

SPRING CREEK HOMEOWNERS' ASSOCIATION

FINANCIAL STATEMENTS AND ACCOUNTANT'S REVIEW REPORT  
WITH SUPPLEMENTAL INFORMATION

FOR THE YEAR ENDED DECEMBER 31, 2011  
WITH AUDITED COMPARATIVE TOTALS  
FOR THE YEAR ENDED DECEMBER 31, 2010

# Thompson, Palmer & Associates, PC

CERTIFIED PUBLIC ACCOUNTANTS

PO BOX 4158  
JACKSON, WY 83001

FAX (307) 739-1415

(307)733-5160  
275 E BROADWAY

## ACCOUNTANT'S REVIEW REPORT

May 25, 2012

To the Board of Directors  
Spring Creek Homeowners' Association  
Jackson, Wyoming

We have reviewed the accompanying balance sheet of Spring Creek Homeowners' Association (a corporation) as of December 31, 2011 and the related statement of revenues expenses and changes in fund balance and statement of cash flows for the year then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. We believe that the results of our procedures provide a reasonable basis for our report.

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.

Our review was made for the purpose of expressing a conclusion that there are no material modifications that should be made to the financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America. The supplemental information including future major repairs and replacements is presented only for purposes of additional analysis. Such information, except for this information on future major repairs has been subjected to the inquiry and analytical procedures applied in the review of the basic financial statements, and we are not aware of any material modifications that should be made thereto.

The accompanying financial statements and accountant's review report are for the purpose of internal use by Spring Creek Homeowners' Association and should not be used or relied upon by any other party for any purpose. Additional users of these financial statements and accountant's review report are hereby advised that the liability of Thompson, Palmer and Associates to third party users who use or rely on this information may be limited pursuant to 1995 Wyoming Sessions Laws Chapter 155 creating Wyoming Statutes 33-3-201.

Thompson, Palmer and Associates, PC  
Certified Public Accountants

SPRING CREEK HOMEOWNERS' ASSOCIATION  
FINANCIAL STATEMENTS AND SUPPLEMENTAL INFORMATION  
DECEMBER 31, 2011  
WITH COMPARATIVE TOTALS AS OF DECEMBER 31, 2010

TABLE OF CONTENTS

Balance sheet .....	1
Statement of revenues, expenses and changes in fund balances .....	2
Statement of cash flows .....	3
Notes to financial statements .....	4
Supplemental information .....	9

SPRING CREEK HOMEOWNERS' ASSOCIATION  
 BALANCE SHEET  
 DECEMBER 31, 2011  
 WITH COMPARATIVE TOTALS AS OF DECEMBER 31, 2010

	Operating Fund	Replacement Fund	Totals	
			2011	2010
<b>ASSETS</b>				
Cash, including interest-bearing deposits	\$ 145,639	\$ -	\$ 145,639	\$ 312,802
Investments – Cash (Note #3)	-	63,350	63,350	107,948
Investments – Securities (Note #3)	-	1,747,133	1,747,133	1,829,345
Assessments receivable (Note #2)	140,638	-	140,638	106,367
Prepaid income tax	2,585	-	2,585	3,742
Prepaid expenses	( 1,666)	-	( 1,666)	2,384
Due from operating fund	-	13,189	13,189	36,350
Due to replacement fund	( 13,189)	-	( 13,189)	( 36,350)
Inventory (Note #2)	18,563	-	18,563	20,828
Other receivables	-	-	-	600
Total assets	<u>\$ 292,570</u>	<u>\$ 1,823,672</u>	<u>\$ 2,116,242</u>	<u>\$ 2,384,016</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Accounts payable	\$ 34,010	\$ -	\$ 34,010	\$ 53,781
Advanced homeowner assessments	2,986	-	2,986	146,595
Homeowner construction deposits	43,102	-	43,102	42,925
Other accruals	<u>16,906</u>	<u>-</u>	<u>16,906</u>	<u>-</u>
Total liabilities	97,004	-	97,004	243,301
Fund balances	195,566	1,823,672	2,019,238	2,140,715
Total liabilities and fund balances	<u>\$ 292,570</u>	<u>\$ 1,823,672</u>	<u>\$ 2,116,242</u>	<u>\$ 2,384,016</u>

See accompanying notes and accountants' report.

SPRING CREEK HOMEOWNERS' ASSOCIATION  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES  
FOR THE YEAR ENDED DECEMBER 31, 2011  
WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2010

	Operating Fund	Replacement Fund	Totals	
			2011	2010
REVENUES				
Assessments	\$ 965,737	\$ 223,414	\$ 1,189,151	\$ 1,159,873
Interest income	22,025	70,749	92,774	55,878
Other income	( 825)	-	( 825)	1,580
Total revenues	986,937	294,163	1,281,100	1,217,331
EXPENSES				
Operating expenses - Schedule I	977,396	-	977,396	937,940
Replacement other - Schedule I	-	418,248	418,248	198,747
Total expenses	977,396	418,248	1,395,644	1,136,687
Excess (deficiency) of revenues over operating expenses	9,541	( 124,085)	( 114,544)	80,644
OTHER REVENUE (EXPENSE)				
Gain (Loss) on sale of assets	-	-	-	-
Net unrealized and realized gains on securities	-	( 6,933)	( 6,933)	158,584
Total other revenue (expense)	-	( 6,933)	( 6,933)	158,584
Excess (deficiency) of revenues over expenses	9,541	( 131,018)	( 121,477)	239,228
Fund Balance – Beginning of year	167,072	1,973,643	2,140,715	1,901,487
Fund transfer	18,953	( 18,953)	-	-
Fund Balance – End of year	<u>\$ 195,566</u>	<u>\$ 1,823,672</u>	<u>\$ 2,019,238</u>	<u>\$ 2,140,715</u>

See accompanying notes and accountants' report.

SPRING CREEK HOMEOWNERS' ASSOCIATION  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2011  
WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2010

	Operating Fund	Replacement Fund	Totals	
			2011	2010
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Excess (deficiency) of revenues over operating expenses	\$ 9,541	\$ ( 124,085)	\$ ( 114,544)	\$ 80,644
Adjustments to reconcile excess (deficiency) of revenues over operating expenses to net cash provided by operating activities				
(Increase) decrease				
Investments – accrued interest	-	-	-	1,275
Assessments receivable	( 34,271)	-	( 34,271)	79,090
Prepaid income tax	1,157	-	1,157	( 3,659)
Prepaid expenses	4,050	-	4,050	64,719
Inventory	2,265	-	2,265	3,608
Other receivables	600	-	600	-
Increase (decrease)				
Accounts payable	( 19,771)	-	( 19,771)	28,379
Advanced homeowner assessments	( 143,609)	-	( 143,609)	( 26,378)
Homeowner construction deposits	177	-	177	4,880
Other accruals	16,906	-	16,906	( 94,778)
Net cash provided (used) by operating activities	( 162,955)	( 124,085)	( 287,040)	137,780
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Proceeds from sale of assets	-	-	-	-
Proceeds from securities	-	183,443	183,443	521,530
Securities purchased	-	( 108,164)	( 108,164)	( 568,078)
Proceeds from certificate of deposits redeemed	-	-	-	-
Certificates of deposits purchased	-	-	-	-
Net cash provided (used) by investing activities	-	75,279	75,279	( 46,548)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Inter-fund transfers	( 4,208)	4,208	-	-
Net cash provided (used) by financing activities	( 4,208)	4,208	-	-
NET INCREASE (DECREASE) IN CASH	( 167,163)	( 44,598)	( 211,761)	91,232
CASH AT BEGINNING OF YEAR	312,802	107,948	420,750	329,518
CASH AT END OF YEAR	<u>\$ 145,639</u>	<u>\$ 63,350</u>	<u>\$ 208,989</u>	<u>\$ 420,750</u>
<b>SUPPLEMENTAL DISCLOSURE</b>				
Income taxes paid			\$ 6,080	\$ 6,360

See accompanying notes and accountants' report.

SPRING CREEK HOMEOWNERS' ASSOCIATION  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2011

NOTE #1 - NATURE OF ORGANIZATION

Spring Creek Homeowners' Association is a non-profit association incorporated September 8, 1982, in the State of Wyoming. The Association is responsible for the insurance, operations and maintenance of the common facilities at Spring Creek Ranch, located in Teton County, Wyoming. Property or "Unit" owners, within Spring Creek Ranch, are members of the Association. Unit owners may also be members of subsidiary associations for particular subdivisions. The Association is governed by articles of incorporation, by-laws and declaration of covenants, conditions and restrictions.

NOTE #2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Fund accounting

The financial statements are presented on the accrual basis. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds, established according to their nature and purpose:

Operating fund - Used to account for financial resources available for the general operations of the Association.

Replacement fund - Used to accumulate financial resources designated for future major repairs and replacements.

Assessments receivable

The Association levies monthly assessments upon its members to pay operating costs and fund major repairs and replacements. The Association may file liens and take legal action against any member whose monthly payments are delinquent. Management anticipates all assessments receivable to be collectible, whether in the normal course of business or forced by lien at the transfer of property, and no allowance for doubtful accounts is considered necessary. As of December 31, 2011 and 2010 assessments receivable are \$140,638 and \$106,367 respectively.

Inventories - firewood

Firewood inventories are stated at cost. Cost is determined using the first-in, first-out method of accounting. As of December 31, 2011 and 2010 inventories are \$18,563 and \$20,828 respectively.

SPRING CREEK HOMEOWNERS' ASSOCIATION  
NOTES TO FINANCIAL STATEMENTS (continued)  
DECEMBER 31, 2011

NOTE #2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property and equipment

The infrastructure, including roads, utilities, and related buildings, within the Association boundaries are property of the Spring Creek Improvement and Service District (SCISD). Under agreement, the Association manages and maintains this infrastructure with the ability to request reimbursement from the SCISD for any major expenditure. Association expenditures to maintain these assets will be expensed as incurred.

The Association also maintains the common area and exterior of the Harvest Dance and Spirit Dance subdivisions. Association expenditures to maintain these assets are expensed as incurred, and charged to the respective subdivision's operating or reserve funds.

Expenditures for new asset acquisitions may be capitalized if significant.

Insurance

It is the responsibility of the Association to provide liability and property damage insurance coverage for the common elements, including certain building exteriors, and the limited common elements of the project. Costs of the insurance are charged to the owners and prorated among the owners as set forth in the declarations. The building policy and earthquake coverage amounts are as follows:

	2011	2010
Building policy	\$ 28,930,000	\$ 400,000,000
Earthquake	\$ 25,000,000	\$ 75,000,000

Statement of cash flows

Cash equivalents include all highly liquid debt instruments purchased with a maturity of three months or less.



SPRING CREEK HOMEOWNERS' ASSOCIATION  
NOTES TO FINANCIAL STATEMENTS (continued)  
DECEMBER 31, 2010

### Accounting estimates

The preparation of financial statements require management to make estimates that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of additions and deductions during the reporting period. Actual amounts may differ from estimates.

### Comparative information

The financial statements include certain prior-year summarized comparative information in total. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the organization's financial statements for the year ended December 31, 2010, from which the summarized information was derived. The 2010 information is audited.

### NOTE #3 - INVESTMENTS - FAIR VALUE

The Association conforms to generally accepted accounting principles, which require debt securities that are classified as available for sale to be recorded at "fair value" on the financial statements.

	Cash	Certificates of Deposits	Securities	Accrued Interest	Totals	
					2011	2010
Beginning balance - fair value	\$ 107,948	\$ -	\$ 1,829,345	\$ -	\$ 1,937,293	\$ 1,732,827
Net cash in/out	( 114,424)		( 83,021)	-	( 197,445)	( 4,684)
Realized earnings (losses)	69,826		( 5,934)		63,892	46,600
Unrealized gains (losses)	-	-	6,743	-	6,743	162,550
Ending balance - fair value	<u>\$ 63,350</u>	<u>\$ -</u>	<u>\$ 1,747,133</u>	<u>\$ -</u>	<u>\$ 1,810,483</u>	<u>\$ 1,937,293</u>

Net unrealized and realized gain on securities is as follows:

Unrealized gain (loss)	\$( 999)	\$ 162,550
Realized gain (loss)	( 5,934)	( 3,966)
Net unrealized and realized gain on securities	<u>\$( 6,933)</u>	<u>\$ 158,584</u>

### NOTE #4 - INCOME TAXES

The Association is taxed as a regular corporation. As a regular corporation, membership income is exempt from taxation, if certain elections are made; and the Association is taxed only on its non-membership income, such as interest earnings, at regular Federal tax rates, i.e. 15% on the first \$50,000. Income tax expense in 2011 and 2010 are \$7,237 and \$2,380 respectively.

SPRING CREEK HOMEOWNERS' ASSOCIATION  
NOTES TO FINANCIAL STATEMENTS (continued)  
DECEMBER 31, 2011

NOTE #5 - COMMITMENTS AND CONTINGENCIES

Future major repairs and replacements

The Association has budgeted for funds to be accumulated to offset costs of future major repairs and replacements. The association seeks to accumulate fifty percent of the replacement costs over the useful lives of the Project Common facilities, and to accumulate funds for specific repairs and maintenance of the Spirit Dance and Harvest Dance sites.

The replacement funds totaling \$1,823,672 consist of cash, including interest bearing monies of \$63,350, taxable and tax-exempt investments, including accrued interest totaling \$1,747,133, and an inter-fund receivable of \$13,189 as of December 31, 2011. The fund is generally not available for operating purposes. It is the Associations' policy to retain the interest earned on such funds in the reserve fund for future major repairs and replacements.

During July 2000, the Association conducted a study to estimate the remaining useful lives and replacement costs of the Project Common and Site Common (Spirit Dance and Harvest Dance) property components including the water and sewer system. The replacement cost values were updated in April, 2005. The Association is funding for such major repairs and replacements as follows:

	2011	2010
Replacement fund		
Assessments – Project Common	\$ 70,710	\$ 69,918
Assessments – Spirit Dance	94,322	63,685
Assessments – Harvest Dance	<u>58,382</u>	<u>57,806</u>
	<u>\$ 223,414</u>	<u>\$ 191,409</u>

Amounts accumulated in the replacement fund may not be adequate to meet future needs. However, if additional funds are needed, the Board of Directors of the Association has the right to increase regular assessments; and the Association has the right, subject to member approval, to levy emergency assessments, to levy special assessments, or to borrow. The Association may delay major repairs and replacements until funds are available.

SPRING CREEK HOMEOWNERS' ASSOCIATION  
NOTES TO FINANCIAL STATEMENTS (continued)  
DECEMBER 31, 2011

Litigation

On May 7, 2010 a homeowner brought suit against the Association and a neighboring homeowner, challenging that the Architectural Committee inappropriately approved an addition on a neighboring Spirit Dance unit, that the Association has failed to enforce the Declaration of Covenants, Conditions and Restrictions (CC&Rs) of the Association and that the co-defendant homeowner, despite express written notification objecting to the addition, proceeded with construction and expansion activities. JLC Development, LLC v Spring Creek Homeowners Association and Christopher and Ann-Marie Ballard, CA 15394 asks for enforcement of the CC&Rs requiring the removal of the expansion and improvements, and the sum of \$400,000 plus costs and attorney's fees. The Association's insurance company is defending the Association as specified in the Association's policies. The insurance company's obligations to the Association under the Association's policy are subject to rights of reservation. Coverage may be withdrawn at a later date if it is determined subsequently that no coverage exists for this matter under the policy, and that the insurance company has the right to seek reimbursement for its defense costs incurred in relation to the non-covered claims or causes of action. The suit is continuing. Some depositions have been scheduled. The Association's insurance company is continuing to defend the Association. In June 2011, the civil action seeking removal of the expansion and improvements was dismissed. No trial date has been scheduled for the monetary claim.

## SUPPLEMENTAL INFORMATION

SPRING CREEK HOMEOWNERS' ASSOCIATION  
SUPPORTING SCHEDULE I  
FOR THE YEAR ENDED DECEMBER 31, 2011  
WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2010

	<u>2011</u>	<u>2010</u>
<b>OPERATING EXPENSES</b>		
Administration and accounting	\$ 74,864	\$ 75,014
Security	100,840	100,840
Maintenance	82,599	72,019
Accounting fees	10,000	4,480
Credit card commissions & discounts	21,718	16,074
Directors expense	-	9,819
Easement	6,500	6,500
Environmental	12,511	( 2,592)
Firewood	33,547	42,070
Income tax	7,237	2,618
Insurance	41,218	39,798
Legal	( 3,276)	22,649
Management fees	46,320	35,760
Other operating expenses and supplies	14,439	10,222
Penalties and interest	-	-
Promotion – airlines	47,250	36,480
Property taxes	5,587	5,635
Recreational facilities	75,278	72,571
Repairs and maintenance		
Building	1,386	-
Landscaping	5,517	24,869
Roads and paths	142,802	145,397
Trash removal	13,446	15,876
Telephone	37,152	37,152
Tractor	3,100	3,399
Transportation	54,902	54,902
Water and sewer	<u>142,459</u>	<u>106,388</u>
 Total operating expenses	 <u>\$ 977,396</u>	 <u>\$ 937,940</u>
 <b>REPLACEMENT FUND EXPENSES</b>		
Brokerage Fees	\$ 300	\$ 309
Foreign Taxes	355	390
Site Common – Harvest Dance	12,689	26,442
Site Common – Spirit Dance	155,027	74,992
Project Common	<u>249,877</u>	<u>96,614</u>
 Total replacement fund expenses	 <u>\$ 418,248</u>	 <u>\$ 198,747</u>

See accountants' report.

SPRING CREEK HOMEOWNERS' ASSOCIATION  
SCHEDULE OF OPERATING FUND REVENUES AND EXPENSES - BUDGET AND ACTUAL  
FOR THE YEAR ENDED DECEMBER 31, 2011  
WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2010

	2011			2010
	Budget	Actual	Variance Favorable (Unfavorable)	Actual
REVENUES				
Assessments	\$ 965,740	\$ 965,737	\$ ( 3)	\$ 968,465
Interest income	-	16,120	16,120	6,587
Other	-	( 825)	( 825)	1,580
	965,740	981,032	15,292	976,632
OPERATING EXPENSES				
Administration and accounting	74,264	74,864	( 600)	75,014
Security	105,240	100,840	4,400	100,840
Maintenance	80,600	82,599	( 1,999)	72,019
Accounting	3,500	10,000	( 6,500)	4,480
Credit card commissions	16,300	21,718	( 5,418)	16,074
Director's expense	6,180	-	6,180	9,819
Easement	6,500	6,500	-	18,480
Environmental	27,000	12,511	14,489	( 2,592)
Firewood	51,240	33,547	17,693	42,070
Income tax	9,088	7,237	1,851	2,618
Insurance	43,078	41,218	1,860	39,798
Legal fees	12,000	( 3,276)	15,276	22,649
Management fees	46,320	46,320	-	35,760
Office expenses	2,000	3,113	( 1,113)	186
Other office expenses	7,175	11,326	( 4,151)	10,036
Operating contingencies	( 19,800)	-	( 19,800)	-
Promotion – Airlines	47,250	47,250	-	24,500
Property taxes	5,368	5,587	( 219)	5,635
Recreational facilities	70,415	75,278	( 4,863)	72,571
Repair and maintenance				
Building	-	1,386	( 1,386)	-
Landscaping	2,200	5,517	( 3,317)	24,869
Roads and paths	148,709	142,802	5,907	145,397
Trash removal	12,785	13,446	( 661)	15,876
Telephone	37,152	37,152	-	37,152
Tractor	3,000	3,100	( 100)	3,399
Transportation	54,902	54,902	-	54,902
Water and sewer	113,271	142,459	( 29,188)	106,388
	965,737	977,396	( 11,659)	937,940
Excess of operating fund revenues over (under) operating fund expenses	\$ 3	\$ 3,636	\$ 3,633	\$ 38,692

See accountants' report.

SPRING CREEK HOMEOWNERS' ASSOCIATION  
SUPPLEMENTAL INFORMATION ON FUTURE MAJOR REPAIRS  
AND REPLACEMENTS (COMPILED)  
DECEMBER 31, 2011

The Associations' Board of Directors conducted a study in July 2000 to estimate the remaining useful lives and the replacement costs to the components of Project Common and Site Common (Spirit Dance and Harvest Dance) property. The estimates were tabulated by the study committee who inventoried and inspected the property. Replacement costs were based on the estimated costs to repair or replace the common and site property components at the date of the study. In April 2005, an engineering firm updated the inventory of property, and the repair or replacement costs. The estimated current replacement cost reflects the revised 2005 study as the basis plus an allowance for inflation.

The following information is based on the revised study and presents significant information about the components of common and site property.

	Estimated Remaining Useful Life Years	Estimated Current Replacement Cost	Fiscal Year 2011 Budget Allocation	Percent of Total Budget Allocation
Project common components				
Equipment, water, sewer and common	2 – 54	<u>\$ 13,326,327</u>	<u>\$ 70,710</u>	<u>31.6%</u>
Sub-total		12,938,221	70,710	31.6%
Site common components				
Spirit Dance Subdivision	0 – 17	3,253,935	94,322	42.2%
Harvest Dance Subdivision	2 – 20	<u>1,859,692</u>	<u>58,384</u>	<u>26.2%</u>
Sub-total		4,964,648	152,706	68.4%
Total		<u><u>\$ 18,439,955</u></u>	<u><u>\$ 223,416</u></u>	<u><u>100.0%</u></u>

See accountants' report.

SPRING CREEK HOMEOWNERS' ASSOCIATION  
SUPPLEMENTAL INFORMATION ON FUTURE MAJOR REPAIRS  
AND REPLACEMENTS  
DECEMBER 31, 2011

	Beginning Balance 2011	Sources (Uses)				Ending Balance 2011
		Assessments	Fund Expenses	Earnings Realized	Gain (Loss) Unrealized	
Project Common	\$ 892,207	\$ 70,710	\$( 249,877)	\$ 17,894	\$ 3,089	\$ 734,023
Site (subdivision)						
Spirit Dance Major repairs	523,775	94,322	( 155,027)	10,462	1,806	475,338
Harvest Dance Major repairs	554,789	58,382	( 14,289)	10,652	1,838	611,372
Sun Dance * Major repairs	2,872	-	-	57	10	2,939
Sub-total	<u>1,084,044</u>	<u>152,704</u>	<u>( 169,316)</u>	<u>21,171</u>	<u>3,654</u>	<u>1,089,649</u>
Total reserve fund	<u>\$1,973,643</u>	<u>\$ 223,414</u>	<u>\$( 419,193)</u>	<u>\$ 39,065</u>	<u>\$ 6,743</u>	<u>\$1,823,672</u>

\* The association is not responsible for major repairs within the Sun Dance subdivision.

See accountants' report.