

**River Centre Association
Balance Sheet
December 31, 2009**

ASSETS

Operating Funds

Checking Account - Alpine Bank	\$	12,384.88
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Total Operating Funds		12,384.88
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Reserve Funds

Money Market Account-Edw.Jones		33,558.48
CD-Alpine Bk 38823602		73,406.02
CD-Alpine Bk 4839		62,622.38
CD-Alpine Bk 17755		25,574.30
CD-American Express Bank		25,000.00
CD-Community First Bnk & Trust		90,000.00
CD - Community Bank 980565		100,000.00

Total Reserve Funds		410,161.18
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Total Cash & Investments		422,546.06
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Receivables & Other Assets

Accounts Receivable		9,826.60
Prepaid Insurance		3,605.92

Total Receivables & Other Assets		13,432.52
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Total Assets	\$	435,978.58
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LIABILITIES AND EQUITY

Current Liabilities

Accounts Payable	\$	(863.91)
Damage & Performance Deposit		1,500.00

Total Current Liabilities		636.09
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Long Term Liabilities

Total Long Term Liabilities		0.00
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Total Liabilities		636.09
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Equity

Working Capital Deposits		23,411.32
Repair & Replacement Reserve		410,161.18
Prior Period Surplus (Deficit)		(6,068.38)
Net Surplus (Deficit)		7,838.37

Total Equity		435,342.49
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Total Liabilities & Equity	\$	435,978.58
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River Centre Association
Income Statement
For the Twelve Months Ending December 31, 2009

Revenues	
Common Assessments-Operating	256,061.62
Common Assessments-Reserve	24,487.00
Interest Income - Reserve	8,638.99
Interest Income - Operating	309.67
Finance Charge Income	1,491.79
Other Income	0.02
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Total Revenues	290,989.09
Reserve Allocation	
Reserve Allocation-Assessments	24,487.00
Reserve Allocation-Interest	8,638.99
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Total Reserve Allocation	33,125.99
Gross Operating Profit	<hr/> 257,863.10
Expenses	
Management Fee	8,100.00
Accounting	4,347.00
Legal Expense	195.00
Tax Preparation	395.00
Insurance	14,735.96
Miscellaneous Expense	401.73
Riverwalk Assessments	76,569.24
Pool & Exercise Room	22,277.04
Telephone-Elevator & Alarm	1,897.44
Alarm System Expenses	6,797.79
Interior Cleaning	16,750.00
Exterior Cleaning	2,960.00
Garage Cleaning	2,921.34
Window & Awning Cleaning	1,450.00
Furnishings & Decorations	669.83
Elevator Maint. & Repair	7,508.43
Mechanical Syst. Maintenance	6,170.14
Exterior Maint. & Repair	4,293.13
Interior Maint.& Repair	9,575.20
Garage Maint.& Repair	3,762.02
Pest Control	1,219.15
Electric	13,210.81
Natural Gas	15,607.54
Water & Sewer	27,222.31
Income Taxes	988.63
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Total Expenses	250,024.73
Net Income	\$ <hr/> 7,838.37 <hr/>