

**PAULDING-SADDLEBROOK FARMS HOA, INC.**

**DALLAS, GEORGIA**

**COMPILATION OF FINANCIAL STATEMENTS**

**APRIL 30, 2010**

**BACH, JAMES, MANSOUR & COMPANY, P.C.  
3885 CRESTWOOD PARKWAY, NW STE 590  
DULUTH, GA 30096**

TO THE BOARD OF DIRECTORS  
PAULDING-SADDLEBROOK FARMS HOA, INC.  
DALLAS, GEORGIA

We have compiled the accompanying statement of assets and liabilities - cash basis of Paulding-Saddlebrook Farms HOA, Inc., (a homeowners association) as of April 30, 2010 and the related statements of revenues and expenses - cash basis and the statement of members' equity - cash basis for the periods then ended in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statements have been prepared on the cash basis of accounting, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusion about the Company's assets, liabilities, equity, revenue and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent in respect to Paulding-Saddlebrook Farms HOA, Inc.

*Bach, James, Mansour & Co., P.C.*

CERTIFIED PUBLIC ACCOUNTANTS

Duluth, Georgia  
May 5, 2010

**PAULDING-SADDLEBROOK FARMS HOA, INC.**  
**STATEMENT OF ASSETS AND LIABILITIES - CASH BASIS**  
**APRIL 30, 2010**

**ASSETS**

**CURRENT ASSETS**

CASH - SUNTRUST	\$ 7,132.54
PETTY CASH	500.00
CASH - CD	26,361.15
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<b>TOTAL CURRENT ASSETS</b>	<b>33,993.69</b>
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**PROPERTY AND EQUIPMENT**

IRRIGATION SYSTEM	700.00
POOL IMPROVEMENTS	5,000.00
ACCUMULATED DEPRECIATION	(2,920.24)
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<b>NET PROPERTY AND EQUIPMENT</b>	<b>2,779.76</b>
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**OTHER ASSETS**

DEPOSITS	350.00
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<b>TOTAL OTHER ASSETS</b>	<b>350.00</b>
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<b>TOTAL ASSETS</b>	<b>\$ 37,123.45</b>
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**LIABILITIES AND MEMBERS' EQUITY**

**MEMBERS' EQUITY**

MEMBERS' EQUITY	37,123.45
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<b>TOTAL MEMBERS' EQUITY</b>	<b>37,123.45</b>
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<b>TOTAL LIABILITIES AND MEMBERS' EQUITY</b>	<b>\$ 37,123.45</b>
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**PAULDING-SADDLEBROOK FARMS HOA, INC.**  
**STATEMENT OF REVENUES & EXPENSES - CASH BASIS**  
**For the Four Months Ending April 30, 2010**

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
<b>REVENUES</b>					
MEMBERSHIP DUES	\$ 11,344.81	\$ 14,088.00	\$ 29,122.12	\$ 37,706.00	\$ 91,120.00
PRIOR YEARS' DUES	2,090.56	0.00	7,840.43	0.00	0.00
LATE CHARGES	534.58	416.67	2,463.34	1,666.64	5,000.00
FINE INCOME	2,208.00	166.67	11,247.24	666.68	2,000.00
REIMBURSEMENTS - LEGAL FEES	79.50	333.33	337.84	1,333.32	4,000.00
MISCELLANEOUS INCOME	70.00	0.00	551.88	0.00	16,300.00
INTEREST INCOME	53.61	0.00	214.44	0.00	0.00
LANDSCAPE ABATEMENT	25.00	0.00	95.00	0.00	0.00
<b>TOTAL REVENUES</b>	<b>16,406.06</b>	<b>15,004.67</b>	<b>51,872.29</b>	<b>41,372.64</b>	<b>118,420.00</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
ACCOUNTANT FEES	825.00	825.00	3,300.00	3,300.00	9,900.00
TAX PREPARATION FEES	0.00	0.00	365.00	300.00	300.00
LEGAL FEES	1,759.62	708.33	5,225.41	2,833.32	8,500.00
BANK CHARGES	24.85	12.50	21.30	25.00	50.00
POSTAGE & MAIL	0.00	166.67	97.44	666.68	2,000.00
PRINTING	0.00	150.00	7.13	600.00	1,800.00
OFFICE SUPPLIES	35.79	125.00	204.13	500.00	1,500.00
CELLULAR PHONES	114.96	120.00	507.62	480.00	1,440.00
MISCELLANEOUS G&A	0.00	25.00	0.00	100.00	300.00
TELEPHONE- POOL	128.98	105.00	515.69	420.00	1,260.00
DEPRECIATION EXPENSE	44.58	44.50	178.32	178.00	534.00
<b>TOTAL ADMINISTRATIVE</b>	<b>2,933.78</b>	<b>2,282.00</b>	<b>10,422.04</b>	<b>9,403.00</b>	<b>27,584.00</b>
<b>SOCIAL</b>					
SOCIAL COMMITTEE	32.98	208.33	32.98	833.32	2,500.00
WELCOME COMMITTEE	224.00	83.33	224.00	333.32	1,000.00
<b>TOTAL SOCIAL</b>	<b>256.98</b>	<b>291.66</b>	<b>256.98</b>	<b>1,166.64</b>	<b>3,500.00</b>
<b>TAXES AND INSURANCE</b>					
INSURANCE	0.00	1,000.00	821.73	2,000.00	4,000.00
PROPERTY TAXES	0.00	0.00	0.00	0.00	100.00
OTHER TAXES & FEES	0.00	0.00	30.00	60.00	60.00
<b>TOTAL TAXES AND INSURANCE</b>	<b>0.00</b>	<b>1,000.00</b>	<b>851.73</b>	<b>2,060.00</b>	<b>4,160.00</b>
<b>UTILITIES</b>					
SECURITY MONITORING	0.00	0.00	130.34	135.00	540.00
ELECTRICITY	122.05	606.67	508.54	2,426.68	7,280.00
WATER & SEWER	40.50	216.67	172.92	866.68	2,600.00
<b>TOTAL UTILITIES</b>	<b>162.55</b>	<b>823.34</b>	<b>811.80</b>	<b>3,428.36</b>	<b>10,420.00</b>

**PAULDING-SADDLEBROOK FARMS HOA, INC.**  
**STATEMENT OF REVENUES & EXPENSES - CASH BASIS**  
**For the Four Months Ending April 30, 2010**

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
<b>LANDSCAPING</b>					
LANDSCAPE MAINT. CONTRACT	1,350.00	1,350.00	5,400.00	5,400.00	16,200.00
PINE STRAW & ANNUAL COLOR	0.00	0.00	5,450.00	5,450.00	7,988.00
LANDSCAPING IMPROVEMENTS	0.00	0.00	5,435.00	0.00	0.00
LANDSCAPE MISC.	0.00	83.33	194.00	333.32	1,000.00
LAWNCARE ABATEMENT CHARGES	350.00	83.33	550.00	333.32	1,000.00
<b>TOTAL LANDSCAPING</b>	<b>1,700.00</b>	<b>1,516.66</b>	<b>17,029.00</b>	<b>11,516.64</b>	<b>26,188.00</b>
<b>POOL</b>					
POOL MAINT. CONTRACT	2,800.00	0.00	2,800.00	0.00	13,000.00
POOL LIFEGUARDS	1,000.00	0.00	1,000.00	0.00	8,600.00
POOL PERMIT	0.00	200.00	0.00	200.00	200.00
MISC POOL SUPPLIES	2,509.45	0.00	2,509.45	0.00	1,500.00
MISC. POOL REPAIRS	0.00	250.00	0.00	1,000.00	3,000.00
POOL FURNITURE	0.00	0.00	0.00	0.00	1,500.00
<b>TOTAL POOL</b>	<b>6,309.45</b>	<b>450.00</b>	<b>6,309.45</b>	<b>1,200.00</b>	<b>27,800.00</b>
<b>MAINTENANCE</b>					
GENERAL REPAIR FUND	0.00	208.33	0.00	833.32	2,500.00
PLUMBING REPAIR FUND	0.00	125.00	1,102.13	500.00	1,500.00
CLUBHOUSE MAINTENANCE	0.00	145.83	0.00	583.32	1,750.00
<b>TOTAL MAINTENANCE</b>	<b>0.00</b>	<b>479.16</b>	<b>1,102.13</b>	<b>1,916.64</b>	<b>5,750.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>(11,362.76)</b>	<b>(6,842.82)</b>	<b>(36,783.13)</b>	<b>(30,691.28)</b>	<b>(105,402.00)</b>
<b>OPERATING REV. OVER EXP.</b>	<b>5,043.30</b>	<b>8,161.85</b>	<b>15,089.16</b>	<b>10,681.36</b>	<b>13,018.00</b>
<b>CAPITAL IMPROVEMENTS &amp; RESERVE CONT.</b>					
COMMON AREA REPAIRS (MLCH/FNC)	7,500.00	814.55	8,539.93	3,483.65	10,000.00
REPAIRS FUNDED BY FINE INCOME	4,045.00	0.00	4,045.00	0.00	0.00
MAILBOXES FUNDED BY FINE INCME	1,382.13	0.00	1,382.13	0.00	0.00
<b>TOTAL CAP. IMP. &amp; RES. CONT.</b>	<b>12,927.13</b>	<b>814.55</b>	<b>13,967.06</b>	<b>3,483.65</b>	<b>10,000.00</b>
<b>NET REV. OVER EXPENSES</b>	<b>\$ (7,883.83)</b>	<b>\$ 7,347.30</b>	<b>\$ 1,122.10</b>	<b>\$ 7,197.71</b>	<b>\$ 3,018.00</b>

PAULDING-SADDLEBROOK FARMS HOA, INC.  
STATEMENT OF MEMBERS' EQUITY - CASH BASIS  
FOR THE FOUR MONTHS ENDING APRIL 30, 2010

BEGINNING MEMBERS' EQUITY	36,001.35
NET REVENUE OVER EXPENSES	<u>1,122.10</u>
ENDING MEMBERS' EQUITY	<u>\$ 37,123.45</u>

SEE ACCOUNTANTS' COMPILATION REPORT