

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

PERIOD-10, AS OF- OCT. 31, 2009

ASSETS

PETTY CASH	50.00
OPER-RIVERSIDE	36,093.88
OPER-M/M RIVERSIDE 1.00%	42,355.80
OPER-GULFSTREAM MM 1.55%	33,251.79
OPER-RIVERSIDE S/A 1.00%	11,995.68
OPER-GULFSTREAM	25,000.00
RESV-M/M RIVERSIDE 1.00%	71,744.35
RESV-M/M GULFSTREAM 1.55%	100,000.00
RECEIVABLES-OWNERS	11,007.45
RECEIVABLES-S/A	167,610.00
PREPAID INSURANCE-PROPERT	67,851.71
PREPAID TERMITE	411.11
PREPAID TAXES	3,386.08
DEPOSITS-UTILITY	665.00
TOTAL ASSETS-	571,422.85

LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE	12,838.80
ACCRUED EXPENSES	304.10
PREPAID MAINTENANCE	21,749.29
N/P FIDELITY BANK	114,131.25
S/A ROOF REPLACEMENT	725,400.00
S/A ROOF EXPENSE	(659,925.57)
TOTAL LIABILITIES-	214,497.87

RESERVES

RESERVE-POOLED	78,132.59
POOLED RESERVES-FUNDING	93,000.00
INTEREST	611.76

TOTAL RESERVES-	171,744.35
-----------------	------------

2008 CARRYOVER	(58,333.33)
BEGINNING FUND BALANCE	169,776.49
SURPLUS/(DEFICIT)CURRENT	73,737.47

LIABILITIES & EQUITY	571,422.85
----------------------	------------

THIS STATEMENT WAS PREPARED WITHOUT AUDIT AND
IS INTENDED FOR THE USE OF MANAGEMENT ONLY.
RUN DATE-11/20/09

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

FOR MONTH OF OCT. AND YEAR TO DATE - 10 - MONTHS ENDING OCT. 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	637,980.00	637,980.00	.00	0 %
403	2008 FUND BAL CARRYOVER	70,000.00	5,833.33	5,833.33	58,333.33	58,333.33	.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	145.69	416.67	933.23	516.56	124 %
432	INTEREST PENALTY-OWNERS	500.00	41.67	61.80	416.67	1,659.16	1,242.49	298 %
434	SCREENING FEES	1,000.00	83.33	.00	833.33	1,150.00	316.67	38 %
445	OTHER INCOME	.00	.00	.00	.00	1,389.64	1,389.64	0 %
	TOTAL REVENUE	837,576.00	69,798.00	69,838.82	697,980.00	701,528.05	3,548.05	1 %
EXPENSES								

ADMINISTRATIVE EXPENSE								

501	MANAGEMENT FEES	23,250.00	1,937.50	1,935.17	19,375.00	19,351.70	(23.30)	0 %
505	LEGAL	6,000.00	500.00	1,257.00	5,000.00	4,435.70	(564.30)	(11) %
510	INSURANCE	282,822.00	23,568.50	21,689.93	235,685.00	220,502.41	(15,182.59)	(6) %
515	INTEREST PREM FINANCE PLA	5,505.00	458.75	.00	4,587.50	.00	(4,587.50)	(100) %
518	LOAN INTEREST	.00	.00	1,065.92	.00	14,598.63	14,598.63	0 %
521	ACCOUNTING	3,300.00	275.00	.00	2,750.00	3,300.00	550.00	20 %
530	FEES & LICENSES	540.00	45.00	.00	450.00	381.25	(68.75)	(15) %
531	TAXES	4,000.00	333.33	.00	3,333.33	102.86	(3,230.47)	(97) %
532	FEES TO DIVISION	744.00	62.00	.00	620.00	744.00	124.00	20 %
546	OFFICE EXPENSES	7,000.00	583.33	202.60	5,833.33	2,424.49	(3,408.84)	(58) %
548	ENTERTAINMENT	500.00	41.67	.00	416.67	121.92	(294.75)	(71) %
	TOTAL ADMINISTRATIVE	333,661.00	27,805.08	26,150.62	278,050.83	265,962.96	(12,087.87)	(4) %
UTILITIES								

551	ELECTRIC	18,000.00	1,500.00	1,396.29	15,000.00	15,652.94	652.94	4 %
552	WATER/SEWER	7,680.00	640.00	473.43	6,400.00	5,865.26	(534.74)	(8) %
560	FEES TO MILES GRANT	1,200.00	100.00	101.00	1,000.00	1,030.46	30.46	3 %
571	TELEPHONE	1,750.00	145.83	242.88	1,458.33	1,452.75	(5.58)	0 %
574	CABLE TV	61,875.00	5,156.25	5,148.11	51,562.50	49,742.18	(1,820.32)	(4) %
	TOTAL UTILITIES	90,505.00	7,542.08	7,361.71	75,420.83	73,743.59	(1,677.24)	(2) %

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

FOR MONTH OF OCT. AND YEAR TO DATE - 10 - MONTHS ENDING OCT. 31, 2009

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	-----I ACTUAL	I----- YEAR TO DATE -----I BUDGET	ACTUAL	VARIANCE	PCT
BUILDING & EQUIPMENT								
575	GENERAL BUILDING MAINT	36,000.00	3,000.00	186.08	30,000.00	22,476.25	(7,523.75)	(25) %
576	GOLF CART MAINTENANCE	500.00	41.67	.00	416.67	766.35	349.68	84 %
577	MAINTENANCE LABOR	46,332.00	3,861.00	4,401.00	38,610.00	37,848.60	(761.40)	(2) %
578	FIRE ALARM MAINTENANCE	10,400.00	866.67	224.46	8,666.67	11,819.68	3,153.01	36 %
603	MISC SUPPLIES	2,800.00	233.33	186.12	2,333.33	1,568.69	(764.64)	(33) %
	TOTAL BUILDING & EQUIP.	96,032.00	8,002.67	4,997.66	80,026.67	74,479.57	(5,547.10)	(7) %
GROUNDS								
625	BASIC GROUNDS MAINTENANCE	56,220.00	4,685.00	4,450.75	46,850.00	45,210.25	(1,639.75)	(4) %
626	TREE TRIMMING	12,000.00	1,000.00	7,084.00	10,000.00	8,118.00	(1,882.00)	(19) %
627	LAWN PEST CNTRL/FERTILIZ	9,414.00	784.50	751.72	7,845.00	7,490.02	(354.98)	(5) %
628	SOD	1,500.00	125.00	.00	1,250.00	.00	(1,250.00)	(100) %
629	LANDSCAPE REPLACE/PLANTS	6,000.00	500.00	.00	5,000.00	1,067.60	(3,932.40)	(79) %
630	IRRIGATION MAINTENANCE	9,500.00	791.67	871.15	7,916.67	11,087.74	3,171.07	40 %
631	MULCH	8,000.00	666.67	.00	6,666.67	5,338.03	(1,328.64)	(20) %
632	BERM	3,300.00	275.00	233.70	2,750.00	2,373.90	(376.10)	(14) %
633	ORNAMENTAL PEST CONTROL	1,200.00	100.00	.00	1,000.00	601.00	(399.00)	(40) %
646	ENCROACHMENT BARRIER	3,000.00	250.00	224.20	2,500.00	2,277.40	(222.60)	(9) %
647	LAKE TREATMENT	1,656.00	138.00	138.00	1,380.00	1,242.00	(138.00)	(10) %
648	SHORELINE TRIM	3,600.00	300.00	285.00	3,000.00	3,320.50	320.50	11 %
	TOTAL GROUNDS	115,390.00	9,615.84	14,038.52	96,158.34	88,126.44	(8,031.90)	(8) %
POOL & RECREATION								
650	POOL MAINTENANCE	5,500.00	458.33	2,159.20	4,583.33	7,281.66	2,698.33	59 %
652	PROPANE-BBQ GRILLS	400.00	33.33	.00	333.33	404.49	71.16	21 %
	TOTAL POOL & RECREATION	5,900.00	491.66	2,159.20	4,916.66	7,686.15	2,769.49	56 %

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

FOR MONTH OF OCT. AND YEAR TO DATE - 10 - MONTHS ENDING OCT. 31, 2009

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	ACTUAL	I----- YEAR TO DATE -----I BUDGET	ACTUAL	VARIANCE	PCT
	CONTRACT SERVICES							
680	TRASH REMOVAL	21,875.00	1,822.92	1,134.12	18,229.17	16,069.52	(2,159.65)	(12) %
686	TERMITE CONTROL	6,600.00	550.00	550.00	5,500.00	5,500.00	.00	0 %
687	ANT CONTROL	3,120.00	260.00	246.05	2,600.00	2,499.35	(100.65)	(4) %
688	RODENT CONTROL	4,700.00	391.67	.00	3,916.67	723.00	(3,193.67)	(82) %
	TOTAL CONTRACT SERVICES	36,295.00	3,024.59	1,930.17	30,245.84	24,791.87	(5,453.97)	(18) %
	MISCELLANEOUS/CONTINGCY							
701	CONTINGENCY	48,000.00	4,000.00	.00	40,000.00	.00	(40,000.00)	(100) %
	TOTAL MISCELL/CONTGKY	48,000.00	4,000.00	.00	40,000.00	.00	(40,000.00)	(100) %
	TOTAL OPERATING EXP.	725,783.00	60,481.92	56,637.88	604,819.17	534,790.58	(70,028.59)	(12) %
	RESERVE TRANSFERS							
730	RESERVE-POOLED	111,600.00	9,300.00	9,300.00	93,000.00	93,000.00	.00	0 %
	TOTAL RESERVE TRANSFERS	111,600.00	9,300.00	9,300.00	93,000.00	93,000.00	.00	0 %
	TOTAL OPER EXP/RESV.	837,383.00	69,781.92	65,937.88	697,819.17	627,790.58	(70,028.59)	(10) %
	NET OPERATING MARGIN	193.00	16.08	3,900.94	160.83	73,737.47	73,576.64	5,748 %

THIS STATEMENT WAS PREPARED WITHOUT AUDIT AND
IS INTENDED FOR THE USE OF MANAGEMENT ONLY.
RUN DATE-11/20/09