

## B A L A N C E   S H E E T

PERIOD- 5, AS OF- MAY 31, 2009

## ASSETS

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PETTY CASH	50.00
OPER-RIVERSIDE	6,854.80
OPER-M/M RIVERSIDE 1.00%	137,438.86
OPER-RIVERSIDE S/A 1.00%	1,868.93
RESV-M/M RIVERSIDE 1.00%	115,579.81
RECEIVABLES-OWNERS	571.60
RECEIVABLES-S/A	175,605.50
PREPAID INSURANCE-PROPERT	46,239.41
PREPAID TERMITE	3,161.11
PREPAID TAXES	5,955.00
DEPOSITS-UTILITY	665.00
TOTAL ASSETS-	493,990.02

## LIABILITIES &amp; EQUITY

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## LIABILITIES

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ACCOUNTS PAYABLE	10,955.87
PREPAID MAINTENANCE	13,915.09
N/P FIDELITY BANK	112,000.00
S/A ROOF REPLACEMENT	725,400.00
S/A ROOF EXPENSE	(659,925.57)
TOTAL LIABILITIES-	202,345.39

## RESERVES

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RESERVE-POOLED	69,357.76
POOLED RESERVES-FUNDING	46,500.00
DISBURSEMENTS-ROOF	1,250.00
DISBURSEMENTS-PAINTING	48.93
INTEREST	7,723.12
TOTAL RESERVES-	124,879.81

2008 CARRYOVER	(29,166.67)
BEGINNING FUND BALANCE	169,776.49
SURPLUS/(DEFICIT)CURRENT	26,155.00

LIABILITIES & EQUITY	493,990.02
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THIS STATEMENT WAS PREPARED WITHOUT AUDIT AND  
IS INTENDED FOR THE USE OF MANAGEMENT ONLY.  
RUN DATE- 6/11/09

O P E R A T I N G   S T A T E M E N T

FOR MONTH OF MAY AND YEAR TO DATE - 5 - MONTHS ENDING MAY 31, 2009

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	ACTUAL	I----- YEAR TO DATE -----I BUDGET	ACTUAL	VARIANCE	PCT
REVENUE								
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401	MAINTENANCE FEES	765,576.00	63,798.00	63,798.00	318,990.00	318,990.00	.00	0 %
403	2008 FUND BAL CARRYOVER	70,000.00	5,833.33	5,833.34	29,166.67	29,166.67	.00	0 %
412	S/A ADMIN FEE	.00	.00	.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	51.06	208.33	434.19	225.86	108 %
432	INTEREST PENALTY-OWNERS	500.00	41.67	65.80	208.33	1,191.76	983.43	472 %
434	SCREENING FEES	1,000.00	83.33	.00	416.67	800.00	383.33	92 %
445	OTHER INCOME	.00	.00	(336.13)	.00	529.33	529.33	0 %
TOTAL REVENUE		837,576.00	69,798.00	69,412.07	348,990.00	351,194.64	2,204.64	1 %
EXPENSES								
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ADMINISTRATIVE EXPENSE								
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501	MANAGEMENT FEES	23,250.00	1,937.50	1,935.17	9,687.50	9,675.85	(11.65)	0 %
505	LEGAL	6,000.00	500.00	1,005.34	2,500.00	1,675.34	(824.66)	(33) %
510	INSURANCE	282,822.00	23,568.50	21,914.93	117,842.50	112,052.76	(5,789.74)	(5) %
515	INTEREST PREM FINANCE PLA	5,505.00	458.75	.00	2,293.75	.00	(2,293.75)	(100) %
518	LOAN INTEREST	.00	.00	.00	.00	11,401.46	11,401.46	0 %
521	ACCOUNTING	3,300.00	275.00	.00	1,375.00	3,300.00	1,925.00	140 %
530	FEES & LICENSES	540.00	45.00	.00	225.00	121.25	(103.75)	(46) %
531	TAXES	4,000.00	333.33	.00	1,666.67	102.86	(1,563.81)	(94) %
532	FEES TO DIVISION	744.00	62.00	.00	310.00	744.00	434.00	140 %
546	OFFICE EXPENSES	7,000.00	583.33	364.06	2,916.67	1,830.49	(1,086.18)	(37) %
548	ENTERTAINMENT	500.00	41.67	.00	208.33	121.92	(86.41)	(41) %
TOTAL ADMINISTRATIVE		333,661.00	27,805.08	25,219.50	139,025.42	141,025.93	2,000.51	1 %
UTILITIES								
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551	ELECTRIC	18,000.00	1,500.00	1,474.24	7,500.00	9,089.52	1,589.52	21 %
552	WATER/SEWER	7,680.00	640.00	829.70	3,200.00	2,862.43	(337.57)	(11) %
560	FEES TO MILES GRANT	1,200.00	100.00	1.50	500.00	424.36	(75.64)	(15) %
571	TELEPHONE	1,750.00	145.83	92.99	729.17	741.00	11.83	2 %
574	CABLE TV	61,875.00	5,156.25	4,858.29	25,781.25	24,291.45	(1,489.80)	(6) %
TOTAL UTILITIES		90,505.00	7,542.08	7,256.72	37,710.42	37,408.76	(301.66)	(1) %

O P E R A T I N G   S T A T E M E N T

FOR MONTH OF MAY AND YEAR TO DATE - 5 - MONTHS ENDING MAY 31, 2009

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	ACTUAL	I----- YEAR TO DATE -----I BUDGET	ACTUAL	VARIANCE	PCT
BUILDING & EQUIPMENT								
575	GENERAL BUILDING MAINT	36,000.00	3,000.00	2,460.01	15,000.00	8,052.19	(6,947.81)	(46) %
576	GOLF CART MAINTENANCE	500.00	41.67	.00	208.33	421.58	213.25	102 %
577	MAINTENANCE LABOR	46,332.00	3,861.00	4,401.00	19,305.00	18,484.20	(820.80)	(4) %
578	FIRE ALARM MAINTENANCE	10,400.00	866.67	4,196.05	4,333.33	8,402.41	4,069.08	94 %
603	MISC SUPPLIES	2,800.00	233.33	.00	1,166.67	1,260.63	93.96	8 %
	TOTAL BUILDING & EQUIP.	96,032.00	8,002.67	11,057.06	40,013.33	36,621.01	(3,392.32)	(8) %
GROUNDS								
625	BASIC GROUNDS MAINTENANCE	56,220.00	4,685.00	4,450.75	23,425.00	22,956.50	(468.50)	(2) %
626	TREE TRIMMING	12,000.00	1,000.00	.00	5,000.00	.00	(5,000.00)	(100) %
627	LAWN PEST CNTRL/FERTILIZ	9,414.00	784.50	702.05	3,922.50	3,862.60	(59.90)	(2) %
628	SOD	1,500.00	125.00	.00	625.00	.00	(625.00)	(100) %
629	LANDSCAPE REPLACE/PLANTS	6,000.00	500.00	.00	2,500.00	1,067.60	(1,432.40)	(57) %
630	IRRIGATION MAINTENANCE	9,500.00	791.67	866.13	3,958.33	5,662.82	1,704.49	43 %
631	MULCH	8,000.00	666.67	.00	3,333.33	5,338.03	2,004.70	60 %
632	BERM	3,300.00	275.00	233.70	1,375.00	1,205.40	(169.60)	(12) %
633	ORNAMENTAL PEST CONTROL	1,200.00	100.00	61.00	500.00	421.00	(79.00)	(16) %
646	ENCROACHMENT BARRIER	3,000.00	250.00	224.20	1,250.00	1,156.40	(93.60)	(7) %
647	LAKE TREATMENT	1,656.00	138.00	138.00	690.00	690.00	.00	0 %
648	SHORELINE TRIM	3,600.00	300.00	285.00	1,500.00	1,470.00	(30.00)	(2) %
	TOTAL GROUNDS	115,390.00	9,615.84	6,960.83	48,079.16	43,830.35	(4,248.81)	(9) %
POOL & RECREATION								
650	POOL MAINTENANCE	5,500.00	458.33	509.35	2,291.67	3,357.87	1,066.20	47 %
652	PROPANE-BBQ GRILLS	400.00	33.33	.00	166.67	192.12	25.45	15 %
	TOTAL POOL & RECREATION	5,900.00	491.66	509.35	2,458.34	3,549.99	1,091.65	44 %

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CONTRACT SERVICES								
680	TRASH REMOVAL	21,875.00	1,822.92	2,272.30	9,114.58	11,361.50	2,246.92	25 %
686	TERMITE CONTROL	6,600.00	550.00	550.00	2,750.00	2,750.00	.00	0 %
687	ANT CONTROL	3,120.00	260.00	246.05	1,300.00	1,269.10	(30.90)	(2) %
688	RODENT CONTROL	4,700.00	391.67	.00	1,958.33	723.00	(1,235.33)	(63) %
	TOTAL CONTRACT SERVICES	36,295.00	3,024.59	3,068.35	15,122.91	16,103.60	980.69	6 %
MISCELLANEOUS/CONTINGCY								
701	CONTINGENCY	48,000.00	4,000.00	.00	20,000.00	.00	(20,000.00)	(100) %
	TOTAL MISCELL/CONTGCV	48,000.00	4,000.00	.00	20,000.00	.00	(20,000.00)	(100) %
	TOTAL OPERATING EXP.	725,783.00	60,481.92	54,071.81	302,409.58	278,539.64	(23,869.94)	(8) %
RESERVE TRANSFERS								
730	RESERVE-POOLED	111,600.00	9,300.00	9,300.00	46,500.00	46,500.00	.00	0 %
	TOTAL RESERVE TRANSFERS	111,600.00	9,300.00	9,300.00	46,500.00	46,500.00	.00	0 %
	TOTAL OPER EXP/RESV.	837,383.00	69,781.92	63,371.81	348,909.58	325,039.64	(23,869.94)	(7) %
	NET OPERATING MARGIN	193.00	16.08	6,040.26	80.42	26,155.00	26,074.58	2,423 %

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