



ACTIVE ADULT COMMUNITIES

MEASURE THE VALUE OF USING A LEADER

At WilkinGuttenplan, we are committed to our expertise. We provide accounting guidance to over 1,000 Common Interest Realty Associations (CIRAs), making us the #1 provider in the state, as well as one of the nation's leaders.

Our CIRA accounting services include:

- Annual Audits, Reviews & Compilations
- Board/Association Education & Presentations
- Budget Development & Review
- Expert Witness and Testimony
- Preparation of Data for Governmental Agency Submission
- Replacement Funding Strategies
- Tax Research and Advice
- Transition to Unit Owner Control
- Voting Tabulation Services

A NEW LIFESTYLE

People are attracted to live in active adult communities for a variety of reasons. Most evident being for better access to recreational amenities, to spend more time with their peers and eliminate home maintenance responsibilities. But also, many residents of these communities now have more time to become involved in the associations themselves, whether it is providing input, or taking a leadership role, in the Association's governance by becoming a member of a committee, or even a board member.

Once in these leadership roles, residents can face a variety of challenges inadequately addressing the varied, complex, and specialized financial needs of an active adult community. At WilkinGuttenplan, we want to be that support and guidance you need to enjoy your new lifestyle and role.

Therefore, we offer specialized services for Board members of these communities who have exchanged one set of responsibilities for another, and we are at their side to assist them, and their committees, fill their fiduciary duty in the following areas:

- Help them fully understand the financial and tax impacts of issues such as clubs, trips, facilities, and capital planning to preserve unit values and marketability
- Offer guidance to assist them in making the financial decisions best suited for their Association's specific situation

THE RIGHT "ADDRESS" FOR FINANCIAL GUIDANCE

At the community level we offer our clients advice and consultation on a wide range of concerns they might have as it relates to financial decisions within the association, including:

- Ensuring the stability of maintenance assessments
- Properly structuring clubs and recreational facilities to prevent adverse tax impacts
- Providing insights to balance the desires of "snowbirds" with sound fiscal policy and services addressing the needs of year-round residents

As an industry leader WilkinGuttenplan has "seen it all" and we are prepared to support communities and work collaboratively to help them make the best financial decisions.