) used to measure fair value and a discussion of changes, if any, in the valuation technique(s) used to measure similar assets and/or liabilities in prior periods? [SFAS 157, par. 33]</td>
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3. Are the quantitative disclosures required by FASB Statement No. 157 presented using a tabular format? (See Appendix A of FASB Statement No. 157 for implementation guidance and examples.) [SFAS 157, par. 34]

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<th>Yes</th>
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4. Is the fair value information disclosed under Statement 157 and the fair value information disclosed under other accounting pronouncements (for example, FASB Statement No. 107, Disclosures about Fair Value of Financial Instruments) combined in the periods in which those disclosures are required, if practicable? (Encouraged, but not required.) [SFAS 157, par. 35]

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5. Is information about other similar measurements (for example, inventories measured at market value under ARB 43, Chapter 4) disclosed, if practicable? (Encouraged, but not required.) [SFAS 157, par. 35]

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**Transition Guidance**

6. At the date this Statement is initially applied to the financial instruments in paragraph 37(a)–(c), is the difference between the carrying amounts and the fair values of those instruments recognized as a cumulative-effect adjustment to the opening balance of retained earnings (or other appropriate components of equity or net assets in the statement of financial position) for that fiscal year, presented separately? [SFAS 157, par. 38]

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**Note:** The disclosure requirements of SFAS 154 for a change in accounting principle do not apply.
7. Are the disclosure requirements of this Statement (paragraphs 32–35), including those disclosures that are required in annual periods only, applied in the first interim period of the fiscal year in which this Statement is initially applied?

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**Note:** The disclosure requirements of this Statement need not be applied for financial statements for periods presented prior to initial application of this Statement.
FSP Section 4400
Auditors' Reports Checklist

.01 This checklist has been developed by the staff of the Accounting and Auditing Publications Team of the AICPA as a nonauthoritative practice aid.

.02 Explanation of References:

AAG= AICPA Audit and Accounting Guide Common Interest Realty Associations (with conforming changes as of May 1, 2005)
SAS= AICPA Statement on Auditing Standards
SSAE= AICPA Statement on Standards for Attestation Engagements
SSARS= AICPA Statement on Standards for Accounting and Review Services
AU= Reference to section number in AICPA Professional Standards (vol. 1)
AR= Reference to section number in AICPA Professional Standards (vol. 2)

.03 Checklist Questionnaire:

1. Is each audited financial statement specifically identified in the introductory paragraph of the auditor’s report? [SAS 58, par. 6 (AU 508.08)]
   Yes  No  N/A

2. Do the titles of the financial statements referred to in the introductory paragraph of the auditor’s report match the titles of the financial statements presented? [Generally Accepted]
   Yes  No  N/A

3. Do the dates of the financial statements referred to in the introductory paragraph of the auditor’s report match the dates of the financial statements presented? [Generally Accepted]
   Yes  No  N/A

4. Is the report appropriately addressed? [SAS 58, par. 9 (AU 508.09)]
   Yes  No  N/A

5. Does the auditor’s report include:
   a. A title that includes the word “Independent?” [SAS 58, par. 8a (AU 508.08a)]
      Yes  No  N/A
   b. A statement that the financial statements identified in the report were audited? [SAS 58, par. 8b (AU 508.08b)]
      Yes  No  N/A
   c. A statement that the financial statements are the responsibility of management and that the auditor’s responsibility is to express an opinion on the financial statements based on his or her audit? [SAS 58, par. 8c (AU 508.08c)]
      Yes  No  N/A

FSP §4400.03
d. A statement that the audit was conducted in accordance with generally accepted auditing standards and an identification of the country of origin of those standards (for example, auditing standards generally accepted in the United States of America or U.S. generally accepted auditing standards)?
[SAS 58, par. 8d (AU 508.08d)]

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e. A statement that generally accepted auditing standards require that the auditor plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements?
[SAS 58, par. 8e (AU 508.08e)]

---

f. A statement that an audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation?
[SAS 58, par. 8f (AU 508.08f)]

---

g. A statement that the auditor believes that his or her audit provides a reasonable basis for his or her opinion?
[SAS 58, par. 8g (AU 508.08g)]

---

h. An opinion as to whether the financial statements present fairly, in all material respects, the financial position of the reporting entity as of the balance sheet date and the results of its operations and its cash flows for the period then ended in conformity with generally accepted accounting principles and an identification of the country of origin of those accounting principles (for example, accounting principles generally accepted in the United States of America or U.S. generally accepted accounting principles)?
[SAS 58, par. 8h (AU 508.08h)]

---

i. The manual or printed signature of the auditor's firm?
[SAS 58, par. 8i (AU 508.08i)]

---

j. The date of the audit report?
[SAS 58, par. 8j (AU 508.08j)]

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**Practice Tip**

Paragraph 8 of SAS 58 illustrates the form of the auditor's standard report on financial statements covering a single year and on comparative financial statements.

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**Notes:** If SAS No. 113, *Omnibus Statement on Auditing Standards*, has been adopted by nonpublic companies, the phrase “completion of fieldwork” in Question 6 below should be replaced with “the date of the independent auditor's report.”

SAS No. 113 *Omnibus Statement on Auditing Standards*, is effective for audits of financial statements of nonissuers for periods beginning on or after December 15, 2006. Earlier application is permitted. The term issuer means entities that are subject to the rules and regulations of the U.S. Securities and Exchange Commission and the Sarbanes-Oxley Act of 2002. SAS No. 113 includes the following new requirements:

(continued)
(1) Revises the terminology used in the ten standards in SAS No. 95 to reflect the terminology used in SAS No. 102, Defining Professional Requirements in Statements on Auditing Standards.

(2) Adds a footnote to the headings prior to paragraphs 35 and 46 in SAS No. 99 to provide a clear link between the auditor’s consideration of fraud and the auditor’s assessment of risk and the auditor’s procedures in response to those assessed risks.

(3) Replaces, throughout the SASs, the term completion of fieldwork with the term date of the auditor’s report.

(4) Changes the convention for dating the representation letter by requiring that it be dated as of the date of the auditor’s report.

6. If a subsequent event disclosed in the financial statements occurs after completion of field work but before the issuance of the related financial statements, has the need for dual-dating of the report been considered?
   [SAS 1, sec. 530, pars. 3–5, as amended by SAS 98 and SAS 113 (AU 530.03–.05)]

7. If the accountant is not independent, is a compilation report indicating the lack of independence issued (nonpublic companies only)?
   [SAS 26, par. 10 (AU 504.10); SSARS 1, pars. 19 and 45 (AR 100.19 and .45)]

8. If the opinion is based, in part, on the report of another auditor:
   a. Does the introductory paragraph of the standard report disclose the fact that the opinion is based, in part, on the report of other auditors?
   [SAS 58, pars. 11a, 12, and 13 (AU 508.11a, .12, and .13)]

9. If, to prevent the financial statements from being misleading because of unusual circumstances, the financial statements contain a departure from an accounting principle promulgated by a body designated by the AICPA Council to establish such principles, does the report include, in a separate paragraph or paragraphs, the information required by the rule?
   [SAS 58, pars. 11b and 15 (AU 508.11b and .15)]

10. If there is substantial doubt about the CIRA’s ability to continue as a going concern:
    a. Does the report include an explanatory paragraph, following the opinion paragraph, to reflect that conclusion?
    [SAS 58, par. 11c (AU 508.11c); SAS 59, as amended by SAS 64, par. 12 (AU 341.12)]

Practice Tip
In a going concern paragraph, the auditor should not use conditional language in expressing a conclusion concerning the existence of substantial doubt about the entity’s ability to continue as a going concern. See SAS 77 (AU 341.13) for an example.
11. If there has been a material change between periods in accounting principles or in the method of their application that has a material effect on the comparability of the CIRA's financial statements:

   a. Does the report include an explanatory paragraph, following the opinion paragraph, that refers to the change?  

   b. Does the explanatory paragraph identify the nature of the change and refer the reader to the note to the financial statements that discusses the change in detail?  
   [SAS 58, as amended by SAS 79, pars. 11d and 16 (AU 508.11d and .16)]

   c. If the change in the accounting principle is a change in reporting entity that did not result from a transaction or an event, is an explanatory paragraph included in the auditor's report?  
   (Note: A change in the reporting entity resulting from a transaction or event, such as a pooling of interests, or the creation, cessation, or complete or partial purchase or disposition of a subsidiary or other business unit, does not require that an explanatory paragraph about consistency be included in the auditor's report.)  
   [SAS 88, par. 8 (AU 420.08)]

12. In an updated report in which the opinion is different from the opinion previously expressed on the financial statements of a prior period:

   a. Does the report include an explanatory paragraph, preceding the opinion paragraph, that discloses all of the substantive reasons for the different opinion?  

   b. Does the explanatory paragraph disclose:
   
      (1) The date of the auditor's previous report?  
      (2) The type of opinion previously expressed?  
      (3) The circumstances or events that caused the auditor to express a different opinion?  
      (4) That the auditor's updated opinion on the financial statements of the prior period is different from his or her previous opinion on those statements?  
   [SAS 58, as amended by SAS 79, pars. 11e and 69 (AU 508.11e and .69)]

13. If financial statements of a prior period (presented for comparative purposes) have been audited by a predecessor auditor whose report is not presented:

   a. Does the introductory paragraph of the report indicate:
   
      (1) That the financial statements of the prior period were audited by another auditor?  
      (2) The date of the predecessor auditor's report?  
      (3) The type of report issued by the predecessor auditor?  
      (4) In the case where the report was other than a standard report, the substantive reasons therefore, including a description of the nature of and reasons for the explanatory paragraph added to the predecessor's report or his or her opinion qualification?  

FSP §4400.03
### Auditors' Reports Checklist

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<td><strong>b.</strong> If the financial statements have been restated, does the introductory paragraph indicate that the predecessor auditor reported on the financial statements of the prior period before restatement? [SAS 58, as amended by SAS 79, pars. 11e and 74 (AU 508.11e and .74)]</td>
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<td><strong>14.</strong> Is an explanatory paragraph (or other explanatory language) added to the standard auditor's report if:</td>
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<td>a. The auditor wishes to clarify that an audit performed in accordance with generally accepted auditing standards does not require the same level of testing and reporting on internal control over financial reporting as an audit of an issuer when Section 404(b) of the Sarbanes-Oxley Act is applicable? <strong>(Note: Not required—Interpretation No. 17 of SAS 58 provides an example report.)</strong> [Interpretation No. 17 of SAS 58 (AU 9508.89-.91)]</td>
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<td>b. The audit is conducted in accordance with both generally accepted auditing standards and the PCAOB's auditing standards? [Interpretation No. 18 of SAS 58 (AU 9508.85-.88)]</td>
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<td><strong>15.</strong> Is an explanatory paragraph (or other explanatory language) added to the standard auditor’s report if the prior period’s financial statements are audited by a predecessor auditor who has ceased operations? [Interpretation No. 15 of SAS 58 (AU 9508.60-.75)]</td>
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<td><strong>16.</strong> If selected quarterly financial data required by SEC Regulation S-K have been omitted or have not been reviewed, does the report include an additional paragraph stating that fact? [SAS 58, par. 11f (AU 508.11f); SAS 100, par. 43 (AU 722.43)]</td>
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<td><strong>17.</strong> If supplementary information required by GAAP has been omitted, if the presentation of such information departs materially from prescribed guidelines, if the auditor is unable to complete prescribed procedures with respect to such information, or if the auditor is unable to remove substantial doubt about whether the supplementary information conforms to prescribed guidelines, does the report include an additional paragraph stating that fact? [SAS 58, par. 11g (AU 508.11g); SAS 52, par. 8, as amended by SAS 98 (AU 558.08)]</td>
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<td><strong>18.</strong> If other information in a document containing audited financial statements is materially inconsistent with information appearing in the financial statements, has it been determined whether the financial statements, the auditor's report, or both, require revision? [SAS 58, par. 11h (AU 508.11h); SAS 8, par. 4 (AU 550.04)]</td>
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<td><strong>19.</strong> If certain other information has been subjected to auditing procedures applied in the audit of the basic financial statements, and the auditor expresses an opinion on whether the information is fairly stated in all material respects in relation to those financial statements taken as a whole, does the auditor's report on the information describe clearly the character of the auditor's work and the degree of responsibility the auditor is taking? [SAS 8, par. 7, as amended by SAS 98 (AU 550.07); SAS 52, par. 9, as amended by SAS 98 (AU 558.09)]</td>
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20. If the auditor decides to emphasize a matter regarding the financial statements in the report, is the explanatory information presented in a separate paragraph that avoids use of phrases such as "with the foregoing (following) explanation"?
[SAS 58, pars. 11 and 19, as amended by SAS 79 (AU 508.11 and .19); Interpretation No. 3 of SAS 1, sec. 410 (AU 9410.18); Interpretation No. 1 of SAS 57 (AU 9342.03)]

Note: In March 2006, the AICPA’s Auditing Standards Board issued Statement on Auditing Standards No. 104–111, which provide extensive guidance concerning the auditor’s assessment of the risks of material misstatement in a financial statement audit, and the design and performance of audit procedures whose nature, timing and extent are responsive to the assessed risks. Among other things, the SASs establish standards and provide guidance on evaluating whether the audit evidence obtained affords a reasonable basis for an opinion regarding the financial statements under audit. The SASs are effective for audits of financial statements of nonissuers for periods beginning on or after December 15, 2006. Earlier application is permitted.

21. If it has not been possible to conduct the audit in accordance with GAAS or to apply all of the procedures considered necessary in the circumstances, has consideration been given to the need to issue a qualified opinion or to disclaim an opinion?
[SAS 58, as amended by SAS 79, par. 22 (AU 508.22)]

22. If a qualified opinion is to be expressed because of a scope limitation:
   a. Are all of the substantive reasons for the qualification disclosed in one or more explanatory paragraphs preceding the opinion paragraph?
   b. Does the qualified opinion include the word except or exception in a phrase such as except for or with the exception of?
   c. Is the situation described and referred to in both the scope and opinion paragraphs?
   d. Does the wording in the opinion paragraph indicate that the qualification pertains to the possible effects on the financial statements and not the scope limitation itself?
[SAS 58, as amended by SAS 79, pars. 22–32 (AU 508.22–.27), SAS 110, par. 76 (AU 318.76)]

Practice Tips
Scope limitations can be imposed by the client or by circumstances such as the timing of the auditor’s work, the inability to obtain sufficient appropriate audit evidence, or an inadequacy in the accounting records. Scope limitations also include situations in which the auditor is unable to obtain sufficient appropriate audit evidence to support management’s assertions about the nature of a matter involving an uncertainty and its presentation or disclosure in the financial statements. [SAS 58, as amended by SAS 79, pars. 22 and 31 (AU 508.22 and .31)] When the auditor’s only evidence of the existence and/or valuation of (a) investments without readily determinable fair value, or (b) interests held in trust by a third-party trustee, is the receipt of a confirmation of those assets from a third party, the auditor should refer to Interpretation No. 1 of SAS 92, (AU 9332.02).

Consult the AU Topical Index to the AICPA Professional Standards under “Scope of Audit—Limitations” for additional references to specific types of scope limitations that could result in either a qualified or disclaimer of opinion.

FSP §4400.03
Notes: If SAS 109, *Understanding the Entity and Its Environment and Assessing the Risks of Material Misstatement*, has been adopted, Question 23 should be completed.


23. For nonpublic companies, is a qualified opinion or disclaimer of opinion expressed if the auditor's understanding of internal control raises doubts about the auditability of an entity's financial statements, such as

   a. Concerns about the integrity of an entity's management cause the auditor to conclude that the risk of management misrepresentation in the financial statements is such that an audit cannot be conducted?  

   b. Concerns about the nature and extent of an entity's records cause the auditor to conclude that it is unlikely that sufficient competent evidential matter will be available to support an unqualified opinion on the financial statements?  

   [SAS 109, par 109 (AU 314.109)]

Notes: If SAS No. 114, *The Auditor's Communication With Those Charged With Governance*, has been adopted, Questions 24 and 25 should be completed.

SAS No. 114 establishes, among other things, a requirement for the auditor of nonissuers to determine that certain matters related to the audit of financial statements are communicated to those charged with governance. The term *those charged with governance* refers to those with responsibility for overseeing the strategic direction of the entity and obligations related to the accountability of the entity, including overseeing the entity's financial reporting process and internal control over financial reporting. Before communicating matters with those charged with governance, the auditor should consider discussing them with management unless it is inappropriate to do so. The SAS also requires the auditor to consider the effectiveness of the two-way communication between the auditor and those charged with governance and the existence of any significant difficulties in dealing with management.

This statement supersedes SAS No. 61 and is effective for audits of financial statements of nonissuers for periods beginning on or after December 15, 2006.

24. If, in the auditor's judgment, the two-way communication between the auditor and those charged with governance as required in SAS 114 is not adequate, and the effect is material to the control environment and risks of material misstatements, or has precluded the auditor from obtaining all the audit evidence required to form an opinion on the financial statements, has the auditor considered the following:

   a. Modifying the audit opinion on the basis of a scope limitation?  

   b. Obtaining legal advice about the consequences of different courses of action?  

   [SAS 114, par 25 (AU 314.25)]
c. Communicating with an appropriate third party, (for example, a regulator)?
   
   Yes   No   N/A
   ___   ___   ___

d. Withdrawing from the engagement?
   [SAS 114, par. 63 (AU 380.63)]
   
   Yes   No   N/A
   ___   ___   ___

25. If, in the auditor’s judgment, significant difficulties in dealing with management, such as those described in SAS 114, have been encountered, has the auditor considered modifying the audit opinion on the basis of a scope limitation?
   [SAS 114, par. 39 (AU 380.39)]
   
   Yes   No   N/A
   ___   ___   ___

26. If an opinion is disclaimed because of a scope limitation:
   
   a. Are all of the substantive reasons for the disclaimer stated in a separate paragraph or paragraphs?
   
   Yes   No   N/A
   ___   ___   ___

   b. Does the report state that the scope of the audit was not sufficient to warrant the expression of an opinion?
   
   Yes   No   N/A
   ___   ___   ___

   c. Does the report avoid identifying procedures that were performed?
   
   Yes   No   N/A
   ___   ___   ___

   d. Is the scope paragraph omitted?
   
   Yes   No   N/A
   ___   ___   ___

   e. If there are reservations about fair presentation of the financial statements in conformity with GAAP, are they described in the report?
   [SAS 58, as amended by SAS 79, par. 62(AU 508.62)]
   
   Yes   No   N/A
   ___   ___   ___

27. If the financial statements are materially affected by a departure from GAAP (including inadequate disclosure, inappropriate accounting principles, and unreasonable accounting estimates), has consideration been given to the need to issue a qualified opinion or an adverse opinion?
   [SAS 58, as amended by SAS 79, par. 35 (AU 508.35)]
   
   Yes   No   N/A
   ___   ___   ___

28. If a qualified opinion is to be expressed because of a GAAP departure:
   
   a. Are all of the substantive reasons that have led to the conclusion that there is a departure from GAAP disclosed in one or more separate explanatory paragraphs preceding the opinion paragraph?
   
   Yes   No   N/A
   ___   ___   ___

   b. Does the qualified opinion include the word except or exception in a phrase such as except for or with the exception of and a reference to the explanatory paragraph?
   
   Yes   No   N/A
   ___   ___   ___

   c. Does the explanatory paragraph disclose the principal effects of the departure on financial position, results of operations, and cash flows, if practicable, or state that the effects are not reasonably determinable, if not practicable to do so?
   [SAS 58, as amended by SAS 79, pars. 58 and 59(AU 508.578 and .59)]
   
   Yes   No   N/A
   ___   ___   ___

29. If an adverse opinion is to be expressed because of a GAAP departure:
   
   a. Are all of the substantive reasons for the adverse opinion disclosed in one or more separate explanatory paragraphs preceding the opinion paragraph?
   
   Yes   No   N/A
   ___   ___   ___

   b. Does the explanatory paragraph disclose the principal effects of the departure on financial position, results of operations, and cash flows, if practicable, or state that the effects are not reasonably determinable, if not practicable to do so?
   
   Yes   No   N/A
   ___   ___   ___
c. Does the explanatory paragraph state that the financial statements do not present fairly the financial position or results of operations or cash flows in conformity with GAAP?

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**Note:** Consult the AU Topical Index to the AICPA Professional Standards under Departures From Established Principles, "Adverse Opinions," and Qualified Opinion" for additional references to specific types of GAAP departures that could result in either a qualified or adverse opinion.

30. If information accompanies the basic financial statements and auditor's report in an auditor-submitted document, is it accompanied by a report that:
   a. States that the audit was performed for the purpose of forming an opinion on the basic financial statements taken as a whole?
   b. Specifically identifies the accompanying information?
   c. States that the accompanying information is presented for purposes of additional analysis and is not a required part of the basic financial statements?
   d. Includes either an opinion on whether the accompanying information is fairly stated in all material respects in relation to the basic financial statements taken as a whole or a disclaimer of opinion (depending on whether the information was subjected to the auditing procedures applied in the audit of the basic financial statements)?

   [SAS 29, par. 6 (AU 551.06)]

31. If supplementary information required by GAAP is presented outside the basic financial statements in an auditor-submitted document, is an opinion disclaimed on such information unless it has been audited?

   [AAG, par. 7.72]

32. Did the auditor consider modification of the report with regard to the adequacy of the CIRA's disclosures about future repairs and replacements and its compliance with governing and state documents?

   [AAG, pars. 7.58 and .59]

33. If the CIRA presents budget information for unexpired periods (and if this is considered to be prospective financial information) in documents that contain audited financial statements, is that information reported on in accordance with SSAE 10, *Attestation Standards: Revision and Recodification*, Chapter 3, Financial Forecasts and Projections, "as amended by SSAE 11, *Attest Documentation*?*

   [AAG, par. 7.50]

34. If the CIRA presents budget information for expired periods that accompanies audited financial statements in an auditor-submitted document, is that information reported on in accordance with SAS 29, *Reporting on Information Accompanying the Basic Financial Statements in Auditor-Submitted Documents*?

   [AAG, par. 7.50]

35. If an accountant assists a CIRA in preparing its budget, have the reporting provisions of SSAE 10, *Attestation Standards: Revision and Recodification*, Chapter 3, Financial Forecasts and Projections, "as amended by SSAE 11, *Attest Documentation*, been considered?

   [AAG, par. 7.51]
### Practice Tips

*SAS 87, Restricting the Use of an Auditor’s Report,* provides guidance to auditors in determining whether an engagement requires a restricted-use report and, if so, the additional content to include in that report.

36. When the financial statements of a CIRA are prepared in accordance with a basis of accounting prescribed by one or more regulatory agencies or the financial reporting provisions of another agency, and the financial statements and reports will be used by parties or distributed by the CIRA to parties other than the regulatory agencies to whose jurisdiction the CIRA is subject:

   a. Has the standard form of report been modified as appropriate because of the departures from generally accepted accounting principles?

   b. Has an additional paragraph been added to express an opinion on whether the financial statements are presented in conformity with the regulatory basis of accounting? *(Note: Interpretation No. 15 of SAS 62 provides an example report.)*

   [SAS 1, sec. 544, par. 4 (AU 544.04); Interpretation No. 15 of SAS 62 (AU 9623.96–98)]

**Notes:** In May 2006, the AICPA’s Auditing Standards Board (ASB) issued SAS No. 112, *Communication of Internal Control Related Matters Identified in an Audit.* The Statement supersedes SAS 60 of the same name (AU 325) and is effective for audits of financial statements of nonissuers for periods ending on or after December 15, 2006. Earlier implementation is permitted.

SAS 112 has two unconditional requirements: a) The auditor must evaluate identified control deficiencies and determine whether those deficiencies, individually or in combination, are significant deficiencies or material weaknesses, and (b) The auditor must communicate, in writing, significant deficiencies and material weaknesses to management and those charged with governance. This communication includes significant deficiencies and material weaknesses identified and communicated to management and those charged with governance in prior years but not yet remediated. Note that SAS 112 effectively eliminates the term reportable condition in that it will no longer be a recognized category of internal control deficiency.

Question 37 should be answered if SAS 112 is not applicable to the audit. Question 38 should be answered if SAS 112 is applicable to the audit.

37. Is the reporting form and content of SAS 60, paragraphs 9–19, followed when communicating internal control structure related matters noted in an audit?  
   [SAS 60, pars. 9–19 (AU 325.09–19)]

38. For nonpublic companies, is the reporting form, content, and timing of SAS 112, paragraphs 20–30, followed when communicating matters related to an organization’s internal control over financial reporting identified in an audit of financial statements?  
   [SAS 112, pars. 20–30 (AU 325.20–30)]

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Notes: In December 2005, the AICPA’s Auditing Standards Board (ASB) issued SAS No. 103, Audit Documentation. The Statement supersedes SAS 96 of the same name (AU 339) and is effective for audits of financial statements of nonissuers for periods ending on or after December 15, 2006. Earlier implementation is permitted. Among other things, the Statement changes the date of the auditor’s report from the date of completion of fieldwork to require that the auditor’s report be dated no earlier than the date on which the auditor has obtained sufficient appropriate audit evidence to support the opinion on the financial statements.

If SAS 103 has not been adopted, answer Question 39 below. If SAS 103 has been adopted, answer question 40 below.

39. Is the report dated no earlier than the date of completion of the field work?
   [SAS 1 (AU 530A.01)]

40. For nonpublic companies, is the report dated no earlier than the date on which the auditor has obtained sufficient appropriate audit evidence to support the opinion on the financial statements?
   [SAS 103 (AU 339.23)]
FSP Section 4500

Accountants’ Reports on Compiled or Reviewed Financial Statements of Nonpublic Entities Checklist

.01 This checklist has been developed by the staff of the Accounting and Auditing Publications Team of the AICPA as a nonauthoritative practice aid.

.02 This checklist is divided into three parts.

- Part I—If the Accountant Is Engaged to Report on Compiled Financial Statements or Submits Financial Statements to a Client That Are or Reasonably Might Be Expected to Be Used by a Third Party
- Part II—If the Accountant Submits Compiled Financial Statements To a Client That Are Not Reasonably Expected To Be Used by a Third Party
- Part III—For Review Engagements

.03 Explanation of References:

AAG= AICPA Audit and Accounting Guide Common Interest Realty Associations (with conforming changes as of May 1, 2006)

SSARS= AICPA Statement on Standards for Accounting and Review Services

AR= Reference to section number in AICPA Professional Standards (vol. 2)

.04 Checklist Questionnaire:

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Part I—If the Accountant Is Engaged to Report on Compiled Financial Statements or Submits Financial Statements to a Client That Are or Reasonably Might Be Expected to Be Used by a Third Party

1. Does the compilation report include the following basic elements:

   a. A statement that the compilation has been performed in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants?

   b. A statement that the compilation is limited to presenting in the form of financial statements information that is the representation of management (owners)?
c. A statement that the financial statements have not been audited or reviewed and, accordingly, the accountant does not express an opinion or any other form of assurance on them?

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d. A signature of the accounting firm or the accountant as appropriate (for example, the signature could be manual, stamped, electronic, or typed)?

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e. The date of the compilation report (the date of completion of the compilation report should be used as the date of the accountant’s report)?

[SSARS 1, par. 11, as amended by SSARS 9 (AR 100.11)]

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2. Does the report exclude a description of any other procedures that the accountant might have performed before or during the engagement? [SSARS 1, par. 11 (AR 100.11)]

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3. For compiled financial statements that contain departures from generally accepted accounting principles (GAAP) or, where applicable, an other comprehensive basis of accounting (OCBOA):

a. If the departure is the omission of substantially all required disclosures, does the accountant’s report clearly indicate such omission?

[SSARS 1, pars. 16 and 18 (AR 100.16 and .18)]

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b. If compiled financial statements that omit substantially all of the disclosures required by GAAP include disclosures about only a few matters, are such disclosures labeled “Selected Information—Substantially All Disclosures Required by GAAP (or OCBOA) Are Not Included”?

[SSARS 1, par. 16 (AR 100.16)]

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c. If statements that omit substantially all required disclosures are prepared on a basis of accounting other than GAAP, and if such statements do not include disclosure of the basis of accounting used, does the accountant’s report disclose the basis of accounting?

[SSARS 1, par. 17 (AR 100.17)]

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**Practice Tip**

SAS 62, paragraphs 9 and 10 (AU sec. 623.09 and .10), provides guidance on evaluating the adequacy of disclosure in financial statements prepared in conformity with an other comprehensive basis of accounting.

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d. If the financial statements contain a departure from GAAP or an OCBOA, is the report modified to disclose the departure?

[SSARS 1, pars. 46 and 47 (AR 100.46 and .47)]

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(1) If the effects of the departure on the financial statements are determined by management or are known as a result of the accountant’s procedures, are these effects also disclosed in the modified report?

[SSARS 1, par. 47 (AR 100.47)]

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1 Other than departures required by a prescribed form or related instructions when the accountant issues a SSARS 3(AR 300) compilation report on financial statements included in a prescribed form.
4. If the accountant is not independent with respect to the CIRA for which financial statements are compiled, does the compilation report state "I am (we are) not independent with respect to XYZ CIRA"?  
[SSARS 1, par. 19 (AR 100.19)]  

5. Does each page of the financial statements include a reference such as "See Accountant's Compilation Report"?  
[SSARS 1, par. 13, as amended by SSARS 9 (AR 100.13)]  

6. If the financial statements do not appropriately disclose an uncertainty, including an uncertainty about the CIRA's ability to continue as a going concern or an inconsistency in the application of accounting principles, does the report include a separate paragraph that discloses such matters?  
[SSARS 1, par. 47, fn. 29 (AR 100.47, fn. 29)]  

7. If the basic financial statements are accompanied by information presented for supplementary analysis purposes, does the accountant clearly indicate the degree of responsibility, if any, he or she is taking with respect to such information?  
[SSARS 1, par. 60 (AR 100.60)]  

8. When the accountant compiles both the basic financial statements and other data presented only for supplementary analysis purposes, and issues a separate report on the other data, does the report on the other data state that:  
   a. The other data accompanying the financial statements are presented only for supplementary analysis purposes?  
   b. The information has been compiled from information that is the representation of management, without audit or review?  
   c. The accountant does not express an opinion or any other form of assurance on such data?  
[SSARS 1, par. 60b, as amended by SSARS 9 (AR 100.60)]  

9. If the client does not provide a representation letter, were the matters discussed in paragraphs 63–68 of SSARS 1 considered in deciding whether it is appropriate to issue a compilation report?  
[SSARS 7, par. 66, (AR 100.66)]  

10. If an audit engagement is changed to a review or compilation, does the report omit reference to:  
   a. The original engagement?  
   b. Any auditing or review procedures that may have been performed?  
   c. Any scope limitation that resulted in the changed engagement?  
[SSARS 1, par. 68 (AR 100.68)]  

11. If comparative financial statements are presented, does the accountant's report cover each period presented?  
[SSARS 2, par. 2 (AR 200.02)]
12. If compiled financial statements that omit substantially all of the disclosures required by GAAP are included among the comparative financial statements, do all the periods presented also omit such disclosures? [SSARS 2, par. 5 (AR 200.05)]

a. If the prior-period financial statements do not omit the required disclosures, and the accountant is requested to compile statements for the same period that do omit those disclosures, does the accountant's compilation report include an additional paragraph that indicates:

   (1) The nature of the previous service rendered (compilation, review, or audit)?

   (2) The date of the previous report? [SSARS 2, pars. 30-31 (AR 200.30-.31)]

13. If the level of service performed by a continuing accountant on the current-period financial statements is the same as, or higher than, that performed on the financial statements of the prior period presented, is the report on the prior period updated? [SSARS 2, par. 8 (AR 200.08)]

14. If the level of service performed by a continuing accountant on the current-period financial statements is lower than that performed on the financial statements of the prior period presented, is the current report modified appropriately or combined with a reissued report from the prior period? [SSARS 2, pars. 8 and 11–12 (AR 200.08 and .11–.12)]

15. If the report requires a changed reference to a departure from GAAP regarding the prior period presented, does the explanatory paragraph in the report include:

   a. The date of the accountant's previous report?

   b. The circumstances or events that caused the reference to be changed?

   c. When applicable, that the financial statements of the prior period have been changed? [SSARS 2, pars. 14 and 15 (AR 200.14–15)]

16. If the current-period financial statements were compiled and the financial statements of the prior period presented were audited and the audit report was not reissued, does the current-period report include a separate paragraph that indicates:

   a. That the financial statements of the prior period were audited previously?

   b. The date of the previous report?

   c. The type of opinion expressed previously?

   d. If the opinion was other than unqualified, the substantive reasons therefore?

   e. That no auditing procedures were performed after the date of the previous report? [SSARS 2, par. 29 (AR 200.29)]
17. If the financial statements of a prior period have been restated:
   a. If the successor accountant is not engaged to report on the prior year financial statements and the predecessor accountant does not reissue his or her report, does the introductory paragraph of the report indicate that a predecessor accountant reported on the financial statements of the prior period before restatement?
   [SSARS 2, pars. 25–27, as amended by SSARS 12 (AR 200.25–27)]

18. If the use of a report is restricted by the accountant (e.g., when the subject matter of the accountant’s report or the presentation being reported on is based on measurement or disclosure criteria contained in contractual agreements or regulatory provisions that are not in conformity with generally accepted accounting principles or a comprehensive basis of accounting other than generally accepted accounting principles), is there a separate paragraph at the end of the report that includes the following elements:
   a. A statement indicating that the report is intended solely for the information and use of the specified parties?
   b. An identification of the specified parties to whom use is restricted?
   c. A statement that the report is not intended to be and should not be used by anyone other than the specified parties?
   [SSARS 1, par. 58, as amended by SSARS 12 (AR 100.58)]

Predecessor’s Compilation Report

19. If a predecessor accountant does not reissue his or her compilation or review report on the prior-period financial statements, does the successor accountant:
   a. Make appropriate reference in the report to the predecessor’s report in accordance with paragraphs 17–19 of SSARS 2? (Note: The accountant should not name the predecessor accountant unless the predecessor’s practice was acquired by, or merged with, that of the successor accountant.) or
   [SSARS 2, pars. 16–19, as amended by SSARS 11 (AR 200.16–19)]

Required Supplementary Information

20. If the basic financial statements are compiled, is the required supplementary information accompanying the basic financial statements, at a minimum, compiled?
   [AAG, par. 8.18]

21. If the basic financial statements are compiled and the accompanying required supplementary information is compiled, does the accountant indicate in the report, or in a separate report, the degree of responsibility he or she is taking for the supplementary information?
   [AAG, par. 8.19]
22. If, on the basis of facts known to him or her, the accountant is aware that the required supplementary information is not measured or presented in accordance with prescribed guidelines, does the accountant indicate in his or her report that the information does not conform to the guidelines and describe the nature of any material departure?
[AAG, par. 8.20]  

23. If the compiled financial statements are not accompanied by the required supplementary information, is a paragraph added to the compilation report indicating that the required supplementary information is omitted?
[AAG, par. 8.21]  

Part II—If the Accountant Submits Compiled Financial Statements To a Client That Are Not Reasonably Expected To Be Used by a Third Party  

1. Has one of the following two options been performed:  
   a. Issue a compilation report in accordance with the reporting requirements discussed in AR section 100.11–19 and therefore comply with the requirements of Part I of this checklist?  
   b. Document an understanding with the entity through the use of an engagement letter, preferably signed by management, regarding the services to be performed and the limitations on the use of those financial statements?
   [SSARS 1, par. 20, as amended by SSARS 8 (AR 100.20)]  

2. If the option to document an understanding is followed, does the documentation of the understanding include the following descriptions or statements:  
   a. The nature and limitations of the services to be performed?  
   b. A compilation is limited to presenting in the form of financial statements information that is the representation of management?  
   c. The financial statements will not be audited or reviewed?  
   d. No opinion or any other form of assurance on the financial statements will be provided?  
   e. Management has knowledge about the nature of the procedures applied and the basis of accounting and assumptions used in the preparation of the financial statements.  
   f. Acknowledgement of management’s representation and agreement that the financial statements are not to be used by third parties.  
   g. The engagement cannot be relied upon to disclose errors, fraud, or illegal acts.
   [SSARS 1, par. 21, as amended by SSARS 8 (AR 100.21)]  

3. If applicable, does the documentation of the understanding address the following matters:  
   a. Material departures from GAAP or OCBOA may exist and the effects of those departures, if any, on the financial statements may not be disclosed?
Part III

4. Is a reference included on each page of the financial statements restricting their use such as “Restricted for Management’s Use Only,” or “Soley for the information and use by the management of [name of entity] and not intended to be and should not be used by any other party.”?
[SSARS 1, par. 22, as amended by SSARS 8 (AR 100.22)]

Part III—For Review Engagements

Note: An accountant is precluded from issuing a review report on the financial statements of an entity with respect to which he or she is not independent.
[SSARS 1, par. 45 (AR 100.45)]

1. Does the review report include the following basic elements:
   a. A statement that the review has been performed in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants?
   
   Yes \  No \  N/A

   b. A statement that all information included in the financial statements is the representation of the management (owners) of the entity?
   
   Yes \  No \  N/A

   c. A statement that a review consists principally of inquiries of company personnel and analytical procedures applied to financial data?
   
   Yes \  No \  N/A

   d. A statement that 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 and, accordingly, no such opinion is expressed?
   
   Yes \  No \  N/A

   e. A statement that the accountant is not aware of any material modifications that should be made to the financial statements in order for them to be in conformity with generally accepted accounting principles, other than those modifications, if any, indicated in the report?
   
   Yes \  No \  N/A

   f. A signature of the accounting firm or the accountant as appropriate (for example, the signature could be manual, stamped, electronic, or typed)?
   
   Yes \  No \  N/A

   g. The date of the review report (the date of completion of the accountant’s review procedures should be used as the date of the accountant’s report)?
   [SSARS 1, par. 59, as amended by SSARS 9 (AR 100.39)]
   
   Yes \  No \  N/A

2. Does the report exclude a description of any other procedures that the accountant might have performed before or during the engagement?
[SSARS 1, par. 39, as amended by SSARS 9 (AR 100.39)]

Yes \  No \  N/A
3. If the accountant is not independent, is a disclaimer expressed and is a compilation report the highest level of service performed?  
[SSARS 1, pars. 19 and 45 (AR 100.19 and .45)]  

4. For reviewed financial statements that contain departures from GAAP or, where applicable, OCBOA (including the omission of required disclosures), is the report modified to disclose the departure in a separate paragraph?  
[SSARS 1, pars. 46 and 47 (AR 100.46 and .47)]  

5. If the financial statements do not appropriately disclose an uncertainty, including an uncertainty about an entity's ability to continue as a going concern, or an inconsistency in the application of accounting principles, does the report include a separate paragraph that discloses such matters?  
[SSARS 1, par. 47, fn. 29 (AR 100.47, fn. 29)]  

6. Does each page of the financial statements include a reference such as "See Accountant's Review Report"?  
[SSARS 1, par. 41, as amended by SSARS 9 (AR 100.41)]  

7. When accompanying information is presented with the financial statements, does the accountant clearly indicate his or her degree of responsibility with respect to such information?  
[SSARS 1, par. 60 (AR 100.60)]  

8. When the basic financial statements are accompanied by other data presented only for supplementary analysis purposes, does the review report or the separate report on the other data state that:  
   
a. The review was made primarily for the purpose of expressing limited assurance that there are no material modifications that should be made to the financial statements in order for them to be in conformity with generally accepted accounting principles?  
   
   and either:  
   
   • The other data accompanying the financial statements are presented only for supplementary analysis purposes and have been subjected to the inquiry and analytical procedures applied in the review of the basic financial statements, and the accountant did not become aware of any material modifications that should be made to such data? or  
   
   • The other data accompanying the financial statements are presented only for supplementary analysis purposes and have not been subjected to the inquiry and analytical procedures applied in the review of the basic financial statements, but were compiled from information that is the representation of management, without audit or review, and the accountant does not express an opinion or any other form of assurance on such data.  
   [SSARS 1, par. 60, as amended by SSARS 9 (AR 100.60)]  

9. Did the client provide a representation letter? (Note: If the answer is "no" the accountant is prohibited from issuing a review report. A compilation report may be appropriate in limited circumstances.)  
[SSARS 7, par. 66 (AR 100.66)]
10. If an audit engagement is changed to a review, does the report omit reference to:
   a. The original engagement?  
   b. Any auditing procedures that may have been performed?  
   c. Any scope limitation that resulted in the changed engagement?  
      [SSARS 1, par. 68 (AR 100.68)]

11. If comparative financial statements are presented, does the accountant’s report cover each period presented?  
    [SSARS 2, par. 2 (AR 200.02)]

12. If the level of service performed by a continuing accountant on the current-period financial statements is the same as, or higher than, that performed on the financial statements of the prior period presented, is the report on the prior period updated?  
    [SSARS 2, par. 8 (AR 200.08)]

13. If the level of service performed by a continuing accountant on the current-period financial statements is lower than that performed on the financial statements of the prior period presented, is the current report modified appropriately or combined with a reissued report from the prior period?  
    [SSARS 2, pars. 8, 11, and 12 (AR 200.08, .11, and .12)]

14. If the report requires a changed reference to a departure from GAAP regarding the prior period presented, does the explanatory paragraph include:
   a. The date of the accountant’s previous report?  
   b. The circumstances or events that caused the reference to be changed?  
   c. When applicable, that the financial statements of the prior period have been changed?  
      [SSARS 2, pars. 14 and 15 (AR 200.14 and .15)]

15. If the financial statements of a prior period have been restated:
   a. If the successor accountant is not engaged to report on the prior year financial statements and the predecessor accountant does not reissue his or her report, does the introductory paragraph of the report indicate that a predecessor accountant reported on the financial statements of the prior period before restatement?  
   b. If the successor accountant is engaged to compile or review the restatement adjustment(s), does the report indicate that the adjustment(s) were applied to restate prior-year financial statements that were reported on by another accountant?  
      [SSARS 2, pars. 25–27, as amended by SSARS 12 (AR 200.25–27)]

16. If the current-period financial statements were reviewed and the financial statements of the prior period presented were audited and the audit report was not reissued, does the current-period report include a separate paragraph that indicates:
   a. That the financial statements of the prior period were audited previously?  
   b. The date of the previous report?

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FSP §4500.04
c. The type of opinion expressed previously?  

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d. If the opinion was other than unqualified, the substantive reasons therefore?  

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e. That no auditing procedures were performed after the date of the previous report?  

[SSARS 2, par. 29 (AR 200.29)]  

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17. If the use of a report is restricted by the accountant (e.g., when the subject matter of the accountant's report or the presentation being reported on is based on measurement or disclosure criteria contained in contractual agreements or regulatory provisions that are not in conformity with generally accepted accounting principles or a comprehensive basis of accounting other than generally accepted accounting principles), is there a separate paragraph at the end of the report that includes the following elements:  

a. A statement indicating that the report is intended solely for the information and use of the specified parties?  

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b. An identification of the specified parties to whom use is restricted?  

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c. A statement that the report is not intended to be and should not be used by anyone other than the specified parties?  

[SSARS 1, par. 58, as amended by SSARS 12 (AR 100.58)]  

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Predecessor's Review Report  

18. If a predecessor accountant does not reissue his or her compilation or review report on the prior-period financial statements, does the successor accountant:  

a. Make appropriate reference in the report to the predecessor's report in accordance with paragraphs 17–19 of SSARS 2? (Note: The accountant should not name the predecessor accountant unless the predecessor's practice was acquired by, or merged with, that of the successor accountant.)  

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
</table>

b. Perform a compilation, review, or audit of the statements of the prior period and report on them accordingly?  

[SSARS 2, pars. 16–19, as amended by SSARS 11 (AR 200.16–19)]  

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
</table>

Required Supplementary Information  

19. If the basic financial statements are reviewed, is the required supplementary information accompanying the basic financial statements, at a minimum, compiled?  

[AAG, par. 8.18]  

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
</table>

20. If the basic financial statements are reviewed and the accompanying required supplementary information is compiled, does the accountant indicate in the report, or in a separate report, the degree of responsibility he or she is taking for the supplementary information?  

[AAG, par. 8.19]  

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
</table>

21. If, on the basis of facts known to him or her, the accountant is aware that the required supplementary information is not measured or presented in accordance with prescribed guidelines, does the accountant indicate in his or her report that the information does not conform to the guidelines and describe the nature of any material departure?  

[AAG, par. 8.20]  

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
</table>
22. If the reviewed financial statements are not accompanied by the required supplementary information, is a paragraph added to the compilation or review report indicating that the required supplementary information is omitted?
[AAG, par. 8.21]

Yes  No  N/A

---

FSP §4500.04
FSP Section 4600

Illustrative Financial Statements

.01 The illustrative financial statements are reproduced from the AICPA Audit and Accounting Guide Common Interest Realty Associations. These financial statements are intended to provide sample financial statement formats and disclosures for a hypothetical CIRA. They are not intended to illustrate all disclosures required by GAAP or all of the disclosures covered in the financial statement checklist. The following exhibits illustrate a fund accounting presentation and a set of nonfund accounting financial statements for condominiums and HOAs, as well as a set of financial statements for a cooperative housing corporation.

- Exhibits A-1 through A-8 illustrate financial statements and supplementary information for a condominium association. Condominiums generally do not hold title to property transferred to them by the developers. Exhibits A-1 and A-2 present a balance sheet and a statement of revenues and expenses using fund reporting in a multicolumn format with a total funds column for the current and prior years. Exhibit A-3 illustrates a statement of cash flows using the direct method. Exhibit A-4 illustrates a statement of cash flows using the indirect method. This set of financial statements reflects an interfund receivable and payable of $20,000, which the board of directors intends for the operating fund to repay to the replacement fund in the next fiscal year. The statements also disclose a transfer of $10,000 from the replacement fund to the operating fund, which is an amount that the board of directors does not intend for the operating fund to repay to the replacement fund.

- The illustrative notes in Exhibit A-5 include alternative presentations for Note 4, which discloses information about a CIRA’s fund for future major repairs and replacements. Alternative A illustrates disclosure based on a study conducted by the board of directors. Alternative B is based on a study conducted by an independent consulting firm. Note 4 also illustrates disclosure for a loan from the replacement fund to the operating fund as well as a permanent transfer.

- Exhibits A-6 and A-7 present detailed schedules of actual and budgeted amounts of revenues and expenses for the operating fund and of changes in replacement fund balances. These schedules are not a required part of the basic financial statements; however, if they are included with the financial statements in an auditor-submitted document, the auditor should refer to SAS 29, Reporting on Information Accompanying the Basic Financial Statements in Auditor-Submitted Documents, as amended, for reporting guidance.

- Exhibit A-8 presents required unaudited supplementary information. Alternative A illustrates disclosure based on a study conducted by the board of directors and presents estimates of current replacement costs. Alternative B is based on a study conducted by an independent consulting firm and presents estimates of future replacement costs, which are calculated considering inflation and estimated investment income.

- Exhibits A-9, A-10, and A-11 illustrate, respectively, an HOA’s balance sheet, statement of revenues and expenses, and statement of cash flows for a presentation using nonfund reporting financial statements. Exhibit A-12 illustrates a statement of changes in members’ equity, which would be presented with those financial statements. The statements reflect common real property that has been reported as assets of a CIRA.

- Exhibit A-13 illustrates a schedule of expenditures for major repairs and replacements. This schedule is not a required part of the basic financial statements; however, if it is included in an auditor-submitted document, the auditor should refer to SAS No. 29 for reporting guidance.

* Note: Nonfund reporting is permitted, although fund reporting is preferred.
• Exhibits A-14 through A-17 present financial statements and notes for a cooperative housing corporation.

• Exhibit A-18 presents unaudited supplementary information, based on a study conducted by the board of directors, required for a cooperative housing corporation and presents estimates of current replacement costs.

.02 Auditors and accountants of financial statements of CIRAs should be familiar with the rules and regulations of the appropriate state regulator that relate to the form and content of the financial statements.
These illustrative financial statements are intended to provide sample financial statement formats and disclosures for a hypothetical CIRA; they are not intended to illustrate all disclosures required by GAAP or all of the disclosures covered in the financial statement checklist.

### XYZ CONDOMINIUM ASSOCIATION, INC.

**Balance Sheets**

**December 31, 20X6**

*(With Comparative Totals for 20X5)*

<table>
<thead>
<tr>
<th></th>
<th>20X6 Fund</th>
<th>20X6 Replacement Fund</th>
<th>20X5 Fund</th>
<th>20X5 Replacement Fund</th>
<th>Total Fund</th>
<th>Total Replacement Fund</th>
<th>Total Fund</th>
<th>Total Replacement Fund</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assets</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cash and cash equivalents</td>
<td>$110,000</td>
<td>$364,000</td>
<td>$474,000</td>
<td>$298,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assessments receivable</td>
<td>28,000</td>
<td></td>
<td>28,000</td>
<td>9,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepaid expenses</td>
<td>7,000</td>
<td></td>
<td>7,000</td>
<td>7,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Due from operating fund</td>
<td>(20,000)</td>
<td></td>
<td>(20,000)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Equipment, net of accumulated depreciation of $8,000 and $5,000</strong></td>
<td>21,000</td>
<td></td>
<td>21,000</td>
<td>17,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Assets</td>
<td>$146,000</td>
<td>$384,000</td>
<td>$530,000</td>
<td>$331,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Liabilities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounts payable</td>
<td>20,000</td>
<td></td>
<td>24,000</td>
<td>6,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wages payable</td>
<td>6,000</td>
<td></td>
<td>6,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Income taxes payable</td>
<td>1,000</td>
<td></td>
<td>1,000</td>
<td>5,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepaid assessments</td>
<td>20,000</td>
<td></td>
<td>20,000</td>
<td>15,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Fund Balances</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Liabilities and Fund Balances</td>
<td>$146,000</td>
<td>$384,000</td>
<td>$530,000</td>
<td>$331,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The accompanying notes are an integral part of these financial statements.
XYZ CONDOMINIUM ASSOCIATION, INC.

Statements of Revenues and Expenses and Changes in Fund Balances

Year Ended December 31, 20X6

(With Comparative Totals for 20X5)

<table>
<thead>
<tr>
<th></th>
<th>20X6</th>
<th>20X5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Operating Fund</strong></td>
<td>$747,000</td>
<td>$247,000</td>
</tr>
<tr>
<td><strong>Replacement Fund</strong></td>
<td>49,000</td>
<td>49,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>796,000</td>
<td>496,000</td>
</tr>
</tbody>
</table>

**Expenses**

<table>
<thead>
<tr>
<th></th>
<th>20X6</th>
<th>20X5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wages and benefits</td>
<td>294,000</td>
<td>294,000</td>
</tr>
<tr>
<td>Utilities</td>
<td>160,000</td>
<td>160,000</td>
</tr>
<tr>
<td>Roofs</td>
<td>144,000</td>
<td>144,000</td>
</tr>
<tr>
<td>Service and contracts</td>
<td>129,000</td>
<td>129,000</td>
</tr>
<tr>
<td>Exterior siding</td>
<td>94,000</td>
<td>94,000</td>
</tr>
<tr>
<td>Repairs and supplies</td>
<td>92,000</td>
<td>92,000</td>
</tr>
<tr>
<td>Insurance and licenses</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Administrative</td>
<td>28,000</td>
<td>28,000</td>
</tr>
<tr>
<td>Income taxes</td>
<td>1,000</td>
<td>12,000</td>
</tr>
<tr>
<td>Legal fees</td>
<td>10,000</td>
<td>10,000</td>
</tr>
<tr>
<td>Recreational equipment</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Solar equipment</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Streets</td>
<td>4,000</td>
<td>4,000</td>
</tr>
<tr>
<td>Tennis courts</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Depreciation</td>
<td>3,000</td>
<td>3,000</td>
</tr>
<tr>
<td>Bad debts</td>
<td>2,000</td>
<td>2,000</td>
</tr>
<tr>
<td>Pools and spas</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Expenses</strong></td>
<td>759,000</td>
<td>273,000</td>
</tr>
</tbody>
</table>

The accompanying notes are an integral part of these financial statements.
### XYZ CONDOMINIUM ASSOCIATION, INC.

**Statements of Cash Flows (Direct Method)**

**Year Ended December 31, 20X6**

(With Comparative Totals for 20X5)

<table>
<thead>
<tr>
<th>Operating Fund</th>
<th>Replacement Fund</th>
<th>Total</th>
<th>20X6</th>
<th>20X5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Member assessments collected</td>
<td>$733,000</td>
<td>$247,000</td>
<td>$980,000</td>
<td>$920,000</td>
</tr>
<tr>
<td>Interest received</td>
<td>49,000</td>
<td>49,000</td>
<td>98,000</td>
<td>46,000</td>
</tr>
<tr>
<td>Lawsuit settlement</td>
<td>141,000</td>
<td>141,000</td>
<td>282,000</td>
<td>91,000</td>
</tr>
<tr>
<td>Other income received</td>
<td>22,000</td>
<td>22,000</td>
<td>44,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Cash paid for operating expenditures †</td>
<td>(735,000)</td>
<td>(735,000)</td>
<td>(1,470,000)</td>
<td>(673,000)</td>
</tr>
<tr>
<td>Replacement expenditures paid</td>
<td>(258,000)</td>
<td>(258,000)</td>
<td>(516,000)</td>
<td>(310,000)</td>
</tr>
<tr>
<td>Income taxes paid</td>
<td>(1,000)</td>
<td>(15,000)</td>
<td>(16,000)</td>
<td>(26,000)</td>
</tr>
<tr>
<td>Transfers from replacement fund</td>
<td>10,000</td>
<td>(10,000)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Net borrowings from replacement fund</td>
<td>20,000</td>
<td>(20,000)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Net cash provided by operating activities</strong></td>
<td>49,000</td>
<td>134,000</td>
<td>183,000</td>
<td>68,000</td>
</tr>
</tbody>
</table>

### Cash Flows From Investing Activities

| Equipment purchases | (7,000) | (7,000) | (3,000) |
| Net increase in cash and cash equivalents | 42,000 | 134,000 | 176,000 | 65,000 |
| Cash and cash equivalents at beginning of year | 68,000 | 230,000 | 298,000 | 233,000 |
| Cash and cash equivalents at end of year | $110,000 | $364,000 | $474,000 | $298,000 |

### Reconciliation of Excess of Revenues Over Expenses to Net Cash Provided by Operating Activities

| Excess of revenues over expenses | 10,000 | 164,000 | 174,000 | 56,000 |

### Adjustments to Reconcile Excess of Revenues Over Expenses to Net Cash Provided by Operating Activities

| Activities | 20,000 | (20,000) |
| Increase (decrease) in interfund balances | 10,000 | (10,000) |
| Depreciation | 3,000 | 3,000 | 3,000 |
| Increase in assessments receivable | (19,000) | (19,000) | (1,000) |
| Decrease in prepaid expenses | 1,000 |
| Increase in accounts payable | 14,000 | 4,000 | 18,000 | 2,000 |
| Increase in wages payable | 6,000 | 6,000 |
| Decrease in income taxes payable | (4,000) | (4,000) |
| Increase in prepaid assessments | 5,000 | 5,000 | 7,000 |
| **Total adjustments** | 39,000 | (30,000) | 9,000 | 12,000 |
| **Net cash provided by operating activities** | $49,000 | $134,000 | $183,000 | $68,000 |

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

† As an alternative presentation, this line item can be further detailed as shown in Exhibit A-11.
XYZ CONDOMINIUM ASSOCIATION, INC.

Statements of Cash Flows (Indirect Method)
Year Ended December 31, 20X6
(With Comparative Totals for 20X5)

<table>
<thead>
<tr>
<th>Description</th>
<th>20X6</th>
<th>20X5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excess of Revenues Over Expenses</td>
<td>$10,000</td>
<td>$164,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$174,000</strong></td>
<td><strong>$56,000</strong></td>
</tr>
<tr>
<td>Adjustments to Reconcile Excess of Revenues Over Expenses to Net Cash Provided by Operating Activities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Increase (decrease) in interfund balances</td>
<td>20,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Transfer from replacement fund</td>
<td>10,000</td>
<td>(10,000)</td>
</tr>
<tr>
<td>Depreciation</td>
<td>3,000</td>
<td>3,000</td>
</tr>
<tr>
<td>Increase in assessments receivable</td>
<td>(19,000)</td>
<td>(19,000)</td>
</tr>
<tr>
<td>Decrease in prepaid expenses</td>
<td>1,000</td>
<td></td>
</tr>
<tr>
<td>Increase in accounts payable</td>
<td>14,000</td>
<td>18,000</td>
</tr>
<tr>
<td>Increase in wages payable</td>
<td>6,000</td>
<td>6,000</td>
</tr>
<tr>
<td>Decrease in income taxes payable</td>
<td>(4,000)</td>
<td>(4,000)</td>
</tr>
<tr>
<td>Increase in prepaid assessments</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td><strong>Total adjustments</strong></td>
<td><strong>39,000</strong></td>
<td><strong>9,000</strong></td>
</tr>
<tr>
<td>Net cash provided by operating activities</td>
<td>49,000</td>
<td>183,000</td>
</tr>
</tbody>
</table>

**Cash Flows From Investing Activities**

<table>
<thead>
<tr>
<th>Description</th>
<th>20X6</th>
<th>20X5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equipment purchases</td>
<td>(7,000)</td>
<td>(7,000)</td>
</tr>
<tr>
<td>Net increase in cash and cash equivalents</td>
<td>42,000</td>
<td>176,000</td>
</tr>
<tr>
<td>Cash and cash equivalents at beginning of year</td>
<td>68,000</td>
<td>298,000</td>
</tr>
<tr>
<td><strong>Cash and cash equivalents at end of year</strong></td>
<td><strong>$110,000</strong></td>
<td><strong>$474,000</strong></td>
</tr>
</tbody>
</table>

The accompanying notes are an integral part of these financial statements.
Exhibit A-5

XYZ CONDOMINIUM ASSOCIATION, INC.

Notes to Financial Statements
December 31, 20X6 and 20X5

Note 1: Organization

The XYZ Condominium Association is a statutory condominium association organized as a not-for-profit corporation for the purposes of maintaining and preserving common property of the XYZ condominium. The XYZ condominium consists of 800 residential units occupying a site of approximately 10 acres located at __________. The Association began its operations in June 20XX.

Note 2: Summary of Significant Accounting Policies

Pervasiveness of Estimates. The preparation of financial statements to 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.

Fund accounting. The Association uses fund accounting, which requires that funds, such as operating funds, deferred maintenance funds, and funds designated for future major repairs and replacements, be classified separately for accounting and reporting purposes. Disbursements from the operating fund are generally at the discretion of the board of directors and property manager. Disbursements from the replacement fund generally may be made only for designated purposes.

Interest earned. The board’s policy is to allocate to each fund interest earned on all cash accounts net of income taxes.

Recognition of assets and depreciation policy. The Association recognizes personal property assets at cost. The property is depreciated over its estimated useful life using the straight-line method of depreciation.

Note 3: Owners’ Assessments

Monthly assessments to owners were $103.54 and $94.69 in 20X6 and 20X5. Of those amounts, $25.73 and $22.50 were designated to the replacement fund.

The annual budget and assessments of owners are determined by the board of directors and are approved by the owners. The Association retains excess operating funds at the end of the operating year, if any, for use in future operating periods.

Note 4: Future Major Repairs and Replacements

Alternative A. The Association’s governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds are held in separate savings accounts and generally are not available for expenditures for normal operations.

The board of directors conducted a study in November 20X6 to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates were obtained from licensed contractors who inspected the property. The table included in the unaudited supplementary information on Future Major Repairs and Replacements is based on the study.
The board is funding for major repairs and replacements over the remaining useful lives of the components based on the study’s estimates of current replacement costs and considering amounts previously accumulated in the replacement fund. Accordingly, the funding requirement of $302,000, based on a full funding plan, has been included in the 20X7 budget.

Funds are being accumulated in the replacement fund based on estimates of future needs for repairs and replacements of common property components. Actual expenditures may vary from the estimated future expenditures, and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the right, subject to membership approval, to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

The Association used $30,000 from the replacement fund for operations during 20X6. The board intends to repay $20,000 of that amount during 20X7 and has, therefore, reflected $20,000 as an interfund receivable and payable. The board does not intend to repay $10,000 of the amount and has, therefore, reflected $10,000 as a transfer from the replacement to the operating fund.

Alternative B. The Association’s governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds are held in separate savings accounts and are generally not available for expenditures for normal operations.

The ABC Consulting Company conducted a study in November 20X6 to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates were based on future estimated replacement costs. Funding requirements consider an annual inflation rate of 5 percent and interest of 8 percent, net of taxes, on amounts funded for future major repairs and replacements. The table included in the unaudited supplementary information on Future Major Repairs and Replacements is based on the study.

The board is funding for major repairs and replacements over the remaining useful lives of the components based on the study’s estimates of future replacement costs and considering amounts previously accumulated in the replacement fund. Accordingly, the funding requirement of $374,000, based on a threshold funding plan, has been included in the 20X7 budget.

Funds are being accumulated in the replacement fund based on estimated future costs for repairs and replacements of common property components. Actual expenditures and investment income 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 all future needs for major repairs and replacements. If additional funds are needed, the Association has the right, subject to membership approval, to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

The Association used $30,000 from the replacement fund for operations during 20X6. The board intends to repay $20,000 of that amount during 20X7 and has, therefore, reflected $20,000 as an interfund receivable and payable. The board does not intend to repay $10,000 of the amount and has, therefore, reflected $10,000 as a transfer from the replacement to the operating fund.

Note 5: Federal and State Taxes

In 20X6, the Association filed its income tax return, form 1120, as a regular corporation. The Association had an excess of expenses for the maintenance of the common property over membership source income. That excess may be carried over to future periods to offset future income from membership sources when the Association files as a regular corporation. In 20X5, the Association elected to file as a homeowner’s association in accordance with Internal Revenue Service Code section 528, using form 1120-H. Under that section, the Association excludes from taxation exempt function income, which generally consists of revenue from uniform assessments to owners. In both years, the Association’s investment income and other nonexempt income were subject to tax.
**Note 6: Lawsuit Settlements**

During 20X1, the Association settled a lawsuit against the developer for defective construction and received a partial settlement of $91,000. During 20X2, the Association received another settlement of $141,000. Legal fees of $10,000 were incurred in connection with that lawsuit.

The following net amounts have been added to the replacement fund:

<table>
<thead>
<tr>
<th></th>
<th>20X6</th>
<th>20X5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof</td>
<td>$131,000</td>
<td>$66,000</td>
</tr>
<tr>
<td>Tennis courts</td>
<td>0</td>
<td>23,000</td>
</tr>
<tr>
<td>Pools and spas</td>
<td>0</td>
<td>1,000</td>
</tr>
<tr>
<td>Streets</td>
<td>0</td>
<td>1,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$131,000</strong></td>
<td><strong>$91,000</strong></td>
</tr>
</tbody>
</table>

**Note 7: Assessments Receivable**

The Association’s policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are 30 days in arrears and therefore considered delinquent. As of December 31, 20X6, the Association had assessments receivable of $28,000, of which $22,000 were delinquent. As of February 12, 20X7, judgments and settlements of approximately $15,000 have been received. It is the opinion of the board of directors that the Association will ultimately prevail against the remaining homeowners whose assessments are delinquent, and, accordingly, no allowance for uncollectible accounts is deemed necessary.
### XYZ CONDOMINIUM ASSOCIATION, INC.

**Schedules of Operating Fund Revenues and Expenses**

**Years Ended December 31, 20X6 and 20X5**

<table>
<thead>
<tr>
<th></th>
<th>20X6 Actual</th>
<th>20X6 Budget (Unaudited)</th>
<th>20X5 Actual</th>
<th>20X5 Budget (Unaudited)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenues:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assessments</td>
<td>$747,000</td>
<td>$747,000 (Unaudited)</td>
<td>$693,000</td>
<td>$693,000 (Unaudited)</td>
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<tr>
<td>Other charges</td>
<td>22,000</td>
<td>23,000</td>
<td>20,000</td>
<td>20,000</td>
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<tr>
<td>Total</td>
<td>769,000</td>
<td>770,000</td>
<td>713,000</td>
<td>713,000</td>
</tr>
<tr>
<td><strong>Expenses:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Wages and Benefits:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grounds</td>
<td>130,000</td>
<td>144,000</td>
<td>106,000</td>
<td>128,000</td>
</tr>
<tr>
<td>Maintenance</td>
<td>87,000</td>
<td>100,000</td>
<td>98,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Payroll taxes and benefits</td>
<td>37,000</td>
<td>31,000</td>
<td>31,000</td>
<td>30,000</td>
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<tr>
<td>Office</td>
<td>27,000</td>
<td>31,000</td>
<td>34,000</td>
<td>35,000</td>
</tr>
<tr>
<td>Workers’ compensation insurance</td>
<td>13,000</td>
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<td>15,000</td>
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<tr>
<td>Total</td>
<td>294,000</td>
<td>322,000</td>
<td>284,000</td>
<td>308,000</td>
</tr>
<tr>
<td><strong>Utilities:</strong></td>
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<td>Electricity</td>
<td>111,000</td>
<td>108,000</td>
<td>100,000</td>
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<td>33,000</td>
<td>33,000</td>
<td>33,000</td>
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<tr>
<td>Gas</td>
<td>20,000</td>
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<td>8,000</td>
<td>12,000</td>
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<tr>
<td>Total</td>
<td>160,000</td>
<td>150,000</td>
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<td>140,000</td>
</tr>
<tr>
<td><strong>Service and Contracts:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Security</td>
<td>43,000</td>
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<td>45,000</td>
<td>50,000</td>
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<tr>
<td>Cable T.V.</td>
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<td>20,000</td>
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<tr>
<td>Trash disposal</td>
<td>19,000</td>
<td>19,000</td>
<td>18,000</td>
<td>20,000</td>
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<tr>
<td>Pool service</td>
<td>18,000</td>
<td>18,000</td>
<td>17,000</td>
<td>15,000</td>
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<td>Janitorial</td>
<td>15,000</td>
<td>21,000</td>
<td>21,000</td>
<td>20,000</td>
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<td>14,000</td>
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<tr>
<td>Total</td>
<td>129,000</td>
<td>137,000</td>
<td>134,000</td>
<td>135,000</td>
</tr>
<tr>
<td><strong>Repairs and Supplies:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape supplies</td>
<td>15,000</td>
<td>11,000</td>
<td>9,000</td>
<td>10,000</td>
</tr>
<tr>
<td>Equipment repairs</td>
<td>14,000</td>
<td>11,000</td>
<td>13,000</td>
<td>12,000</td>
</tr>
<tr>
<td>Equipment rental</td>
<td>13,000</td>
<td>13,000</td>
<td>8,000</td>
<td>7,000</td>
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<tr>
<td>Vehicle maintenance</td>
<td>12,000</td>
<td>14,000</td>
<td>7,000</td>
<td>10,000</td>
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</tbody>
</table>

(continued)
<table>
<thead>
<tr>
<th>Repairs and supplies (cont.):</th>
<th>20X6 Actual</th>
<th>20X6 Budget (Unaudited)</th>
<th>20X5 Actual</th>
<th>20X5 Budget (Unaudited)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fence repairs</td>
<td>$ 8,000</td>
<td>$ 8,000</td>
<td>$ 8,000</td>
<td>$ 7,000</td>
</tr>
<tr>
<td>Plumbing</td>
<td>6,000</td>
<td>5,000</td>
<td>5,000</td>
<td>8,000</td>
</tr>
<tr>
<td>Street repairs</td>
<td>5,000</td>
<td>2,000</td>
<td>2,000</td>
<td>6,000</td>
</tr>
<tr>
<td>Parts and supplies</td>
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<td>2,000</td>
<td>2,000</td>
<td>1,000</td>
</tr>
<tr>
<td>Pool repairs</td>
<td>4,000</td>
<td>5,000</td>
<td>1,000</td>
<td>2,000</td>
</tr>
<tr>
<td>Sprinkler supplies</td>
<td>4,000</td>
<td>7,000</td>
<td>3,000</td>
<td>2,000</td>
</tr>
<tr>
<td>Electrical</td>
<td>3,000</td>
<td>3,000</td>
<td>2,000</td>
<td>3,000</td>
</tr>
<tr>
<td>Tennis courts</td>
<td>3,000</td>
<td>2,000</td>
<td>1,000</td>
<td>2,000</td>
</tr>
<tr>
<td></td>
<td><strong>92,000</strong></td>
<td><strong>83,000</strong></td>
<td><strong>61,000</strong></td>
<td><strong>70,000</strong></td>
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<tr>
<td>Insurance and licenses:</td>
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<td>Insurance</td>
<td>49,000</td>
<td>49,000</td>
<td>45,000</td>
<td>40,000</td>
</tr>
<tr>
<td>Licenses</td>
<td>1,000</td>
<td>1,000</td>
<td>1,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>50,000</strong></td>
<td><strong>50,000</strong></td>
<td><strong>46,000</strong></td>
<td><strong>40,000</strong></td>
</tr>
<tr>
<td>Administrative:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounting</td>
<td>11,000</td>
<td>10,000</td>
<td>6,000</td>
<td>7,000</td>
</tr>
<tr>
<td>Legal</td>
<td>9,000</td>
<td>11,000</td>
<td>8,000</td>
<td>8,000</td>
</tr>
<tr>
<td>Office</td>
<td>4,000</td>
<td>4,000</td>
<td>1,000</td>
<td>1,000</td>
</tr>
<tr>
<td>Telephone</td>
<td>4,000</td>
<td>3,000</td>
<td>3,000</td>
<td>4,000</td>
</tr>
<tr>
<td></td>
<td><strong>28,000</strong></td>
<td><strong>28,000</strong></td>
<td><strong>18,000</strong></td>
<td><strong>20,000</strong></td>
</tr>
<tr>
<td>Bad debts:</td>
<td>2,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Depreciation:</td>
<td>3,000</td>
<td></td>
<td>3,000</td>
<td></td>
</tr>
<tr>
<td>Income taxes:</td>
<td>1,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Expenses</td>
<td><strong>759,000</strong></td>
<td><strong>770,000</strong></td>
<td><strong>687,000</strong></td>
<td><strong>713,000</strong></td>
</tr>
<tr>
<td>Excess of Revenues Over Expenses</td>
<td><strong>$10,000</strong></td>
<td><strong>$26,000</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Exhibit A-7

XYZ CONDOMINIUM ASSOCIATION, INC.

Schedules of Changes in Replacement Fund Balances

Years Ended December 31, 20X6 and 20X5

<table>
<thead>
<tr>
<th>Common Area Component</th>
<th>20X6</th>
<th></th>
<th></th>
<th>20X5</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Beginning Fund Balance</td>
<td>Additions to Fund$</td>
<td>Charges to Fund</td>
<td>Components of Ending Fund Balance</td>
<td>Beginning Fund Balance</td>
<td>Additions to Fund$</td>
</tr>
<tr>
<td>Roofs</td>
<td>$96,000</td>
<td>$202,000</td>
<td>$144,000</td>
<td>$154,000</td>
<td>$102,000</td>
<td>$154,000</td>
</tr>
<tr>
<td>Streets</td>
<td>17,000</td>
<td>44,000</td>
<td>4,000</td>
<td>57,000</td>
<td>11,000</td>
<td>26,000</td>
</tr>
<tr>
<td>Recreation facilities</td>
<td>50,000</td>
<td>10,000</td>
<td>5,000</td>
<td>55,000</td>
<td>35,000</td>
<td>17,000</td>
</tr>
<tr>
<td>Exterior siding</td>
<td>38,000</td>
<td>104,000</td>
<td>94,000</td>
<td>48,000</td>
<td>32,000</td>
<td>104,000</td>
</tr>
<tr>
<td>Pools, spas, solar equipment</td>
<td>8,000</td>
<td>36,000</td>
<td>5,000</td>
<td>39,000</td>
<td>13,000</td>
<td>13,000</td>
</tr>
<tr>
<td>Tennis courts</td>
<td>4,000</td>
<td>10,000</td>
<td></td>
<td>14,000</td>
<td>2,000</td>
<td>14,000</td>
</tr>
<tr>
<td>Furniture and equipment</td>
<td>12,000</td>
<td></td>
<td></td>
<td>12,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lawsuit legal fees</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>$225,000</td>
<td>$416,000</td>
<td>$262,000</td>
<td>$379,000</td>
<td>$195,000</td>
<td>$340,000</td>
</tr>
</tbody>
</table>

*Includes interest income of $49,000, net of income taxes of $11,000 and net of a $10,000 transfer to the operating fund in 20X6 and interest income of $46,000, net of income taxes of $13,000 in 20X5. (Note: These reconciling items may be presented as illustrated here or in separate columns in this schedule.)
Illustrative Financial Statements

Exhibit A-8

XYZ CONDOMINIUM ASSOCIATION, INC.
Supplementary Information on Future Major Repairs and Replacements
December 31, 20X6
(Unaudited)

Alternative A

The board of directors conducted a study in November 20X6 to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates were obtained from licensed contractors who inspected the property.

The following table is based on the study and presents significant information about the components of common property.

<table>
<thead>
<tr>
<th>Components</th>
<th>Estimated Remaining Useful Lives (Years)</th>
<th>Estimated Current Replacement Costs</th>
<th>20X7 Funding Requirement</th>
<th>Components of Fund Balance at Dec. 31, 20X5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roofs</td>
<td>5 to 14</td>
<td>$1,620,000</td>
<td>$120,000</td>
<td>$154,000</td>
</tr>
<tr>
<td>Streets</td>
<td>5 to 14</td>
<td>96,000</td>
<td>40,000</td>
<td>57,000</td>
</tr>
<tr>
<td>Recreation facilities</td>
<td>2 to 11</td>
<td>120,000</td>
<td>12,000</td>
<td>55,000</td>
</tr>
<tr>
<td>Exterior siding</td>
<td>7 to 11</td>
<td>760,000</td>
<td>72,000</td>
<td>48,000</td>
</tr>
<tr>
<td>Pools, spas, solar equipment</td>
<td>2 to 14</td>
<td>112,000</td>
<td>36,000</td>
<td>39,000</td>
</tr>
<tr>
<td>Tennis courts</td>
<td>5 to 10</td>
<td>64,000</td>
<td>10,000</td>
<td>14,000</td>
</tr>
<tr>
<td>Furniture and equipment</td>
<td>3 to 7</td>
<td>80,000</td>
<td>12,000</td>
<td>12,000</td>
</tr>
</tbody>
</table>

Alternative B

The ABC Consulting Company conducted a study in November 20X6 to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates were based on future estimated replacement costs. Funding requirements consider an annual inflation rate of 5 percent and interest rate of 8 percent, net of taxes, on amounts funded for future major repairs and replacements.

The following table is based on the study and presents significant information about the components of common property.

<table>
<thead>
<tr>
<th>Components</th>
<th>Estimated Remaining Useful Lives (Years)</th>
<th>Estimated Current Replacement Costs</th>
<th>20X7 Funding Requirement</th>
<th>Components of Fund Balance at Dec. 31, 20X6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roofs</td>
<td>5 to 14</td>
<td>$3,023,000</td>
<td>$152,000</td>
<td>$154,000</td>
</tr>
<tr>
<td>Streets</td>
<td>5 to 14</td>
<td>179,000</td>
<td>46,000</td>
<td>57,000</td>
</tr>
<tr>
<td>Recreation facilities</td>
<td>2 to 11</td>
<td>180,000</td>
<td>15,000</td>
<td>55,000</td>
</tr>
<tr>
<td>Exterior siding</td>
<td>7 to 11</td>
<td>1,256,000</td>
<td>93,000</td>
<td>48,000</td>
</tr>
<tr>
<td>Pools, spas, solar equipment</td>
<td>2 to 14</td>
<td>174,000</td>
<td>42,000</td>
<td>39,000</td>
</tr>
<tr>
<td>Tennis courts</td>
<td>5 to 10</td>
<td>97,000</td>
<td>12,000</td>
<td>14,000</td>
</tr>
<tr>
<td>Furniture and equipment</td>
<td>3 to 7</td>
<td>107,000</td>
<td>14,000</td>
<td>12,000</td>
</tr>
</tbody>
</table>

$379,000
These illustrative financial statements are intended to provide sample financial statement formats and disclosures for a hypothetical CIRA; they are not intended to illustrate all disclosures required by GAAP or all of the disclosures covered in the financial statement checklist.

XYZ HOMEOWNERS’ ASSOCIATION, INC.

Balance Sheets

December 31, 20X6 and 20X5

<table>
<thead>
<tr>
<th></th>
<th>20X6</th>
<th>20X5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assets</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cash</td>
<td>$110,000</td>
<td>$68,000</td>
</tr>
<tr>
<td>Cash for future major repairs and replacements</td>
<td>64,000</td>
<td>30,000</td>
</tr>
<tr>
<td>Certificates of deposit for future major repairs and replacements</td>
<td>300,000</td>
<td>200,000</td>
</tr>
<tr>
<td>Member assessments receivable</td>
<td>28,000</td>
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</tr>
<tr>
<td>Prepaid expenses</td>
<td>7,000</td>
<td>7,000</td>
</tr>
<tr>
<td>Manager’s dwelling (net of accumulated depreciation of $20,000 and $10,000)</td>
<td>200,000</td>
<td>210,000</td>
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<tr>
<td>Equipment (net of accumulated depreciation of $8,000 and $5,000)</td>
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<td>17,000</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td>$730,000</td>
<td>$541,000</td>
</tr>
<tr>
<td><strong>Liabilities and Members’ Equity</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounts payable</td>
<td>24,000</td>
<td>6,000</td>
</tr>
<tr>
<td>Wages payable</td>
<td>6,000</td>
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</tr>
<tr>
<td>Income taxes payable</td>
<td>1,000</td>
<td>5,000</td>
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<tr>
<td>Prepaid assessments</td>
<td>20,000</td>
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</tr>
<tr>
<td><strong>Total Liabilities</strong></td>
<td>51,000</td>
<td>26,000</td>
</tr>
<tr>
<td>Members’ Equity</td>
<td>679,000</td>
<td>515,000</td>
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<tr>
<td><strong>Total Liabilities and Members’ Equity</strong></td>
<td>$730,000</td>
<td>$541,000</td>
</tr>
</tbody>
</table>

The accompanying notes are an integral part of the financial statements.
### Exhibit A-10

**XYZ HOMEOWNERS' ASSOCIATION, INC.**  
**Statements of Revenues and Expenses**  
**Years Ended December 31, 20X6 and 20X5**

<table>
<thead>
<tr>
<th></th>
<th>20X6</th>
<th>20X5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenues</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Member assessments:</td>
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<td></td>
</tr>
<tr>
<td>Operations</td>
<td>$747,000</td>
<td>$693,000</td>
</tr>
<tr>
<td>Future major repairs and replacements</td>
<td>247,000</td>
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</tr>
<tr>
<td>Lawsuit settlements</td>
<td>141,000</td>
<td>91,000</td>
</tr>
<tr>
<td>Interest</td>
<td>49,000</td>
<td>46,000</td>
</tr>
<tr>
<td>Other charges</td>
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<td>20,000</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td><strong>1,206,000</strong></td>
<td><strong>1,066,000</strong></td>
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<tr>
<td><strong>Expenses</strong></td>
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<td></td>
</tr>
<tr>
<td>Wages and benefits</td>
<td>294,000</td>
<td>284,000</td>
</tr>
<tr>
<td>Major repairs and replacements*</td>
<td>262,000</td>
<td>310,000</td>
</tr>
<tr>
<td>Utilities</td>
<td>160,000</td>
<td>141,000</td>
</tr>
<tr>
<td>Services and contracts</td>
<td>129,000</td>
<td>134,000</td>
</tr>
<tr>
<td>Repairs and supplies</td>
<td>92,000</td>
<td>61,000</td>
</tr>
<tr>
<td>Insurance and licenses</td>
<td>50,000</td>
<td>46,000</td>
</tr>
<tr>
<td>Administrative</td>
<td>28,000</td>
<td>18,000</td>
</tr>
<tr>
<td>Depreciation</td>
<td>13,000</td>
<td>13,000</td>
</tr>
<tr>
<td>Income taxes</td>
<td>12,000</td>
<td>13,000</td>
</tr>
<tr>
<td>Bad debts</td>
<td>2,000</td>
<td></td>
</tr>
<tr>
<td><strong>Total Expenses</strong></td>
<td><strong>1,042,000</strong></td>
<td><strong>1,020,000</strong></td>
</tr>
<tr>
<td><strong>Excess of Revenues Over Expenses</strong></td>
<td><strong>$164,000</strong></td>
<td><strong>$46,000</strong></td>
</tr>
</tbody>
</table>

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

---

*Expenditures for major repairs and replacements may be presented as one amount, listed separately in this statement, or listed in an accompanying schedule as illustrated in Exhibit A-13.*
### XYZ HOMEOWNERS' ASSOCIATION, INC.
#### Statements of Cash Flows (Direct Method)
##### Years Ended December 31, 20X6 and 20X5
##### Increase (Decrease) in Cash and Cash Equivalents

<table>
<thead>
<tr>
<th>Description</th>
<th>20X6</th>
<th>20X5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash flows from operating activities:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Member assessments collected:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>For operations</td>
<td>$733,000</td>
<td>$704,000</td>
</tr>
<tr>
<td>For future major repairs and replacements</td>
<td>247,000</td>
<td>216,000</td>
</tr>
<tr>
<td>Lawsuit settlement</td>
<td>141,000</td>
<td>91,000</td>
</tr>
<tr>
<td>Interest received</td>
<td>49,000</td>
<td>46,000</td>
</tr>
<tr>
<td>Other income received</td>
<td>22,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Administrative expenses</td>
<td>(30,000)</td>
<td>(21,000)</td>
</tr>
<tr>
<td>Utilities</td>
<td>(160,000)</td>
<td>(143,000)</td>
</tr>
<tr>
<td>Services and contracts</td>
<td>(111,000)</td>
<td>(125,000)</td>
</tr>
<tr>
<td>Income taxes</td>
<td>(16,000)</td>
<td>(12,000)</td>
</tr>
<tr>
<td>Insurance and licenses</td>
<td>(50,000)</td>
<td>(50,000)</td>
</tr>
<tr>
<td>Repairs and supplies</td>
<td>(92,000)</td>
<td>(64,000)</td>
</tr>
<tr>
<td>Wages and benefits</td>
<td>(288,000)</td>
<td>(284,000)</td>
</tr>
<tr>
<td>Net cash provided by operating activities</td>
<td>183,000</td>
<td>68,000</td>
</tr>
<tr>
<td>Net cash flows from investing activities:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Purchase of equipment</td>
<td>(7,000)</td>
<td>(3,000)</td>
</tr>
<tr>
<td>Net increase in cash and cash equivalents</td>
<td>176,000</td>
<td>65,000</td>
</tr>
<tr>
<td>Cash and cash equivalents at beginning of year</td>
<td>298,000</td>
<td>233,000</td>
</tr>
<tr>
<td>Cash and cash equivalents at end of year</td>
<td>$474,000</td>
<td>$298,000</td>
</tr>
</tbody>
</table>

**Analysis of Cash**

<table>
<thead>
<tr>
<th>Description</th>
<th>20X6</th>
<th>20X5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash in bank-operating account</td>
<td>$110,000</td>
<td>$68,000</td>
</tr>
<tr>
<td>Cash-designated for future major repairs and replacements</td>
<td>364,000</td>
<td>230,000</td>
</tr>
<tr>
<td>Total Cash</td>
<td>$474,000</td>
<td>$298,000</td>
</tr>
</tbody>
</table>

The accompanying notes are an integral part of the financial statements.
Reconciliation of excess of revenues over expenses to net cash provided by operating activities:

<table>
<thead>
<tr>
<th>Description</th>
<th>20X6</th>
<th>20X5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excess of revenues over expenses</td>
<td>$164,000</td>
<td>$46,000</td>
</tr>
<tr>
<td>Adjustments to reconcile excess of revenues over expenses to net cash provided by operating activities:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Depreciation</td>
<td>13,000</td>
<td>13,000</td>
</tr>
<tr>
<td>(Increase) Decrease in member assessments receivable</td>
<td>(19,000)</td>
<td>8,000</td>
</tr>
<tr>
<td>Increase in accounts payable</td>
<td>18,000</td>
<td>6,000</td>
</tr>
<tr>
<td>Increase in wages payable</td>
<td>6,000</td>
<td>5,000</td>
</tr>
<tr>
<td>(Decrease) in income taxes payable</td>
<td>(4,000)</td>
<td>(10,000)</td>
</tr>
<tr>
<td>Increase in prepaid assessments</td>
<td>5,000</td>
<td></td>
</tr>
<tr>
<td>Net cash provided by operating activities</td>
<td>$183,000</td>
<td>$68,000</td>
</tr>
</tbody>
</table>

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

FSP §4600.13
Exhibit A-12

XYZ HOMEOWNERS' ASSOCIATION, INC.

Statements of Changes in Members' Equity
Years Ended December 31, 20X6 and 20X5

<table>
<thead>
<tr>
<th></th>
<th>20X6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Future</td>
<td>Members'</td>
</tr>
<tr>
<td>Major</td>
<td>Initial</td>
</tr>
<tr>
<td>Repairs and</td>
<td>Capital</td>
</tr>
<tr>
<td>Replacements</td>
<td>Contributions*</td>
</tr>
<tr>
<td></td>
<td>Retained</td>
</tr>
<tr>
<td></td>
<td>Earnings (Deficit)</td>
</tr>
<tr>
<td></td>
<td>Equity</td>
</tr>
<tr>
<td>MEMBERS' EQUITY—</td>
<td>$225,000</td>
</tr>
<tr>
<td>BEGINNING OF YEAR</td>
<td></td>
</tr>
<tr>
<td>Excess of revenues</td>
<td>$265,000</td>
</tr>
<tr>
<td>over expenses</td>
<td></td>
</tr>
<tr>
<td>Amounts allocated</td>
<td>164,000</td>
</tr>
<tr>
<td>to major repairs</td>
<td>(164,000)</td>
</tr>
<tr>
<td>and replacements</td>
<td></td>
</tr>
<tr>
<td>Transfer from</td>
<td></td>
</tr>
<tr>
<td>future major</td>
<td></td>
</tr>
<tr>
<td>repairs and</td>
<td></td>
</tr>
<tr>
<td>replacements to</td>
<td></td>
</tr>
<tr>
<td>retained earnings</td>
<td></td>
</tr>
<tr>
<td>MEMBERS' EQUITY—</td>
<td>(10,000)</td>
</tr>
<tr>
<td>END OF YEAR</td>
<td>$379,000</td>
</tr>
<tr>
<td></td>
<td>$265,000</td>
</tr>
</tbody>
</table>

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

* If this column is used, the following note is added to the financial statements:

Members' initial capital contributions. At the time of closing by initial owners, one month's assessment was contributed to the association to provide additional working capital.

** Consisting of assessments for future major repairs and replacements, lawsuit settlements, and interest less income taxes, net of expenditures for major repairs and replacements. [Note: This amount does not necessarily equal excess of revenues over expenses.] As an alternative presentation, the components of this amount could be summarized in the notes to the financial statements and the "Future Major Repairs and Replacements" column could be omitted.
XYZ HOMEOWNERS’ ASSOCIATION, INC.
Statements of Changes in Members’ Equity—continued
Years Ended December 31, 20X6 and 20X5

<table>
<thead>
<tr>
<th>20X5</th>
<th>Future Major Repairs and Replacements</th>
<th>Members’ Initial Capital Contributions*</th>
<th>Retained Earnings (Deficit)</th>
<th>Total Members’ Equity</th>
</tr>
</thead>
<tbody>
<tr>
<td>MEMBERS’ EQUITY—</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BEGINNING OF YEAR</td>
<td>$195,000</td>
<td>$265,000</td>
<td>$9,000</td>
<td>$469,000</td>
</tr>
<tr>
<td>Excess of revenues</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>over expenses</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amounts allocated</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>to major repairs</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>and replacements††</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>30,000</td>
<td></td>
<td>(30,000)</td>
<td></td>
</tr>
<tr>
<td>MEMBERS’ EQUITY—</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>END OF YEAR</td>
<td>$225,000</td>
<td>$265,000</td>
<td>$25,000</td>
<td>$515,000</td>
</tr>
</tbody>
</table>

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

* If this column is used, the following note is added to the financial statements:

Members’ initial capital contributions. At the time of closing by initial owners, one month’s assessment was contributed to the association to provide additional working capital.

†† Consisting of assessments for future major repairs and replacements, lawsuit settlements, and interest less income taxes, net of expenditures for major repairs and replacements.

FSP §4600.14
**Exhibit A-13**

**XYZ HOMEOWNERS' ASSOCIATION, INC.**

Schedules of Expenses
for Major Repairs and Replacements

Years Ended December 31, 20X6 and 20X5

<table>
<thead>
<tr>
<th></th>
<th>20X6</th>
<th>20X5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roofs</td>
<td>$144,000</td>
<td>$160,000</td>
</tr>
<tr>
<td>Exterior siding</td>
<td>94,000</td>
<td>98,000</td>
</tr>
<tr>
<td>Legal fees</td>
<td>10,000</td>
<td></td>
</tr>
<tr>
<td>Recreation</td>
<td>5,000</td>
<td>2,000</td>
</tr>
<tr>
<td>Solar equipment</td>
<td>5,000</td>
<td></td>
</tr>
<tr>
<td>Streets</td>
<td>4,000</td>
<td>18,000</td>
</tr>
<tr>
<td>Pools and spas</td>
<td></td>
<td>12,000</td>
</tr>
<tr>
<td>Tennis courts</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$262,000</td>
<td>$310,000</td>
</tr>
</tbody>
</table>
These illustrative financial statements are intended to provide sample financial statement formats and disclosures for a hypothetical CIRA; they are not intended to illustrate all disclosures required by GAAP or all of the disclosures covered in the financial statement checklist.

ABC COOPERATIVE, INC.*
(A COOPERATIVE HOUSING CORPORATION)
Balance Sheet
December 31, 20X6

<table>
<thead>
<tr>
<th>Assets</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash, including investment in money market</td>
<td>$38,000</td>
</tr>
<tr>
<td>fund of $6,850</td>
<td></td>
</tr>
<tr>
<td>Tenant-shareholders' rent receivables</td>
<td>15,000</td>
</tr>
<tr>
<td>Prepaid expenses</td>
<td>9,000</td>
</tr>
<tr>
<td>Property and equipment</td>
<td></td>
</tr>
<tr>
<td>Land</td>
<td>$640,000</td>
</tr>
<tr>
<td>Building</td>
<td>1,720,000</td>
</tr>
<tr>
<td>Building improvements:</td>
<td></td>
</tr>
<tr>
<td>construction in progress</td>
<td>140,000</td>
</tr>
<tr>
<td>Furniture and equipment</td>
<td>90,000</td>
</tr>
<tr>
<td>Less: accumulated depreciation</td>
<td>2,590,000</td>
</tr>
<tr>
<td>Net property</td>
<td>1,620,000</td>
</tr>
<tr>
<td>Mortgage refinancing costs, less accumulated</td>
<td></td>
</tr>
<tr>
<td>amortization of $15,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Total Assets</td>
<td>$1,057,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Liabilities and Shareholders' Equity (Deficit)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts payable and accrued expenses</td>
<td>118,000</td>
</tr>
<tr>
<td>Prepaid rents</td>
<td>6,000</td>
</tr>
<tr>
<td>Mortgage note payable</td>
<td>1,865,000</td>
</tr>
<tr>
<td>Security deposits of commercial lessees</td>
<td>8,000</td>
</tr>
<tr>
<td>Total Liabilities</td>
<td>1,997,000</td>
</tr>
<tr>
<td>Shareholders' equity (deficit)</td>
<td></td>
</tr>
<tr>
<td>Common stock—$2.00 par value; authorized—</td>
<td></td>
</tr>
<tr>
<td>40,000 shares; issued and outstanding—</td>
<td></td>
</tr>
<tr>
<td>20,000 shares</td>
<td>40,000</td>
</tr>
<tr>
<td>Additional paid-in-capital</td>
<td>420,000</td>
</tr>
<tr>
<td></td>
<td>460,000</td>
</tr>
<tr>
<td>Deficit</td>
<td>(1,400,000)</td>
</tr>
<tr>
<td>Total shareholders' equity (deficit):</td>
<td>(940,000)</td>
</tr>
<tr>
<td>Total Liabilities and Shareholders' Deficit</td>
<td>$1,057,000</td>
</tr>
</tbody>
</table>

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

* If separate funds are maintained for future major repairs and replacements or for other purposes, fund reporting may be more informative to users of the financial statements of cooperative housing corporations and may be used as an alternative presentation.
### ABC COOPERATIVE, INC.
**(A COOPERATIVE HOUSING CORPORATION)**

**Statements of Revenues, Expenses, and Deficit**

**Year Ended December 31, 20X6**

#### Revenues
- Carrying charges: $700,000
- Commercial rent: 89,000
- Appliance and air-conditioning charges: 45,000
- Interest: 10,000
- Resale fees: 3,000
- Forfeited security deposits: 2,000

**Total Revenues:** 849,000

#### Expenses
- Wages, including fringe benefits: $295,000
- Real estate taxes: 237,000
- Interest: 195,000
- Utilities: 121,000
- Repairs and maintenance: 53,000
- Management fees: 24,000
- Insurance: 16,000
- Legal and accounting: 10,000
- Security: 4,000
- Income taxes: 2,000

**Total Expenses Before Depreciation and Amortization:** 957,000

**Deficiency of revenues over expenses before depreciation:** (108,000)

**Depreciation:** 72,000

**Deficiency of revenues over expenses:** (180,000)

**Deficit—beginning of year:** (1,220,000)

**Deficit—End of Year:** $(1,400,000)

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

Exhibit A-16

ABC COOPERATIVE, INC.
(A COOPERATIVE HOUSING CORPORATION)
Statement of Cash Flows (Direct Method)
Year Ended December 31, 20X6

<table>
<thead>
<tr>
<th>Cash Flows From Operating Activities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant-shareholder carrying charges, net of $60,000 allocated to financing activities</td>
<td>$640,000</td>
</tr>
<tr>
<td>Commercial rent</td>
<td>89,000</td>
</tr>
<tr>
<td>Appliance and air-conditioning charges and resale fees</td>
<td>48,000</td>
</tr>
<tr>
<td>Interest income</td>
<td>10,000</td>
</tr>
<tr>
<td>Forfeited security deposits</td>
<td>2,000</td>
</tr>
<tr>
<td>Cash paid to employees and suppliers</td>
<td>(437,000)</td>
</tr>
<tr>
<td>Real estate taxes</td>
<td>(292,000)</td>
</tr>
<tr>
<td>Interest expense</td>
<td>(140,000)</td>
</tr>
<tr>
<td>Net cash absorbed by operating activities</td>
<td>(80,000)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cash Flows From Financing Activities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant-shareholder carrying charges</td>
<td>60,000</td>
</tr>
<tr>
<td>Repayment of debt</td>
<td>(60,000)</td>
</tr>
<tr>
<td>Net cash from financing activities</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cash Flows From Investing Activities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Additions to building, furniture, and equipment</td>
<td>(150,000)</td>
</tr>
<tr>
<td>Net decrease in cash and cash equivalents</td>
<td>(230,000)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cash and Cash Equivalents</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning of period</td>
<td>268,000</td>
</tr>
<tr>
<td>End of period</td>
<td>$ 38,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Reconciliation of Deficiency of Revenues Over Expenses to Net Cash Absorbed by Operating Activities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Deficiency of revenues over expenses</td>
<td>$(180,000)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjustments to Reconcile Deficiency of Revenues Over Expenses to Net Cash Absorbed by Operating Activities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue allocated to financial activities</td>
<td>(60,000)</td>
</tr>
<tr>
<td>Depreciation</td>
<td>72,000</td>
</tr>
<tr>
<td>(Increase) in tenant-shareholder rent receivables</td>
<td>(2,000)</td>
</tr>
<tr>
<td>Decrease in prepaid expenses</td>
<td>3,000</td>
</tr>
<tr>
<td>Increase in accounts payable and accrued expenses</td>
<td>85,000</td>
</tr>
<tr>
<td>Increase in prepaid rents</td>
<td>3,000</td>
</tr>
<tr>
<td>(Decrease) in security deposits of commercial leases</td>
<td>(1,000)</td>
</tr>
<tr>
<td>Net cash absorbed by operating activities</td>
<td>$ (80,000)</td>
</tr>
</tbody>
</table>

The accompanying notes are an integral part of these financial statements.
Exhibit A-17

ABC COOPERATIVE, INC.
(A COOPERATIVE HOUSING CORPORATION)

Notes to Financial Statements
December 31, 20X6

Note 1: Organization

ABC Cooperative, Inc., a cooperative housing corporation, was incorporated in the state of New York in April, 20XX. The Corporation owns the eighteen-story building known as ABC Apartments located at __________ in New York City and consisting of 175 residential apartments and ten commercial units.

Note 2: Summary of Significant Accounting Policies

Pervasiveness of Estimates. The preparation of financial statements to 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.

Property and Equipment. Property and equipment are stated at cost. Depreciation is computed on the straight-line basis, based on a thirty-year life for the building and a ten-year life for building improvements, furniture, and equipment.

Mortgage refinancing costs. Mortgage refinancing costs are amortized by the interest method over the ten-year term of the loan.

Note 3: Revenue

Carrying charges. Carrying charges are based on an annual budget determined by the board of directors. Tenant-shareholders are billed monthly based on their respective stock holdings. The Corporation retains excess operating funds, if any, at the end of the operating year, for use in future operating periods.

Commercial rent. The Corporation has entered into five-year lease agreements with ten commercial tenants providing for annual rentals aggregating $92,000 with increases based on the Consumer Price Index.

Note 4: Mortgage Note Payable

The Corporation has a mortgage note payable, secured by the land and building, to XYZ Bank of New York with interest at the rate of 10 percent. The aggregate amount of required principal payments at December 31, 20X6 is as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Principal Payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>20X7</td>
<td>$61,000</td>
</tr>
<tr>
<td>20X8</td>
<td>62,000</td>
</tr>
<tr>
<td>20X9</td>
<td>63,000</td>
</tr>
<tr>
<td>20X0</td>
<td>65,000</td>
</tr>
<tr>
<td>20X1</td>
<td>67,000</td>
</tr>
<tr>
<td>later years</td>
<td>1,547,000</td>
</tr>
<tr>
<td>Total</td>
<td>$1,865,000</td>
</tr>
</tbody>
</table>
Note 5: Federal and State Taxes

The cooperative pays federal taxes on net income from patronage and nonpatronage income in accordance with Subchapter T. Income tax expense in 20X6 was $2,000.

Note 6: Future Major Repairs and Replacements

The Corporation’s governing documents require that funds be accumulated for future major repairs and replacements. The Corporation has not accumulated those funds. When those funds are needed, the Corporation plans to borrow, increase carrying charges, or delay repairs and replacements until funds are available.

The board of directors conducted a study in November 20X6 to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates were obtained from licensed contractors who inspected the property. The table included in the unaudited supplementary information on Future Major Repairs and Replacements is based on the study.

1 Many co-ops have no corporate requirement for reserves; some have a requirement as a condition of a loan. Some states have statutes dealing with reserves, most are vague, but not all. For instance Florida has the opt-out provision for reserves and Hawaii has specific language and examples that address the calculation of reserve fund status.
Exhibit A-18

ABC COOPERATIVE, INC.
(A COOPERATIVE HOUSING CORPORATION)
Supplementary Information on Future Major Repairs and Replacements
December 31, 20X6
(Unaudited)

In November, 20X6, the board of directors conducted a study to estimate the remaining useful lives and the replacement costs of the components of the building, furniture, and equipment. The estimates were obtained from licensed contractors who inspected the property. The following table is based on that study and presents significant information about the components of the building, furniture, and equipment.

<table>
<thead>
<tr>
<th>Components</th>
<th>Estimated Remaining Useful Lives (Years)</th>
<th>Estimated Current Replacement Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof</td>
<td>15</td>
<td>$175,000</td>
</tr>
<tr>
<td>Exterior</td>
<td>3</td>
<td>30,000</td>
</tr>
<tr>
<td>Recreation Facilities</td>
<td>2–5</td>
<td>25,000</td>
</tr>
<tr>
<td>Carpeting</td>
<td>5</td>
<td>45,000</td>
</tr>
<tr>
<td>Furniture and equipment</td>
<td>2–7</td>
<td>15,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$290,000</td>
</tr>
</tbody>
</table>
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