

Royal Pines Homeowners Association

Balance Sheet

As of 09/30/09

| Account Description | Fund Balances | | | Totals |
|--|---------------|------------|-------|------------|
| | Operating | Reserves | Other | |
| ASSETS | | | | |
| Cash, Operating | 27,183.59 | | | 27,183.59 |
| Cash - Replacement Fund | | 52,771.21 | | 52,771.21 |
| Replacement - CD's | | 92,080.42 | | 92,080.42 |
| Assessments Receivable | 14,006.36 | | | 14,006.36 |
| Prepaid Insurance | 2,623.44 | | | 2,623.44 |
| Deposits | 1,085.20 | | | 1,085.20 |
| TOTAL ASSESTS | 44,898.59 | 144,851.63 | .00 | 189,750.22 |
| ===== | | | | |
| LIABILITIES & FUND BALANCES | | | | |
| LIABILITIES: | | | | |
| Accounts Payable | 1,359.10 | | | 1,359.10 |
| Prepaid Assessments | 14,182.93 | | | 14,182.93 |
| Total Liabilities | 15,542.03 | .00 | .00 | 15,542.03 |
| FUND BALANCES: | | | | |
| Total Replacement | | 144,851.63 | | 144,851.63 |
| Prior Year Surplus/(Deficit) | 16,995.96 | | | 16,995.96 |
| Current Year Surplus/(Deficit) | 12,360.60 | .00 | .00 | 12,360.60 |
| Total Fund Balances | 29,356.56 | 144,851.63 | .00 | 174,208.19 |
| TOTAL LIAB. & FUND BALANCES | 44,898.59 | 144,851.63 | .00 | 189,750.22 |
| ===== | | | | |

PREPARED BY MAY MANAGEMENT SERVICES, INC.

Royal Pines Homeowners Association
Statement of Revenues and Expenses
 Period: 09/01/09 to 09/30/09

| Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|---------------------------------------|-----------------|-----------------|---------------|------------------|------------------|------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| REVENUES: | | | | | | | |
| 04110 Assessments | 7,823.10 | 7,823.10 | .00 | 89,793.87 | 89,793.87 | .00 | 119,725.16 |
| 04113 Collection Fees | 40.00 | .00 | 40.00 | 2,810.00 | .00 | 2,810.00 | .00 |
| 04114 Late Fee Income | 115.62 | .00 | 115.62 | 1,317.96 | .00 | 1,317.96 | .00 |
| 04410 Interest Income | .00 | .00 | .00 | 67.06 | .00 | 67.06 | .00 |
| Replacement Fund Transfers | .00 | .00 | .00 | (19,381.50) | (19,381.50) | .00 | (25,842.00) |
| Total Revenues | 7,978.72 | 7,823.10 | 155.62 | 74,607.39 | 70,412.37 | 4,195.02 | 93,883.16 |
| EXPENSES | | | | | | | |
| Total General & Administrativ | 1,142.39 | 1,510.39 | 368.00 | 13,287.25 | 14,155.51 | 868.26 | 18,687.00 |
| Total Landscape | 4,135.04 | 3,970.74 | (164.30) | 30,908.21 | 35,736.66 | 4,828.45 | 47,649.00 |
| Total General Maintenance | 716.82 | 1,091.66 | 374.84 | 7,290.54 | 9,824.94 | 2,534.40 | 13,100.00 |
| Total Utilities | 580.94 | 491.66 | (89.28) | 4,324.47 | 4,424.94 | 100.47 | 5,900.00 |
| Total Controlled Access | 712.32 | 712.33 | .01 | 6,436.32 | 6,410.97 | (25.35) | 8,548.00 |
| Total Expenses | 7,287.51 | 7,776.78 | 489.27 | 62,246.79 | 70,553.02 | 8,306.23 | 93,884.00 |
| CURRENT YEAR SURPLUS (DEFICIT) | 691.21 | 46.32 | 644.89 | 12,360.60 | (140.65) | 12,501.25 | (.84) |
| ===== | | | | | | | |

PREPARED BY MAY MANAGEMENT SERVICES, INC.

Royal Pines Homeowners Association

Schedule of Expenses

Period: 09/01/09 to 09/30/09

| Description | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|-------------------------------------|-----------------|-----------------------|-----------------|------------------|---------------------|-----------------|------------------|
| General & Administrative | | | | | | | |
| 05005 Accounting & Tax Preparation | .00 | .00 | .00 | 400.00 | 500.00 | 100.00 | 500.00 |
| 05020 Bad Debt Expense | .00 | 166.66 | 166.66 | .00 | 1,499.94 | 1,499.94 | 2,000.00 |
| 05120 Insurance | 327.93 | 333.33 | 5.40 | 3,083.61 | 2,999.97 | (83.64) | 4,000.00 |
| 05130 Legal | .00 | 166.66 | 166.66 | 2,767.00 | 1,499.94 | (1,267.06) | 2,000.00 |
| 05135 Licenses, Taxes & Fees | .00 | .00 | .00 | 61.25 | 62.00 | .75 | 62.00 |
| 05140 Management Contract | 677.06 | 677.08 | .02 | 6,093.54 | 6,093.72 | .18 | 8,125.00 |
| 05160 Office Supply/Postage/Copies | 137.40 | 166.66 | 29.26 | 881.85 | 1,499.94 | 618.09 | 2,000.00 |
| Total Gen. & Admin. | 1,142.39 | 1,510.39 | 368.00 | 13,287.25 | 14,155.51 | 868.26 | 18,687.00 |
| Landscape | | | | | | | |
| 06010 Landscape Contract | 2,792.00 | 2,792.00 | .00 | 25,128.00 | 25,128.00 | .00 | 33,504.00 |
| 06020 Landscape Impr/Remediation | .00 | 416.66 | 416.66 | 275.00 | 3,749.94 | 3,474.94 | 5,000.00 |
| 06050 Irrigation Repairs | 1,343.04 | 375.00 | (968.04) | 5,505.21 | 3,375.00 | (2,130.21) | 4,500.00 |
| 06080 Lot Mowing & Clean up | .00 | 83.33 | 83.33 | .00 | 749.97 | 749.97 | 1,000.00 |
| 06095 Tree Fertilization | .00 | 303.75 | 303.75 | .00 | 2,733.75 | 2,733.75 | 3,645.00 |
| Total Landscape | 4,135.04 | 3,970.74 | (164.30) | 30,908.21 | 35,736.66 | 4,828.45 | 47,649.00 |
| General Maintenance | | | | | | | |
| 06535 Misc Repairs & Maintenance | .00 | 166.66 | 166.66 | 1,235.76 | 1,499.94 | 264.18 | 2,000.00 |
| 06540 Maint Personnel/Temp Labor | 78.43 | 150.00 | 71.57 | 814.65 | 1,350.00 | 535.35 | 1,800.00 |
| 06580 Street Lights & Light Fixture | 638.39 | 525.00 | (113.39) | 5,240.13 | 4,725.00 | (515.13) | 6,300.00 |
| 06585 Street Sweep/Pressure Wash | .00 | 250.00 | 250.00 | .00 | 2,250.00 | 2,250.00 | 3,000.00 |
| Total General Maintenanc | 716.82 | 1,091.66 | 374.84 | 7,290.54 | 9,824.94 | 2,534.40 | 13,100.00 |
| Utilities | | | | | | | |
| 07040 Electricity | 580.94 | 491.66 | (89.28) | 4,324.47 | 4,424.94 | 100.47 | 5,900.00 |
| Total Utilities | 580.94 | 491.66 | (89.28) | 4,324.47 | 4,424.94 | 100.47 | 5,900.00 |
| Controlled Access | | | | | | | |
| 07505 Monitoring Fees | 712.32 | 712.33 | .01 | 6,436.32 | 6,410.97 | (25.35) | 8,548.00 |
| Total Controlled Access | 712.32 | 712.33 | .01 | 6,436.32 | 6,410.97 | (25.35) | 8,548.00 |
| TOTAL EXPENSES | 7,287.51 | 7,776.78 | 489.27 | 62,246.79 | 70,553.02 | 8,306.23 | 93,884.00 |

PREPARED BY MAY MANAGEMENT SERVICES, INC.

Royal Pines Homeowners Association
STATEMENT OF CHANGES IN FUND BALANCE
As of 09/30/09

OPERATING FUND

CURRENT YEAR REVENUE AND EXPENSES

| | | | |
|--------------------------------|----|-------------|--------------|
| TOTAL YEAR-TO-DATE REVENUE | \$ | 74,607.39 | |
| TOTAL YEAR-TO-DATE EXPENSES | | (62,246.79) | |
| CURRENT YEAR SURPLUS/(DEFICIT) | | | \$ 12,360.60 |

| | | | |
|---------------------------|----|-----------|--------------|
| BEGINNING FUND BALANCE | \$ | 17,816.96 | |
| PRIOR PERIOD ADJUSTMENT | | (821.00) | |
| ADJUSTED BEG FUND BALANCE | | | \$ 16,995.96 |

| | | | |
|---------------------|----|-----------|-------|
| ENDING FUND BALANCE | \$ | 29,356.56 | ===== |
|---------------------|----|-----------|-------|

PREPARED BY MAY MANAGEMENT SERVICES, INC.

Royal Pines Homeowners Association
STATEMENT OF CHANGES IN FUND BALANCE
As of 09/30/09

REPLACEMENT FUND

| | |
|-------------------------------------|----------------------|
| BEGINNING FUND BALANCES | |
| Replacement - General | \$ 124,816.34 |
| TOTAL BEGINNING FUND BALANCE | \$ 124,816.34 |
| | |
| REVENUE | |
| Replacement-General | \$ 19,381.50 |
| Replacement - Int. | 32.99 |
| Replacement - CD Interest | 2,020.80 |
| TOTAL REPLACEMENT INCOME | \$ 21,435.29 |
| | |
| REPLACEMENT EXPENSE | |
| Sidewalk Drainage | \$ 1,400.00 |
| TOTAL REPLACEMENT EXPENSE | \$ 1,400.00 |
| | |
| INTERFUND TRANSFER | |
| | |
| ENDING FUND BALANCE | \$ 144,851.63 |
| | ===== |

PREPARED BY MAY MANAGEMENT SERVICES, INC.

Royal Pines
GENERAL RESERVE FUND
SCHEDULE OF CERTIFICATES OF DEPOSIT
9/30/2009

| Bank/Investment Co. | Maturity Date | Purchase Date | Month end Date | Days | Par | Rate | Est.Int. | Est.Value |
|--------------------------------|------------------|------------------|-------------------|------|------------------|-------|-----------------|------------------|
| HAVEN TRUST | 1/29/2010 | 7/30/09 | 9/30/09 | 62 | 23,704.70 | 1.64% | 66.04 | 23,770.74 |
| HAVEN TRUST | 1/29/2010 | 5/1/09 | 9/30/09 | 152 | 23,615.44 | 2.15% | 211.44 | 23,826.88 |
| HAVEN TRUST | 1/29/2010 | 7/30/09 | 9/30/09 | 62 | 23,619.53 | 1.64% | 65.80 | 23,685.33 |
| BANK OF ST AUGUSTINE 302497 | 10/1/2009 | 10/1/2008 | 9/30/09 | 364 | 20,000.00 | 3.94% | 797.47 | 20,797.47 |
| | | | | | <u>90,939.67</u> | | <u>1,140.75</u> | <u>92,080.42</u> |

PREPARED BY MAY MANAGEMENT SERVICES, INC.

DATE: 10/20/09

TIME: 11:51 AM

Royal Pines Homeowners Association
AGED OWNER BALANCES: AS OF Sept. 30, 2009
ACCOUNT NUMBER SEQUENCE

PAGE 1

| ACCOUNT # | UNIT # | NAME | CURRENT | OVER 30 | OVER 60 | OVER 90 | TOTAL | STATUS |
|-----------|--------|------------------------------|---------|---------|---------|----------|----------|-----------------|
| P012 | 012 | Deutsche Bank National Trust | 35.23 | 36.40 | 36.40 | 3287.02 | 3395.05 | PAST DUE STMT |
| P027 | 27 | American Homebuilders, Inc. | 26.89 | 27.78 | 27.78 | 2289.21 | 2371.66 | BANKRUPTCY |
| P092 | 92 | American Homebuilders, Inc. | 26.89 | 27.78 | 27.78 | 2289.21 | 2371.66 | BANKRUPTCY |
| P095 | 95 | Timothy A. Calderala | 0.00 | 0.00 | 75.00 | 1988.32 | 2063.32 | BANKRUPTCY |
| P090 | 90 | Donald E. Barker, Sr. | 13.70 | 264.15 | 89.15 | 1142.10 | 1509.10 | FORECLOSURE |
| P074 | 74 | Peter Osgard | 3.77 | 75.00 | 125.00 | 1304.53 | 1508.30 | ATTORNEY LETTER |
| P082 | 82 | Ellis Peetluk | 54.57 | 4.72 | 4.72 | 326.26 | 390.27 | LIEN LETTER |
| P095 | 95 | Timothy A Calderala | 4.57 | 4.72 | 4.72 | 328.57 | 342.58 | BANKRUPTCY |
| P054 | 54 | James R. Slaughter | 0.00 | 0.00 | 0.00 | 10.57 | 10.57 | |
| P026 | 26 | Diane W. Slaughter | 0.00 | 0.00 | 0.00 | 10.02 | 10.02 | |
| P069 | 69 | Denniss Virgil Hill | 0.00 | 0.00 | 0.00 | 4.87 | 4.87 | |
| P070 | 70 | Michael McMullin | 0.00 | 0.00 | 0.00 | 4.79 | 4.79 | |
| P072 | 72 | Michael L. McMullin | 0.00 | 0.00 | 0.00 | 4.79 | 4.79 | |
| P005 | 5 | Fred C. Odom | 0.00 | 0.00 | 0.00 | 4.72 | 4.72 | |
| P006 | 6 | Fred C. Odom | 0.00 | 0.00 | 0.00 | 4.72 | 4.72 | |
| P060 | 060 | Joseph W. Bonura | 0.00 | 0.00 | 0.00 | 4.72 | 4.72 | |
| P079 | 79 | Wallace E Cake | 0.00 | 0.00 | 0.00 | 4.72 | 4.72 | |
| P018 | 018 | Matthew Oliveira | 0.00 | 0.00 | 0.00 | 0.50 | 0.50 | |
| TOTAL: | | | 165.62 | 440.55 | 390.55 | 13009.64 | 14006.36 | |

DATE: 10/20/09
 TIME: 11:51 AM

Royal Pines Homeowners Association
 AGED OWNER BALANCES: AS OF Sept. 30, 2009

R E P O R T S U M M A R Y

| CODE | N/A | DESCRIPTION | ACCOUNT # | CURRENT | OVER 30 | OVER 60 | OVER 90 | TOTAL |
|--------------|-----|---------------|-----------|---------|---------|---------|----------|----------|
| A1 | | ASSESSMENT | 1210 | 0.00 | 0.00 | 0.00 | 9365.08 | 9365.08 |
| C1 | | Lot Clean Up | 1210 | 0.00 | 0.00 | 0.00 | 85.85 | 85.85 |
| 03 | | Admin. Fees | 1210 | 50.00 | 325.00 | 275.00 | 1318.32 | 1968.32 |
| 04 | | Interest | 1210 | 115.62 | 115.55 | 115.55 | 990.22 | 1336.94 |
| 05 | | Attorney Fees | 1210 | 0.00 | 0.00 | 0.00 | 250.00 | 250.00 |
| 07 | | Misc. Charges | 1210 | 0.00 | 0.00 | 0.00 | 0.17 | 0.17 |
| 16 | | Violations | 1210 | 0.00 | 0.00 | 0.00 | 1000.00 | 1000.00 |
| GRAND TOTAL: | | | | 165.62 | 440.55 | 390.55 | 13009.64 | 14006.36 |

| ACCOUNT NUMBER | ACCOUNT DESCRIPTION | DELINQUENCY AMOUNT |
|----------------|------------------------|--------------------|
| 01210 | Assessments Receivable | 14006.36 |
| T O T A L | | \$14006.36 |

-- End of report --

A / P O P E N I T E M D E T A I L

Starting vendor: "First"

Ending vendor: "Last"

Cut off date: 09/30/09

| Vendor | Vchr # | Invoice | Reference | Date | Amount |
|--------------------------------------|--------|-----------------|----------------------|----------|----------|
| FPL FLORIDA POWER & LIGHT | 1528 | 3677774352-0909 | SVC 8/25/09-9/24/09 | 09/30/09 | 188.08 |
| MMSMGY MAY MANAGEMENT SERVICES, INC. | 1527 | ITL-0909 | INTENT TO LIEN | 09/24/09 | 60.00 |
| | 1532 | EXP-0909 | MONTHLY EXPENSES OCT | 09/30/09 | 140.83 |
| | Total: | | | | 200.83 |
| NANAKS NANAK'S LANDSCAPING INC | 1530 | 0210406-INA | RPLC BLADDER TANK | 09/28/09 | 798.00 |
| | 1531 | 0210407-IN | LEAKING PIPE | 09/28/09 | 172.19 |
| | Total: | | | | 970.19 |
| Grand total: | | | | | 1,359.10 |

-- End of report --

CASH DISBURSEMENTS

Starting Check Date: 9/01/09 Cash Account #: 1111
Ending Check Date: 9/30/09

| Check Date | Check # | Vend # | Name | Check Amount | Reference |
|------------|---------|--------|-------------------------------|--------------|---------------------------|
| 9/01/09 | 900 | ATLSEC | ATLANTIC SECURITY | 712.32 | MONITORING 9/1/09-9/30/09 |
| 9/01/09 | 901 | MILLER | MILLER ELECTRIC COMPANY INC | 525.00 | AUG MAINT |
| 9/01/09 | 902 | MMSMGT | MAY MANAGEMENT SERVICES, INC. | 752.06 | |
| 9/07/09 | 903 | MMSMGT | MAY MANAGEMENT SERVICES, INC. | 170.21 | AUG REIMB EXP |
| 9/07/09 | 904 | RPERRI | LAW OFFICE OF ROSANNE PERRINE | 250.00 | MJ-BARKER |
| 9/16/09 | 9999 | (M)FPL | FLORIDA POWER & LIGHT | 392.86 | |
| 9/21/09 | 905 | MILLER | MILLER ELECTRIC COMPANY INC | 113.39 | REPRD BAD PHOTOCCELL |
| 9/21/09 | 906 | NANAKS | NANAK'S LANDSCAPING INC | 3,603.68 | |
| 9/24/09 | 908 | KRMASO | KR MASONRY, INC | 1,400.00 | REPR SIDEWALK |
| Totals: | | | | 7,919.52 | |

-- End of report --

CASH DISBURSEMENTS

Starting Check Date: 9/01/09 Cash Account #: 1130
Ending Check Date: 9/30/09

| Check Date | Check # | Vend # | Name | Check Amount | Reference |
|------------|---------|--------|------|--------------|-----------|
| 9/21/09 | 3 | VOID | | .00 | Void |
| Totals: | | | | .00 | |

-- End of report --

R E C O N C I L I A T I O N

Bank account #: 2 PROSPERITY BANK - DEP/CKS

1111 Cash, Operating

G/L Acct Bal: 27,183.59

Statement date:09/30/09

Bank Balance: 26,982.17

| Chk-# | Date | Reference | Clr-date | Uncleared Checks | Uncleared Deposits |
|-------|------|-----------|----------|------------------|--------------------|
|-------|------|-----------|----------|------------------|--------------------|

OUTSTANDING ITEMS:

| | | | | | |
|-------------------|----------|---------------------------|--|----------|----------|
| 904 | 09/07/09 | LAW OFFICE OF ROSANNE PER | | 250.00 | |
| 908 | 09/24/09 | KR MASONRY, INC | | 1,400.00 | |
| AR-678 | 09/30/09 | Owner cash receipts - 678 | | | 1,851.42 |
| Total Outstanding | | | | 1,650.00 | 1,851.42 |

Bank Reconciliation Summary

=====

| | | | |
|----------------------------|-----------|---------------------|-----------|
| Checkbook Balance | 27,183.59 | Reconciling Balance | 26,982.17 |
| Uncleared Checks, Credits | 1,650.00+ | Bank Stmt. Balance | 26,982.17 |
| Uncleared Deposits, Debits | 1,851.42- | Difference | 0.00 |

-- End of report --

R E C O N C I L I A T I O N

Bank account #: 3 PROSPERITY BK-REPL FUND-SVNGS

1130 Cash - Replacement Fund

G/L Acct Bal: 52,771.21

Statement date:09/30/09

Bank Balance: 52,771.21

| Chk-# | Date | Reference | Clr-date | Uncleared Checks | Uncleared Deposits |
|-------|------|-----------|----------|------------------|--------------------|
|-------|------|-----------|----------|------------------|--------------------|

OUTSTANDING ITEMS:

| | | |
|-------------------|-----|-----|
| Total Outstanding | .00 | .00 |
|-------------------|-----|-----|

Bank Reconciliation Summary

=====

| | | | |
|----------------------------|-----------|---------------------|-----------|
| Checkbook Balance | 52,771.21 | Reconciling Balance | 52,771.21 |
| Uncleared Checks, Credits | 0.00+ | Bank Stmt. Balance | 52,771.21 |
| Uncleared Deposits, Debits | 0.00 | Difference | 0.00 |

-- End of report --

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 09/01/09
Ending date: 09/30/09

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|--------|--|---------------|-----------|----------|------------|-------------|
| 1111 | Cash, Operating | 18,617.73 | 16,485.38 | 7,919.52 | 8,565.86 | 27,183.59 |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/01/09 AP0000 900 712.32 ATLANTIC SECURITY MONITORING 9/1/09-9/30/09 | | | | | |
| | 09/01/09 AP0000 901 525.00 MILLER ELECTRIC COMPANY I AUG MAINT | | | | | |
| | 09/01/09 AP0000 902 752.06 MAY MANAGEMENT SERVICES, SEP MGMT FEES | | | | | |
| | 09/07/09 AP0000 903 170.21 MAY MANAGEMENT SERVICES, AUG REIMB EXP | | | | | |
| | 09/07/09 AP0000 904 250.00 LAW OFFICE OF ROSANNE PER MJ-BARKER | | | | | |
| | 09/15/09 AR0000 AR-668 631.69 Owner Cash Receipts | | | | | |
| | 09/16/09 AP0000 9999 40.44 FLORIDA POWER & LIGHT | | | | | |
| | 09/16/09 AP0000 9999 279.09 FLORIDA POWER & LIGHT | | | | | |
| | 09/16/09 AP0000 9999 73.33 FLORIDA POWER & LIGHT | | | | | |
| | 09/17/09 AR0000 AR-669 313.29 Owner Cash Receipts | | | | | |
| | 09/21/09 AP0000 905 113.39 MILLER ELECTRIC COMPANY I REPRD BAD PHOTOCELL | | | | | |
| | 09/21/09 AP0000 906 3,603.68 NANAK'S LANDSCAPING INC SEP LANDSCP | | | | | |
| | 09/21/09 AR0000 AR-670 1,117.14 Owner Cash Receipts | | | | | |
| | 09/22/09 AR0000 AR-671 1,851.45 Owner Cash Receipts | | | | | |
| | 09/23/09 AR0000 AR-672 1,851.42 Owner Cash Receipts | | | | | |
| | 09/23/09 RJ0013 VMK-13 1,400.00 Repair Sidewalks from Res | | | | | |
| | 09/24/09 AP0000 908 1,400.00 KR MASONRY, INC REPR SIDEWALK | | | | | |
| | 09/24/09 AR0000 AR-673 308.57 Owner Cash Receipts | | | | | |
| | 09/25/09 AR0000 AR-674 924.85 Owner Cash Receipts | | | | | |
| | 09/28/09 AR0000 AR-675 925.71 Owner Cash Receipts | | | | | |
| | 09/29/09 AR0000 AR-676 3,458.42 Owner Cash Receipts | | | | | |
| | 09/30/09 AR0000 AR-677 1,851.42 Owner Cash Receipts | | | | | |
| | 09/30/09 AR0000 AR-678 1,851.42 Owner Cash Receipts | | | | | |
| 1130 | Cash - Replacement Fund | 54,166.78 | 1,404.43 | 2,800.00 | 1,395.57CR | 52,771.21 |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/21/09 AP0000 3 1,400.00 KR MASONRY, INC REPR SIDEWALKS | | | | | |
| | 09/21/09 AP0000 3 1,400.00 Void chk, KR MASONRY, INC Res is Savings | | | | | |
| | 09/23/09 RJ0013 VMK-13 1,400.00 Repair Sidewalks from Res | | | | | |
| | 09/30/09 CR0000 ADJUST 4.43 September Interest | | | | | |
| 1135 | Replacement - CD's | 91,904.24 | 176.18 | .00 | 176.18 | 92,080.42 |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/30/09 RJ0009 VMK0807D 176.18 CD Interest | | | | | |
| 1210 | Assessments Receivable | 15,619.76 | 215.62 | 1,829.02 | 1,613.40CR | 14,006.36 |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/15/09 AR0000 AR-668 323.12 Owner Cash Receipts | | | | | |
| | 09/17/09 AR0000 AR-669 313.29 Owner Cash Receipts | | | | | |
| | 09/21/09 AR0000 AR-670 500.00 Owner Cash Receipts | | | | | |
| | 09/22/09 AR0000 AR-671 11.32 Owner Cash Receipts | | | | | |
| | 09/24/09 AR0000 AR-673 308.57 Owner Cash Receipts | | | | | |

GENERAL LEDGER TRIAL BALANCE

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|--------|-------------|---------------|----------|----------|------------|-------------|
|--------|-------------|---------------|----------|----------|------------|-------------|

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|----------|--------|-----------|-----------|-----------|-----------------------|---------------|
| 09/24/09 | AR0000 | AR06 | 50.00 | | Owner Expense Adjust. | |
| 09/24/09 | AR0000 | AR06 | 50.00 | | Owner Expense Adjust. | |
| 09/29/09 | AR0000 | AR-676 | | 372.72 | Owner Cash Receipts | |
| 09/30/09 | AR0000 | AR03 | 115.62 | | Apply Interest | |

| | | | | | | |
|------|--------------------|-----|-----|-----|-----|-----|
| 1250 | Due from Operating | .00 | .00 | .00 | .00 | .00 |
|------|--------------------|-----|-----|-----|-----|-----|

| | | | | | | |
|------|-------------------|----------|-----|--------|----------|----------|
| 1610 | Prepaid Insurance | 2,951.37 | .00 | 327.93 | 327.93CR | 2,623.44 |
|------|-------------------|----------|-----|--------|----------|----------|

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|----------|--------|-----------|-----------|-----------|-------------------|---------------|
| 09/30/09 | RJ0002 | VMK0807B | | 327.93 | PREPAID INSURANCE | |

| | | | | | | |
|------|-----------------|-----|-----|-----|-----|-----|
| 1810 | Prepaid Expense | .00 | .00 | .00 | .00 | .00 |
|------|-----------------|-----|-----|-----|-----|-----|

| | | | | | | |
|------|----------|----------|-----|-----|-----|----------|
| 1910 | Deposits | 1,085.20 | .00 | .00 | .00 | 1,085.20 |
|------|----------|----------|-----|-----|-----|----------|

| | | | | | | |
|------|------------------|----------|-----------|-----------|----------|------------|
| 2210 | Accounts Payable | 859.04CR | 10,719.52 | 11,219.58 | 500.06CR | 1,359.10CR |
|------|------------------|----------|-----------|-----------|----------|------------|

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|----------|--------|-----------|-----------|-----------|---------------------------|---------------------------|
| 09/01/09 | AP0000 | 900 | 712.32 | | ATLANTIC SECURITY | MONITORING 9/1/09-9/30/09 |
| 09/01/09 | AP0000 | 901 | 525.00 | | MILLER ELECTRIC COMPANY I | AUG MAINT |
| 09/01/09 | AP0000 | 902 | 752.06 | | MAY MANAGEMENT SERVICES, | SEP MGMT FEES |
| 09/01/09 | AP0000 | VH1503 | | 677.06 | MAY MANAGEMENT SERVICES, | SEP MGMT FEES |
| 09/01/09 | AP0000 | VH1504 | | 75.00 | MAY MANAGEMENT SERVICES, | SEP EST LABOR |
| 09/01/09 | AP0000 | VH1509 | | 525.00 | MILLER ELECTRIC COMPANY I | AUG MAINT |
| 09/01/09 | AP0000 | VH1510 | | 712.32 | ATLANTIC SECURITY | MONITORING 9/1/09-9/30/09 |
| 09/01/09 | AP0000 | VH1514 | | 2,792.00 | NANAK'S LANDSCAPING INC | SEP LANDSCP |
| 09/07/09 | AP0000 | 903 | 170.21 | | MAY MANAGEMENT SERVICES, | AUG REIMB EXP |
| 09/07/09 | AP0000 | 904 | 250.00 | | LAW OFFICE OF ROSANNE PER | MJ-BARKER |
| 09/15/09 | AP0000 | VH1516 | | 40.44 | FLORIDA POWER & LIGHT | SVC 8/12/09-9/11/09 |
| 09/15/09 | AP0000 | VH1517 | | 279.09 | FLORIDA POWER & LIGHT | SVC 8/12/09-9/11/09 |
| 09/15/09 | AP0000 | VH1518 | | 73.33 | FLORIDA POWER & LIGHT | SVC 8/12/09-9/11/09 |
| 09/16/09 | AP0000 | 1516 | 40.44 | | FLORIDA POWER & LIGHT | |
| 09/16/09 | AP0000 | 1517 | 279.09 | | FLORIDA POWER & LIGHT | |
| 09/16/09 | AP0000 | 1518 | 73.33 | | FLORIDA POWER & LIGHT | |
| 09/16/09 | AP0000 | 1523 | 1,400.00 | | KR MASONRY, INC | Res is Savings |
| 09/16/09 | AP0000 | VH1521 | | 113.39 | MILLER ELECTRIC COMPANY I | REPRD BAD PHOTOCCELL |
| 09/16/09 | AP0000 | VH1522 | | 372.85 | NANAK'S LANDSCAPING INC | REPR IRRIG |
| 09/16/09 | AP0000 | VH1523 | | 1,400.00 | KR MASONRY, INC | REPR SIDEWALKS |
| 09/16/09 | AP0000 | VH1526 | | 1,400.00 | KR MASONRY, INC | REPR SIDEWALK |
| 09/21/09 | AP0000 | 3 | 1,400.00 | | KR MASONRY, INC | REPR SIDEWALKS |
| 09/21/09 | AP0000 | 3 | | 1,400.00 | Void chk, KR MASONRY, INC | Res is Savings |
| 09/21/09 | AP0000 | 905 | 113.39 | | MILLER ELECTRIC COMPANY I | REPRD BAD PHOTOCCELL |
| 09/21/09 | AP0000 | 906 | 3,603.68 | | NANAK'S LANDSCAPING INC | SEP LANDSCP |
| 09/24/09 | AP0000 | 908 | 1,400.00 | | KR MASONRY, INC | REPR SIDEWALK |
| 09/24/09 | AP0000 | VH1527 | | 60.00 | MAY MANAGEMENT SERVICES, | INTENT TO LIEN |
| 09/28/09 | AP0000 | VH1530 | | 798.00 | NANAK'S LANDSCAPING INC | RPLC BLADDER TANK |
| 09/28/09 | AP0000 | VH1531 | | 172.19 | NANAK'S LANDSCAPING INC | LEAKING PIPE |
| 09/30/09 | AP0000 | VH1528 | | 188.08 | FLORIDA POWER & LIGHT | SVC 8/25/09-9/24/09 |
| 09/30/09 | AP0000 | VH1532 | | 140.83 | MAY MANAGEMENT SERVICES, | MONTHLY EXPENSES OCT |

GENERAL LEDGER TRIAL BALANCE

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|--------|--|---------------|----------|-----------|-------------|-------------|
| 2220 | Unearned Revenue | 7,823.10CR | 7,823.10 | .00 | 7,823.10 | .00 |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/30/09 RJ0001 VMK0807A 7,823.10 UNEARNED REVENUE | | | | | |
| 2230 | Prepaid Assessments | 926.57CR | .00 | 13,256.36 | 13,256.36CR | 14,182.93CR |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/15/09 AR0000 AR-668 308.57 Owner Cash Receipts | | | | | |
| | 09/21/09 AR0000 AR-670 617.14 Owner Cash Receipts | | | | | |
| | 09/22/09 AR0000 AR-671 1,840.13 Owner Cash Receipts | | | | | |
| | 09/23/09 AR0000 AR-672 1,851.42 Owner Cash Receipts | | | | | |
| | 09/25/09 AR0000 AR-674 924.85 Owner Cash Receipts | | | | | |
| | 09/28/09 AR0000 AR-675 925.71 Owner Cash Receipts | | | | | |
| | 09/29/09 AR0000 AR-676 3,085.70 Owner Cash Receipts | | | | | |
| | 09/30/09 AR0000 AR-677 1,851.42 Owner Cash Receipts | | | | | |
| | 09/30/09 AR0000 AR-678 1,851.42 Owner Cash Receipts | | | | | |
| 2250 | Due to Replacement | .00 | .00 | .00 | .00 | .00 |
| 3005 | Replacement - Fund Balance | 28,488.05CR | .00 | .00 | .00 | 28,488.05CR |
| 3006 | Replacement-Irrigation/Fountn. | 8,250.80CR | .00 | .00 | .00 | 8,250.80CR |
| 3115 | Replacement - Sidewalks | 2,986.22 | .00 | .00 | .00 | 2,986.22 |
| 3116 | Replacement - Entry & Dir Sign | 2,412.77 | .00 | .00 | .00 | 2,412.77 |
| 3122 | Replacement-General | 53,536.00CR | .00 | .00 | .00 | 53,536.00CR |
| 3125 | Replacement-Pavement/Sdwlks | 26,160.36CR | .00 | .00 | .00 | 26,160.36CR |
| 3135 | Replacement - Street Lights | 3,562.47CR | .00 | .00 | .00 | 3,562.47CR |
| 3160 | Replacement Fund Interest | 10,217.65CR | .00 | .00 | .00 | 10,217.65CR |
| 3520 | Prior Years Surplus/Deficit | 17,816.96CR | .00 | .00 | .00 | 17,816.96CR |
| 3530 | Prior Period Adjustment | 821.00 | .00 | .00 | .00 | 821.00 |
| 4110 | Assessments | 81,970.77CR | .00 | 7,823.10 | 7,823.10CR | 89,793.87CR |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/30/09 RJ0001 VMK0807A 7,823.10 UNEARNED REVENUE | | | | | |
| 4113 | Collection Fees | 2,770.00CR | 60.00 | 100.00 | 40.00CR | 2,810.00CR |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/24/09 AP0000 VH1527 60.00 MAY MANAGEMENT SERVICES, INTENT TO LIEN | | | | | |
| | 09/24/09 AR0000 AR06 50.00 Owner Expense Adjust. | | | | | |
| | 09/24/09 AR0000 AR06 50.00 Owner Expense Adjust. | | | | | |

GENERAL LEDGER TRIAL BALANCE

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|--------|---|---------------|----------|----------|------------|-------------|
| 4114 | Late Fee Income | 1,202.34CR | .00 | 115.62 | 115.62CR | 1,317.96CR |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/30/09 AR0000 AR03 115.62 Apply Interest | | | | | |
| 4410 | Interest Income | 67.06CR | .00 | .00 | .00 | 67.06CR |
| 4502 | Replacement-General | 19,381.50CR | .00 | .00 | .00 | 19,381.50CR |
| 4510 | Replacement - Int. | 28.56CR | .00 | 4.43 | 4.43CR | 32.99CR |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/30/09 CR0000 ADJUST 4.43 September Interest | | | | | |
| 4520 | Replacement - CD Interest | 1,844.62CR | .00 | 176.18 | 176.18CR | 2,020.80CR |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/30/09 RJ0009 VMK0807D 176.18 CD Interest | | | | | |
| 4910 | Misc. Income | .00 | .00 | .00 | .00 | .00 |
| 5005 | Accounting & Tax Preparation | 400.00 | .00 | .00 | .00 | 400.00 |
| 5120 | Insurance | 2,755.68 | 327.93 | .00 | 327.93 | 3,083.61 |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/30/09 RJ0002 VMK0807B 327.93 PREPAID INSURANCE | | | | | |
| 5130 | Legal | 2,767.00 | .00 | .00 | .00 | 2,767.00 |
| 5135 | Licenses, Taxes & Fees | 61.25 | .00 | .00 | .00 | 61.25 |
| 5140 | Management Contract | 5,416.48 | 677.06 | .00 | 677.06 | 6,093.54 |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/01/09 AP0000 VH1503 677.06 MAY MANAGEMENT SERVICES, SEP MGMT FEES | | | | | |
| 5160 | Office Supply/Postage/Copies | 744.45 | 137.40 | .00 | 137.40 | 881.85 |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/30/09 AP0000 VH1532 137.40 MAY MANAGEMENT SERVICES, MONTHLY EXPENSES OCT | | | | | |
| 6010 | Landscape Contract | 22,336.00 | 2,792.00 | .00 | 2,792.00 | 25,128.00 |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/01/09 AP0000 VH1514 2,792.00 NANAK'S LANDSCAPING INC SEP LANDSCP | | | | | |
| 6020 | Landscape Impr/Remediation | 275.00 | .00 | .00 | .00 | 275.00 |

GENERAL LEDGER TRIAL BALANCE

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---------------|--|---------------|-----------|-----------|------------|-------------|
| 6050 | Irrigation Repairs | 4,162.17 | 1,343.04 | .00 | 1,343.04 | 5,505.21 |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/16/09 AP0000 VH1522 372.85 NANAK'S LANDSCAPING INC REPR IRRIG | | | | | |
| | 09/28/09 AP0000 VH1530 798.00 NANAK'S LANDSCAPING INC REPLC BLADDER TANK | | | | | |
| | 09/28/09 AP0000 VH1531 172.19 NANAK'S LANDSCAPING INC LEAKING PIPE | | | | | |
| 6080 | Lot Mowing & Clean up | .00 | .00 | .00 | .00 | .00 |
| 6535 | Misc Repairs & Maintenance | 1,235.76 | .00 | .00 | .00 | 1,235.76 |
| 6540 | Maint Personnel/Temp Labor | 736.22 | 78.43 | .00 | 78.43 | 814.65 |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/01/09 AP0000 VH1504 75.00 MAY MANAGEMENT SERVICES, SEP EST LABOR | | | | | |
| | 09/30/09 AP0000 VH1532 3.43 MAY MANAGEMENT SERVICES, MONTHLY EXPENSES OCT | | | | | |
| 6580 | Street Lights & Light Fixtures | 4,601.74 | 638.39 | .00 | 638.39 | 5,240.13 |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/01/09 AP0000 VH1509 525.00 MILLER ELECTRIC COMPANY I AUG MAINT | | | | | |
| | 09/16/09 AP0000 VH1521 113.39 MILLER ELECTRIC COMPANY I REPRD BAD PHOTOCCELL | | | | | |
| 7040 | Electricity | 3,743.53 | 580.94 | .00 | 580.94 | 4,324.47 |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/15/09 AP0000 VH1516 40.44 FLORIDA POWER & LIGHT SVC 8/12/09-9/11/09 | | | | | |
| | 09/15/09 AP0000 VH1517 279.09 FLORIDA POWER & LIGHT SVC 8/12/09-9/11/09 | | | | | |
| | 09/15/09 AP0000 VH1518 73.33 FLORIDA POWER & LIGHT SVC 8/12/09-9/11/09 | | | | | |
| | 09/30/09 AP0000 VH1528 188.08 FLORIDA POWER & LIGHT SVC 8/25/09-9/24/09 | | | | | |
| 7505 | Monitoring Fees | 5,724.00 | 712.32 | .00 | 712.32 | 6,436.32 |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/01/09 AP0000 VH1510 712.32 ATLANTIC SECURITY MONITORING 9/1/09-9/30/09 | | | | | |
| 8110 | Replacement - General | 19,381.50 | .00 | .00 | .00 | 19,381.50 |
| 8517 | Entry & Dir Sign | .00 | .00 | .00 | .00 | .00 |
| 8530 | Sidewalk Drainage | .00 | 2,800.00 | 1,400.00 | 1,400.00 | 1,400.00 |
| | DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE | | | | | |
| | 09/16/09 AP0000 1523 1,400.00 KR MASONRY, INC REPR SIDEWALKS | | | | | |
| | 09/16/09 AP0000 VH1523 1,400.00 KR MASONRY, INC REPR SIDEWALKS | | | | | |
| | 09/16/09 AP0000 VH1526 1,400.00 KR MASONRY, INC REPR SIDEWALK | | | | | |
| Grand totals: | | .00 | 46,971.74 | 46,971.74 | .00 | .00 |

-- End of report --