

Hocking & Reid, LLC

Certified Public Accountants

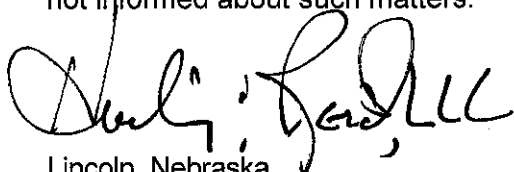
Report of Independent Accountants

We have compiled the accompanying statement of Assets, Liabilities and Equity – Income Tax Basis of Wilderness Ridge Homeowners Association as of December 31, 2010 and 2009, and the related statements of Profit & Loss – Income Tax Basis for the years then ended. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with the income tax basis of accounting.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the income tax basis of accounting 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 compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the income tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, equity, revenue, and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.



Lincoln, Nebraska
February 15, 2011

Wilderness Ridge Homeowners Association
Assets, Liabilities & Equity - Income Tax Basis
As of December 31, 2010 and 2009

	Dec 31, 10	Dec 31, 09
ASSETS		
Current Assets		
Checking/Savings		
Checking Account	53,812.69	13,261.73
Money Market Account	23,360.59	23,299.94
WWJV Receivable	0.00	2,208.29
Total Checking/Savings	77,173.28	38,769.96
Accounts Receivable		
Accounts Receivable	0.00	-600.00
Total Accounts Receivable	0.00	-600.00
Total Current Assets	77,173.28	38,169.96
Fixed Assets		
Boulders	3,120.67	3,120.67
Total Fixed Assets	3,120.67	3,120.67
TOTAL ASSETS	80,293.95	41,290.63
LIABILITIES & EQUITY		
Equity		
Retained Earnings	41,290.63	29,429.89
Net Income	39,003.32	11,860.74
Total Equity	80,293.95	41,290.63
TOTAL LIABILITIES & EQUITY	80,293.95	41,290.63

Wilderness Ridge Homeowners Association
Profit & Loss - Income Tax Basis
 January through December 2010 and 2009

	<u>Jan - Dec 10</u>	<u>Jan - Dec 09</u>
Ordinary Income/Expense		
Income		
Association Dues	94,160.82	79,638.17
Late Fees	350.00	250.00
Filing Fees	-36.00	-36.50
Total Income	<u>94,474.82</u>	<u>79,851.67</u>
Expense		
Accounting	5,535.00	4,027.75
Ground Maintenance	8,350.00	8,184.57
Holiday lighting	169.00	149.16
Insurance	1,872.00	1,653.00
License & Permits	0.00	20.00
Meeting Expense	504.61	538.00
Miscellaneous	0.00	300.00
Mowing	11,000.00	12,000.00
Postage	0.00	114.40
Repairs/Maintenance	3,577.23	8,272.87
Snow removal	4,714.00	5,626.00
Street Cleaning	650.00	600.00
Street Repairs	0.00	11,122.00
Supplies	42.58	357.10
Taxes	32.00	102.00
Utilities		
Electric	10,807.51	6,566.75
Water	8,400.00	8,400.00
Total Utilities	<u>19,207.51</u>	<u>14,966.75</u>
Website Expenses	150.00	147.00
Total Expense	<u>55,803.93</u>	<u>68,180.60</u>
Net Ordinary Income	38,670.89	11,671.07
Other Income/Expense		
Other Income		
Interest Income	332.43	189.67
Total Other Income	<u>332.43</u>	<u>189.67</u>
Net Other Income	<u>332.43</u>	<u>189.67</u>
Net Income	<u><u>39,003.32</u></u>	<u><u>11,860.74</u></u>