

PoleCreek Meadows Homeowners Association
Statement of Financial Position
As of December 31, 2009

ASSETS

Current Assets

Checking/Savings

Wells Fargo Operating

Capital Reserve \$ 5,654.00

Wells Fargo Operating - Other 24,125.59

Total Wells Fargo Operating 29,779.59

Total Checking/Savings 29,779.59

Accounts Receivable

Accounts Receivable 2,196.36

Total Accounts Receivable 2,196.36

Total Current Assets 31,975.95

TOTAL ASSETS \$ 31,975.95

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable \$ 216.79

Accrued Liabilities 3,040.00

Total Current Liabilities 3,256.79

Total Liabilities 3,256.79

Equity

Operating 23,065.16

Capital 5,654.00

Total Equity 28,719.16

TOTAL LIABILITIES & EQUITY \$ 31,975.95

PoleCreek Meadows Homeowners Association
Statement of Operations
January through December 2009

Ordinary Income/Expense

Income

| | |
|------------------------------|------------------|
| Grants | \$ 10,510.00 |
| Beetle Mitigation Assessment | 8,240.00 |
| Capital Assessment | 3,605.00 |
| Association Dues | 20,600.00 |
| Total Income | <u>42,955.00</u> |

Expense

| | |
|--|------------------|
| Web hosting | 101.88 |
| Forestry Committee | 377.15 |
| Revegetation/ Erosion Control | 75.00 |
| Mountain Pine Beetle Mitigation | |
| Slash Burning | 1,560.00 |
| Common Area Spraying | 2,790.00 |
| Common Area Logging | 14,400.00 |
| Total Mountain Pine Beetle Mitigation | <u>18,750.00</u> |
| Bank Service Charges | 14.75 |
| Insurance | |
| Directors & Officers | 1,275.25 |
| Liability Insurance | 1,645.94 |
| Total Insurance | <u>2,921.19</u> |
| Postage/ Delivery/Copying | 190.15 |
| Meeting | 51.00 |
| Miscellaneous | 770.85 |
| Professional Fees | |
| Accounting | |
| Accounting Fees | 1,868.15 |
| Courier Fee | 480.00 |
| Total Accounting | <u>2,348.15</u> |
| Legal Fees | 15,995.09 |
| Total Professional Fees | <u>18,343.24</u> |
| Utilities | |
| Gas and Electric | |
| Pond Pump | 570.00 |
| Sign Light | 464.00 |
| Total Gas and Electric | <u>1,034.00</u> |
| Water | 3,740.00 |
| Total Utilities | <u>4,774.00</u> |
| Total Expense | <u>46,369.21</u> |

Net Ordinary Income (3,414.21)

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| | |
|---------------------------------|----------------------------|
| Other Income/Expense | |
| Other Income | |
| Penalty Income | 10,550.00 |
| Reimbursed Expense | |
| Accounting Fees | 150.00 |
| Legal Expense | <u>7,470.84</u> |
| Total Reimbursed Expense | <u>7,620.84</u> |
| Finance Charges Assessed | <u>158.44</u> |
| Total Other Income | <u>18,329.28</u> |
| | |
| Net Other Income | <u>18,329.28</u> |
| | |
| Net Income | <u><u>\$ 14,915.07</u></u> |

Pole Creek Meadows Owners Association
Statement of Fund Balances

As of December 31, 2009

| | Operating Fund | Capital Fund | Total |
|---------------------------------|--------------------|-------------------|---------------------|
| Fund Balances December 31 2008 | <u>\$11,755.09</u> | <u>\$2,049.00</u> | <u>\$ 13,804.09</u> |
| Income for the period | 57,679.28 | 3,605.00 | 61,284.28 |
| Expense for the period | 46,369.21 | 0.00 | 46,369.21 |
| Net Change in Fund Balances | <u>11,310.07</u> | <u>3,605.00</u> | <u>14,915.07</u> |
| Fund Balances December 31, 2009 | <u>\$23,065.16</u> | <u>\$5,654.00</u> | <u>\$28,719.16</u> |



Hiratsuka & Schmitt

ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors and Members
Pole Creek Meadows Homeowners Association

We have compiled the accompanying Statement of Financial Position of Pole Creek Meadows Owners Association as of December 31, 2009, and the related statement of operations and statement of fund balances for year ended December 31, in accordance with *Statements on Standards for Accounting and Review Services* issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusion about the Association's financial position, changes in net assets, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The American Institute of Certified Public Accountants has determined that supplementary information about future major repairs and replacements of common property is required to supplement but not required to be a part of the basic financial statements. The Stagecoach Meadows Homeowners Association has not presented the supplementary information

This report is intended solely for the information and use of the Board of Directors and the Members of the Association and is not intended to be and should not be used by anyone other than these specified parties.

We are not independent with respect to Pole Creek Owners Association

**Hiratsuka &
Schmitt, LLP**

HIRATSUKA & SCHMITT, LLP
CERTIFIED PUBLIC ACCOUNTANTS

Winter Park, CO
Date: February 18, 2010