

**BEAU CHENE HOMEOWNERS ASSOCIATION, INC.
FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2009 AND 2008**

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors and Members
Beau Chene Homeowners Association, Inc.
Mandeville, Louisiana

We have audited the accompanying balance sheets of Beau Chene Homeowners Association, Inc. (the "Association") as of December 31, 2009 and 2008 and the related statements of revenues, expenses, and changes in members' equity and cash flows for the years then ended. These financial statements are the responsibility of the Association's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining on a test basis evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Beau Chene Homeowners Association, Inc. at December 31, 2009 and 2008, and the results of its operations and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

Our audits were made for the purpose of forming an opinion on the basic financial statements taken as a whole. The comparison of operations – actual to budget for 2009 in Schedule I and details of major operational expenses for 2009 in Schedule II are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Silva Gurtner & Abney, LLC

March 26, 2010

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BEAU CHENE HOMEOWNERS ASSOCIATION, INC.
BALANCE SHEETS
DECEMBER 31, 2009 AND 2008

	2009	2008
ASSETS		
Current assets		
Cash and cash equivalents	\$ 1,313,123	\$ 1,031,479
Dues, assessments, and other receivables, net	79,525	80,016
Investments	200,000	200,000
Prepaid expenses and deposits	61,988	51,814
Total current assets	1,654,636	1,363,309
Construction in progress	910,448	817,051
Property, plant, and equipment, net	668,162	710,918
Total assets	\$ 3,233,246	\$ 2,891,278

LIABILITIES AND MEMBERS' EQUITY

Current liabilities		
Accounts payable	\$ 406,470	\$ 170,424
Due to affiliated entity	51,964	50,952
Unearned dues	28,110	55,061
Deposits	29,200	33,200
Total current liabilities	515,744	309,637
Members' equity		
Designated for property, plant, and equipment	668,162	710,918
Designated for future major repairs and replacements	2,049,340	1,870,723
Total members' equity	2,717,502	2,581,641
Total liabilities and members' equity	\$ 3,233,246	\$ 2,891,278

The accompanying notes are an integral part of these statements.

**BEAU CHENE HOMEOWNERS ASSOCIATION, INC.
STATEMENTS OF REVENUES, EXPENSES, AND
CHANGES IN MEMBERS' EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2009 AND 2008**

	2009			2008
	Operating Funds	Designated Funds	Total	
Revenues				
Member dues and assessments	\$2,752,788	\$ -	\$2,752,788	\$2,741,702
Interest income	14,254	-	14,254	17,055
Other	5,088	-	5,088	13,493
Total revenues	2,772,130	-	2,772,130	2,772,250
Expenses				
Waste water system	443,423	-	443,423	377,783
Water system	168,900	-	168,900	150,300
Garbage and trash collection	459,980	-	459,980	462,234
Grounds maintenance	118,171	-	118,171	126,063
Roads and drainage	388,016	-	388,016	465,805
Security	469,396	-	469,396	448,140
Depreciation	42,756	-	42,756	43,169
Hurricane clean-up costs, net of reimbursements	-	-	-	67,559
Other operational and general expenses	545,627	-	545,627	506,991
Total expenses	2,636,269	-	2,636,269	2,648,044
Excess of revenues over expenses	135,861	-	135,861	124,206
Members' Equity				
Beginning of year	-	2,581,641	2,581,641	2,457,435
Allocation to designated balance for future major repairs and replacements	(135,861)	135,861	-	-
End of year	\$ -	\$2,717,502	\$2,717,502	\$2,581,641

The accompanying notes are an integral part of these statements.

BEAU CHENE HOMEOWNERS ASSOCIATION, INC.
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2009 AND 2008

	2009	2008
Cash flows from operating activities		
Excess of revenues over expenses	\$ 135,861	\$ 124,206
Adjustments to reconcile excess of revenues over expenses to net cash provided by operating activities:		
Depreciation	42,756	43,169
(Increase)/decrease in assets:		
Dues, assessments, and other receivables	491	(15,749)
Prepaid expenses and deposits	(10,174)	(6,058)
Increase/(decrease) in liabilities:		
Accounts payable	236,046	53,948
Due to affiliated entity	1,012	5,177
Unearned dues	(26,951)	(22,245)
Deposits	(4,000)	(6,000)
Net cash provided by operating activities	375,041	176,448
Cash flows from investing activities		
Construction and purchases of property, plant, and equipment	(93,397)	(10,280)
Net cash used in investing activities	(93,397)	(10,280)
Net increase in cash and cash equivalents	281,644	166,168
Cash and cash equivalents		
Beginning of year	1,031,479	865,311
End of year	\$ 1,313,123	\$ 1,031,479
Supplemental disclosure:		
Income taxes paid	\$ 7,300	\$ 6,525

The accompanying notes are an integral part of these statements.

BEAU CHENE HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Organization

Beau Chene Homeowners Association, Inc. (the "Association") is a non-profit corporation organized to own, operate and maintain the streets, wastewater system, water system, and other community facilities located within the residential community known as "Beau Chene" in St. Tammany Parish, Louisiana. This community consists of 1,554 residential lots and condominium units, the owners of which constitute the membership of the Association.

Member Dues and Assessments

Association members are subject to monthly dues and other assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Dues and assessments receivable at the balance sheet date represent amounts due from members. Unearned dues represent amounts paid by members in advance of their due date.

Allowance for Doubtful Accounts and Bad Debt Expense

Accounts receivable are stated at the amount management expects to collect from outstanding balances. Management provides for probable uncollectible amounts through a provision for bad debt expense and an adjustment to a valuation allowance based on its assessment of the current status of individual accounts. Balances that are still outstanding after management has used reasonable collection efforts are written off through a charge to the valuation allowance and a credit to accounts receivable. Changes in the valuation allowance have not been material to the financial statements. As of December 31, 2009 and 2008, the Association had recorded an allowance for doubtful accounts of \$10,065 and \$8,121, respectively.

Investments

The Association invests in certificates of deposit with local financial institutions. The maturity dates of these investments are generally one year. It is the Association's intention to hold these investments to maturity.

Property, Plant, and Equipment

The Association owns the streets, wastewater system, water system, and other community facilities located within the residential community it serves. The initial cost of these assets has been incurred by The Earnest Corporation, the developer of Beau Chene, which transferred them to the Association. In accordance with prevalent industry practice, the Association's policy is to not record the value of these contributed assets. Expenditures for major repairs and replacements of the common elements of property for which the Association is responsible are charged to operations as they are incurred. Expenditures for major renewals and betterments that extend the useful lives of property and equipment are capitalized. Depreciation is computed based on the straight-line method over the estimated useful lives of all assets of which the water wells and waste water systems were determined to be twenty-five years, and all other assets to be five years (i.e., equipment, diesel storage, gate cameras, etc.).

BEAU CHENE HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Cash Equivalents

For purposes of the statements of cash flows, the Association considers all highly liquid debt instruments purchased with an initial maturity of three months or less to be cash equivalents. All cash equivalents, excluding operating balances, earn interest at market rates.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE B – FUTURE MAJOR REPAIRS AND REPLACEMENTS

The by-laws of the Association authorize the Board of Directors to establish, collect, and use member dues for the general operations of the Association and for anticipated major repairs and replacements. The Board of Directors has conducted a study to estimate the cost of an asphalt overlay of the streets of the community. The study consisted of obtaining estimates from licensed contractors who inspected the property. Management has refined these estimates based on past experience with overlay projects.

Management of the Association has not conducted a study of the estimated useful lives and replacement costs of the streets but believes, based on maintenance experience since 1974, that the streets have an indefinite life if proper maintenance, which includes periodic overlays, is performed. Nor has management conducted a study of the estimated useful lives and replacement costs of the waste water and water systems, since they attempt to maintain these systems in a "like new" condition through routine annual maintenance expenditures included in the annual budget.

Actual expenditures for the street overlay may vary from the estimated future expenditures, and the variations may be material. The cost of asphalt, a primary component of the overlay projects, is based upon the price of crude oil, which is difficult to predict. Therefore, amounts appropriated for this purpose may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Board of Directors of the Association may increase dues up to 10% annually or delay major repairs and replacements until funds are available.

BEAU CHENE HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS

NOTE C – CONCENTRATIONS OF CREDIT RISK

Concentration of Cash on Deposit and Uninsured Cash Balances

The Association has concentrated its credit risk for cash by maintaining deposits in financial institutions within the geographic region of Mandeville, Louisiana. The current balances covered by insurance provided by the Federal Deposit Insurance Corporation (FDIC) are \$250,000 for interest bearing accounts and unlimited amounts for non-interest bearing accounts. As of December 31, 2009, the Association was under the \$250,000 limit for all interest bearing accounts. The Association has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk to cash.

NOTE D – PROPERTY AND EQUIPMENT

Property and equipment consisted of the following at December 31, 2009 and 2008:

	2009	2008
Water wells	\$ 590,037	\$ 590,037
Waste water plant addition	394,836	394,836
Equipment	12,943	12,943
Buildings	16,478	16,478
	1,014,294	1,014,294
Accumulated depreciation	(346,132)	(303,376)
	\$ 668,162	\$ 710,918

NOTE E – INCOME TAXES

The Association is a membership organization, as defined in the Internal Revenue Code. As such, its membership income is exempt from taxation if certain elections are made, and it pays income tax only on its non-membership income such as interest earned and advertising fees. Related expenses are allocated in determining net taxable income. Management has evaluated its tax positions and has determined that there are no uncertainties in income taxes that require adjustments to or disclosures in the financial statements.

NOTE F – RELATED PARTY TRANSACTIONS

The Association contracts with The Earnest Corporation (the "Company"), which was the developer of Beau Chene, on an annual basis to provide administrative, management, accounting, maintenance, and other services. The Company charged the Association for contract labor services plus an overhead percentage for payroll taxes and other indirect costs of \$492,232 and \$477,942 for 2009 and 2008, respectively. The Association was also charged \$34,043 and \$41,076, respectively, for equipment rented from the Company, and \$68,025 and \$56,128 respectively, for office rent, telephone usage, and other reimbursable expenses for the years ended December 31, 2009 and 2008. In addition, the Association paid the Company a monthly fee of \$5,579 in 2009 and \$5,417 in 2008 for management services provided.

BEAU CHENE HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS

NOTE G – DESIGNATED MEMBERS' EQUITY

It is the Association's policy to designate the excess of revenues over expenses in any year to fund future major repairs and replacements. The Association's Board of Directors has designated the excess of revenues over expenses for the years ended December 31, 2009 and 2008 for the same purpose. The effects of the appropriation have been reported in the financial statements.

NOTE H – CONTINGENCIES

Certain claims, suits, and complaints arising in the ordinary course of operations have been filed or are pending against the Association. In the opinion of management, all such matters are without merit or are of such kind, or involve such amounts, as would not have a significant effect on the financial position or results of operations of the Association if disposed of unfavorably. Additionally, the Association maintains liability insurance, which would mitigate any exposure it might have in connection with these matters.

NOTE I – HURRICANES KATRINA AND GUSTAV

On August 29, 2005, Beau Chene was severely impacted by Hurricane Katrina. For the years ended December 31, 2009 and 2008, the Association has recorded \$50,014 as a receivable from FEMA. This amount offsets an equal amount previously recorded on the books for monies owed to the debris removal contractor for contract retention. This receivable was recorded as per management. The contract retention amount will not be owed to the debris removal contractor unless FEMA reimburses the Association for the same amount.

On September 1, 2008, Beau Chene was impacted by Hurricane Gustav. For the year ended December 31, 2009, the Association incurred no costs associated with Hurricane Gustav. For the year ended December 31, 2008, the Association incurred \$67,559 in costs associated with Hurricane Gustav.

NOTE J – SUBSEQUENT EVENTS

Management has evaluated subsequent events through the date that the financial statements were available to be issued, March 26, 2010, and determined that no events occurred that require disclosure. No subsequent events occurring after this date have been evaluated for inclusion in these financial statements

SUPPLEMENTARY INFORMATION

BEAU CHENE HOMEOWNERS ASSOCIATION, INC.
COMPARISON OF OPERATIONS - ACTUAL TO BUDGET
FOR THE YEAR ENDED DECEMBER 31, 2009
SCHEDULE I

	<u>Actual</u>	<u>Budget</u>	<u>Over/ (Under) Budget</u>
Revenues			
Membership dues and assessments	\$ 2,752,788	\$ 2,734,399	\$ 18,389
Interest income	14,254	15,000	(746)
Other	<u>5,088</u>	<u>21,025</u>	<u>(15,937)</u>
Total revenues	2,772,130	2,770,424	1,706
Expenses			
Waste water system	443,423	447,700	(4,277)
Water system	168,900	198,500	(29,600)
Garbage and trash collection	459,980	487,150	(27,170)
Grounds maintenance	118,171	135,000	(16,829)
Roads and drainage	388,016	516,000	(127,984)
Security	469,396	467,570	1,826
Depreciation	42,756	37,464	5,292
Other operational and general expenses	<u>545,627</u>	<u>521,877</u>	<u>23,750</u>
Total expenses	<u>2,636,269</u>	<u>2,811,261</u>	<u>(174,992)</u>
 Excess of revenues over expenses	 <u>\$ 135,861</u>	 <u>\$ (40,837)</u>	 <u>\$ 176,698</u>

See independent auditors' report.

BEAU CHENE HOMEOWNERS ASSOCIATION, INC.
 DETAILS OF MAJOR OPERATIONAL EXPENSES
 FOR THE YEAR ENDED DECEMBER 31, 2009
 SCHEDULE II

	Waste Water System	Water System	Garbage and Trash Collection	Grounds Maintenance	Roads and Drainage	Security	Total
Contract services	\$ 113,080	\$ 32,695	\$ 308,108	\$ 53,894	\$ 2,555	\$ 447,319	\$ 957,651
Equipment rental	-	-	-	37,045	-	-	37,045
Maintenance and repairs	228,716	60,545	-	11,631	385,461	15,028	701,381
Water treatment	-	49,564	-	-	-	-	49,564
Permit/dump fees	7,211	4,320	151,872	-	-	-	163,403
Signs and mailboxes	-	-	-	15,601	-	-	15,601
Utilities	64,575	21,776	-	-	-	7,049	93,400
Other	29,841	-	-	-	-	-	29,841
	<u>\$ 443,423</u>	<u>\$ 168,900</u>	<u>\$ 459,980</u>	<u>\$ 118,171</u>	<u>\$ 388,016</u>	<u>\$ 469,396</u>	<u>2,047,886</u>
Depreciation							42,756
Other operational and general expenses							<u>545,627</u>
Total expenses							<u>\$ 2,636,269</u>

See independent auditors' report.