

**UNAUDITED REPORT
PREPARED BY
HAMMERSMITH MANAGEMENT, INC.**

**BALANCE SHEET
For Period Ending 12/31/2010
Level of Detail - Account**

Account

As Of 12/31/2010

ASSETS**CURRENT ASSETS**

OPERATING CHECKING - US BANK	36,808.61
RESERVES-US BANK	19,341.54
ACCOUNTS RECEIVABLE	24,911.52
ACCOUNTS RECEIVABLE-BUILDER	349.49

TOTAL CURRENT ASSETS	81,411.16
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OTHER ASSETS

DEPOSITS	300.00
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TOTAL OTHER ASSETS	300.00
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TOTAL ASSETS	81,711.16
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LIABILITIES**CURRENT LIABILITIES**

PREPAID ASSESSMENTS	5,629.86
REFUNDS	2,500.00
DECLARANT PAYABLE	2,581.86

TOTAL CURRENT LIABILITIES	10,711.72
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TOTAL LIABILITIES	10,711.72
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EQUITY**CAPITAL**

FUND BALANCE RETAINED	18,022.69
WORKING CAPITAL FUND	1,712.00

TOTAL CAPITAL	19,734.69
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Current Year Net Income	51,264.75
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TOTAL EQUITY	70,999.44
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TOTAL LIABILITIES & EQUITY	81,711.16
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**Budget Variance Report
For Period Ending 12/31/2010
Level of Detail - Account**

Dec Act	Dec Bud	Dec Var	Account	YTD Actual	YTD Budget	YTD Var	Tot Budget
REVENUE							
INCOME							
16,524	14,905	1,619	ASSESSMENTS	207,265	178,849	28,416	178,849
0	4,197	-4,197	BUILDER ASSESSMENT	32,801	50,320	-17,519	50,320
1	0	1	OTHER INCOME	185	0	185	0
737	250	487	LATE FEES INCOME	8,536	3,000	5,536	3,000
1,360	350	1,010	LEGAL FEES-COLLECTION INCOME	2,121	4,200	-2,079	4,200
-1,870	0	-1,870	LEGAL FEES-REIMB PRIOR YR	-1,870	0	-1,870	0
100	0	100	FINES/VIOLATIONS INCOME	2,925	0	2,925	0
200	0	200	LIEN FILING FEE	1,300	0	1,300	0
17,052	19,702	-2,650	TOTAL INCOME	253,263	236,369	16,894	236,369
17,052	19,702	-2,650	TOTAL REVENUE	253,263	236,369	16,894	236,369
EXPENSES							
ADMINISTRATIVE EXPENSES							
1,118	1,040	-78	MANAGEMENT	12,981	12,480	-501	12,480
0	50	50	LEGAL-GENERAL	54	600	546	600
96	350	254	LEGAL-COLLECTION	2,121	4,200	2,079	4,200
300	0	-300	LIEN FILING	1,200	0	-1,200	0
206	0	-206	LEGAL-RISK SHARING	763	0	-763	0
630	212	-418	LATE FEE EXPENSE	4,795	2,500	-2,295	2,500
305	0	-305	INSURANCE	7,469	10,000	2,531	10,000
0	0	0	AUDIT	275	0	-275	0
0	0	0	INCOME TAX	0	325	325	325
1,419	500	-919	ADMINISTRATIVE EXPENSE	8,808	6,000	-2,808	6,000
0	500	500	SOCIAL	0	1,000	1,000	1,000
0	0	0	BAD DEBT EXPENSE	6,508	200	-6,308	200
250	80	-170	WEB SITE DEVELOPMENT	2,160	850	-1,310	850
4,324	2,732	-1,592	TOTAL ADMINISTRATIVE EXPENSES	47,134	38,155	-8,979	38,155
GROUNDS MAINTENANCE							
0	0	0	GROUNDS / COMMON AREA	2,605	4,000	1,395	4,000
0	2,871	2,871	LANDSCAPE CONTRACT	37,560	34,474	-3,086	34,474
0	0	0	SPRINKLER REPAIRS	2,002	1,500	-502	1,500
0	0	0	PLANTS, TREES & SHRUBS	227	15,000	14,773	15,000
2,716	2,360	-356	TRASH REMOVAL	31,248	28,320	-2,928	28,320
0	300	300	SNOW REMOVAL	455	1,500	1,045	1,500
969	24	-945	LIGHTING	2,567	200	-2,367	200
3,685	5,555	1,870	TOTAL GROUNDS MAINTENANCE	76,664	84,994	8,330	84,994
RECREATION FACILITIES							
0	0	0	POOL CONTRACT	7,359	6,500	-859	6,500
0	0	0	POOL REPAIRS	877	1,500	623	1,500
0	0	0	POOL CHEMICALS / SUPPLIES	2,087	4,000	1,913	4,000
119	60	-59	POOL TELEPHONE	1,280	720	-560	720
87	0	-87	CLUBHOUSE REPAIR /MAINT	2,670	4,000	1,330	4,000
206	60	-146	TOTAL RECREATION FACILITIES	14,273	16,720	2,447	16,720
UTILITIES							
863	150	-713	GAS & ELECTRICITY	7,583	10,000	2,417	10,000
312	200	-112	WATER & SEWER	56,362	62,500	6,138	62,500

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Budget Variance Report
For Period Ending 12/31/2010
Level of Detail - Account

Dec Act	Dec Bud	Dec Var	Account	YTD Actual	YTD Budget	YTD Var	Tot Budget
1,175	350	-825	TOTAL UTILITIES	63,945	72,500	8,555	72,500
			RESERVE ADDITIONS				
0	2,000	2,000	TRANSFERS TO RESERVES	0	24,000	24,000	24,000
0	2,000	2,000	TOTAL RESERVE ADDITIONS	0	24,000	24,000	24,000
9,390	10,697	1,307	TOTAL EXPENSES	202,016	236,369	34,353	236,369
7,662	9,005	-1,343	NET OPERATING INCOME	51,247	0	51,247	0
			RESERVE REVENUE				
			RESERVE REVENUE				
2	0	2	INTEREST - RESERVES	19	0	19	0
2	0	2	TOTAL RESERVE REVENUE	19	0	19	0
2	0	2	TOTAL RESERVE REVENUE	19	0	19	0
7,664	9,005	-1,341	NET INCOME	51,266	0	51,266	0