

BROOKSHIRE DOWNS AT HEATHERRIDGE

AS OF APRIL 30, 2009

ASSETS

CASH			
1010 CASH-BANK OF CHOICE	\$	13,352.33	
1016 RES-BANK OF CHOICE		99,564.50	
1017 RES-BC CD 015		32,912.60	

TOTAL CASH			145,829.43

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		3,930.67	
1121 PREPAID INSURANCE		802.00	

TOTAL RECEIVABLES			4,732.67

TOTAL ASSETS			150,562.10
			=====

LIABILITIES & EQUITY

CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		8,481.90	
2116 COUNTRYWIDE PAYOFF		3,172.87	
2165 WORKING CAPITAL DEP		10,152.00	
2170 MAINTENANCE FEE DEP		1,480.00	

TOTAL LIABILITIES			23,286.77

EQUITY			
2940 CURRENT EARNINGS		13,055.46	
2941 CURRENT EARNINGS		(13,055.46)	
2950 RESERVE FUND-PRIOR		123,415.30	
2955 RESERVE FUND-CURRENT		18,683.66	
2960 OPERATING FUND-PRIOR		(9,195.43)	
2965 OPERATING FD-CURRENT		(5,628.20)	

TOTAL EQUITY			127,275.33

TOT LIABILITY AND EQUITY			150,562.10
			=====

BROOKSHIRE DOWNS AT HEATHERRIDGE

Budget Comparison Report
AS OF APRIL 30, 2009

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 HOMEOWNERS DUES	\$ 9,120.00	\$ 9,120.00	\$ 0.00	\$ 36,480.00	\$ 36,480.00	\$ 0.00
5115 UTILITIES	3,660.00	3,660.00	0.00	14,640.00	14,640.00	0.00
5210 LATE FEE CHARGE	0.00	10.00	10.00	0.00	60.00	60.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	0.00	280.65	280.65	0.00	1,165.65	1,165.65
5230 LAUNDRY INCOME	216.00	265.50	49.50	864.00	1,109.63	245.63
5240 CAPITALIZATION	75.00	516.00	441.00	300.00	516.00	216.00
5245 INTEREST INCOME	20.00	0.00	(20.00)	80.00	0.00	(80.00)
5450 TRANSFERS TO RESERVE	(2,000.00)	(12,000.00)	(10,000.00)	(8,000.00)	(18,000.00)	(10,000.00)
TOTAL INCOME	11,091.00	1,852.15	(9,238.85)	44,364.00	35,991.28	(8,372.72)
EXPENSES						
7030 MANAGEMENT FEE	670.00	670.00	0.00	2,680.00	2,680.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	0.00	198.00	(198.00)
7045 LEGAL COLLECTIONS	400.00	280.65	119.35	1,600.00	1,075.65	524.35
7055 AUDIT FEES	400.00	0.00	400.00	400.00	300.00	100.00
7060 PRINTING & COPYING	50.00	15.00	35.00	200.00	30.00	170.00
7062 POSTAGE	50.00	32.44	17.56	200.00	101.57	98.43
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	0.00	440.00	(440.00)
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	504.02	(504.02)
7090 MISC ADMINISTRATIVE	25.00	30.00	(5.00)	100.00	120.00	(20.00)
TOTAL ADMINISTRATIVE	1,595.00	1,028.09	566.91	5,180.00	5,449.24	(269.24)
7120 INCOME TAXES	0.00	0.00	0.00	40.00	110.65	(70.65)
7130 INSURANCE	855.00	0.00	855.00	4,215.00	3,144.50	1,070.50
TOTAL TAXES & INSURANCES	855.00	0.00	855.00	4,255.00	3,255.15	999.85

BROOKSHIRE DOWNS AT HEATHERRIDGE

Budget Comparison Report
AS OF APRIL 30, 2009

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7230 BLDG & FACILITIES RPR \$	0.00	\$ 684.00	\$ (684.00)	\$ 0.00	\$ 1,216.00	\$ (1,216.00)
7250 ELECTRICAL REPAIRS	75.00	0.00	75.00	300.00	600.50	(300.50)
7260 BOILER REPAIR	125.00	0.00	125.00	500.00	0.00	500.00
7280 PLBG & SEWER MAINT	75.00	0.00	75.00	300.00	407.10	(107.10)
7290 OTHER BUILDING MAINT	250.00	0.00	250.00	1,000.00	153.75	846.25
TOTAL BUILDING MAINT.	525.00	684.00	(159.00)	2,100.00	2,377.35	(277.35)
7310 ELECTRICITY	400.00	309.55	90.45	1,600.00	1,203.08	396.92
7320 GAS	3,500.00	2,625.49	874.51	19,100.00	13,783.92	5,316.08
7371 WATER	750.00	1,137.23	(387.23)	3,000.00	3,781.16	(781.16)
7372 SEWER	833.00	844.86	(11.86)	3,332.00	2,522.23	809.77
7380 TRASH REMOVAL	300.00	1,806.00	(1,506.00)	1,200.00	2,709.00	(1,509.00)
7381 RECYCLING	56.00	0.00	56.00	224.00	0.00	224.00
TOTAL UTILITIES	5,839.00	6,723.13	(884.13)	28,456.00	23,999.39	4,456.61
7410 GROUNDS CARE	650.00	1,381.17	(731.17)	2,600.00	2,741.85	(141.85)
7415 GROUNDS SUPPLIES	100.00	0.00	100.00	200.00	0.00	200.00
7416 TREES & BUSHES	0.00	0.00	0.00	800.00	0.00	800.00
7420 JANITORIAL	550.00	550.00	0.00	2,200.00	1,650.00	550.00
7440 SPRINKLER SYS MAINT	415.00	0.00	415.00	415.00	0.00	415.00
7445 CONCRETE REPAIRS	75.00	0.00	75.00	300.00	0.00	300.00
TOTAL GROUNDS MAINTENANCE	1,790.00	1,931.17	(141.17)	6,515.00	4,391.85	2,123.15
7550 SNOW REMOVAL	0.00	1,164.25	(1,164.25)	2,400.00	2,146.50	253.50
TOTAL ROAD MAINTENANCE	0.00	1,164.25	(1,164.25)	2,400.00	2,146.50	253.50
TOTAL EXPENSES	10,604.00	11,530.64	(926.64)	48,906.00	41,619.48	7,286.52

BROOKSHIRE DOWNS AT HEATHERRIDGE

Budget Comparison Report
 AS OF APRIL 30, 2009
 PREPARED BY
 WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
NET PROFIT / LOSS	\$ 487.00	\$ (9,678.49)	\$ (10,165.49)	\$ (4,542.00)	\$ (5,628.20)	\$ (1,086.20)

BROOKSHIRE DOWNS AT HEATHERRIDGE

Budget Comparison Report
AS OF APRIL 30, 2009
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	\$ 2,000.00	\$ 12,000.00	\$ 10,000.00	\$ 8,000.00	\$ 18,000.00	\$ 10,000.00
9350 INTEREST INCOME	0.00	110.51	110.51	0.00	683.66	683.66
TOTAL REVENUE	2,000.00	12,110.51	10,110.51	8,000.00	18,683.66	10,683.66
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	2,000.00	12,110.51	10,110.51	8,000.00	18,683.66	10,683.66