

B A L A N C E S H E E T

PERIOD- 6, AS OF- JUNE 30, 2009

ASSETS

PETTY CASH	50.00
OPER-RIVERSIDE	144,856.74
OPER-M/M RIVERSIDE 1.00%	15,543.98
OPER-RIVERSIDE S/A 1.00%	3,084.43
RESV-M/M RIVERSIDE 1.00%	134,286.67
RECEIVABLES-OWNERS	7,686.65
RECEIVABLES-S/A	174,390.00
PREPAID INSURANCE-PROPERT	32,698.04
PREPAID TERMITE	2,611.11
PREPAID TAXES	5,955.00
DEPOSITS-UTILITY	665.00
TOTAL ASSETS-	521,827.62

LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE	13,414.18
ACCRUED EXPENSES	101.60
PREPAID MAINTENANCE	22,980.60
N/P FIDELITY BANK	112,000.00
S/A ROOF REPLACEMENT	725,400.00
S/A ROOF EXPENSE	(659,925.57)
TOTAL LIABILITIES-	213,970.81

RESERVES

RESERVE-POOLED	78,132.59
POOLED RESERVES-FUNDING	55,800.00
INTEREST	354.08
TOTAL RESERVES-	134,286.67

2008 CARRYOVER	(35,000.00)
BEGINNING FUND BALANCE	169,776.49
SURPLUS/(DEFICIT)CURRENT	38,793.65
LIABILITIES & EQUITY	521,827.62

THIS STATEMENT WAS PREPARED WITHOUT AUDIT AND
IS INTENDED FOR THE USE OF MANAGEMENT ONLY.
RUN DATE- 7/17/09

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

FOR MONTH OF JUNE AND YEAR TO DATE - 6 - MONTHS ENDING JUNE 30, 2009

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	ACTUAL	I----- YEAR TO DATE -----I BUDGET	ACTUAL	VARIANCE	PCT
REVENUE								

401	MAINTENANCE FEES	765,576.00	63,798.00	63,798.00	382,788.00	382,788.00	.00	0 %
403	2008 FUND BAL CARRYOVER	70,000.00	5,833.33	5,833.33	35,000.00	35,000.00	.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	.00	250.00	434.19	184.19	74 %
432	INTEREST PENALTY-OWNERS	500.00	41.67	46.35	250.00	1,238.11	988.11	395 %
434	SCREENING FEES	1,000.00	83.33	50.00	500.00	850.00	350.00	70 %
445	OTHER INCOME	.00	.00	860.31	.00	1,389.64	1,389.64	0 %
TOTAL REVENUE		837,576.00	69,798.00	70,587.99	418,788.00	421,782.63	2,994.63	1 %
EXPENSES								

ADMINISTRATIVE EXPENSE								

501	MANAGEMENT FEES	23,250.00	1,937.50	1,935.17	11,625.00	11,611.02	(13.98)	0 %
505	LEGAL	6,000.00	500.00	1,057.59	3,000.00	2,732.93	(267.07)	(9) %
510	INSURANCE	282,822.00	23,568.50	21,689.93	141,411.00	133,742.69	(7,668.31)	(5) %
515	INTEREST PREM FINANCE PLA	5,505.00	458.75	.00	2,752.50	.00	(2,752.50)	(100) %
518	LOAN INTEREST	.00	.00	.00	.00	11,401.46	11,401.46	0 %
521	ACCOUNTING	3,300.00	275.00	.00	1,650.00	3,300.00	1,650.00	100 %
530	FEES & LICENSES	540.00	45.00	260.00	270.00	381.25	111.25	41 %
531	TAXES	4,000.00	333.33	.00	2,000.00	102.86	(1,897.14)	(95) %
532	FEES TO DIVISION	744.00	62.00	.00	372.00	744.00	372.00	100 %
546	OFFICE EXPENSES	7,000.00	583.33	85.91	3,500.00	1,916.40	(1,583.60)	(45) %
548	ENTERTAINMENT	500.00	41.67	.00	250.00	121.92	(128.08)	(51) %
TOTAL ADMINISTRATIVE		333,661.00	27,805.08	25,028.60	166,830.50	166,054.53	(775.97)	0 %
UTILITIES								

551	ELECTRIC	18,000.00	1,500.00	1,188.50	9,000.00	10,278.02	1,278.02	14 %
552	WATER/SEWER	7,680.00	640.00	1,139.49	3,840.00	4,001.92	161.92	4 %
560	FEES TO MILES GRANT	1,200.00	100.00	101.60	600.00	525.96	(74.04)	(12) %
571	TELEPHONE	1,750.00	145.83	81.83	875.00	822.83	(52.17)	(6) %
574	CABLE TV	61,875.00	5,156.25	4,858.29	30,937.50	29,149.74	(1,787.76)	(6) %
TOTAL UTILITIES		90,505.00	7,542.08	7,369.71	45,252.50	44,778.47	(474.03)	(1) %

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

FOR MONTH OF JUNE AND YEAR TO DATE - 6 - MONTHS ENDING JUNE 30, 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	3,408.08	18,000.00	11,460.27	(6,539.73)	(36) %
576	GOLF CART MAINTENANCE	500.00	41.67	.00	250.00	421.58	171.58	69 %
577	MAINTENANCE LABOR	46,332.00	3,861.00	3,520.80	23,166.00	22,005.00	(1,161.00)	(5) %
578	FIRE ALARM MAINTENANCE	10,400.00	866.67	639.02	5,200.00	9,041.43	3,841.43	74 %
603	MISC SUPPLIES	2,800.00	233.33	90.00	1,400.00	1,350.63	(49.37)	(4) %
	TOTAL BUILDING & EQUIP.	96,032.00	8,002.67	7,657.90	48,016.00	44,278.91	(3,737.09)	(8) %
GROUNDS								
625	BASIC GROUNDS MAINTENANCE	56,220.00	4,685.00	4,450.75	28,110.00	27,407.25	(702.75)	(3) %
626	TREE TRIMMING	12,000.00	1,000.00	874.00	6,000.00	874.00	(5,126.00)	(85) %
627	LAWN PEST CNTRL/FERTILIZ	9,414.00	784.50	702.05	4,707.00	4,564.65	(142.35)	(3) %
628	SOD	1,500.00	125.00	.00	750.00	.00	(750.00)	(100) %
629	LANDSCAPE REPLACE/PLANTS	6,000.00	500.00	.00	3,000.00	1,067.60	(1,932.40)	(64) %
630	IRRIGATION MAINTENANCE	9,500.00	791.67	453.20	4,750.00	6,116.02	1,366.02	29 %
631	MULCH	8,000.00	666.67	.00	4,000.00	5,338.03	1,338.03	33 %
632	BERM	3,300.00	275.00	233.70	1,650.00	1,439.10	(210.90)	(13) %
633	ORNAMENTAL PEST CONTROL	1,200.00	100.00	.00	600.00	421.00	(179.00)	(30) %
646	ENCROACHMENT BARRIER	3,000.00	250.00	224.20	1,500.00	1,380.60	(119.40)	(8) %
647	LAKE TREATMENT	1,656.00	138.00	.00	828.00	690.00	(138.00)	(17) %
648	SHORELINE TRIM	3,600.00	300.00	423.00	1,800.00	1,893.00	93.00	5 %
	TOTAL GROUNDS	115,390.00	9,615.84	7,360.90	57,695.00	51,191.25	(6,503.75)	(11) %
POOL & RECREATION								
650	POOL MAINTENANCE	5,500.00	458.33	370.00	2,750.00	3,727.87	977.87	36 %
652	PROPANE-BBQ GRILLS	400.00	33.33	.00	200.00	192.12	(7.88)	(4) %
	TOTAL POOL & RECREATION	5,900.00	491.66	370.00	2,950.00	3,919.99	969.99	33 %

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CONTRACT SERVICES								
680	TRASH REMOVAL	21,875.00	1,822.92	66.18	10,937.50	11,427.68	490.18	4 %
686	TERMITE CONTROL	6,600.00	550.00	550.00	3,300.00	3,300.00	.00	0 %
687	ANT CONTROL	3,120.00	260.00	246.05	1,560.00	1,515.15	(44.85)	(3) %
688	RODENT CONTROL	4,700.00	391.67	.00	2,350.00	723.00	(1,627.00)	(69) %
	TOTAL CONTRACT SERVICES	36,295.00	3,024.59	862.23	18,147.50	16,965.83	(1,181.67)	(7) %
MISCELLANEOUS/CONTINGCY								
701	CONTINGENCY	48,000.00	4,000.00	.00	24,000.00	.00	(24,000.00)	(100) %
	TOTAL MISCELL/CONTGCV	48,000.00	4,000.00	.00	24,000.00	.00	(24,000.00)	(100) %
	TOTAL OPERATING EXP.	725,783.00	60,481.92	48,649.34	362,891.50	327,188.98	(35,702.52)	(10) %
RESERVE TRANSFERS								
730	RESERVE-POOLED	111,600.00	9,300.00	9,300.00	55,800.00	55,800.00	.00	0 %
	TOTAL RESERVE TRANSFERS	111,600.00	9,300.00	9,300.00	55,800.00	55,800.00	.00	0 %
	TOTAL OPER EXP/RESV.	837,383.00	69,781.92	57,949.34	418,691.50	382,988.98	(35,702.52)	(9) %
	NET OPERATING MARGIN	193.00	16.08	12,638.65	96.50	38,793.65	38,697.15	101 %

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