

Stoneybrook at Gateway Master

Balance Sheet
As of 09/30/09

ASSETS

| | | |
|--------------------------------|---------------|----------------------|
| Cash-Operating Colonial | \$ 309,601.26 | |
| Cash-Estates MMKT | 71,620.54 | |
| Petty Cash | 500.00 | |
| Cash-Reserves Colonial | 66,210.00 | |
| Accounts Receivable Fees-Owner | 227,542.36 | |
| Due From Owners Comcast | 84,065.41 | |
| A/R Late Fees/Interest | 45,448.85 | |
| A/R Collection Costs | 29,688.97 | |
| A/R Owner Misc. | 243.75 | |
| Fines | 4,175.00 | |
| Allowance for Bad Debt | (388,269.78) | |
| FP&L Deposits | 10,041.14 | |
| Security Deposits | 700.00 | |
| Pre-paid Insurance | 36,700.06 | |
| Prepaid Expenses | 371.00 | |
| TOTAL ASSETS | | \$ 498,638.56 |

LIABILITIES & EQUITY

CURRENT LIABILITIES:

| | | |
|-------------------------------|--------------|----------------------|
| Accounts Payable | \$ 26,982.70 | |
| Prepaid Maintenance Fees | 106,779.09 | |
| Subtotal Current Liab. | | \$ 133,761.79 |

RESERVES:

| | | |
|--------------------------------|-------------|---------------------|
| Reserve-Painting | \$ 2,712.57 | |
| Reserves - Roof | 7,172.24 | |
| Reserves - Clubhouse | 16,875.00 | |
| Reserves - Tennis Courts | 3,448.92 | |
| Reserves-Pool/Spa | 10,572.75 | |
| Reserves - Gate | 466.75 | |
| Reserves - Sports Courts/ Ame. | 5,601.75 | |
| Reserve-Storm Damage | 17,397.50 | |
| Reserves -Unallocated Int | 1,962.52 | |
| Subtotal | | \$ 66,210.00 |

EQUITY:

| | | |
|-------------------|---------------|--|
| Retained Earnings | \$ 171,730.17 | |
|-------------------|---------------|--|

Stoneybrook at Gateway Master

Balance Sheet
As of 09/30/09

| | | |
|--------------------------------|------------|---------------|
| Estates Equity | 18,022.63 | |
| Contrib. Capital - Owners | 2,301.92 | |
| Current Year Net Income/(Loss) | 106,612.05 | |
| | <hr/> | |
| Subtotal Equity | | \$ 298,666.77 |
| TOTAL LIABILITIES & EQUITY | | \$ 498,638.56 |
| | | ===== |

Stoneybrook at Gateway Master

Income/Expense Statement
Period: 09/01/09 to 09/30/09

| Account | Description | Current Period | | | Year-To-Date | | | Yearly |
|---------|------------------------------|----------------|------------|------------|--------------|--------------|------------|--------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| INCOME: | | | | | | | | |
| 06310 | Assessment Income | 72,032.00 | 70,570.00 | 1,462.00 | 698,844.00 | 695,985.00 | 2,859.00 | 907,695.00 |
| 06320 | Activities Income | 130.00 | .00 | 130.00 | 1,858.00 | .00 | 1,858.00 | .00 |
| 06330 | Special Assmt Income | .00 | .00 | .00 | (300.00) | .00 | (300.00) | .00 |
| 06335 | Application Fee Income | 425.00 | .00 | 425.00 | 2,825.00 | .00 | 2,825.00 | .00 |
| 06340 | Late Fee Income | (200.73) | 1,500.00 | (1,700.73) | 17,739.60 | 13,500.00 | 4,239.60 | 18,000.00 |
| 06345 | Filing Fees | (495.00) | .00 | (495.00) | 360.00 | .00 | 360.00 | .00 |
| 06355 | Transponders/Remotes | 320.00 | 650.00 | (330.00) | 3,469.50 | 5,850.00 | (2,380.50) | 7,800.00 |
| 06360 | Misc. Income | 105.00 | 83.33 | 21.67 | 1,749.75 | 749.97 | 999.78 | 1,000.00 |
| 06365 | Violation/Fines | .00 | 833.33 | (833.33) | 2,025.00 | 7,499.97 | (5,474.97) | 10,000.00 |
| 06390 | Owner Interest Income | 4,051.49 | .00 | 4,051.49 | 40,399.14 | .00 | 40,399.14 | .00 |
| 06395 | Collection Costs | (610.00) | .00 | (610.00) | 6,182.83 | .00 | 6,182.83 | .00 |
| 06410 | Cable TV Income | 29,306.00 | 29,219.92 | 86.08 | 263,617.00 | 262,979.28 | 637.72 | 350,639.00 |
| 06500 | Coca Cola Commission | .00 | .00 | .00 | 611.58 | .00 | 611.58 | .00 |
| 06510 | Transfer Fees | 1,100.00 | 625.00 | 475.00 | 6,030.00 | 5,625.00 | 405.00 | 7,500.00 |
| 06610 | Resale Capital Contributions | 8,000.00 | 3,333.33 | 4,666.67 | 44,997.34 | 29,999.97 | 14,997.37 | 40,000.00 |
| 06820 | Rental Income | 100.00 | 583.33 | (483.33) | 3,482.00 | 5,249.97 | (1,767.97) | 7,000.00 |
| 06910 | Interest Income | 62.30 | 333.33 | (271.03) | 830.14 | 2,999.97 | (2,169.83) | 4,000.00 |
| 06920 | Other Income | .00 | .00 | .00 | 180.75 | .00 | 180.75 | .00 |
| 06930 | Advertising Income | .00 | 416.67 | (416.67) | .00 | 3,750.03 | (3,750.03) | 5,000.00 |
| | Subtotal Income | 114,326.06 | 108,148.24 | 6,177.82 | 1,094,901.63 | 1,034,189.16 | 60,712.47 | 1,358,634.00 |

EXPENSES

General & Administrative

| | | | | | | | | |
|-------|--------------------------|-----------|-----------|------------|------------|------------|------------|------------|
| 07010 | Management Contract | 5,057.00 | 5,446.00 | 389.00 | 47,069.00 | 49,014.00 | 1,945.00 | 65,352.00 |
| 07020 | Professional Fees | 9,720.00 | .00 | (9,720.00) | 14,979.50 | 19,000.00 | 4,020.50 | 20,500.00 |
| 07021 | Sales Tax | .00 | .00 | .00 | 370.70 | .00 | (370.70) | .00 |
| 07026 | Member Functions | .00 | 50.00 | 50.00 | 45.46 | 500.00 | 454.54 | 650.00 |
| 07027 | Music/Cable | 33.94 | 37.50 | 3.56 | 298.53 | 337.50 | 38.97 | 450.00 |
| 07028 | Bank Charges | .00 | .00 | .00 | 37.00 | 80.00 | 43.00 | 80.00 |
| 07030 | Legal-Collection Costs | (844.32) | 500.00 | 1,344.32 | 4,296.21 | 38,500.00 | 34,203.79 | 40,000.00 |
| 07032 | Uncollected fees***** | 29,207.33 | 29,207.33 | .00 | 262,865.97 | 262,865.97 | .00 | 350,488.00 |
| 07035 | Postage & Mail | 176.96 | 333.33 | 156.37 | 6,584.05 | 2,999.97 | (3,584.08) | 4,000.00 |
| 07038 | On Site Manager | .00 | 3,750.00 | 3,750.00 | 60.00 | 33,750.00 | 33,690.00 | 45,000.00 |
| 07040 | Office Supplies | 460.13 | 291.67 | (168.46) | 11,577.02 | 2,625.03 | (8,951.99) | 3,500.00 |
| 07042 | Advertising | .00 | .00 | .00 | 7.00 | .00 | (7.00) | .00 |
| 07045 | Annual Filing Fees | .00 | .00 | .00 | 122.50 | 62.00 | (60.50) | 62.00 |
| 07046 | Printing & Reproduction | .00 | 41.67 | 41.67 | 712.46 | 375.03 | (337.43) | 500.00 |
| 07047 | Copier/Fax Lease | 373.78 | 175.00 | (198.78) | 1,723.96 | 1,575.00 | (148.96) | 2,100.00 |
| 07051 | Bad Debt ***** | .00 | .00 | .00 | 9,000.00 | 9,000.00 | .00 | 9,000.00 |
| 07052 | Soda Products/Expense | .00 | .00 | .00 | 991.81 | .00 | (991.81) | .00 |
| 07060 | IT Service/Support | 126.00 | 40.00 | (86.00) | 1,900.53 | 360.00 | (1,540.53) | 480.00 |
| 07065 | Internet Access/Computer | 344.79 | 75.00 | (269.79) | 2,856.88 | 675.00 | (2,181.88) | 900.00 |

Stoneybrook at Gateway Master

Income/Expense Statement
Period: 09/01/09 to 09/30/09

| Account | Description | Current Period | | | Year-To-Date | | | Yearly |
|-------------------|-------------------------------|----------------|-----------|------------|--------------|------------|-------------|------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| 07070 | Insurance ***** | 4,037.10 | 4,025.00 | (12.10) | 35,998.01 | 36,225.00 | 226.99 | 48,300.00 |
| 07071 | Insurance Deductible | .00 | .00 | .00 | .00 | 5,000.00 | 5,000.00 | 5,000.00 |
| | General & Administrative | 48,692.71 | 43,972.50 | (4,720.21) | 401,496.59 | 462,944.50 | 61,447.91 | 596,362.00 |
| Gatehouse Expense | | | | | | | | |
| 08010 | Gatehouse Repairs | .00 | .00 | .00 | .00 | 500.00 | 500.00 | 500.00 |
| 08020 | Gate Repairs | 286.20 | 350.00 | 63.80 | 2,913.49 | 5,700.00 | 2,786.51 | 6,750.00 |
| 08025 | Gate Remote/Bar Codes | .00 | .00 | .00 | 4,286.63 | 2,500.00 | (1,786.63) | 2,500.00 |
| 08040 | Janitorial/Cleaning | .00 | 333.33 | 333.33 | 1,480.34 | 2,999.97 | 1,519.63 | 4,000.00 |
| | Gatehouse Expense | 286.20 | 683.33 | 397.13 | 8,680.46 | 11,699.97 | 3,019.51 | 13,750.00 |
| Maintenance | | | | | | | | |
| 08048 | Ball Field/ Soccer Repair/Mtn | .00 | 25.00 | 25.00 | 1,110.00 | 225.00 | (885.00) | 300.00 |
| 08049 | Bocce Court Repair/Maint | .00 | 8.33 | 8.33 | .00 | 74.97 | 74.97 | 100.00 |
| 08050 | Building Maintenance | 115.40 | 391.67 | 276.27 | 1,366.74 | 3,525.03 | 2,158.29 | 4,700.00 |
| 08051 | Tot Lot | .00 | 16.67 | 16.67 | .00 | 150.03 | 150.03 | 200.00 |
| 08052 | Basketball/Inline Skating | .00 | 83.33 | 83.33 | .00 | 749.97 | 749.97 | 1,000.00 |
| 08053 | A/C Maintenance | .00 | 188.00 | 188.00 | 485.00 | 1,878.00 | 1,393.00 | 2,442.00 |
| 08054 | Volleyball Maintenance | .00 | 25.00 | 25.00 | .00 | 225.00 | 225.00 | 300.00 |
| 08055 | Tennis Court - Repairs/Maint | .00 | 50.00 | 50.00 | .00 | 450.00 | 450.00 | 600.00 |
| 08060 | Trees/Shrubs | .00 | .00 | .00 | 350.00 | 2,000.00 | 1,650.00 | 2,000.00 |
| 08062 | Annuals Planted | .00 | .00 | .00 | 2,549.50 | 800.00 | (1,749.50) | 800.00 |
| 08063 | Mulch | .00 | 4,500.00 | 4,500.00 | 4,160.00 | 9,000.00 | 4,840.00 | 9,000.00 |
| 08065 | Sod/Seed | .00 | 400.00 | 400.00 | .00 | 500.00 | 500.00 | 500.00 |
| 08066 | Fire Protection | .00 | .00 | .00 | 241.52 | 400.00 | 158.48 | 400.00 |
| 08070 | Mowing/Edging/Trimming | 5,483.00 | 5,167.00 | (316.00) | 58,217.99 | 57,252.00 | (965.99) | 72,753.00 |
| | Maintenance | 5,598.40 | 10,855.00 | 5,256.60 | 68,480.75 | 77,230.00 | 8,749.25 | 95,095.00 |
| Contract Services | | | | | | | | |
| 08075 | Pest Control/Extermination | .00 | 66.83 | 66.83 | .00 | 601.47 | 601.47 | 802.00 |
| 08083 | Irrigation Parts | .00 | 333.00 | 333.00 | 2,551.32 | 2,997.00 | 445.68 | 3,996.00 |
| 08084 | Irrigation Labor | .00 | 833.33 | 833.33 | 4,179.00 | 7,499.97 | 3,320.97 | 10,000.00 |
| 08085 | Trash Removal | 135.71 | 130.00 | (5.71) | 1,089.90 | 1,170.00 | 80.10 | 1,560.00 |
| 08087 | Gate Attendant | (36,830.73) | 2,700.00 | 39,530.73 | 70,541.26 | 57,450.00 | (13,091.26) | 65,550.00 |
| 08090 | Service Agreements | 371.00 | 125.00 | (246.00) | 2,226.00 | 1,125.00 | (1,101.00) | 1,500.00 |
| 08093 | Alarm | 153.82 | 200.00 | 46.18 | 1,724.42 | 1,800.00 | 75.58 | 2,400.00 |
| 08095 | Lake Maintenance | 23.91 | .00 | (23.91) | .00 | .00 | .00 | .00 |
| | Contract Services | (36,146.29) | 4,388.16 | 40,534.45 | 82,311.90 | 72,643.44 | (9,668.46) | 85,808.00 |
| Personnel Expense | | | | | | | | |
| 08100 | Payroll | 6,092.75 | 3,333.33 | (2,759.42) | 38,647.74 | 29,999.97 | (8,647.77) | 40,000.00 |

Stoneybrook at Gateway Master

Income/Expense Statement
Period: 09/01/09 to 09/30/09

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|--------------------------------|--------------------------------|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| 08110 | Payroll - Taxes & Fees | 874.73 | 458.33 | (416.40) | 5,914.08 | 4,124.97 | (1,789.11) | 5,500.00 |
| 08120 | Payroll Insurance | .00 | 176.83 | 176.83 | 226.46 | 1,591.47 | 1,365.01 | 2,122.00 |
| 08125 | Payroll New Hire Fee | .00 | 8.33 | 8.33 | 30.00 | 74.97 | 44.97 | 100.00 |
| 08130 | Vehicle Allowance | 60.17 | 50.00 | (10.17) | 577.55 | 450.00 | (127.55) | 600.00 |
| 08150 | Exercise Equipment | 549.50 | 125.00 | (424.50) | 2,436.96 | 1,125.00 | (1,311.96) | 1,500.00 |
| 08155 | Fitness & Recr. Supplies | .00 | 166.67 | 166.67 | 329.13 | 1,500.03 | 1,170.90 | 2,000.00 |
| 08160 | Fitness Classes | 160.00 | 183.33 | 23.33 | 3,690.00 | 1,649.97 | (2,040.03) | 2,200.00 |
| | Personnel Expense | 7,737.15 | 4,501.82 | (3,235.33) | 51,851.92 | 40,516.38 | (11,335.54) | 54,022.00 |
| Pool Expense | | | | | | | | |
| 08260 | Pool-Licenses & Permits | .00 | .00 | .00 | 500.00 | 400.00 | (100.00) | 400.00 |
| 08261 | Pool Area Maintenance | .00 | 83.33 | 83.33 | 1,456.44 | 749.97 | (706.47) | 1,000.00 |
| 08262 | Cleaning Service | 1,175.00 | 1,750.00 | 575.00 | 11,750.00 | 15,750.00 | 4,000.00 | 21,000.00 |
| 08263 | Equipment Repair | 680.90 | 833.33 | 152.43 | 7,611.84 | 7,499.97 | (111.87) | 10,000.00 |
| | Pool Expense | 1,855.90 | 2,666.66 | 810.76 | 21,318.28 | 24,399.94 | 3,081.66 | 32,400.00 |
| Site Improvement | | | | | | | | |
| | Site Improvement | .00 | .00 | .00 | .00 | .00 | .00 | .00 |
| Community Room/Building | | | | | | | | |
| 08310 | Maintenance Repairs | .00 | 625.00 | 625.00 | 1,356.34 | 5,625.00 | 4,268.66 | 7,500.00 |
| 08350 | Electricity | .00 | .00 | .00 | (170.00) | .00 | 170.00 | .00 |
| | Community Room/Building | .00 | 625.00 | 625.00 | 1,186.34 | 5,625.00 | 4,438.66 | 7,500.00 |
| Utilities | | | | | | | | |
| 08510 | Water/Sewer | 330.30 | 200.00 | (130.30) | 2,017.30 | 2,499.00 | 481.70 | 3,099.00 |
| 08515 | Water-Irrigation | 493.63 | 334.00 | (159.63) | 5,659.63 | 3,891.00 | (1,768.63) | 4,893.00 |
| 08520 | Water/Sewer - Lift Stations | .00 | 45.00 | 45.00 | 134.17 | 555.00 | 420.83 | 690.00 |
| 08521 | Electric - Clubhouse | 1,212.26 | 1,328.33 | 116.07 | 10,116.20 | 11,954.97 | 1,838.77 | 15,940.00 |
| 08522 | Electric - Lift Station | (7,952.60) | .00 | 7,952.60 | (7,952.60) | .00 | 7,952.60 | .00 |
| 08523 | Electric - Pool | 841.79 | 924.00 | 82.21 | 8,161.86 | 8,316.00 | 154.14 | 11,088.00 |
| 08524 | Electric - Street Lights | 1,893.81 | .00 | (1,893.81) | 16,834.84 | 5,802.00 | (11,032.84) | 5,802.00 |
| 08525 | Utilities-Gatehouse | 214.08 | .00 | (214.08) | 2,004.65 | 624.99 | (1,379.66) | 624.99 |
| 08526 | Electric - Irrigation | 520.63 | 120.00 | (400.63) | 4,693.17 | 2,220.00 | (2,473.17) | 2,580.00 |
| 08527 | LP Gas | .00 | 1,833.33 | 1,833.33 | 12,699.09 | 16,499.97 | 3,800.88 | 22,000.00 |
| 08530 | Telephone | 165.40 | 667.00 | 501.60 | 1,523.38 | 6,252.00 | 4,728.62 | 8,253.00 |
| 08560 | Cable TV | 30,124.78 | 29,219.92 | (904.86) | 260,895.15 | 262,979.28 | 2,084.13 | 350,639.00 |
| | Utilities | 27,844.08 | 34,671.58 | 6,827.50 | 316,786.84 | 321,594.21 | 4,807.37 | 425,608.99 |
| Reserve Contribution | | | | | | | | |

Stoneybrook at Gateway Master

Reserve Statement As of 09/30/09

| | BEGINNING OF YEAR | YTD ALLOCATION | YTD DISBURSEMENTS | AVAILABLE BALANCE |
|--------------------------------|----------------------|-------------------|----------------------|----------------------|
| RESERVES: | | | | |
| Reserve-Painting | 2,082.57 | 630.00 | 0.00 | 2,712.57 |
| Reserves -Pavement | 0.00 | 824.30 | 824.30 | 0.00 |
| Reserves - Roof | 5,141.99 | 2,030.25 | 0.00 | 7,172.24 |
| Reserves - Clubhouse | 0.00 | 16,875.00 | 0.00 | 16,875.00 |
| Reserves - Tennis Courts | 3,448.92 | 0.00 | 0.00 | 3,448.92 |
| Reserves-Pool/Spa | 0.00 | 10,572.75 | 0.00 | 10,572.75 |
| Reserves - Gate | 0.00 | 933.50 | 466.75 | 466.75 |
| Reserves - Sports Courts/ Ame. | 0.00 | 5,601.75 | 0.00 | 5,601.75 |
| Reserve-Storm Damage | 17,397.50 | 0.00 | 0.00 | 17,397.50 |
| Reserves -Unallocated Int | 1,377.69 | 597.08 | 12.25 | 1,962.52 |
| | | | | |
| Subtotal Reserves | 29,448.67 | 38,064.63 | 1,303.30 | 66,210.00 |
| | | | | |
| TOTAL RESERVES | 29,448.67 | 38,064.63 | 1,303.30 | 66,210.00 |