

BROOKSHIRE DOWNS AT HEATHERRIDGE

AS OF MAY 31, 2010

ASSETS

CASH	
1010 CASH-BANK OF CHOICE	\$13,114.94
1016 RES-BANK OF CHOICE	47,678.25
1017 RES-BC CD 015	<u>60,000.00</u>
TOTAL CASH	<u>120,793.19</u>
ACCOUNTS RECEIVABLE	
1110 DUES RECEIVABLE	5,899.94
1121 PREPAID INSURANCE	<u>802.00</u>
TOTAL RECEIVABLES	<u>6,701.94</u>
TOTAL ASSETS	<u>127,495.13</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
2115 PREPAID ASSESSMENTS	6,127.50
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>20,932.37</u>
EQUITY	
2940 CURRENT EARNINGS	6,896.21
2941 CURRENT EARNINGS	(6,896.21)
2950 RESERVE FUND-PRIOR	107,169.54
2955 RESERVE FUND-CURRENT	10,130.57
2960 OPERATING FUND-PRIOR	(7,502.99)
2965 OPERATING FD-CURRENT	<u>(3,234.36)</u>
TOTAL EQUITY	<u>106,562.76</u>
TOT LIABILITY AND EQUITY	<u>127,495.13</u>

BROOKSHIRE DOWNS AT HEATHERRIDGE

Budget Comparison Report
AS OF MAY 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	\$45,600.00	\$45,600.00	\$0.00
5115 UTILITIES	3,042.00	3,720.00	678.00	15,206.00	18,600.00	3,394.00
5210 LATE FEE CHARGE	0.00	90.00	90.00	0.00	220.00	220.00
5220 COLLECTION COST REC	0.00	0.00	0.00	0.00	1,638.33	1,638.33
5230 LAUNDRY INCOME	251.00	257.75	6.75	1,255.00	1,346.63	91.63
5240 CAPITALIZATION	50.00	368.00	318.00	250.00	704.00	454.00
5255 MISC INCOME	200.00	0.00	(200.00)	1,000.00	0.00	(1,000.00)
5450 TRANSFERS TO RESERVE	(2,000.00)	(2,000.00)	0.00	(10,000.00)	(10,000.00)	0.00
TOTAL INCOME	10,663.00	11,555.75	892.75	53,311.00	58,108.96	4,797.96
EXPENSES						
7030 MANAGEMENT FEE	670.00	670.00	0.00	3,350.00	3,350.00	0.00
7045 LEGAL COLLECTIONS	300.00	0.00	300.00	1,500.00	1,639.05	(139.05)
7055 AUDIT FEES	0.00	0.00	0.00	300.00	300.00	0.00
7060 PRINTING & COPYING	50.00	15.00	35.00	250.00	316.05	(66.05)
7062 POSTAGE	50.00	21.04	28.96	250.00	148.19	101.81
7070 BANK CHARGES	0.00	29.10	(29.10)	0.00	120.42	(120.42)
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	168.00	(168.00)
7086 BAD DEBT EXPENSE	0.00	2,056.20	(2,056.20)	0.00	3,331.16	(3,331.16)
7090 MISC ADMINISTRATIVE	25.00	220.00	(195.00)	125.00	492.42	(367.42)
TOTAL ADMINISTRATIVE	1,095.00	3,011.34	(1,916.34)	5,775.00	9,865.29	(4,090.29)
7120 INCOME TAXES	0.00	0.00	0.00	112.00	0.00	112.00
7130 INSURANCE	975.00	1,639.82	(664.82)	6,150.00	6,608.39	(458.39)
TOTAL TAXES & INSURANCES	975.00	1,639.82	(664.82)	6,262.00	6,608.39	(346.39)
7230 BLDG & FACILITIES RPR	0.00	42.50	(42.50)	0.00	538.94	(538.94)
7250 ELECTRICAL REPAIRS	75.00	0.00	75.00	375.00	721.00	(346.00)
7260 BOILER REPAIR	75.00	0.00	75.00	375.00	0.00	375.00
7280 PLBG & SEWER MAINT	92.00	0.00	92.00	456.00	225.00	231.00
7290 OTHER BUILDING MAINT	167.00	0.00	167.00	831.00	0.00	831.00

BROOKSHIRE DOWNS AT HEATHERRIDGE

Budget Comparison Report
AS OF MAY 31, 2010
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL BUILDING MAINT.	409.00	42.50	366.50	2,037.00	1,484.94	552.06
7310 ELECTRICITY	375.00	359.82	15.18	1,875.00	1,937.38	(62.38)
7320 GAS	1,500.00	2,119.31	(619.31)	19,000.00	18,368.33	631.67
7371 WATER	850.00	1,558.37	(708.37)	3,850.00	6,025.43	(2,175.43)
7372 SEWER	1,000.00	956.88	43.12	5,000.00	5,271.43	(271.43)
7380 TRASH REMOVAL	300.00	904.20	(604.20)	1,500.00	2,185.20	(685.20)
TOTAL UTILITIES	4,025.00	5,898.58	(1,873.58)	31,225.00	33,787.77	(2,562.77)
7410 GROUNDS CARE	700.00	700.83	(0.83)	3,500.00	3,503.70	(3.70)
7415 GROUNDS SUPPLIES	100.00	0.00	100.00	200.00	234.06	(34.06)
7416 TREES & BUSHES	800.00	425.00	375.00	800.00	425.00	375.00
7417 FLOWERS	300.00	250.00	50.00	300.00	250.00	50.00
7420 JANITORIAL	567.00	550.00	17.00	2,831.00	2,750.00	81.00
7440 SPRINKLER SYS MAINT	350.00	164.20	185.80	765.00	164.20	600.80
7445 CONCRETE REPAIRS	50.00	0.00	50.00	250.00	0.00	250.00
TOTAL GROUNDS MAINTENANCE	2,867.00	2,090.03	776.97	8,646.00	7,326.96	1,319.04
7510 PARKING LOT REPAIRS	0.00	110.22	(110.22)	0.00	110.22	(110.22)
7550 SNOW REMOVAL	0.00	0.00	0.00	2,400.00	2,159.75	240.25
TOTAL ROAD MAINTENANCE	0.00	110.22	(110.22)	2,400.00	2,269.97	130.03
TOTAL EXPENSES	9,371.00	12,792.49	(3,421.49)	56,345.00	61,343.32	(4,998.32)
NET PROFIT / LOSS	1,292.00	(1,236.74)	(2,528.74)	(3,034.00)	(3,234.36)	(200.36)

BROOKSHIRE DOWNS AT HEATHERRIDGE

Budget Comparison Report
AS OF MAY 31, 2010
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	10,000.00	10,000.00	0.00
9350 INTEREST INCOME	0.00	26.18	26.18	0.00	130.57	130.57
TOTAL REVENUE	2,000.00	2,026.18	26.18	10,000.00	10,130.57	130.57
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	2,000.00	2,026.18	26.18	10,000.00	10,130.57	130.57