

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

PERIOD- 7, AS OF- JULY 31, 2009

ASSETS

PETTY CASH	50.00
OPER-RIVERSIDE	34,163.01
OPER-M/M RIVERSIDE 1.00%	16,242.05
OPER-GULFSTREAM MM 1.61%	98,276.83
OPER-RIVERSIDE S/A 1.00%	3,084.43
OPER-GULFSTREAM	25,000.00
RESV-M/M RIVERSIDE 1.00%	143,662.44
RECEIVABLES-OWNERS	3,453.29
RECEIVABLES-S/A	174,390.00
PREPAID INSURANCE-PROPERT	15,082.39
PREPAID TERMITE	2,061.11
PREPAID TAXES	3,386.08
DEPOSITS-UTILITY	665.00
TOTAL ASSETS-	519,516.63

LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE	12,101.10
ACCRUED EXPENSES	202.60
PREPAID MAINTENANCE	15,339.64
N/P FIDELITY BANK	112,000.00
S/A ROOF REPLACEMENT	725,400.00
S/A ROOF EXPENSE	(659,925.57)
TOTAL LIABILITIES-	205,117.77

RESERVES

RESERVE-POOLED	78,132.59
POOLED RESERVES-FUNDING	65,100.00
INTEREST	429.85
TOTAL RESERVES-	143,662.44

2008 CARRYOVER	(40,833.33)
BEGINNING FUND BALANCE	169,776.49
SURPLUS/(DEFICIT)CURRENT	41,793.26

LIABILITIES & EQUITY	519,516.63
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THIS STATEMENT WAS PREPARED WITHOUT AUDIT AND
IS INTENDED FOR THE USE OF MANAGEMENT ONLY.
RUN DATE- 8/20/09

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

FOR MONTH OF JULY AND YEAR TO DATE - 7 - MONTHS ENDING JULY 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								

401	MAINTENANCE FEES	765,576.00	63,798.00	63,798.00	446,586.00	446,586.00	.00	0 %
403	2008 FUND BAL CARRYOVER	70,000.00	5,833.33	5,833.33	40,833.33	40,833.33	.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	79.53	291.67	513.72	222.05	76 %
432	INTEREST PENALTY-OWNERS	500.00	41.67	36.05	291.67	1,274.16	982.49	337 %
434	SCREENING FEES	1,000.00	83.33	200.00	583.33	1,050.00	466.67	80 %
445	OTHER INCOME	.00	.00	.00	.00	1,389.64	1,389.64	0 %
TOTAL REVENUE		837,576.00	69,798.00	69,946.91	488,586.00	491,729.54	3,143.54	1 %
EXPENSES								

ADMINISTRATIVE EXPENSE								

501	MANAGEMENT FEES	23,250.00	1,937.50	1,935.17	13,562.50	13,546.19	(16.31)	0 %
505	LEGAL	6,000.00	500.00	.00	3,500.00	2,732.93	(767.07)	(22) %
510	INSURANCE	282,822.00	23,568.50	21,689.93	164,979.50	155,432.62	(9,546.88)	(6) %
515	INTEREST PREM FINANCE PLA	5,505.00	458.75	.00	3,211.25	.00	(3,211.25)	(100) %
518	LOAN INTEREST	.00	.00	.00	.00	11,401.46	11,401.46	0 %
521	ACCOUNTING	3,300.00	275.00	.00	1,925.00	3,300.00	1,375.00	71 %
530	FEES & LICENSES	540.00	45.00	.00	315.00	381.25	66.25	21 %
531	TAXES	4,000.00	333.33	.00	2,333.33	102.86	(2,230.47)	(96) %
532	FEES TO DIVISION	744.00	62.00	.00	434.00	744.00	310.00	71 %
546	OFFICE EXPENSES	7,000.00	583.33	80.76	4,083.33	1,997.16	(2,086.17)	(51) %
548	ENTERTAINMENT	500.00	41.67	.00	291.67	121.92	(169.75)	(58) %
TOTAL ADMINISTRATIVE		333,661.00	27,805.08	23,705.86	194,635.58	189,760.39	(4,875.19)	(3) %
UTILITIES								

551	ELECTRIC	18,000.00	1,500.00	1,428.37	10,500.00	11,706.39	1,206.39	11 %
552	WATER/SEWER	7,680.00	640.00	433.80	4,480.00	4,435.72	(44.28)	(1) %
560	FEES TO MILES GRANT	1,200.00	100.00	101.00	700.00	626.96	(73.04)	(10) %
571	TELEPHONE	1,750.00	145.83	199.63	1,020.83	1,022.46	1.63	0 %
574	CABLE TV	61,875.00	5,156.25	5,148.11	36,093.75	34,297.85	(1,795.90)	(5) %
TOTAL UTILITIES		90,505.00	7,542.08	7,310.91	52,794.58	52,089.38	(705.20)	(1) %

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

FOR MONTH OF JULY AND YEAR TO DATE - 7 - MONTHS ENDING JULY 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	10,041.27	21,000.00	21,501.54	501.54	2 %
576	GOLF CART MAINTENANCE	500.00	41.67	.00	291.67	421.58	129.91	45 %
577	MAINTENANCE LABOR	46,332.00	3,861.00	4,401.00	27,027.00	26,406.00	(621.00)	(2) %
578	FIRE ALARM MAINTENANCE	10,400.00	866.67	1,618.77	6,066.67	10,660.20	4,593.53	76 %
603	MISC SUPPLIES	2,800.00	233.33	.00	1,633.33	1,350.63	(282.70)	(17) %
	TOTAL BUILDING & EQUIP.	96,032.00	8,002.67	16,061.04	56,018.67	60,339.95	4,321.28	8 %
GROUNDS								
625	BASIC GROUNDS MAINTENANCE	56,220.00	4,685.00	4,450.75	32,795.00	31,858.00	(937.00)	(3) %
626	TREE TRIMMING	12,000.00	1,000.00	874.00	7,000.00	1,748.00	(5,252.00)	(75) %
627	LAWN PEST CNTRL/FERTILIZ	9,414.00	784.50	702.05	5,491.50	5,266.70	(224.80)	(4) %
628	SOD	1,500.00	125.00	.00	875.00	.00	(875.00)	(100) %
629	LANDSCAPE REPLACE/PLANTS	6,000.00	500.00	.00	3,500.00	1,067.60	(2,432.40)	(69) %
630	IRRIGATION MAINTENANCE	9,500.00	791.67	869.85	5,541.67	6,985.87	1,444.20	26 %
631	MULCH	8,000.00	666.67	.00	4,666.67	5,338.03	671.36	14 %
632	BERM	3,300.00	275.00	233.70	1,925.00	1,672.80	(252.20)	(13) %
633	ORNAMENTAL PEST CONTROL	1,200.00	100.00	.00	700.00	421.00	(279.00)	(40) %
646	ENCROACHMENT BARRIER	3,000.00	250.00	224.20	1,750.00	1,604.80	(145.20)	(8) %
647	LAKE TREATMENT	1,656.00	138.00	138.00	966.00	828.00	(138.00)	(14) %
648	SHORELINE TRIM	3,600.00	300.00	572.50	2,100.00	2,465.50	365.50	17 %
	TOTAL GROUNDS	115,390.00	9,615.84	8,065.05	67,310.84	59,256.30	(8,054.54)	(12) %
POOL & RECREATION								
650	POOL MAINTENANCE	5,500.00	458.33	539.15	3,208.33	4,267.02	1,058.69	33 %
652	PROPANE-BBQ GRILLS	400.00	33.33	.00	233.33	192.12	(41.21)	(18) %
	TOTAL POOL & RECREATION	5,900.00	491.66	539.15	3,441.66	4,459.14	1,017.48	30 %

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CONTRACT SERVICES								
680	TRASH REMOVAL	21,875.00	1,822.92	1,169.24	12,760.42	12,596.92	(163.50)	(1) %
686	TERMITE CONTROL	6,600.00	550.00	550.00	3,850.00	3,850.00	.00	0 %
687	ANT CONTROL	3,120.00	260.00	246.05	1,820.00	1,761.20	(58.80)	(3) %
688	RODENT CONTROL	4,700.00	391.67	.00	2,741.67	723.00	(2,018.67)	(74) %
	TOTAL CONTRACT SERVICES	36,295.00	3,024.59	1,965.29	21,172.09	18,931.12	(2,240.97)	(11) %
MISCELLANEOUS/CONTINGCY								
701	CONTINGENCY	48,000.00	4,000.00	.00	28,000.00	.00	(28,000.00)	(100) %
	TOTAL MISCELL/CONTGKY	48,000.00	4,000.00	.00	28,000.00	.00	(28,000.00)	(100) %
	TOTAL OPERATING EXP.	725,783.00	60,481.92	57,647.30	423,373.42	384,836.28	(38,537.14)	(9) %
RESERVE TRANSFERS								
730	RESERVE-POOLED	111,600.00	9,300.00	9,300.00	65,100.00	65,100.00	.00	0 %
	TOTAL RESERVE TRANSFERS	111,600.00	9,300.00	9,300.00	65,100.00	65,100.00	.00	0 %
	TOTAL OPER EXP/RESV.	837,383.00	69,781.92	66,947.30	488,473.42	449,936.28	(38,537.14)	(8) %
	NET OPERATING MARGIN	193.00	16.08	2,999.61	112.58	41,793.26	41,680.68	7,023 %

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