

TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.

FINANCIAL STATEMENTS
and
SUPPLEMENTARY INFORMATION

FEBRUARY 28, 2011 and 2010

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

TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.

FEBRUARY 28, 2011 and 2010

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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, 2011 and 2010 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, 2011 and 2010 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.

June 1, 2011

A handwritten signature in black ink, appearing to read "R. Compton II", is written over a horizontal line.

TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.
BALANCE SHEETS

	FEBRUARY 28,	
	2011	2010
ASSETS		
Cash, Operating Fund	\$ 35,049	\$ 17,133
Cash, Building Fund	46,086	41,501
Cash, Common Fund	156,649	73,837
Certificates of Deposit, Common Fund	70,000	140,000
Receivable from Homeowners	4,983	2,827
Interest Receivable, Common Fund	118	32
Prepaid Items	<u>6,690</u>	<u>6,640</u>
TOTAL ASSETS	\$ <u>319,575</u>	\$ <u>281,970</u>
 LIABILITIES and FUND BALANCES		
CURRENT LIABILITIES		
Accounts Payable	\$ 8,688	\$ 9,071
Prepaid Homeowners' Dues	<u>3,784</u>	<u>3,126</u>
<i>Total Liabilities</i>	<u>12,472</u>	<u>12,197</u>
 FUND BALANCES		
Additional Paid-In Capital	7,227	7,227
Operating Fund	27,023	7,176
Replacement Funds		
Building Fund	46,086	41,501
Common Fund	<u>226,767</u>	<u>213,869</u>
<i>Total Fund Balances</i>	<u>307,103</u>	<u>269,773</u>
 TOTAL LIABILITIES and FUND BALANCES	 \$ <u>319,575</u>	 \$ <u>281,970</u>

See Notes to Financial Statements

TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.
 STATEMENTS of REVENUE, EXPENDITURES
 and CHANGES in OPERATING FUND

	YEARS ENDED FEBRUARY 28,	
	<u>2011</u>	<u>2010</u>
REVENUE		
Homeowners' Dues	\$ 243,636	\$ 225,624
Other Income	<u>428</u>	<u>290</u>
<i>Total Revenue</i>	244,064	225,914
EXPENDITURES		
Maintenance Expenses	93,192	114,797
Operating Expenses		
Dues Transfer to Building Fund	31,270	31,270
Dues Transfer to Common Fund	50,200	50,200
Utilities	<u>24,178</u>	<u>19,624</u>
<i>Total Operating Expenses</i>	105,648	101,094
Administrative Expenses		
Management Fees	14,880	14,520
Office and Communications	3,684	4,079
Professional Fees	<u>1,337</u>	<u>3,221</u>
<i>Total Administrative Expenses</i>	19,901	21,820
Insurance	5,476	5,555
Income Taxes	<u>-</u>	<u>11</u>
 Total Expenditures	 <u>224,217</u>	 <u>243,277</u>
EXCESS (DEFICIT) of REVENUE OVER EXPENDITURES	19,847	(17,363)
Operating Fund, Beginning of Year	7,176	9,539
Forgiveness of due to Replacement Fund	<u>-</u>	<u>15,000</u>
OPERATING FUND, End of Year	<u>\$ 27,023</u>	<u>\$ 7,176</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>2011</u>	<u>2010</u>
REVENUE		
Dues Transfer from		
Operating Fund	\$ 31,270	\$ 31,270
Interest	<u>98</u>	<u>103</u>
<i>Total Revenue</i>	31,368	31,373
EXPENDITURES		
Major Maintenance		
Exterior Refinishing	<u>26,783</u>	<u>26,564</u>
<i>Total Expenditures</i>	<u>26,783</u>	<u>26,564</u>
EXCESS (DEFICIT) of REVENUE OVER EXPENDITURES	4,585	4,809
Building Fund, Beginning of Year	<u>41,501</u>	<u>36,692</u>
BUILDING FUND, End of Year	<u>\$ 46,086</u>	<u>\$ 41,501</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>2011</u>	<u>2010</u>
REVENUE		
Dues Transfer from		
Operating Fund	\$ 50,200	\$ 50,200
Interest	<u>1,127</u>	<u>2,988</u>
<i>Total Revenue</i>	51,327	53,188
EXPENDITURES		
Major Maintenance		
Street Paving	19,856	22,941
Retaining Wall	12,913	-
Grounds Maintenance	5,660	-
Pool Maintenance	<u>-</u>	<u>1,900</u>
<i>Total Expenditures</i>	<u>38,429</u>	<u>24,841</u>
EXCESS of REVENUE		
OVER EXPENDITURES	12,898	28,347
Common Fund, Beginning of Year	213,869	200,522
Forgiveness of due from Operating Fund	<u>-</u>	<u>(15,000)</u>
COMMON FUND, End of Year	<u>\$ 226,767</u>	<u>\$ 213,869</u>

See Notes to Financial Statements

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

	<u>YEARS ENDED FEBRUARY 28,</u>	
	<u>2011</u>	<u>2010</u>
<i>CASH PROVIDED (USED) by</i>		
<i>OPERATING ACTIVITIES</i>		
Excess (Deficit) of Revenue		
Over Expenditures	\$ 19,847	\$ (17,363)
<i>Adjustments to Reconcile Excess (Deficit) of</i>		
<i>Revenue Over Expenditures to Net Cash</i>		
<i>Provided (Used) by Operating Activities</i>		
Receivable from Homeowners	(2,156)	(1,673)
Prepaid Items	(50)	289
Accounts Payable	(384)	8,000
Operating Fund due to Common Fund	-	15,000
Prepaid Homeowners' Dues	<u>659</u>	<u>2,125</u>
<i>Total Cash Provided (Used)</i>		
<i>by Operating Activities</i>	<u>17,916</u>	<u>6,378</u>
<i>NET INCREASE (DECREASE) in CASH</i>	17,916	6,378
Cash, Beginning of Year	<u>17,133</u>	<u>10,755</u>
<i>CASH, End of Year</i>	<u>\$ 35,049</u>	<u>\$ 17,133</u>

See Notes to Financial Statements

TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.

NOTES to FINANCIAL STATEMENTS
FEBRUARY 28, 2011 and 2010

HISTORY and SIGNIFICANT ACCOUNTING POLICIES

History

Tamarac Hills Homeowners Association, Inc. commenced operations under a Declaration of Covenants and Restrictions dated March 12, 1984, 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, 2011 and 2010
(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 income from sources unrelated to members' ownership of a unit. Such income includes interest, dividends or investment gains/losses, advertising and other unrelated income. 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, 2011 and 2010 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, 2011 and 2010. 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, 2011 and 2010

(Continued)

HISTORY and SIGNIFICANT ACCOUNTING POLICIES (Continued)

Reclassifications

Certain accounts presented in the February 28, 2010 financial statements have been reclassified to conform to the February 28, 2011 format.

NOTE 2: Receivable from Homeowners

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, 2011 and 2010, and no allowance for uncollectible homeowner receivables 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 2011 and 2010 of \$226,767 and \$213,869 compare to the study's recommended funded balance of \$247,489 and \$201,085 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.

NOTE 4: Subsequent Events

For the year ended February 28, 2011 and 2010, the Association has evaluated subsequent events for potential recognition and disclosure through June 1, 2011, the date of the financial statement issuance.

TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.

SUPPLEMENTARY INFORMATION

FEBRUARY 28, 2011

L.R. COMPTON II, LLC

Certified Public Accountants

3595 S. Teller Street, Suite 402
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***Independent Auditor's Report on
Supplementary Information***

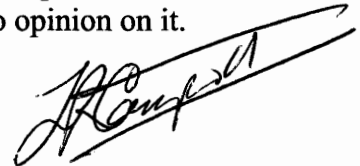
Board of Directors
Tamarac Hills Homeowners Association, Inc.
Denver, Colorado

Our report on our audit of the basic financial statements of Tamarac Hills Homeowners Association, Inc. at February 28, 2011 and 2010 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*, 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, 2011 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.

June 1, 2011



TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.

SCHEDULE of ACTUAL REVENUE and
EXPENDITURES VERSUS BUDGET
YEAR ENDED FEBRUARY 28, 2011

OPERATING FUND

	Actual	Budget (Not Audited)	Difference (Over)/Under Budget
REVENUE			
Homeowners' Dues	\$ 243,636	\$ 243,636	\$ -
Other Income	<u>428</u>	<u>100</u>	<u>328</u>
<i>Total Revenue</i>	<u>244,064</u>	<u>243,736</u>	<u>328</u>
EXPENDITURES			
Maintenance	93,192	104,050	10,858
Operating Expenses			
Transfer to Common Fund	50,200	50,200	-
Transfer to Building Fund	31,270	31,270	-
Utilities	<u>24,178</u>	<u>28,300</u>	<u>4,122</u>
<i>Total Operating</i>	<u>105,648</u>	<u>109,770</u>	<u>4,122</u>
Administrative Expenses			
Management Fees	14,880	14,820	(60)
Office and Communications	3,684	4,000	316
Professional Fees	<u>1,337</u>	<u>4,000</u>	<u>2,663</u>
<i>Total Administrative</i>	<u>19,901</u>	<u>22,820</u>	<u>2,919</u>
Insurance	5,476	6,250	774
Income Taxes	<u>-</u>	<u>500</u>	<u>500</u>
<i>Total Expenditures</i>	<u>224,217</u>	<u>243,390</u>	<u>19,173</u>
EXCESS of REVENUE OVER EXPENDITURES	<u>\$ 19,847</u>	<u>\$ 346</u>	<u>\$ 19,501</u>

NOTE:

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

TAMARAC HILLS
HOMEOWNERS ASSOCIATION, INC.

LEVEL 1 RESERVE ANALYSIS

FEBRUARY 28, 2011

(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 Board of Directors is considering a revision of the reserve analysis.

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>