

BROOKSHIRE DOWNS AT HEATHERRIDGE

AS OF JANUARY 31, 2010

ASSETS

| CASH | |
|----------------------------|-------------------|
| 1010 CASH-BANK OF CHOICE | \$12,042.05 |
| 1016 RES-BANK OF CHOICE | 39,573.10 |
| 1017 RES-BC CD 015 | <u>60,000.00</u> |
| TOTAL CASH | <u>111,615.15</u> |
| ACCOUNTS RECEIVABLE | |
| 1110 DUES RECEIVABLE | 9,758.45 |
| 1121 PREPAID INSURANCE | <u>802.00</u> |
| TOTAL RECEIVABLES | <u>10,560.45</u> |
| TOTAL ASSETS | <u>122,175.60</u> |

LIABILITIES & EQUITY

| CURRENT LIABILITIES | |
|---------------------------------|-------------------|
| 2115 PREPAID ASSESSMENTS | 5,393.78 |
| 2116 COUNTRYWIDE PAYOFF | 3,172.87 |
| 2165 WORKING CAPITAL DEP | 10,152.00 |
| 2170 MAINTENANCE FEE DEP | <u>1,480.00</u> |
| TOTAL LIABILITIES | <u>20,198.65</u> |
| EQUITY | |
| 2940 CURRENT EARNINGS | 2,310.40 |
| 2941 CURRENT EARNINGS | (2,310.40) |
| 2950 RESERVE FUND-PRIOR | 107,169.54 |
| 2955 RESERVE FUND-CURRENT | 2,025.42 |
| 2960 OPERATING FUND-PRIOR | (7,502.99) |
| 2965 OPERATING FD-CURRENT | <u>284.98</u> |
| TOTAL EQUITY | <u>101,976.95</u> |
| TOT LIABILITY AND EQUITY | <u>122,175.60</u> |

BROOKSHIRE DOWNS AT HEATHERRIDGE

Budget Comparison Report
AS OF JANUARY 31, 2010
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 | \$9,120.00 | \$9,120.00 | \$0.00 |
| 5115 UTILITIES | 3,041.00 | 3,720.00 | 679.00 | 3,041.00 | 3,720.00 | 679.00 |
| 5220 COLLECTION COST REC | 0.00 | 220.35 | 220.35 | 0.00 | 220.35 | 220.35 |
| 5230 LAUNDRY INCOME | 251.00 | 292.63 | 41.63 | 251.00 | 292.63 | 41.63 |
| 5240 CAPITALIZATION | 50.00 | 0.00 | (50.00) | 50.00 | 0.00 | (50.00) |
| 5255 MISC INCOME | 200.00 | 0.00 | (200.00) | 200.00 | 0.00 | (200.00) |
| 5450 TRANSFERS TO RESERVE | (2,000.00) | (2,000.00) | 0.00 | (2,000.00) | (2,000.00) | 0.00 |
| TOTAL INCOME | 10,662.00 | 11,352.98 | 690.98 | 10,662.00 | 11,352.98 | 690.98 |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEE | 670.00 | 670.00 | 0.00 | 670.00 | 670.00 | 0.00 |
| 7045 LEGAL COLLECTIONS | 300.00 | 220.35 | 79.65 | 300.00 | 220.35 | 79.65 |
| 7060 PRINTING & COPYING | 50.00 | 10.00 | 40.00 | 50.00 | 10.00 | 40.00 |
| 7062 POSTAGE | 50.00 | 25.97 | 24.03 | 50.00 | 25.97 | 24.03 |
| 7070 BANK CHARGES | 0.00 | 21.40 | (21.40) | 0.00 | 21.40 | (21.40) |
| 7090 MISC ADMINISTRATIVE | 25.00 | 154.86 | (129.86) | 25.00 | 154.86 | (129.86) |
| TOTAL ADMINISTRATIVE | 1,095.00 | 1,102.58 | (7.58) | 1,095.00 | 1,102.58 | (7.58) |
| 7120 INCOME TAXES | 112.00 | 0.00 | 112.00 | 112.00 | 0.00 | 112.00 |
| 7130 INSURANCE | 0.00 | 881.00 | (881.00) | 0.00 | 881.00 | (881.00) |
| TOTAL TAXES & INSURANCES | 112.00 | 881.00 | (769.00) | 112.00 | 881.00 | (769.00) |
| 7230 BLDG & FACILITIES RPR | 0.00 | 80.00 | (80.00) | 0.00 | 80.00 | (80.00) |
| 7250 ELECTRICAL REPAIRS | 75.00 | 0.00 | 75.00 | 75.00 | 0.00 | 75.00 |
| 7260 BOILER REPAIR | 75.00 | 0.00 | 75.00 | 75.00 | 0.00 | 75.00 |
| 7280 PLBG & SEWER MAINT | 91.00 | 0.00 | 91.00 | 91.00 | 0.00 | 91.00 |
| 7290 OTHER BUILDING MAINT | 166.00 | 0.00 | 166.00 | 166.00 | 0.00 | 166.00 |
| TOTAL BUILDING MAINT. | 407.00 | 80.00 | 327.00 | 407.00 | 80.00 | 327.00 |
| 7310 ELECTRICITY | 375.00 | 410.46 | (35.46) | 375.00 | 410.46 | (35.46) |
| 7320 GAS | 5,000.00 | 4,233.54 | 766.46 | 5,000.00 | 4,233.54 | 766.46 |

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|----------------------------------|-----------|-----------|----------------|------------|------------|--------------|
| 7371 WATER | 750.00 | 1,012.19 | (262.19) | 750.00 | 1,012.19 | (262.19) |
| 7372 SEWER | 1,000.00 | 1,037.15 | (37.15) | 1,000.00 | 1,037.15 | (37.15) |
| 7380 TRASH REMOVAL | 300.00 | 393.00 | (93.00) | 300.00 | 393.00 | (93.00) |
| TOTAL UTILITIES | 7,425.00 | 7,086.34 | 338.66 | 7,425.00 | 7,086.34 | 338.66 |
| 7410 GROUNDS CARE | 700.00 | 700.83 | (0.83) | 700.00 | 700.83 | (0.83) |
| 7420 JANITORIAL | 566.00 | 550.00 | 16.00 | 566.00 | 550.00 | 16.00 |
| 7445 CONCRETE REPAIRS | 50.00 | 0.00 | 50.00 | 50.00 | 0.00 | 50.00 |
| TOTAL GROUNDS MAINTENANCE | 1,316.00 | 1,250.83 | 65.17 | 1,316.00 | 1,250.83 | 65.17 |
| 7550 SNOW REMOVAL | 1,000.00 | 667.25 | 332.75 | 1,000.00 | 667.25 | 332.75 |
| TOTAL ROAD MAINTENANCE | 1,000.00 | 667.25 | 332.75 | 1,000.00 | 667.25 | 332.75 |
| TOTAL EXPENSES | 11,355.00 | 11,068.00 | 287.00 | 11,355.00 | 11,068.00 | 287.00 |
| NET PROFIT / LOSS | (693.00) | 284.98 | 977.98 | (693.00) | 284.98 | 977.98 |

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|--------------------------------|-----------------|-----------------|----------------|-----------------|-----------------|--------------|
| RESERVE REVENUE | | | | | | |
| 9200 TRANSFER TO RESERVES | 2,000.00 | 2,000.00 | 0.00 | 2,000.00 | 2,000.00 | 0.00 |
| 9350 INTEREST INCOME | 0.00 | 25.42 | 25.42 | 0.00 | 25.42 | 25.42 |
| TOTAL REVENUE | 2,000.00 | 2,025.42 | 25.42 | 2,000.00 | 2,025.42 | 25.42 |
| EXPENSE | | | | | | |
| RESERVE EXPENSE | | | | | | |
| EXCESS/LOSS OF RESERVES | 2,000.00 | 2,025.42 | 25.42 | 2,000.00 | 2,025.42 | 25.42 |