

## B A L A N C E    S H E E T

PERIOD-11, AS OF- NOV, 30, 2009

## ASSETS

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PETTY CASH	50.00
OPER-RIVERSIDE	40,567.24
OPER-M/M RIVERSIDE 1.00%	44,786.48
OPER-GULFSTREAM MM 1.55%	12,349.80
OPER-GULFSTREAM S/A FUNDS	54,850.68
OPER-GULFSTREAM	62,341.25
RESV-M/M RIVERSIDE 1.00%	81,104.43
RESV-M/M GULFSTREAM 1.55%	100,000.00
RECEIVABLES-OWNERS	14,240.70
RECEIVABLES-S/A	124,755.00
PREPAID INSURANCE-PROPERT	49,691.42
PREPAID EXP-BAKER'S TERMT	605.11
PREPAID TAXES	3,386.08
DEPOSITS-UTILITY	665.00
TOTAL ASSETS-	589,393.19

## LIABILITIES &amp; EQUITY

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## LIABILITIES

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ACCOUNTS PAYABLE	14,407.11
ACCRUED EXPENSES	304.10
MILES GRANT CONTING LIAB	9,804.95
PREPAID MAINTENANCE	17,761.54
N/P FIDELITY BANK	114,131.25
S/A ROOF REPLACEMENT	725,400.00
S/A ROOF EXPENSE	(659,925.57)
TOTAL LIABILITIES-	221,883.38

## RESERVES

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RESERVE-POOLED	78,132.59
POOLED RESERVES-FUNDING	102,300.00
INTEREST	671.84
TOTAL RESERVES-	181,104.43

2008 CARRYOVER	(64,166.67)
BEGINNING FUND BALANCE	169,776.49
SURPLUS/(DEFICIT)CURRENT	80,795.56

LIABILITIES & EQUITY	589,393.19
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IS INTENDED FOR THE USE OF MANAGEMENT ONLY.  
RUN DATE-12/20/09

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

FOR MONTH OF NOV, AND YEAR TO DATE - 11 - MONTHS ENDING NOV, 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								
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401	MAINTENANCE FEES	765,576.00	63,798.00	63,798.00	701,778.00	701,778.00	.00	0 %
403	2008 FUND BAL CARRYOVER	70,000.00	5,833.33	5,833.34	64,166.67	64,166.67	.00	0 %
412	S/A ADMIN FEE	.00	.00	590.00	.00	620.00	620.00	0 %
429	S/A INTEREST	.00	.00	11,789.95	.00	11,842.64	11,842.64	0 %
430	INTEREST INCOME	500.00	41.67	177.89	458.33	1,111.12	652.79	142 %
432	INTEREST PENALTY-OWNERS	500.00	41.67	46.10	458.33	1,705.26	1,246.93	272 %
434	SCREENING FEES	1,000.00	83.33	450.00	916.67	1,600.00	683.33	75 %
445	OTHER INCOME	.00	.00	.00	.00	1,389.64	1,389.64	0 %
TOTAL REVENUE		837,576.00	69,798.00	82,685.28	767,778.00	784,213.33	16,435.33	2 %
EXPENSES								
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ADMINISTRATIVE EXPENSE								
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501	MANAGEMENT FEES	23,250.00	1,937.50	1,935.17	21,312.50	21,286.87	(25.63)	0 %
505	LEGAL	6,000.00	500.00	763.74	5,500.00	5,199.44	(300.56)	(5) %
510	INSURANCE	282,822.00	23,568.50	21,689.93	259,253.50	242,192.34	(17,061.16)	(7) %
515	INTEREST PREM FINANCE PLA	5,505.00	458.75	.00	5,046.25	.00	(5,046.25)	(100) %
518	LOAN INTEREST	.00	.00	.00	.00	14,598.63	14,598.63	0 %
521	ACCOUNTING	3,300.00	275.00	.00	3,025.00	3,300.00	275.00	9 %
530	FEES & LICENSES	540.00	45.00	.00	495.00	381.25	(113.75)	(23) %
531	TAXES	4,000.00	333.33	.00	3,666.67	102.86	(3,563.81)	(97) %
532	FEES TO DIVISION	744.00	62.00	.00	682.00	744.00	62.00	9 %
546	OFFICE EXPENSES	7,000.00	583.33	390.69	6,416.67	2,815.18	(3,601.49)	(56) %
548	ENTERTAINMENT	500.00	41.67	.00	458.33	121.92	(336.41)	(73) %
TOTAL ADMINISTRATIVE		333,661.00	27,805.08	24,779.53	305,855.92	290,742.49	(15,113.43)	(5) %
UTILITIES								
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551	ELECTRIC	18,000.00	1,500.00	1,734.92	16,500.00	17,387.86	887.86	5 %
552	WATER/SEWER	7,680.00	640.00	1,051.60	7,040.00	6,916.86	(123.14)	(2) %
560	FEES TO MILES GRANT	1,200.00	100.00	109.60	1,100.00	1,140.06	40.06	4 %
571	TELEPHONE	1,750.00	145.83	56.17	1,604.17	1,508.92	(95.25)	(6) %
574	CABLE TV	61,875.00	5,156.25	5,148.11	56,718.75	54,890.29	(1,828.46)	(3) %
TOTAL UTILITIES		90,505.00	7,542.08	8,100.40	82,962.92	81,843.99	(1,118.93)	(1) %

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

FOR MONTH OF NOV, AND YEAR TO DATE - 11 - MONTHS ENDING NOV, 30, 2009

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH BUDGET	-----I ACTUAL	I----- YEAR TO DATE BUDGET	-----I ACTUAL	-----I VARIANCE	-----I PCT
BUILDING & EQUIPMENT								
575	GENERAL BUILDING MAINT	36,000.00	3,000.00	6,979.65	33,000.00	29,455.90	(3,544.10)	(11) %
576	GOLF CART MAINTENANCE	500.00	41.67	105.97	458.33	872.32	413.99	90 %
577	MAINTENANCE LABOR	46,332.00	3,861.00	3,520.80	42,471.00	41,369.40	(1,101.60)	(3) %
578	FIRE ALARM MAINTENANCE	10,400.00	866.67	635.61	9,533.33	12,455.29	2,921.96	31 %
603	MISC SUPPLIES	2,800.00	233.33	300.81	2,566.67	1,869.50	(697.17)	(27) %
	TOTAL BUILDING & EQUIP.	96,032.00	8,002.67	11,542.84	88,029.33	86,022.41	(2,006.92)	(2) %
GROUNDS								
625	BASIC GROUNDS MAINTENANCE	56,220.00	4,685.00	4,450.75	51,535.00	49,661.00	(1,874.00)	(4) %
626	TREE TRIMMING	12,000.00	1,000.00	.00	11,000.00	8,118.00	(2,882.00)	(26) %
627	LAWN PEST CNTRL/FERTILIZ	9,414.00	784.50	909.51	8,629.50	8,399.53	(229.97)	(3) %
628	SOD	1,500.00	125.00	.00	1,375.00	.00	(1,375.00)	(100) %
629	LANDSCAPE REPLACE/PLANTS	6,000.00	500.00	2,742.57	5,500.00	3,810.17	(1,689.83)	(31) %
630	IRRIGATION MAINTENANCE	9,500.00	791.67	815.57	8,708.33	11,903.31	3,194.98	37 %
631	MULCH	8,000.00	666.67	.00	7,333.33	5,338.03	(1,995.30)	(27) %
632	BERM	3,300.00	275.00	233.70	3,025.00	2,607.60	(417.40)	(14) %
633	ORNAMENTAL PEST CONTROL	1,200.00	100.00	.00	1,100.00	601.00	(499.00)	(45) %
646	ENCROACHMENT BARRIER	3,000.00	250.00	224.20	2,750.00	2,501.60	(248.40)	(9) %
647	LAKE TREATMENT	1,656.00	138.00	138.00	1,518.00	1,380.00	(138.00)	(9) %
648	SHORELINE TRIM	3,600.00	300.00	285.00	3,300.00	3,605.50	305.50	9 %
	TOTAL GROUNDS	115,390.00	9,615.84	9,799.30	105,774.16	97,925.74	(7,848.42)	(7) %
POOL & RECREATION								
650	POOL MAINTENANCE	5,500.00	458.33	370.00	5,041.67	7,651.66	2,609.99	52 %
652	PROPANE-BBQ GRILLS	400.00	33.33	.00	366.67	404.49	37.82	10 %
	TOTAL POOL & RECREATION	5,900.00	491.66	370.00	5,408.34	8,056.15	2,647.81	49 %

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FOR MONTH OF NOV, AND YEAR TO DATE - 11 - MONTHS ENDING NOV, 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	1,134.12	20,052.08	17,203.64	(2,848.44)	(14) %
686	TERMITE CONTROL	6,600.00	550.00	550.00	6,050.00	6,050.00	.00	0 %
687	ANT CONTROL	3,120.00	260.00	246.05	2,860.00	2,745.40	(114.60)	(4) %
688	RODENT CONTROL	4,700.00	391.67	.00	4,308.33	723.00	(3,585.33)	(83) %
	TOTAL CONTRACT SERVICES	36,295.00	3,024.59	1,930.17	33,270.41	26,722.04	(6,548.37)	(20) %
MISCELLANEOUS/CONTINGCY								
701	CONTINGENCY	48,000.00	4,000.00	9,804.95	44,000.00	9,804.95	(34,195.05)	(78) %
	TOTAL MISCELL/CONTGCV	48,000.00	4,000.00	9,804.95	44,000.00	9,804.95	(34,195.05)	(78) %
	TOTAL OPERATING EXP.	725,783.00	60,481.92	66,327.19	665,301.08	601,117.77	(64,183.31)	(10) %
RESERVE TRANSFERS								
730	RESERVE-POOLED	111,600.00	9,300.00	9,300.00	102,300.00	102,300.00	.00	0 %
	TOTAL RESERVE TRANSFERS	111,600.00	9,300.00	9,300.00	102,300.00	102,300.00	.00	0 %
	TOTAL OPER EXP/RESV.	837,383.00	69,781.92	75,627.19	767,601.08	703,417.77	(64,183.31)	(8) %
	NET OPERATING MARGIN	193.00	16.08	7,058.09	176.92	80,795.56	80,618.64	5,568 %

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