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To the Board of Directors
Glacier View Meadows Water and Sewer Association
Fort Collins, Colorado

I have reviewed the accompanying statements of assets, liabilities and equity of Glacier View Meadows Water and Sewer Association as of September 30, 2012 and 2011 and the related statements of revenues, expenses and retained earnings, and cash flows for the year then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. All information included in these financial statements is the representation of the management of Glacier View Meadows Water and Sewer Association

A review consists primarily of inquiries of Association personnel and analytical procedures applied to financial data. It is substantially less in scope than an audit in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion regarding the financial statements taken as a whole. Accordingly, I do not express such an opinion.

Based on my review, I am not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with generally accepted accounting principles.



Mike Perry,
CPA

GLACIER VIEW MEADOWS WATER AND SEWER ASSOCIATION
STATEMENTS OF ASSETS, LIABILITY AND EQUITY
SEPTEMBER 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
ASSETS		
Current Assets		
Cash and cash equivalents	\$ 210,855	\$ 228,607
Dues and accounts receivable	13,864	15,852
Allowances for doubtful accounts	(17,273)	(19,752)
Prepaid expenses	7,762	6,836
Inventory	<u>2,249</u>	<u>932</u>
Total Current Assets	<u>217,457</u>	<u>232,475</u>
Noncurrent Assets		
Cash	273,579	258,355
Dues receivable	10,642	10,765
Property and equipment, net	<u>538,422</u>	<u>584,301</u>
Total Noncurrent Assets	<u>822,643</u>	<u>853,421</u>
TOTAL ASSETS	<u>\$1,040,100</u>	<u>\$1,085,896</u>
LIABILITIES and MEMBERS' EQUITY		
LIABILITIES		
Current liabilities		
Accrued expenses	\$ 11,828	\$ 10,966
Prepaid dues	115,754	92,965
Deferred income	<u>718</u>	<u>718</u>
Total Current Liabilities	<u>128,300</u>	<u>104,649</u>
MEMBERS' EQUITY		
Undesignated	638,221	722,893
Designated for future repairs and replacements	227,862	212,683
Restricted for Subdivision Improvement Agreement	<u>45,717</u>	<u>45,671</u>
TOTAL MEMBERS' EQUITY	<u>911,800</u>	<u>981,247</u>
TOTAL LIABILITIES and MEMBERS' EQUITY	<u>\$1,040,100</u>	<u>\$1,085,896</u>

See accountant's review report.
The accompanying notes are an integral
part of the financial statements.

GLACIER VIEW MEADOWS WATER AND SEWER ASSOCIATION
STATEMENT OF REVENUES AND EXPENSES
FOR YEARS ENDED SEPTEMBER 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
REVENUE		
Membership dues and assessments	\$286,977	\$283,217
Member service and assessed fees	19,858	27,290
Interest income	<u>715</u>	<u>1,406</u>
TOTAL REVENUE	<u>307,550</u>	<u>311,913</u>
EXPENSES		
Salaries	128,285	126,585
Payroll taxes	12,352	12,381
Employee benefits	19,275	19,079
Insurance	10,972	9,924
Office expense	10,938	9,428
Professional services	3,404	6,962
Utilities	21,523	23,013
System operations and maintenance	61,595	74,244
Cost of providing member services	3,193	5,718
Bad debts	6,228	10,002
Depreciation	<u>99,227</u>	<u>99,748</u>
TOTAL EXPENSES	<u>376,992</u>	<u>397,084</u>
EXCESS OF EXPENSES OVER REVENUES	\$ <u>(69,442)</u>	\$ <u>(85,171)</u>

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GLACIER VIEW MEADOWS WATER AND SEWER ASSOCIATION
STATEMENT OF CHANGES IN MEMBERS' EQUITY
YEARS ENDED SEPTEMBER 30, 2012 and 2011

	<u>Total</u>	<u>Undesignated</u>	<u>Designated for Repair and Replacement</u>	<u>Restricted For SIA</u>
MEMBERS' EQUITY – September 30, 2011	\$ 981,247	\$ 722,893	\$ 212,683	\$ 45,671
Rounding	(5)		(5)	
Excess expenses over revenues	(69,442)	(69,442)		
Allocated to future repair and replacements:				
Net transfers from general funds		(68,000)	68,000	
Interest		(533)	533	
Expenditures from repair & replacement fund		53,349	(53,349)	
Revenue and expenses for subdivision				
Interest	_____	(46)	_____	46
MEMBERS' EQUITY – September 30, 2012	<u>\$ 911,800</u>	<u>\$ 638,221</u>	<u>\$ 227,862</u>	<u>\$ 45,717</u>
	<u>Total</u>	<u>Undesignated</u>	<u>Designated for Repair and Replacement</u>	<u>Restricted For SIA</u>
MEMBERS' EQUITY – September 30, 2010	\$1,066,418	\$ 792,030	\$ 228,771	\$ 45,617
Excess expenses over revenues	(85,171)	(85,171)		
Allocated to future repair and replacements:				
Net transfers from general funds		(25,000)	25,000	
Interest		(1,036)	1,036	
Expenditures from repair & replacement fund		42,124	(42,124)	
Revenue and expenses for subdivision				
Interest	_____	(54)	_____	54
MEMBERS' EQUITY – September 30, 2011	<u>\$ 981,247</u>	<u>\$ 722,893</u>	<u>\$ 212,683</u>	<u>\$ 45,671</u>

See accountant's review report.
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part of the financial statements.

GLACIER VIEW MEADOWS WATER AND SEWER ASSOCIATION
STATEMENT OF CASH FLOWS
YEARS ENDED SEPTEMBER 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Cash Flows from Operating Activities:		
Excess of expenses over revenues	\$ (69,442)	\$ (85,171)
Adjustments to reconcile excess of revenues over expenses to net cash provided by operating activities		
Depreciation expense	99,227	99,748
(Increase) decrease in operating assets:		
Dues and accounts receivable	(372)	2,571
Prepaid expenses	(926)	4,705
Inventory	(1,317)	133
Increase (decrease) in operating liabilities:		
Accrued expenses	862	2,610
Prepaid assessments	22,789	(9,751)
Deferred income	<u>-</u>	<u>(85)</u>
Net Cash Provided by Operating Activities	<u>50,821</u>	<u>14,760</u>
Cash Flows from Investing Activities:		
Acquisitions of property and equipment	<u>(53,349)</u>	<u>(42,123)</u>
Net Cash Provided from Investing Activities	<u>(53,349)</u>	<u>(42,123)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	(2,528)	(27,363)
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>486,962</u>	<u>514,325</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	\$ <u>484,434</u>	\$ <u>486,962</u>
Supplemental Disclosure		
Cash payments for interest	\$ <u>0</u>	\$ <u>0</u>
Cash payments for income taxes	\$ <u>0</u>	\$ <u>0</u>

See accountant's review report.
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part of the financial statements.

GLACIER VIEW MEADOWS WATER AND SEWER ASSOCIATION NOTES TO FINANCIAL STATEMENTS

NOTE 1: NATURE OF ORGANIZATION

Glacier View Meadows Water and Sewer Association (the Association) is organized as a not for profit corporation in the state of Colorado for the purpose of promoting the general well-being of property owners in Glacier View Development and the enforcement of provisions of the Associations' Colorado State Division I Augmentation Plan. Located near Livermore, Colorado, the Association's membership consists of property owners with diverse backgrounds from various regions across the United States. The significant activities of the Association include the acquisition of water rights and the operation and maintenance of water and sewer facilities for approximately 961 property owners in the development. Financing for the Association's activities is derived primarily through membership assessments and fees from member services.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Common Property

The Association owns various common properties, including greenbelts, office building, lake facilities, and the firehouse buildings. The properties, primarily roads and greenbelts originally contributed by the developer, are not reported on the accompanying financial statements

Properties subsequently acquired by the Association are reported at cost less depreciation. These properties include a maintenance shop, office building, greenbelts and firehouse buildings.

The Association is responsible for the repair and maintenance of roadways, the office building, the maintenance shop, the firehouse buildings and the greenbelts. Funding the maintenance is provided by member assessments.

Allowance for Doubtful Accounts Receivable and Revenue Recognition

The Association has adopted the reserve method of accounting for uncollectible receivables. When membership dues become delinquent for a substantial period of time, it has been the Associations policy to file liens on the property owner's real estate located in the development. Effective January 1, 1994, Colorado statutes have made homeowner association dues an automatic lien against the property without formal filing required by the Association. Collection efforts may be hindered by bankruptcy proceedings, by security interests subordinated to those of other creditors, and by the relative expense of collection procedures. Allowances for doubtful accounts are based on a review of the status of existing accounts coupled with past collection experience. Billings for annual assessments cover the period from October 1 through September 30. Such billings are recorded as receivables and revenue on October 1 of each operating year. Amounts collected prior to assessment date are recorded as a liability in the account titled "prepaid dues and assessments" on the balance sheet of the Association.

Cash Flow

For purposes of the statement of cash flows, the Association considers all investment with an initial maturity of three months or less to be cash equivalents.

GLACIER VIEW MEADOWS WATER AND SEWER ASSOCIATION
NOTES TO FINANCIAL STATEMENTS

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continued

Property and Equipment

The Association capitalizes property, equipment and improvements to which it has title or other evidence of ownership with the exception of assets originally transferred by the developer. Property not capitalized consists of approximately 80 acres of greenbelts transferred by the developer. According to the Association's governing documents, there are no restrictions on the Board of Directors' authority to dispose of assets. Property and equipment acquired by the Association is recorded at estimated fair market value at date of contribution. Capitalized property is depreciated over its useful life using straight-line method of depreciation.

Depreciation is computed on a straight-line basis over the estimated useful lives of individual assets. In general, property useful lives are as follows:

<u>Property</u>	<u>Useful life in years</u>
Building improvements	18-40
Development improvements	5-15
Major equipment	5-12
Other equipment	5-12
Vehicles	5
Office equipment and furniture	3-7

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results may differ from the estimates.

Inventory

Inventory consists of water meters and septic pumps that are stated at cost, determined on a first-in, first-out basis.

Income Taxes

The Association may elect to be taxed as a Homeowners Association under the provisions of the Internal Revenue Code. Under current regulations, the Association is taxed as a regular corporation unless the annual Homeowner Association election is made.

In any year the election is made to be taxed as a Homeowners Association, membership dues and general operating expenses are not taxable or deductible. Only income for special services received from members and nonmembers, gains on the sale of assets, the expenses related to providing these services, and cost of assets sold are considered in computing taxable income.

**GLACIER VIEW MEADOWS WATER AND SEWER ASSOCIATION
NOTES TO FINANCIAL STATEMENTS**

Income Taxes – Continued

Differences in income reported for financial statement purposes and income for income tax purposes may result from the following:

The Association uses the straight-line method of depreciation for financial statements while depreciation is calculated using a combination of straight-line and accelerated methods for income tax reporting. The depreciation lives of assets may be different for book and tax purposes.

The Association uses the reserve method of accounting for bad debts for financial statements while the direct write-off method is utilized for income tax reporting.

Accrued compensated absences are not deductible for income tax purposes until paid.

In any year that the election is to be taxed as a Homeowners Association, membership dues and general operating expenses are not taxable or deductible. Only income for special services received from members and nonmembers, gains on the sale of assets, the expenses related to providing these services, and cost of assets sold are considered in computing taxable income.

NOTE 3: RELATED PARTY TRANSACTIONS

Affiliate

Glacier View Road and Recreation Association and Glacier View Water and Sewer Association are organizations that consist primarily, but not exclusively, of the Glacier View property owners. The Associations share certain administrative, employee and operating costs. The two associations share joint ownership of several greenbelt areas, within Glacier View developments.

Balance due (to) from Road and Recreation Association at September 30, 2012 is \$0.

Related Party

The original real estate developer has a few properties located within the Association boundary. Because the developer has had no financial interest in the Association activity for several years, he is no longer considered a related party.

NOTE 4: INCOME TAXES

As stated in Note 1, the Association may elect in any year to be taxed as a Homeowners Association. This election was made for fiscal years ending 2003, 2002 and 2001. The Association makes the homeowners election only in these years in which it would create tax savings. The association incurred income tax expense of \$0 for tax year beginning 2011.

The Association has temporary timing differences between its books and tax methods of accounting. These items may create deferred tax liabilities or deferred tax assets. There may be no tax benefit received from the reversal of a timing difference if the timing difference is eliminated in whole or in part in any year that the Association elects to be taxed as a Homeowners Association or is operating at a loss. It is the intent of the Association to make the Homeowners election in those years where it would minimize taxes. Furthermore, the Association has historically operated at a level where it pays little or no income tax. Considering the relevant factors, it is unlikely that the Association will derive any significant future loss of benefit related to deferred taxes. Accordingly, the net deferred tax liability has been fully offset with the value allowance account.

**GLACIER VIEW MEADOWS WATER AND SEWER ASSOCIATION
NOTES TO FINANCIAL STATEMENTS**

NOTE 4: EMPLOYEE BENEFIT PLANS

The Glacier View Road and Recreation Association employ certain personnel jointly with the Glacier View Meadows Water and Sewer Association. The following is a summary of employee benefit plans currently in effect:

Compensated Absences

Vacation leave – The Association presently has a policy that allows full-time employee ten working days annual vacation after one full year of service. After five year of service, employees earn fifteen working days vacation annually and vacation pay is a vested benefit.

Flex days – Full-time employees may accumulate six days of compensated flextime per year of service to the Association. Employees may accumulate a maximum of twenty-five days of unused flextime and flextime is a vested benefit.

Paid holidays – Seven paid holidays per year are paid at regular rate to full-time employees.

Retirement Plan

Deferred compensation – Employees earning more than \$5,000 are eligible to participate in a Simple IRA deferred compensation retirement plan. The Association contributes two percent (2%) of salary for those employees making tax deferred contributions of compensation to the retirement plan.

NOTE 5: RESTRICTED MEMBERS' EQUITY

Subdivision Improvement Agreement

The developer entered into an agreement with Larimer County whereby the developer pledged certain lots in Glacier View Meadows subdivision filings to secure obligations for subdivision improvements. The developer defaulted on this agreement.

Glacier View Road and Recreation Association and Glacier View Meadows Water and Sewer Association entered into an agreement with Larimer County and the developer. This agreement transferred title to several properties that were pledged to the County under previous agreement. The associations were responsible for completion of the improvements after the sale of the properties; to the extent funds are available from the sales.

As the County sells properties, the proceeds are applied as follows:

1. Reimbursements for selling and closing costs.
2. Remaining proceeds are allocated towards the completion of water & sewer infrastructure first, and residual amounts will be re-allocated to undeveloped road and recreation infrastructure. For the year ending September 30, 2012, the Association received \$0. This amount is recorded as contributed capital and reflected as a direct addition to undesignated members' equity.

In the fiscal year ending September 30, 2000, the membership assessed a special assessment (tap fee) for the Twelfth Filing to help fund subdivision improvements, of \$5,305 per lot. Of this amount, \$1,501.69 is restricted to approved projects as determined by the county appointed management group of the SIA. The balance of these restricted funds at September 30, 2012 was \$45,717.

**GLACIER VIEW MEADOWS WATER AND SEWER ASSOCIATION
NOTES TO FINANCIAL STATEMENTS**

NOTE 6: CONCENTRATION OF CREDIT RISK

The Association has several accounts held at more than one bank and the amounts on deposit at any one bank may from time to time exceed the federally insured amount of \$250,000.

NOTE 7: PROPERTY AND EQUIPMENT

Property and equipment are summarized as follows:

	<u>2012</u>	<u>2011</u>
Land and improvements	\$1,512,168	\$1,462,991
Buildings and improvements	74,563	73,490
Machinery and equipment	58,135	58,135
Autos and trucks	50,392	47,742
Office furniture and equipment	16,249	16,249
Water rights	15,360	15,360
Accumulated depreciation and amortization	(1,188,895)	(1,089,666)
Property and equipment net	<u>\$ 538,422</u>	<u>\$ 641,925</u>

NOTE 8: DESIGNATED MEMBERS' EQUITY AND FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents do not require the accumulation of funds to finance future major repairs and replacements. The Board of Directors established a bank account (the replacement fund) to accumulate funds for the estimated costs of future major repairs and replacements, required projects and for the expansion of expansion of existing common property. At September 30, 2012, there was \$227,862 designated for capital replacement funds.

The Association's management conducts an ongoing study to estimate the remaining useful lives and the replacement costs of the components of common property. The Association will fund for such major repairs and replacements over the estimated useful lives of the components based on the study's estimate of future replacement costs, considering amounts previously accumulated in the replacement fund. Actual expenditures may vary from the estimated amounts and variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs.

NOTE 9: OPERATING LEASE COMMITMENTS

The Association leases a postage meter under an operating lease commencing on December 20, 2003 until August 2, 2012. The lease was renewed for an additional thirty-six months through August 2, 2015 and the cost is shared equally with Glacier View Road and Recreation Association. The following is a schedule by years of future minimum rentals under the lease at September 30, 2012:

Annual cost years ending September 30, 2013	\$ 240
2014	240
2015	<u>180</u>
Total	<u>\$ 660</u>

**GLACIER VIEW MEADOWS WATER AND SEWER ASSOCIATION
NOTES TO FINANCIAL STATEMENTS**

NOTE 10: WASTEWATER ENGINEERING PLAN

On September 19, 2006, the Association entered into an agreement with Larimer County Department of Health and Environment to obtain a waster engineering plan and wastewater treatment design. The Association provided \$15,000 with additional \$15,000 matching funds being provided from the Colorado Department of Local Affairs. The Larimer County Department of Health and Environment will disperse the grant and association funds to pay for the engineering services in a 50/50 manner. Any funds remaining at the end of the project will be returned 50% to the Association and 50% to the Colorado Department of Local Affairs.

In February 2008, the Association entered into an agreement with Larimer County for the repair and reconstruction of sanitary sewer facilities to be in accord with standards promulgated by the Colorado Department of Health. Larimer County agrees to reimburse the Association for certain costs such as design engineering work, fees for site application and process review, and construction work related to the furtherance of this project. During fiscal year ending 9/30/2009, Larimer County reimbursed the Association \$46,976.75 and the Association received additional reimbursement of \$38,995.20 in November 2009 for Association costs incurred through September 30, 2009.

**GLACIER VIEW MEADOWS WATER AND SEWER ASSOCIATION
SUPPLEMENTARY INFORMATION
ON FUTURE REPAIRS AND REPLACEMENTS**

The Association's management conducts an ongoing study to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property at June 30, 2002. Estimated current replacement costs do not take into account the effects of inflation between the time of the study and the date the components will require repair or replacement.

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

	<u>Estimated Remaining Useful life (Years)</u>	<u>Estimated Current Repair or Replacement Cost</u>
Buildings	10 to 25	\$ 2,900
Furnishings and equipment	1 to 5	5,000
Major equipment (backhoe, bulldozer, etc.)	5 to 15	91,000
New facilities including pumphouses, lines, etc.		<u>735,000</u>
Total		<u>\$833,900</u>