

| A | B | C | D | E | F | G |
|----|--|---|----------------|------------------------|---|---|
| 1 | Britton Falls HOA | | | | | |
| 2 | Statement of Assets, Liabilities & Equity | | | | | |
| 3 | December 31, 2012 | | | | | |
| 4 | (Cash Basis) | | | | | |
| 5 | | | | 2012 | | |
| 6 | <u>ASSETS</u> | | | Actual | | |
| 7 | Cash-checking | | | \$ 9,986.88 | | |
| 8 | Cash-Money Market | | | \$ 343,111.98 | | |
| 9 | Prepaid expense- Utility deposit | | | \$ 7,001.64 | | |
| 10 | Total Assets | | | \$ 360,100.50 | | |
| 11 | | | | | | |
| 12 | | | | | | |
| 13 | <u>LIABILITIES AND EQUITY</u> | | | | | |
| 14 | <u>LIABILITIES</u> | | | | | |
| 15 | Imprelis Reserve | | | | | |
| 16 | Balance December 31, 2011 | | \$ - | | | |
| 17 | Reserve Addition | | \$ 119,791.13 | | | |
| 18 | Balance-December 31, 2012 | | | \$ 119,791.13 | | |
| 19 | HOA Reserve | | | \$ 182,349.41 | | |
| 20 | Total Liabilities | | | \$ 302,140.54 | | |
| 21 | | | | | | |
| 22 | | | | | | |
| 23 | <u>ASSOCIATION EQUITY</u> | | | | | |
| 24 | Association (Deficit) Beginning of Year | | \$ (46,045.73) | | | |
| 25 | Adjustment to Beginning (Deficit) | | \$ 34,805.10 | | | |
| 26 | Current Year Beginning (Deficit) | | \$ (11,240.63) | | | |
| 27 | Operating Income 2012 | | \$ 69,200.59 | | | |
| 28 | Total Equity December 31, 2012 | | | \$ 57,959.96 | | |
| 29 | | | | | | |
| 30 | Total Liabilities & Equity | | | \$ 360,100.50 | | |
| 31 | Based on Financial Statements provided by CMS | | | | | |
| 32 | | | | | | |
| 33 | | | | | | |
| 34 | Britton Falls HOA | | | | | |
| 35 | Summary Income Statement | | | | | |
| 36 | Year Ended December 31, 2012 | | | | | |
| 37 | (Cash Basis) | | | 2012 | | |
| 38 | <u>Income</u> | | | Actual | | |
| 39 | Association Dues | | | \$ 877,704.00 | | |
| 40 | Developer Contribution | | | \$ 343,226.00 | | |
| 41 | Other Income | | | \$ 46,517.00 | | |
| 42 | Total Income | | | \$ 1,267,447.00 | | |
| 43 | <u>Expenses</u> | | | | | |
| 44 | Grounds Maintenance | | | \$ 473,296.00 | | |
| 45 | Utilities | | | \$ 192,972.00 | | |
| 46 | Clubhouse | | | \$ 180,311.00 | | |
| 47 | Administrative | | | \$ 351,667.00 | | |
| 48 | Total Expenses | | | \$ 1,198,246.00 | | |
| 49 | | | | | | |
| 50 | Operating Income | | | \$ 69,201.00 | | |

| A | B | C | D | E | F | G |
|-----|-------------------------------------|---|---|-----------------|---|---|
| 51 | Britton Falls HOA | | | | | |
| 52 | Income Statement | | | | | |
| 53 | Year Ended December 31, 2012 | | | | | |
| 54 | (Cash Basis) | | | 2012 | | |
| 55 | <u>Income</u> | | | Actual | | |
| 56 | Dues | | | \$ 877,704.00 | | |
| 57 | Less-Reserve monthly contrib | | | \$ (47,190.00) | | |
| 58 | New HO contribution | | | \$ 33,093.00 | | |
| 59 | Less-Reserve contribution | | | \$ (26,393.00) | | |
| 60 | Website income | | | \$ 32,977.00 | | |
| 61 | Fitness income | | | \$ 18,669.00 | | |
| 62 | Event income | | | \$ 26,580.00 | | |
| 63 | Other income | | | \$ 8,781.00 | | |
| 64 | Developer Contribution | | | \$ 343,226.00 | | |
| 65 | Total Income | | | \$ 1,267,447.00 | | |
| 66 | <u>Expenses</u> | | | | | |
| 67 | Grounds Maintenance | | | | | |
| 68 | Landscape-Common areas | | | \$ 195,297.00 | | |
| 69 | Landscape-homes | | | \$ 241,519.00 | | |
| 70 | Snow removal | | | \$ 36,480.00 | | |
| 71 | Total Grounds Maintenance | | | \$ 473,296.00 | | |
| 72 | Utilities | | | | | |
| 73 | Trash removal | | | \$ 37,420.00 | | |
| 74 | Electricity | | | \$ 72,676.00 | | |
| 75 | Water | | | \$ 53,773.00 | | |
| 76 | Gas | | | \$ 20,019.00 | | |
| 77 | Other- Telephone, cable & internet | | | \$ 9,084.00 | | |
| 78 | Total Utilities | | | \$ 192,972.00 | | |
| 79 | Clubhouse | | | | | |
| 80 | Pool | | | \$ 84,641.00 | | |
| 81 | Cleaning | | | \$ 21,599.00 | | |
| 82 | Repairs/maintenance | | | \$ 16,824.00 | | |
| 83 | Fitness expense | | | \$ 42,164.00 | | |
| 84 | Holiday decorations | | | \$ 5,363.00 | | |
| 85 | Other | | | \$ 9,720.00 | | |
| 86 | Total Clubhouse | | | \$ 180,311.00 | | |
| 87 | Administrative | | | | | |
| 88 | Manager's fee | | | \$ 35,004.00 | | |
| 89 | Management fees | | | \$ 55,501.00 | | |
| 90 | Salaries | | | \$ 150,148.00 | | |
| 91 | Payroll taxes | | | \$ 17,182.00 | | |
| 92 | Employee benefits | | | \$ 18,394.00 | | |
| 93 | Office supplies, postage & misc. | | | \$ 10,952.00 | | |
| 94 | Website expense | | | \$ 2,953.00 | | |
| 95 | Event Expense | | | \$ 32,088.00 | | |
| 96 | Computer maintenance | | | \$ 3,619.00 | | |
| 97 | Property & liability insurance | | | \$ 22,597.00 | | |
| 98 | Other expense | | | \$ 3,229.00 | | |
| 99 | Total Administrative | | | \$ 351,667.00 | | |
| 100 | Total Expenses | | | \$ 1,198,246.00 | | |
| 101 | Operating Income | | | \$ 69,201.00 | | |

| A | B | C | D | E | F | G |
|-----|---|---|--------------|-----------------------------|---------------------------|---------------|
| 102 | Reserve Balance | | | | | |
| 103 | December 31, 2012 | | | | | |
| 104 | (Cash Basis) | | | 2012 | 2012 | |
| 105 | | | | Actual per the Books | Calculated Balance | |
| 106 | Reserve Balance December 31, 2011 | | | \$ 182,401.00 | | \$ 151,355.00 |
| 107 | | | | | | |
| 108 | Additions to Reserve-January to December 2012 | | | | | |
| 109 | Calculated New homes closed (63 @ \$245) | | \$ - | | \$ 15,680.00 | |
| 110 | Calculated Homes resold (1/3 of 1% of sales price) | | \$ - | | \$ 10,367.00 | |
| 111 | No Breakdown between new and resale | | \$ 26,393.00 | \$ 26,393.00 | \$ - | \$ 26,047.00 |
| 112 | | | | | | |
| 113 | Monthly assessments existing homes | | | | | |
| 114 | (\$11 per home per month) | | | \$ 47,190.00 | | \$ 49,599.00 |
| 115 | Savings account interest earned | | | \$ - | | \$ - |
| 116 | Income not identified | | | \$ - | | \$ - |
| 117 | Total Reserve Income | | | \$ 73,583.00 | | \$ 75,646.00 |
| 118 | | | | | | |
| 119 | Charges to reserve-January to December 2012 | | | | | |
| 120 | Irrigation | | \$ - | | \$ 8,428.00 | |
| 121 | Pond | | \$ - | | \$ 2,744.00 | |
| 122 | Pool | | \$ - | | \$ 12,976.00 | |
| 123 | Waterfall | | \$ - | | \$ 16,766.00 | |
| 124 | | | | | | |
| 125 | | | | | | |
| 126 | | | | | | |
| 127 | Total Reserve Expense | | | \$ - | | \$ 40,914.00 |
| 128 | | | | | | |
| 129 | Reserve balance December 31, 2012 | | | \$ 255,984.00 | | \$ 186,087.00 |
| 130 | | | | | | |
| 131 | Adjustment to Equal the Balance Sheet | | | \$ (73,634.59) | | \$ (3,737.59) |
| 132 | | | | | | |
| 133 | Balance Sheet Reserve December 31, 2012 | | | \$ 182,349.41 | | \$ 182,349.41 |
| 134 | | | | | | |
| 135 | Details were not available on the financial statements to determine reserve income and expense items. | | | | | |
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