

TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.

FINANCIAL STATEMENTS
and
SUPPLEMENTARY INFORMATION

FEBRUARY 28, 2010 and 2009

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L.R. COMPTON II, LLC
Certified Public Accountants
3595 South Teller Street, Suite 402
Lakewood, Colorado 80235

**TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.**

FEBRUARY 28, 2010 and 2009

TABLE OF CONTENTS

<i>Independent Auditor's Report</i>	1
<i>Financial Statements</i>	
Balance Sheets	2
Statements of Revenue, Expenditures and Changes in Operating Fund (Deficit)	3
Statements of Revenue, Expenditures and Changes in Replacement Funds, <u>Building Fund</u>	4
<u>Common Fund</u>	5
Statements of Cash Flows, <u>Operating Fund</u>	6
Notes to Financial Statements	7
<i>Supplementary Information at February 28, 2010</i>	
<i>Independent Auditor's Report on Supplementary Information</i>	10
Schedule of Actual Revenue and Expenditures Versus Budget, <u>Operating Fund</u>	11
Level 1 Reserve Analysis	12

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Independent Auditor's Report

Board of Directors
Tamarac Hills Homeowners Association, Inc.
Denver, Colorado

We have audited the accompanying balance sheets of Tamarac Hills Homeowners Association, Inc. as of February 28, 2010 and 2009 and the related statements of revenue, expenditures and changes in fund balance of the operating fund and the revenue, expenditures and changes in its replacement funds, and cash flows of the operating fund for the years then ended. These financial statements are the responsibility of the Association's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, and also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Tamarac Hills Homeowners Association, Inc. as of February 28, 2010 and 2009 and the results of operations of its operating fund and of its replacement funds, and its cash flows of the operating fund for the years then ended in conformity with accounting principles generally accepted in the United States of America.

May 21, 2010

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TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.
BALANCE SHEETS

	FEBRUARY 28,	
	2010	2009
ASSETS		
Cash, Operating Fund	\$ 17,133	\$ 10,755
Cash, Building Fund	41,501	36,692
Cash, Common Fund	73,837	69,747
Certificates of Deposit, Common Fund	140,000	130,000
Homeowners' Dues Receivable	2,827	1,154
Interest Receivable, Common Fund	32	775
Prepaid Items	<u>6,640</u>	<u>6,929</u>
TOTAL ASSETS	<u>\$ 281,970</u>	<u>\$ 256,052</u>
 LIABILITIES and FUND BALANCES		
CURRENT LIABILITIES		
Accounts Payable	\$ 9,071	\$ 1,071
Prepaid Homeowners' Dues	<u>3,126</u>	<u>1,001</u>
<i>Total Liabilities</i>	<u>12,197</u>	<u>2,072</u>
 FUND BALANCES		
Additional Paid-In Capital	7,227	7,227
Operating Fund	7,176	9,539
Replacement Funds		
Building Fund	41,501	36,692
Common Fund	<u>213,869</u>	<u>200,522</u>
<i>Total Fund Balances</i>	<u>269,773</u>	<u>253,980</u>
 TOTAL LIABILITIES and		
FUND BALANCES	<u>\$ 281,970</u>	<u>\$ 256,052</u>

TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.

STATEMENTS of REVENUE, EXPENDITURES
and CHANGES in OPERATING FUND

	YEARS ENDED FEBRUARY 28,	
	2010	2009
REVENUE		
Homeowners' Dues	\$ 225,624	\$ 225,624
Other Income	<u>470</u>	<u>1,033</u>
<i>Total Revenue</i>	226,094	226,657
EXPENDITURES		
Maintenance Expenses	114,797	70,604
Operating Expenses		
Dues Transfer to Building Fund	31,270	28,704
Dues Transfer to Common Fund	50,200	52,200
Utilities	<u>19,624</u>	<u>27,854</u>
<i>Total Operating Expenses</i>	101,094	108,758
Administrative Expenses		
Management Fees	14,520	14,020
Office and Communications	4,079	2,542
Professional Fees	<u>3,401</u>	<u>3,447</u>
<i>Total Administrative Expenses</i>	22,000	20,009
Insurance	5,555	6,184
Income Taxes	<u>11</u>	<u>290</u>
<i>Total Expenditures</i>	<u>243,457</u>	<u>205,845</u>
EXCESS (DEFICIT) of REVENUE OVER EXPENDITURES	(17,363)	20,812
Operating Fund, Beginning of Year	9,539	(27,073)
Correcting Prior Year Transfer Between Funds	-	15,800
Forgiveness of Due to Replacement Fund	<u>15,000</u>	<u>-</u>
OPERATING FUND, End of Year	\$ <u>7,176</u>	\$ <u>9,539</u>

See Notes to Financial Statements

TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.

STATEMENTS of REVENUE, EXPENDITURES
and CHANGES in REPLACEMENT FUNDS

BUILDING FUND

	<u>YEARS ENDED FEBRUARY 28,</u>	
	<u>2010</u>	<u>2009</u>
REVENUE		
Dues Transferred from Operating Fund	\$ 31,270	\$ 28,704
Interest	<u>103</u>	<u>159</u>
Total Revenue	31,373	28,863
EXPENDITURES		
Major Maintenance		
Tree Maintenance	-	2,220
Exterior Refinishing	<u>26,564</u>	<u>28,698</u>
Total Expenditures	<u>26,564</u>	<u>30,918</u>
EXCESS (DEFICIT) of REVENUE OVER EXPENDITURES	4,809	(2,055)
Building Fund, Beginning of Year	<u>36,692</u>	<u>38,747</u>
BUILDING FUND, End of Year	<u>\$ 41,501</u>	<u>\$ 36,692</u>

See Notes to Financial Statements

TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.

STATEMENTS of REVENUE, EXPENDITURES
and CHANGES in REPLACEMENT FUNDS

COMMON FUND

	<u>YEARS ENDED FEBRUARY 28,</u>	
	<u>2010</u>	<u>2009</u>
REVENUE		
Dues Transferred from Operating Fund	\$ 50,200	\$ 52,200
Interest	<u>2,988</u>	<u>5,204</u>
<i>Total Revenue</i>	53,188	57,404
EXPENDITURES		
Major Maintenance		
Street Paving	22,941	20,527
Retaining Wall	-	23,604
Grounds Maintenance	-	1,944
Pool Maintenance	<u>1,900</u>	<u>4,400</u>
<i>Total Expenditures</i>	<u>24,841</u>	<u>50,475</u>
EXCESS of REVENUE		
OVER EXPENDITURES	28,347	6,929
Common Fund, Beginning of Year	200,522	209,393
Correcting Prior Year Transfer Between Funds	-	(15,800)
Forgiveness of Due from Operating Fund	<u>(15,000)</u>	<u>-</u>
COMMON FUND, End of Year	<u>\$ 213,869</u>	<u>\$ 200,522</u>

See Notes to Financial Statements

TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.
STATEMENTS of CASH FLOWS, OPERATING FUND

	<u>YEARS ENDED FEBRUARY 28,</u>	
	<u>2010</u>	<u>2009</u>
<i>CASH PROVIDED (USED) by</i>		
<i>OPERATING ACTIVITIES</i>		
Excess (Deficit) of Revenue		
Over Expenditures	\$ (17,363)	\$ 20,812
<i>Adjustments to Reconcile Excess (Deficit) of</i>		
<i>Revenue Over Expenditures to Net Cash</i>		
<i>Provided (Used) by Operating Activities</i>		
Homeowners' Dues Receivable	(1,673)	(658)
Prepaid Items	289	(770)
Accounts Payable	8,000	(6,818)
Operating Fund Due to Common Fund	15,000	(20,000)
Operating Fund Transfer Between Funds	-	15,800
Prepaid Homeowners' Dues	<u>2,125</u>	<u>(3,271)</u>
 <i>Total Cash Provided (Used)</i>		
<i>by Operating Activities</i>	<u>6,378</u>	<u>5,095</u>
 <i>NET INCREASE (DECREASE) in CASH</i>	6,378	5,095
 Cash, Beginning of Year	<u>10,755</u>	<u>5,660</u>
 <i>CASH, End of Year</i>	<u>\$ 17,133</u>	<u>\$ 10,755</u>

See Notes to Financial Statements

TAMARAC HILLS HOMEOWNERS ASSOCIATION, INC.

NOTES to FINANCIAL STATEMENTS

FEBRUARY 28, 2010 and 2009

HISTORY and SIGNIFICANT ACCOUNTING POLICIES

History

Tamarac Hills Homeowners Association, Inc. commenced operations under a Declaration of Covenants and Restrictions dated March 12, 1974, and revised June 23, 2000. The Association was organized as a Colorado Nonprofit Corporation. Tamarac Hills Homeowners Association, Inc. (the Community), consists of 79 residential units located in Denver, Colorado. Its members are the owners of the units and the Association's purpose is to operate and manage the common areas and related improvements within the Community. Examples of the common areas include landscaped areas as well as the pool and tennis court areas. Related improvements refers to buildings, fences or walls on the property or lot for which the Association is responsible.

The common areas of the community were transferred to the Association by the Developer and since no value for the common areas transferred was set at the date of transfer no historical cost for these assets is recorded in these financial statements.

Significant Accounting Policies

Accrual Accounting

The financial statements of Tamarac Hills Homeowners Association, Inc. are prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America as applied to *Common Interest Realty Associations*.

Fund Accounting

The books and records of the Association are maintained to recognize three primary funds:

Operating Fund:

This fund records the daily activities of operating the Association, including billing and collecting monthly dues to/from the homeowners, disbursing funds under the annual budget and paying income taxes, if any are due, on income unrelated to membership in the Association.

Replacement Funds:

Building Fund

The Association has an ongoing major maintenance project under which the exteriors of the buildings are refurbished on a five year cycle. The annual refinishing contract, the allocation of homeowners' dues for and payments of refurbishing expenditures constitute the sole purpose of this fund. Allocated homeowners' dues collected are maintained in an interest bearing account that is anticipated to be sufficient for the projected costs estimated to be incurred in following fiscal year.

TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.

NOTES to FINANCIAL STATEMENTS

FEBRUARY 28, 2010 and 2009

(Continued)

HISTORY and SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Accounting (Continued)

Common Fund

This fund records that portion of monthly homeowners' dues budgeted toward future major maintenance and replacement expenditures as projected in the Association's January 2003 *Level 1 Reserve Analysis*. This study, prepared by an independent building consultant, forecasts the cash necessary to fund the projects considered advisable to maintain the Association's property in first class condition. Homeowners' dues collected for this fund are invested in money market funds and certificates of deposit due in the following fiscal year.

Prepaid Items

The Association may pay certain expenses in advance of their actual due or usage dates, including insurance, memberships and/or taxes. Until expensing in the appropriate accounting period these items are shown as prepaid.

Prepaid Homeowners' Dues

Monthly homeowners' dues are billed in advance, and may be paid prior to the period billed. Payments received in advance are recorded as prepaid homeowners' dues and not recognized as income until the appropriate accounting period.

Income Taxes

The Association is responsible for any income taxes due on its income from sources unrelated to members' ownership of a unit. Such income could include interest, dividends or investment gains/losses, advertising and other income of this nature. Income tax filings may be under a special election as a Homeowners Association, or as a standard Corporation. The funds are combined for tax filing, and in the years ending February 28, 2010 and 2009 the Association chose to file standard corporate returns (forms 1120 and 112).

Fair Value of Financial Instruments

The carrying value of cash, short-term receivables, short-term payables and long-term debt approximate their fair value at February 28, 2010 and 2009. The fair value of debt is estimated based upon current interest rates for obligations with similar terms and maturities.

Estimates

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

TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.

NOTES to FINANCIAL STATEMENTS

FEBRUARY 28, 2010 and 2009

(Continued)

HISTORY and SIGNIFICANT ACCOUNTING POLICIES (Continued)

Reclassifications

Certain accounts presented in the February 28, 2009 financial statements have been reclassified to conform to the February 28, 2010 format.

NOTE 2: Homeowners' Dues Receivable

In the Board's opinion, the receivables arising from ordinary homeowner activities are collectible in full since they constitute a legal debt of the property subject only to a prior first mortgage on the unit. The total owed to the Association includes any late and/or legal fees incurred in collection. Collection of these debts, however, may require the Board of the Association to exercise its legal remedies, the cost of which may or may not be collected in final resolution of the debt. No such remedies are in process at February 28, 2010 and 2009, and no allowance for homeowner accounts has been provided herein.

NOTE 3: Common Fund

The Association's governing documents direct the Board to accumulate funds for future major repairs and replacements. Homeowners' dues designated in the annual budget for the Common Fund are transferred monthly and held in money market funds and certificates of deposit generally not available for normal operations. The Board commissioned an independent building consultant to prepare a study of the future major repairs and replacement needs of the common areas of the Association. This study, *Level 1 Reserve Analysis* was completed in January 2003, projects the need for funds and their possible use for the years 2003 through 2033. Assumptions in the study include an annual inflation rate of 3.5% and an after-tax interest rate of 1.5%. The Common Fund balances at year-end 2010 and 2009 of \$213,869 and \$200,522 compare to the study's recommended funded balance of \$201,085 and \$200,856 respectively.

Actual earnings and expenditures may vary from the amounts estimated in the 2003 study, and the variations may be material. Therefore, amounts accumulated in Replacement Fund may not be adequate to meet all future needs for major repairs and replacements. If additional monies are found to be necessary, the Board can pass special assessments, delay the major repairs and replacement projects until funds are available, or, subject to membership approval, to increase regular assessments designated for the Replacement Fund.

TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.

SUPPLEMENTARY INFORMATION

FEBRUARY 28, 2009

L.R. COMPTON II, LLC

Certified Public Accountants

3595 S. Teller Street, Suite 402
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(303) 980-6232

***Independent Auditor's Report on
Supplementary Information***

Members of the Board of Directors
Tamarac Hills Homeowners Association, Inc.
Denver, Colorado

Our report on our audit of the basic financial statements of Tamarac Hills Homeowners Association, Inc. at February 28, 2010 and 2009 and for the years then ended appears on page 1. Those audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole.

The *Schedule of Actual Revenue and Expenditures Versus Budget, Operating Fund* on page 11 is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Such information, except for the column marked "Unaudited" on which we express no opinion, has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the financial statements taken as a whole.

The supplementary information on future major repairs and replacements, *Level 1 Reserve Analysis*, presented on page 12, is not a required part of the basic financial statements of Tamarac Hills Homeowners Association, Inc. at February 28, 2010 but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the method of measurement and presentation of the information. However, we did not audit the information and express no opinion on it.

May 21, 2010

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TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.

SCHEDULE of ACTUAL REVENUE and
EXPENDITURES VERSUS BUDGET

FEBRUARY 28, 2010

OPERATING FUND

	Actual	Budget (Not Audited)	Difference (Over)/Under Budget
<i>REVENUE</i>			
Homeowners' Dues	\$ 225,624	\$ 225,624	\$ -
Other Income	<u>470</u>	<u>100</u>	<u>370</u>
<i>Total Revenue</i>	<u>226,094</u>	<u>225,724</u>	<u>370</u>
<i>EXPENDITURES</i>			
Maintenance	114,797	86,100	(28,697)
Operating Expenses			
Transfer to Common Fund	50,200	50,200	-
Transfer to Building Fund	31,270	31,270	-
Utilities	<u>19,624</u>	<u>27,800</u>	<u>8,176</u>
<i>Total Operating</i>	<u>101,094</u>	<u>109,270</u>	<u>8,176</u>
Administrative Expenses			
Management Fees	14,520	14,280	(240)
Office and Communications	4,079	4,000	(79)
Professional Fees	<u>3,401</u>	<u>3,900</u>	<u>499</u>
<i>Total Administrative</i>	<u>22,000</u>	<u>22,180</u>	<u>180</u>
Insurance	5,555	6,250	695
Income Taxes	<u>11</u>	<u>1,800</u>	<u>1,789</u>
<i>Total Expenditures</i>	<u>243,457</u>	<u>225,600</u>	<u>(17,857)</u>
<i>EXCESS of REVENUE</i>			
<i>OVER EXPENDITURES</i>	<u>(17,363)</u>	<u>124</u>	<u>(17,487)</u>

NOTE:

Revenue and Expenditure Differences in () represent amounts in excess of the budgeted items while the "EXCESS (DEFICIT) of REVENUE OVER EXPENDITURES" represents the amount exceeding the budget.

TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.

LEVEL 1 RESERVE ANALYSIS

January 15, 2003

(Not Audited)

COMMON REPLACEMENT FUND

The Association's Board of Directors contracted a study, *Level 1 Reserve Analysis*, to estimate the remaining useful lives and the replacement costs of the major components of the Association's common property. The 30 year study was prepared by an independent building consultant who inspected the common areas of property in November 2002 and presented the report on January 15, 2003. Costs were based on the estimated costs to repair or replace the common property components at the date of the study and assumed an annual inflation rate of 3.5% and an after-tax interest rate of 1.5%.

The following table is based on the 2003 study and presents summarized significant information about the components, estimated lives and costs of common property.

<u>Components</u>	<u>Estimated Remaining Useful Lives in Years at February 28, 2003</u>	<u>Estimated Current Replacement Costs at February 28, 2003</u>
Buildings	2 to 9	\$ 13,150
Fencing	1 to 14	118,825
Pools and Tennis Courts	1 to 3	38,500
Signs and Mailboxes	8 to 13	6,650
Asphalt and Concrete	1 to 10	101,600
Irrigation	1 to 2	175,000
Landscaping	1	<u>7,900</u>
<i>Total Cost Projection</i>		\$ <u>461,625</u>

NOTE:

Necessary major pool maintenance performed in fiscal year 2007 (\$43,000) and additional estimated maintenance required in fiscal year 2008 (some \$60,000) may invalidate the 2003 findings shown above for "Pools and Tennis Courts" category. A revised reserve study is being contemplated.