

BROOKSHIRE DOWNS AT HEATHERRIDGE

AS OF FEBRUARY 28, 2009

ASSETS

CASH			
1010 CASH-BANK OF CHOICE	\$	17,591.15	
1016 RES-BANK OF CHOICE		85,331.75	
1017 RES-BC CD 015		32,912.60	
		-----	
TOTAL CASH			135,835.50
			-----
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		3,280.50	
1121 PREPAID INSURANCE		802.00	
		-----	
TOTAL RECEIVABLES			4,082.50
			-----
TOTAL ASSETS			<u>139,918.00</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		3,803.88	
2116 COUNTRYWIDE PAYOFF		3,172.87	
2165 WORKING CAPITAL DEP		10,152.00	
2170 MAINTENANCE FEE DEP		1,480.00	
		-----	
TOTAL LIABILITIES			18,608.75
			-----
EQUITY			
2940 CURRENT EARNINGS		7,089.38	
2941 CURRENT EARNINGS		(7,089.38)	
2950 RESERVE FUND-PRIOR		123,415.30	
2955 RESERVE FUND-CURRENT		4,450.91	
2960 OPERATING FUND-PRIOR		(9,195.43)	
2965 OPERATING FD-CURRENT		2,638.47	
		-----	
TOTAL EQUITY			121,309.25
			-----
TOT LIABILITY AND EQUITY			<u>139,918.00</u>

BROOKSHIRE DOWNS AT HEATHERRIDGE

Budget Comparison Report  
AS OF FEBRUARY 28, 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	\$ 18,240.00	\$ 18,240.00	\$ 0.00
5115 UTILITIES	3,660.00	3,660.00	0.00	7,320.00	7,320.00	0.00
5210 LATE FEE CHARGE	0.00	20.00	20.00	0.00	20.00	20.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	0.00	177.00	177.00	0.00	267.00	267.00
5230 LAUNDRY INCOME	216.00	371.75	155.75	432.00	636.88	204.88
5240 CAPITALIZATION	75.00	0.00	(75.00)	150.00	0.00	(150.00)
5245 INTEREST INCOME	20.00	0.00	(20.00)	40.00	0.00	(40.00)
5450 TRANSFERS TO RESERVE	(2,000.00)	(2,000.00)	0.00	(4,000.00)	(4,000.00)	0.00
TOTAL INCOME	11,091.00	11,348.75	257.75	22,182.00	22,503.88	321.88
EXPENSES						
7030 MANAGEMENT FEE	670.00	670.00	0.00	1,340.00	1,340.00	0.00
7045 LEGAL COLLECTIONS	400.00	177.00	223.00	800.00	177.00	623.00
7060 PRINTING & COPYING	50.00	5.00	45.00	100.00	10.00	90.00
7062 POSTAGE	50.00	22.53	27.47	100.00	48.55	51.45
7090 MISC ADMINISTRATIVE	25.00	30.00	(5.00)	50.00	60.00	(10.00)
TOTAL ADMINISTRATIVE	1,195.00	904.53	290.47	2,390.00	1,635.55	754.45
7120 INCOME TAXES	0.00	7.65	(7.65)	40.00	7.65	32.35
7130 INSURANCE	2,505.00	2,263.50	241.50	2,505.00	2,263.50	241.50
TOTAL TAXES & INSURANCES	2,505.00	2,271.15	233.85	2,545.00	2,271.15	273.85
7230 BLDG & FACILITIES RPR	0.00	492.00	(492.00)	0.00	532.00	(532.00)
7250 ELECTRICAL REPAIRS	75.00	0.00	75.00	150.00	600.50	(450.50)
7260 BOILER REPAIR	125.00	0.00	125.00	250.00	0.00	250.00

BROOKSHIRE DOWNS AT HEATHERRIDGE

Budget Comparison Report  
AS OF FEBRUARY 28, 2009  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7280 PDBG & SEWER MAINT	75.00	0.00	75.00	150.00	0.00	150.00
7290 OTHER BUILDING MAINT	250.00	0.00	250.00	500.00	153.75	346.25
TOTAL BUILDING MAINT.	525.00	492.00	33.00	1,050.00	1,286.25	(236.25)
7310 ELECTRICITY	400.00	893.53	(493.53)	800.00	893.53	(93.53)
7320 GAS	4,800.00	4,040.72	759.28	10,800.00	8,052.36	2,747.64
7371 WATER	750.00	1,418.43	(668.43)	1,500.00	1,418.43	81.57
7372 SEWER	833.00	832.21	0.79	1,666.00	832.21	833.79
7380 TRASH REMOVAL	300.00	304.00	(4.00)	600.00	583.00	17.00
7381 RECYCLING	55.00	0.00	55.00	112.00	0.00	112.00
TOTAL UTILITIES	7,139.00	7,488.89	(349.89)	15,478.00	11,779.53	3,698.47
7410 GROUNDS CARE	650.00	680.34	(30.34)	1,300.00	1,360.68	(60.68)
7416 TREES & BUSHES	800.00	0.00	800.00	800.00	0.00	800.00
7420 JANITORIAL	550.00	550.00	0.00	1,100.00	550.00	550.00
7445 CONCRETE REPAIRS	75.00	0.00	75.00	150.00	0.00	150.00
TOTAL GROUNDS MAINTENANCE	2,075.00	1,230.34	844.66	3,350.00	1,910.68	1,439.32
7550 SNOW REMOVAL	1,000.00	557.25	442.75	2,000.00	982.25	1,017.75
TOTAL ROAD MAINTENANCE	1,000.00	557.25	442.75	2,000.00	982.25	1,017.75
TOTAL EXPENSES	14,439.00	12,944.16	1,494.84	26,813.00	19,865.41	6,947.59
NET PROFIT / LOSS	(3,348.00)	(1,595.41)	1,752.59	(4,631.00)	2,638.47	7,269.47

BROOKSHIRE DOWNS AT HEATHERRIDGE

Budget Comparison Report  
 AS OF FEBRUARY 28, 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	2,000.00	\$ 0.00	\$ 4,000.00	\$ 4,000.00	\$ 0.00
9350 INTEREST INCOME	0.00	331.33	331.33	0.00	450.91	450.91
TOTAL REVENUE	2,000.00	2,331.33	331.33	4,000.00	4,450.91	450.91
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	2,000.00	2,331.33	331.33	4,000.00	4,450.91	450.91