

JUNE 30, 2005

FINANCIAL STATEMENTS PREPARED FOR:

NAUTICA ISLES WEST HOMEOWNERS ASSOCIATION, INC.

By: G.R.S. Management Associates, Inc.
3900 Woodlake Boulevard, Suite 201
Lake Worth, FL 33463
(561) 641-8554

The attached financial statements have not been audited
and have been prepared for management purposes only.

**Balance Sheet (Accrual)
Consolidated Statement
Jun 05**

CASH-OPERATING	
Cash - Operating	94,362.27
TOTAL CASH-OPERATING	94,362.27
 ACCOUNTS RECEIVABLE	
Accounts Receivable	15,731.05
Allowance for Doubtful Accts	-1,700.00
TTL ACCOUNTS RECEIVABLE	14,031.05
 OTHER ASSETS	
Prepaid Insurance	4,795.46
Utility Deposits	9,535.00
Due from Developer-Def Guar	37,025.32
TOTAL OTHER ASSETS	51,355.78
 TOTAL ASSETS	159,749.10
 CURRENT LIABILITIES	
Accounts Payable	78,697.23
Due to Developer - Loan CC	2,394.00
Security Deposits - ARB	15,000.00
Prepaid Assessments	58,285.38
TOTAL CURRENT LIAB	154,376.61
 MEMBERS EQUITY	
Current Year Earnings	5,372.49
TOTAL EQUITY	5,372.49
 TOTAL LIABILITIES/EQUITY	159,749.10

**Income Statement (Accrual)
Consolidated Statement
Jun 05**

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	Month to Dal		Year to Date	
INCOME				
Maintenance Assessments	61,560.30	96.25	364,094.46	96.26
Late Fees	771.10	1.21	4,061.10	1.07
Interest Inc- Operating	0.00	0.00	564.05	0.15
Capital Contributions	1,368.00	2.14	8,550.00	2.26
Gate Cards	0.00	0.00	450.00	0.12
.Misc Income	260.00	0.41	510.00	0.13
TOTAL INCOME	63,959.40	100.00	378,229.61	100.00
 ADMINISTRATIVE EXPENSES				
Management Contract	3,792.00	5.93	22,222.94	5.88
Office Expenses	237.91	0.37	5,465.55	1.45

Legal	-400.00	-0.63	655.68	0.17
Licenses/Fees/Taxes	500.00	0.78	622.50	0.16
Annual Review/Tax Prep	0.00	0.00	2,250.00	0.59
Insurance	1,486.14	2.32	8,916.84	2.36
TOTAL ADMIN EXPENSES	5,616.05	8.78	40,133.51	10.61
OPERATING EXPENSES				
Electric	3,578.42	5.59	17,347.94	4.59
Water/Sewer	397.14	0.62	1,874.24	0.50
Alarm System Monitoring	7,992.39	12.50	41,316.66	10.92
Common Area Landscape Maint	10,647.50	16.65	63,885.00	16.89
L/S - Canal Banks & Cul De Sac	1,675.00	2.62	10,050.00	2.66
Common Area Landscape Extras	0.00	0.00	3,030.00	0.80
Bulk Cable TV	8,524.90	13.33	49,741.67	13.15
Fountain Maintenance	65.00	0.10	892.48	0.24
Gate Access Control	12,527.72	19.59	66,433.16	17.56
Gatehouse Phones	299.86	0.47	1,692.78	0.45
Lake Maintenance	500.00	0.78	3,000.00	0.79
General Repairs & Maint	359.28	0.56	1,861.10	0.49
Rust Control System	960.00	1.50	5,760.00	1.52
TOTAL OPERATING EXPENSES	47,527.21	74.31	266,885.03	70.56
RECREATION AREA				
Trash Removal	309.70	0.48	897.92	0.24
Electricity	1,326.06	2.07	14,384.31	3.80
Telephone	232.98	0.36	1,625.45	0.43
Landscape Maintenance	1,750.00	2.74	10,500.00	2.78
Landscape Extras	0.00	0.00	12,899.25	3.41
Janitorial & Supplies	1,325.00	2.07	6,903.06	1.83
Pool & Spa Maintenance	525.00	0.82	4,833.62	1.28
Excercise Equipment Maint	131.34	0.21	617.34	0.16
Recreation / Pool Lock Up	627.50	0.98	3,847.50	1.02
Recreation Area & Maint	395.53	0.62	3,745.88	0.99
Bad Debts	0.00	0.00	1,930.64	0.51
Hurricane Expenses	0.00	0.00	3,653.61	0.97
TOTAL RECREATION AREA EXP	6,623.11	10.36	65,838.58	17.41
TOTAL EXPENSES	59,766.37	93.44	372,857.12	98.58
NET INCOME				
	4,193.03	6.56	5,372.49	1.42

Budget Comparison (Accrual)
Consolidated Statement
Jun 05

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
Maintenance Assessments	61,560.30	62,094.00	-533.70	-0.86	364,094.46	372,564.00	-8,469.54	-2.27	745,128.00
Late Fees	771.10	0.00	771.10	0	4,061.10	0.00	4,061.10	0	0.00
Interest Inc- Operating	0.00	0.00	0.00	0	564.05	0.00	564.05	0	0.00
Capital Contributions	1,368.00	0.00	1,368.00	0	8,550.00	0.00	8,550.00	0	0.00
Gate Cards	0.00	0.00	0.00	0	450.00	0.00	450.00	0	0.00
Misc Income	260.00	0.00	260.00	0	510.00	0.00	510.00	0	0.00
TOTAL INCOME	63,959.40	62,094.00	1,865.40	3.00	378,229.61	372,564.00	5,665.61	1.52	745,128.00
ADMINISTRATIVE EXPENSES									
Management Contract	3,792.00	3,792.00	0.00	0.00	22,222.94	22,752.00	529.06	2.33	45,504.00
Office Expenses	237.91	364.17	126.26	34.67	5,465.55	2,185.02	-3,280.53	-150.1	4,370.00
Legal	-400.00	116.67	516.67	442.85	655.68	700.02	44.34	6.33	1,400.00
Licenses/Fees/Taxes	500.00	148.25	-351.75	-237.2	622.50	889.50	267.00	30.02	1,779.00
Annual Review/Tax Prep	0.00	291.67	291.67	100.00	2,250.00	1,750.02	-499.98	-28.57	3,500.00
Insurance	1,486.14	1,393.50	-92.64	-6.65	8,916.84	8,361.00	-555.84	-6.65	16,722.00
TOTAL ADMIN EXPENSES	5,616.05	6,106.26	490.21	8.03	40,133.51	36,637.56	-3,495.95	-9.54	73,275.00
OPERATING EXPENSES									
Electric	3,578.42	3,500.00	-78.42	-2.24	17,347.94	21,000.00	3,652.06	17.39	42,000.00
Water/Sewer	397.14	375.00	-22.14	-5.90	1,874.24	2,250.00	375.76	16.70	4,500.00
Alarm System Monitoring	7,992.39	7,104.50	-887.89	-12.50	41,316.66	42,627.00	1,310.34	3.07	85,254.00
Common Area Landscape Maint	10,647.50	10,635.75	-11.75	-0.11	63,885.00	63,814.50	-70.50	-0.11	127,629.00
L/S - Canal Banks & Cul De Sac	1,675.00	1,675.00	0.00	0.00	10,050.00	10,050.00	0.00	0.00	20,100.00
Common Area Landscape Extras	0.00	625.00	625.00	100.00	3,030.00	3,750.00	720.00	19.20	7,500.00
Tree Trimming	0.00	625.00	625.00	100.00	0.00	3,750.00	3,750.00	100.00	7,500.00
Irrigation Maintenance	0.00	166.67	166.67	100.00	0.00	1,000.02	1,000.02	100.00	2,000.00
Bulk Cable TV	8,524.90	10,013.50	1,488.60	14.87	49,741.67	60,081.00	10,339.33	17.21	120,162.00
Fountain Maintenance	65.00	75.00	10.00	13.33	892.48	450.00	-442.48	-98.33	900.00
Gate Access Control	12,527.72	11,093.33	-1,434.39	-12.93	66,433.16	66,559.98	126.82	0.19	133,120.00
Gate Maintenance	0.00	333.33	333.33	100.00	0.00	1,999.98	1,999.98	100.00	4,000.00
Gatehouse Phones	299.86	250.00	-49.86	-19.94	1,692.78	1,500.00	-192.78	-12.85	3,000.00
Lake Maintenance	500.00	541.67	41.67	7.69	3,000.00	3,250.02	250.02	7.69	6,500.00
General Repairs & Maint	359.28	254.83	-104.45	-40.99	1,861.10	1,528.98	-332.12	-21.72	3,058.00
Rust Control System	960.00	960.00	0.00	0.00	5,760.00	5,760.00	0.00	0.00	11,520.00
TOTAL OPERATING EXPENSES	47,527.21	48,228.58	701.37	1.45	266,885.03	289,371.48	22,486.45	7.77	578,743.00
RECREATION AREA									
Trash Removal	309.70	65.00	-244.70	-376.4	897.92	390.00	-507.92	-130.2	780.00
Electricity	1,326.06	2,000.00	673.94	33.70	14,384.31	12,000.00	-2,384.31	-19.87	24,000.00
Telephone	232.98	240.00	7.02	2.93	1,625.45	1,440.00	185.45	-12.88	2,880.00
Landscape Maintenance	1,750.00	1,750.00	0.00	0.00	10,500.00	10,500.00	0.00	0.00	21,000.00
Landscape Extras	0.00	670.83	670.83	100.00	12,899.25	4,024.98	-8,874.27	-220.4	8,050.00
Janitorial & Supplies	1,325.00	1,250.00	-75.00	-6.00	6,903.06	7,500.00	596.94	7.96	15,000.00
Pool & Spa Maintenance	525.00	691.67	166.67	24.10	4,833.62	4,150.02	-683.60	-16.47	8,300.00
Air Conditioning Maint	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
Excercise Equipment Maint	131.34	104.17	-27.17	-26.08	617.34	625.02	7.68	1.23	1,250.00
Recreation / Pool Lock Up	627.50	671.67	44.17	6.58	3,847.50	4,030.02	182.52	4.53	8,060.00
Recreation Area & Maint	395.53	265.83	-129.70	-48.79	3,745.88	1,594.98	-2,150.90	-134.8	3,190.00
Bad Debts	0.00	0.00	0.00	0	1,930.64	0.00	-1,930.64	0	0.00
Hurricane Expenses	0.00	0.00	0.00	0	3,653.61	0.00	-3,653.61	0	0.00
TOTAL RECREATION AREA EXP	6,623.11	7,759.17	1,136.06	14.64	65,838.58	46,555.02	-19,283.56	-41.42	93,110.00
TOTAL EXPENSES	59,766.37	62,094.01	2,327.64	3.75	372,857.12	- 372,564.06	-293.06	-0.08	745,128.00
NET INCOME	4,193.03	-0.01	4,193.04	-41.93	5,372.49	-0.06	5,372.55	-8,954	0.00