

BROOKSHIRE DOWNS AT HEATHERRIDGE

AS OF SEPTEMBER 30, 2009

ASSETS

CASH		
1010 CASH-BANK OF CHOICE	\$	12,563.78
1016 RES-BANK OF CHOICE		58,070.14
1017 RES-BC CD 015		33,135.00

TOTAL CASH		103,768.92

ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE		6,973.62
1121 PREPAID INSURANCE		802.00

TOTAL RECEIVABLES		7,775.62

TOTAL ASSETS		111,544.54
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LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS		7,119.30
2116 COUNTRYWIDE PAYOFF		3,172.87
2165 WORKING CAPITAL DEP		10,152.00
2170 MAINTENANCE FEE DEP		1,480.00

TOTAL LIABILITIES		21,924.17

EQUITY		
2940 CURRENT EARNINGS		(24,599.50)
2941 CURRENT EARNINGS		24,599.50
2950 RESERVE FUND-PRIOR		123,415.30
2955 RESERVE FUND-CURRENT		(22,588.30)
2960 OPERATING FUND-PRIOR		(9,195.43)
2965 OPERATING FD-CURRENT		(2,011.20)

TOTAL EQUITY		89,620.37

TOT LIABILITY AND EQUITY		111,544.54
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Budget Comparison Report
AS OF SEPTEMBER 30, 2009
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
110 HOMEOWNERS DUES	\$ 9,120.00	\$ 9,120.00	\$ 0.00	\$ 82,080.00	\$ 82,080.00	\$ 0.00
115 UTILITIES	3,660.00	3,720.00	60.00	32,940.00	33,160.00	220.00
210 LATE FEE CHARGE	0.00	60.00	60.00	0.00	410.00	410.00
215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
220 COLLECTION COST REC	0.00	174.00	174.00	0.00	2,962.60	2,962.60
230 LAUNDRY INCOME	217.00	238.38	21.38	1,949.00	2,323.52	374.52
240 CAPITALIZATION	75.00	0.00	(75.00)	675.00	516.00	(159.00)
245 INTEREST INCOME	20.00	0.00	(20.00)	180.00	0.00	(180.00)
450 TRANSFERS TO RESERVE	(2,000.00)	(2,000.00)	0.00	(18,000.00)	(28,000.00)	(10,000.00)
TOTAL INCOME	11,092.00	11,312.38	220.38	99,824.00	93,472.12	(6,351.88)
EXPENSES						
030 MANAGEMENT FEE	670.00	670.00	0.00	6,030.00	6,030.00	0.00
040 LEGAL FEES	0.00	0.00	0.00	0.00	198.00	(198.00)
045 LEGAL COLLECTIONS	400.00	174.00	226.00	3,600.00	2,872.60	727.40
055 AUDIT FEES	0.00	0.00	0.00	400.00	300.00	100.00
060 PRINTING & COPYING	50.00	20.00	30.00	450.00	127.40	322.60
062 POSTAGE	50.00	30.56	19.44	450.00	259.44	190.56
075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	0.00	440.00	(440.00)
085 ANNUAL MEETING	0.00	0.00	0.00	0.00	504.02	(504.02)
090 MISC ADMINISTRATIVE	25.00	30.00	(5.00)	225.00	307.87	(82.87)
TOTAL ADMINISTRATIVE	1,195.00	924.56	270.44	11,155.00	11,039.33	115.67
7120 INCOME TAXES	0.00	0.00	0.00	40.00	110.65	(70.65)
7130 INSURANCE	855.00	758.50	96.50	8,490.00	6,937.00	1,553.00
TOTAL TAXES & INSURANCES	855.00	758.50	96.50	8,530.00	7,047.65	1,482.35

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
30 BLDG & FACILITIES RPR	0.00	528.92	(528.92)	0.00	2,303.42	(2,303.42)
50 ELECTRICAL REPAIRS	75.00	0.00	75.00	675.00	949.95	(274.95)
60 BOILER REPAIR	125.00	0.00	125.00	1,125.00	396.00	729.00
80 PLSG & SEWER MAINT	75.00	0.00	75.00	675.00	848.36	(173.36)
90 OTHER BUILDING MAINT	250.00	0.00	250.00	2,250.00	153.75	2,096.25
TOTAL BUILDING MAINT.	525.00	528.92	(3.92)	4,725.00	4,651.48	73.52
110 ELECTRICITY	400.00	254.09	145.91	3,600.00	2,495.69	1,104.31
320 GAS	1,500.00	873.12	626.88	28,100.00	19,661.25	8,438.75
371 WATER	4,000.00	2,632.50	1,367.50	14,000.00	14,296.98	(296.98)
372 SEWER	834.00	1,034.15	(200.15)	7,498.00	7,707.98	(209.98)
380 TRASH REMOVAL	300.00	279.00	21.00	2,700.00	4,354.25	(1,654.25)
381 RECYCLING	56.00	0.00	56.00	504.00	0.00	504.00
TOTAL UTILITIES	7,090.00	5,072.86	2,017.14	56,402.00	48,516.15	7,885.85
410 GROUNDS CARE	650.00	700.83	(50.83)	5,850.00	6,245.60	(395.60)
415 GROUNDS SUPPLIES	0.00	0.00	0.00	600.00	233.10	366.90
416 TREES & BUSHES	0.00	0.00	0.00	1,600.00	6,565.00	(4,965.00)
417 FLOWERS	0.00	0.00	0.00	528.00	562.41	(34.41)
420 JANITORIAL	550.00	565.86	(15.86)	4,950.00	4,515.86	434.14
440 SPRINKLER SYS MAINT	315.00	1,182.24	(867.24)	2,090.00	2,535.44	(445.44)
445 CONCRETE REPAIRS	75.00	0.00	75.00	675.00	0.00	675.00
TOTAL GROUNDS MAINTENANCE	1,590.00	2,448.93	(858.93)	16,293.00	20,657.41	(4,364.41)
510 PARKING LOT REPAIRS	0.00	0.00	0.00	0.00	1,210.00	(1,210.00)
550 SNOW REMOVAL	0.00	0.00	0.00	2,400.00	2,361.30	38.70
TOTAL ROAD MAINTENANCE	0.00	0.00	0.00	2,400.00	3,571.30	(1,171.30)
TOTAL EXPENSES	11,255.00	9,733.77	1,521.23	99,505.00	95,483.32	4,021.68

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
\$	(163.00)	\$ 1,578.61	\$ 1,741.61	\$ 319.00	\$ (2,011.20)	\$ (2,330.20)

T PROFIT / LOSS

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
100 TRANSFER TO RESERVES \$	2,000.00	\$ 2,000.00	\$ 0.00	\$ 18,000.00	\$ 28,000.00	\$ 10,000.00
50 INTEREST INCOME	0.00	46.79	46.79	0.00	1,260.70	1,260.70
TOTAL REVENUE	2,000.00	2,046.79	46.79	18,000.00	29,260.70	11,260.70
EXPENSE						
100 H.V.A.C.	0.00	0.00	0.00	0.00	51,849.00	(51,849.00)
TOTAL EXPENSE	0.00	0.00	0.00	0.00	51,849.00	(51,849.00)
EXCESS/LOSS OF RESERVES	2,000.00	2,046.79	46.79	18,000.00	(22,588.30)	(40,588.30)