

OAK MEADOWS HOMEOWNERS' ASSOC.

FINANCIAL STATEMENTS

DECEMBER 31, 2008

Dalby, Wendland & Co., P.C.



Certified Public Accountants and Consultants

TWO RIVERS PARK PLAZA • 201 CENTENNIAL STREET
P. O. BOX 1150 • GLENWOOD SPRINGS, CO 81602-1150
TELEPHONE (970) 945-8575 • FAX (970) 945-9236 • www.dalbywcpa.com

Board of Directors
Oak Meadows Homeowners' Association
P. O. Box 2715
Glenwood Springs, Colorado 81602

We have compiled the accompanying statement of assets, liabilities and equity-income tax basis of Oak Meadows Homeowners' Association as of December 31, 2008 and the related statement of revenues and expenses-income tax basis for the month and year to date periods ending December 31, 2008 and 2007, and the departmental schedules of revenues and expenses-income tax basis, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statements have been prepared on the accounting basis used by the Company, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America.

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 ordinarily included in financial statements prepared on the income tax basis of accounting and has not presented supplementary information on future major repairs and replacements that the American Institute of Certified Public Accountants has determined is required to supplement, although not required to be a part of, the basic financial statements. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, equity, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Oak Meadows Homeowners' Association.

A handwritten signature in black ink, appearing to read 'Dalby Wendland & Co., P.C.', is written over the printed name of the firm.

DALBY WENDLAND & CO., P.C.
January 10, 2009

**OAK MEADOWS HOMEOWNER'S ASSOC.
STATEMENT OF ASSETS, LIABILITIES EQUITY-INCOME TAX BASIS
DECEMBER 31, 2008**

LIABILITIES & EQUITY		
Liabilities		
Accounts Payable		
2000 - ACCOUNTS PAYABLE	\$2,803.46	
Total Accounts Payable		\$2,803.46
Other Current Liabilities		
2200 - CONSTRUCTION DEPOSITS	32,500.00	
Total Other Current Liabilities		32,500.00
Total Liabilities		\$35,303.46
Equity		
3000 - GENERAL ASSESSMENT CARRYOVER	113,967.77	
NET INCOME (LOSS) GENERAL ASSESSMENT	12,388.18	
GENERAL ASSESSMENT FUND BALANCE		126,355.95
3010 - PAINTING FUND CARRYOVER		
NET INCOME (LOSS) PAINTING FUND	156,080.68	
PAINTING FUND BALANCE	(103,985.03)	
		52,095.65
3020 - FILING 4A ROAD FUND CARRYOVER		
NET INCOME (LOSS) FILING 4A ROAD FUND	9,976.78	
FILING 4A ROAD FUND BALANCE	2,463.50	
		12,440.28
3040 - FILING 4A - NORTH TOWNHOMES		
NET INCOME (LOSS) FILING 4A-NORTH	1,688.63	
FILING 4A - NORTH FUND BALANCE	1,822.78	
		3,511.41
3045 - FILING 4A - SOUTH TOWNHOMES		
NET INCOME (LOSS) FILING 4A - SOUTH	23.82	
FILING 4A - SOUTH FUND BALANCE	2,041.48	
		2,065.30
3080 - FILING 4A - SINGLE FAMILY		
NET INCOME (LOSS) FILING 4A-SINGLE FAMILY	6,404.50	
FILING 4A-SINGLE FAMILY FUND BALANCE	2,921.01	
		9,325.51
3090 - FILING 4B-PHASE II ROAD PD CARRYOVER		
NET INCOME (LOSS) F4B-PH II ROAD	6,338.92	
F4B-PHII ROAD FUND BALANCE	3,840.50	
		10,179.42
3110 - FILING III ROAD FUND CARRYOVER		
NET INCOME (LOSS) FILING III ROAD FUND	15,542.58	
FILING III ROAD FUND BALANCE	4,253.22	
		19,795.80
3160 - WATER LITIGATION PD CARRYOVER		
NET INCOME (LOSS) WATER FUND	(1,752.50)	
WATER FUND BALANCE	0.00	
		(1,752.50)
3120 - SNOW REMOVAL FUND CARRYOVER		
NET INCOME SNOW REMOVAL	185.12	
SNOW REMOVAL FUND BALANCE	(2,389.79)	
		(2,204.67)
3140 - GRASS CUTTING FUND CARRYOVER		
NET INCOME (LOSS) GRASS CUTTING	79.78	
GRASS CUTTING FUND BALANCE	(7,571.65)	
		(7,491.87)

OAK MEADOWS HOMEOWNER'S ASSOC.
STATEMENT OF ASSETS, LIABILITIES EQUITY-INCOME TAX BASIS
DECEMBER 31, 2008

3170 · FILING 4B-PHI HAYSTACK/OLD MIDLAND CARRYOVER	\$	8,321.67	
NET INCOME (LOSS) F4B-PHI HAYSTACK/OLD MIDLAND		<u>5,045.39</u>	
FILING4B-PHI ROAD FUND BALANCE			\$ 13,367.06
3190 · F4 BEAVER COURT			
NET INCOME (LOSS) F4 BEAVER COURT		3,515.19	
F4 BEAVER COURT FUND BALANCE		<u>2,061.69</u>	
			<u>5,576.88</u>
Total Liabilities & Equity			<u>278,567.68</u>

TOTAL LIABILITIES & EQUITY

\$278,567.68

**OAK MEADOWS HOMEOWNER'S ASSOC.
STATEMENT OF REVENUES & EXPENSES-INCOME TAX BASIS
JANUARY 1, 2008 TO DECEMBER 31, 2008**

	Jan - Dec 08	Jan - Dec 07	\$ Change
Income			
4000 · GENERAL ASSESSMENT	41,501.00	39,687.00	1,814.00
4010 · NON-MEMBER BILLING FEE	540.00	240.00	300.00
4050 · INTEREST INCOME	7,775.27	8,582.54	(807.27)
4070 · LATE FEE INCOME	2,650.00	0.00	2,650.00
4080 · TRANSFER FEE INCOME	600.00	0.00	600.00
4700 · FILING 4A PAINTING ASSESSMENT	17,280.00	17,280.00	0.00
5000 · FILING 4A ROAD ASSESSMENTS	2,304.00	2,304.00	0.00
5400 · FILING 4A N. ASSESSMENTS	1,800.00	1,800.00	0.00
5620 · FILING 4A S. ASSESSMENT	2,040.00	2,380.00	(340.00)
5635 · PARKING FEE	1,170.00	750.00	420.00
5800 · FILING 4A(SF) ROAD ASSESSMENT	2,784.00	2,880.00	(96.00)
5900 · ROAD ASSESSMENTS F-4/AREA II	1,980.00	1,980.00	0.00
6000 · ROAD ASSESSMENT F-4B, PHASE I	4,812.00	4,896.00	(84.00)
6100 · ROAD ASSESSMENT-F4B-PH II	3,744.00	3,744.00	0.00
6240 · TRASH SERVICE	2,384.42	2,338.96	45.46
6410 · FILING III ROAD ASSESSMENTS	3,900.00	3,900.00	0.00
6700 · SNOW REMOVAL ASSESSMENTS	23,461.09	11,594.22	11,866.87
6800 · GRASS CUTTING ASSESSMENT	1,267.25	1,163.35	103.90
Total Income	121,993.03	105,520.07	16,472.96
Expense			
4060 · FINANCE CHARGES	0.00	(1,410.36)	1,410.36
4505 · BOOKKEEPING & ACCOUNTING	22,832.76	6,735.00	16,097.76
4510 · ADMINISTRATIVE EXPENSES	3,336.77	9,795.72	(6,458.95)
4515 · LEGAL EXPENSES	7,317.33	3,243.86	4,073.47
4520 · INSURANCE EXPENSE	2,935.00	2,638.00	297.00
4525 · BANK CHARGES	64.00	0.00	64.00
4530 · GRASS CUTTING	8,838.90	6,244.81	2,594.09
4805 · PAINTING EXPENSE	124,003.00	50.90	123,952.10
4850 · PARKING EXPENSES	284.53	0.00	284.53
5100 · ROAD MAINTENANCE	0.00	21.26	(21.26)
5500 · LANDSCAPING	0.00	7,734.72	(7,734.72)
6230 · TAXES	1,158.00	0.00	1,158.00
6310 · GENERAL MAINTENANCE	0.00	1,486.48	(1,486.48)
6340 · TRASH SERVICES	2,455.96	2,197.33	258.63
6610 · WATER LITIGATION EXPENSE	0.00	11,990.44	(11,990.44)
6620 · PROFESSIONAL SERVICES	0.00	465.00	(465.00)
6710 · SNOW REMOVAL	25,875.50	11,772.91	14,102.59
Total Expense	199,101.75	62,966.07	136,135.68
Net Income	(77,108.72)	42,554.00	(119,662.72)

SEE ACCOUNTANTS' COMPILATION REPORT