

## B A L A N C E   S H E E T

PERIOD- 4, AS OF- APR. 30, 2009

## ASSETS

-----	
PETTY CASH	50.00
OPER-RIVERSIDE	2,845.36
OPER-M/M RIVERSIDE 1.00%	124,157.42
OPER-RIVERSIDE S/A 1.00%	1,868.93
RESV-M/M RIVERSIDE 1.00%	115,530.88
RECEIVABLES-OWNERS	7,921.91
RECEIVABLES-S/A	175,605.50
PREPAID INSURANCE-PROPERT	47,425.81
PREPAID TERMITE	3,711.11
PREPAID TAXES	5,955.00
DEPOSITS-UTILITY	665.00
TOTAL ASSETS-	485,736.92

## LIABILITIES &amp; EQUITY

-----	
LIABILITIES	
-----	
ACCOUNTS PAYABLE	4,126.16
ACCRUED EXPENSES	100.00
PREPAID MAINTENANCE	21,947.55
N/P FIDELITY BANK	112,000.00
S/A ROOF REPLACEMENT	725,400.00
S/A ROOF EXPENSE	(659,925.57)
TOTAL LIABILITIES-	203,648.14

## RESERVES

-----	
RESERVE-POOLED	69,357.76
POOLED RESERVES-FUNDING	37,200.00
DISBURSEMENTS-ROOF	1,250.00
INTEREST	7,723.12
TOTAL RESERVES-	115,530.88

2008 CARRYOVER	(23,333.33)
BEGINNING FUND BALANCE	169,776.49
SURPLUS/(DEFICIT)CURRENT	20,114.74

LIABILITIES & EQUITY	485,736.92
----------------------	------------

THIS STATEMENT WAS PREPARED WITHOUT AUDIT AND  
IS INTENDED FOR THE USE OF MANAGEMENT ONLY.  
RUN DATE- 5/21/09

O P E R A T I N G   S T A T E M E N T

FOR MONTH OF APR. AND YEAR TO DATE - 4 - MONTHS ENDING APR. 30, 2009

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH BUDGET	-----I ACTUAL	I----- YEAR TO DATE BUDGET	-----I ACTUAL	VARIANCE	PCT
<b>REVENUE</b>								
401	MAINTENANCE FEES	765,576.00	63,798.00	63,798.00	255,192.00	255,192.00	.00	0 %
403	2008 FUND BAL CARRYOVER	70,000.00	5,833.33	5,833.33	23,333.33	23,333.33	.00	0 %
412	S/A ADMIN FEE	.00	.00	10.00	.00	30.00	30.00	0 %
429	S/A INTEREST	.00	.00	.00	.00	52.69	52.69	0 %
430	INTEREST INCOME	500.00	41.67	52.47	166.67	383.13	216.46	130 %
432	INTEREST PENALTY-OWNERS	500.00	41.67	41.20	166.67	1,125.96	959.29	576 %
434	SCREENING FEES	1,000.00	83.33	50.00	333.33	800.00	466.67	140 %
445	OTHER INCOME	.00	.00	140.00	.00	865.46	865.46	0 %
	<b>TOTAL REVENUE</b>	<b>837,576.00</b>	<b>69,798.00</b>	<b>69,925.00</b>	<b>279,192.00</b>	<b>281,782.57</b>	<b>2,590.57</b>	<b>1 %</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE EXPENSE</b>								
501	MANAGEMENT FEES	23,250.00	1,937.50	1,935.17	7,750.00	7,740.68	(9.32)	0 %
505	LEGAL	6,000.00	500.00	450.00	2,000.00	670.00	(1,330.00)	(67) %
510	INSURANCE	282,822.00	23,568.50	21,689.93	94,274.00	90,137.83	(4,136.17)	(4) %
515	INTEREST PREM FINANCE PLA	5,505.00	458.75	.00	1,835.00	.00	(1,835.00)	(100) %
518	LOAN INTEREST	.00	.00	2,131.25	.00	11,401.46	11,401.46	0 %
521	ACCOUNTING	3,300.00	275.00	3,300.00	1,100.00	3,300.00	2,200.00	200 %
530	FEES & LICENSES	540.00	45.00	.00	180.00	121.25	(58.75)	(33) %
531	TAXES	4,000.00	333.33	.00	1,333.33	102.86	(1,230.47)	(92) %
532	FEES TO DIVISION	744.00	62.00	.00	248.00	744.00	496.00	200 %
546	OFFICE EXPENSES	7,000.00	583.33	415.72	2,333.33	1,466.43	(866.90)	(37) %
548	ENTERTAINMENT	500.00	41.67	22.83	166.67	121.92	(44.75)	(27) %
	<b>TOTAL ADMINISTRATIVE</b>	<b>333,661.00</b>	<b>27,805.08</b>	<b>29,944.90</b>	<b>111,220.33</b>	<b>115,806.43</b>	<b>4,586.10</b>	<b>4 %</b>
<b>UTILITIES</b>								
551	ELECTRIC	18,000.00	1,500.00	1,653.65	6,000.00	7,615.28	1,615.28	27 %
552	WATER/SEWER	7,680.00	640.00	861.29	2,560.00	2,032.73	(527.27)	(21) %
560	FEES TO MILES GRANT	1,200.00	100.00	110.56	400.00	422.86	22.86	6 %
571	TELEPHONE	1,750.00	145.83	204.46	583.33	648.01	64.68	11 %
574	CABLE TV	61,875.00	5,156.25	4,858.29	20,625.00	19,433.16	(1,191.84)	(6) %
	<b>TOTAL UTILITIES</b>	<b>90,505.00</b>	<b>7,542.08</b>	<b>7,688.25</b>	<b>30,168.33</b>	<b>30,152.04</b>	<b>(16.29)</b>	<b>0 %</b>

## O P E R A T I N G   S T A T E M E N T

FOR MONTH OF APR. AND YEAR TO DATE - 4 - MONTHS ENDING APR. 30, 2009

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	-----I ACTUAL	I----- YEAR TO DATE -----I BUDGET	-----I ACTUAL	-----I VARIANCE	-----I PCT
BUILDING & EQUIPMENT								
575	GENERAL BUILDING MAINT	36,000.00	3,000.00	4,557.41	12,000.00	5,592.18	(6,407.82)	(53) %
576	GOLF CART MAINTENANCE	500.00	41.67	.00	166.67	421.58	254.91	153 %
577	MAINTENANCE LABOR	46,332.00	3,861.00	3,520.80	15,444.00	14,083.20	(1,360.80)	(9) %
578	FIRE ALARM MAINTENANCE	10,400.00	866.67	897.23	3,466.67	4,206.36	739.69	21 %
603	MISC SUPPLIES	2,800.00	233.33	125.03	933.33	1,260.63	327.30	35 %
	TOTAL BUILDING & EQUIP.	96,032.00	8,002.67	9,100.47	32,010.67	25,563.95	(6,446.72)	(20) %
GROUNDS								
625	BASIC GROUNDS MAINTENANCE	56,220.00	4,685.00	4,450.75	18,740.00	18,505.75	(234.25)	(1) %
626	TREE TRIMMING	12,000.00	1,000.00	.00	4,000.00	.00	(4,000.00)	(100) %
627	LAWN PEST CNTRL/FERTILIZ	9,414.00	784.50	702.05	3,138.00	3,160.55	22.55	1 %
628	SOD	1,500.00	125.00	.00	500.00	.00	(500.00)	(100) %
629	LANDSCAPE REPLACE/PLANTS	6,000.00	500.00	202.60	2,000.00	1,067.60	(932.40)	(47) %
630	IRRIGATION MAINTENANCE	9,500.00	791.67	1,059.71	3,166.67	4,796.69	1,630.02	51 %
631	MULCH	8,000.00	666.67	.00	2,666.67	5,338.03	2,671.36	100 %
632	BERM	3,300.00	275.00	233.70	1,100.00	971.70	(128.30)	(12) %
633	ORNAMENTAL PEST CONTROL	1,200.00	100.00	135.00	400.00	360.00	(40.00)	(10) %
646	ENCROACHMENT BARRIER	3,000.00	250.00	224.20	1,000.00	932.20	(67.80)	(7) %
647	LAKE TREATMENT	1,656.00	138.00	138.00	552.00	552.00	.00	0 %
648	SHORELINE TRIM	3,600.00	300.00	285.00	1,200.00	1,185.00	(15.00)	(1) %
	TOTAL GROUNDS	115,390.00	9,615.84	7,431.01	38,463.34	36,869.52	(1,593.82)	(4) %
POOL & RECREATION								
650	POOL MAINTENANCE	5,500.00	458.33	916.01	1,833.33	2,848.52	1,015.19	55 %
652	PROPANE-BBQ GRILLS	400.00	33.33	.00	133.33	192.12	58.79	44 %
	TOTAL POOL & RECREATION	5,900.00	491.66	916.01	1,966.66	3,040.64	1,073.98	55 %

## O P E R A T I N G   S T A T E M E N T

FOR MONTH OF APR. AND YEAR TO DATE - 4 - MONTHS ENDING APR. 30, 2009

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	-----I ACTUAL	I----- YEAR TO DATE -----I BUDGET	-----I ACTUAL	-----I VARIANCE	-----I PCT
CONTRACT SERVICES								
680	TRASH REMOVAL	21,875.00	1,822.92	2,272.30	7,291.67	9,089.20	1,797.53	25 %
686	TERMITE CONTROL	6,600.00	550.00	550.00	2,200.00	2,200.00	.00	0 %
687	ANT CONTROL	3,120.00	260.00	246.05	1,040.00	1,023.05	(16.95)	(2) %
688	RODENT CONTROL	4,700.00	391.67	.00	1,566.67	723.00	(843.67)	(54) %
	TOTAL CONTRACT SERVICES	36,295.00	3,024.59	3,068.35	12,098.34	13,035.25	936.91	8 %
MISCELLANEOUS/CONTINGCY								
701	CONTINGENCY	48,000.00	4,000.00	.00	16,000.00	.00	(16,000.00)	(100) %
	TOTAL MISCELL/CONTGKY	48,000.00	4,000.00	.00	16,000.00	.00	(16,000.00)	(100) %
	TOTAL OPERATING EXP.	725,783.00	60,481.92	58,148.99	241,927.67	224,467.83	(17,459.84)	(7) %
RESERVE TRANSFERS								
730	RESERVE-POOLED	111,600.00	9,300.00	9,300.00	37,200.00	37,200.00	.00	0 %
	TOTAL RESERVE TRANSFERS	111,600.00	9,300.00	9,300.00	37,200.00	37,200.00	.00	0 %
	TOTAL OPER EXP/RESV.	837,383.00	69,781.92	67,448.99	279,127.67	261,667.83	(17,459.84)	(6) %
	NET OPERATING MARGIN	193.00	16.08	2,476.01	64.33	20,114.74	20,050.41	1,168 %

THIS STATEMENT WAS PREPARED WITHOUT AUDIT AND  
IS INTENDED FOR THE USE OF MANAGEMENT ONLY.  
RUN DATE- 5/19/09