

BROOKSHIRE DOWNS AT HEATHERRIDGE

AS OF DECEMBER 31, 2008

ASSETS

CASH			
1010 CASH-BANK OF CHOICE	\$	16,150.56	
1016 RES-BANK OF CHOICE		81,109.16	
1017 RES-BC CD 015		32,684.28	

TOTAL CASH			129,944.00

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		4,014.00	
1121 PREPAID INSURANCE		802.00	

TOTAL RECEIVABLES			4,816.00

TOTAL ASSETS			134,760.00
			=====

LIABILITIES & EQUITY

CURRENT LIABILITIES			
2110 ACCOUNTS PAYABLE		3,236.18	
2115 PREPAID ASSESSMENTS		2,499.08	
2116 COUNTRYWIDE PAYOFF		3,172.87	
2165 WORKING CAPITAL DEP		10,152.00	
2170 MAINTENANCE FEE DEP		1,480.00	

TOTAL LIABILITIES			20,540.13

EQUITY			
2940 CURRENT EARNINGS		22,794.60	
2941 CURRENT EARNINGS		(22,794.60)	
2950 RESERVE FUND-PRIOR		100,620.70	
2955 RESERVE FUND-CURRENT		25,642.00	
2960 OPERATING FUND-PRIOR		(9,195.43)	
2965 OPERATING FD-CURRENT		(2,847.40)	

TOTAL EQUITY			114,219.87

TOT LIABILITY AND EQUITY			134,760.00
			=====

BROOKSHIRE DOWNS AT HEATHERRIDGE

Budget Comparison Report
AS OF DECEMBER 31, 2008
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	\$ 109,440.00	\$ 109,440.00	\$ 0.00
5115 UTILITIES	3,660.00	3,660.00	0.00	43,920.00	43,920.00	0.00
5210 LATE FEE CHARGE	0.00	0.00	0.00	0.00	660.00	660.00
5220 COLLECTION COST REC	0.00	129.00	129.00	0.00	6,163.10	6,163.10
5230 LAUNDRY INCOME	216.00	312.75	96.75	2,592.00	2,900.02	308.02
5235 PARKING INCOME	60.00	0.00	(60.00)	720.00	0.00	(720.00)
5240 CAPITALIZATION	50.00	0.00	(50.00)	600.00	1,352.00	752.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	60.00	60.00
5450 TRANSFERS TO RESERVE	(2,000.00)	(2,000.00)	0.00	(24,000.00)	(39,000.00)	(15,000.00)
TOTAL INCOME	11,106.00	11,221.75	115.75	133,272.00	125,495.12	(7,776.88)
EXPENSES						
7030 MANAGEMENT FEE	670.00	670.00	0.00	8,040.00	8,040.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	0.00	300.50	(300.50)
7045 LEGAL COLLECTIONS	300.00	219.00	81.00	3,600.00	6,283.97	(2,683.97)
7050 OFFICE EXPENSE	0.00	0.00	0.00	0.00	37.65	(37.65)
7055 AUDIT FEES	0.00	0.00	0.00	400.00	300.00	100.00
7060 PRINTING & COPYING	37.50	295.00	(257.50)	450.00	459.65	(9.65)
7062 POSTAGE	37.50	30.10	7.40	450.00	335.82	114.18
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	355.79	(355.79)
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	815.78	(815.78)
7090 MISC ADMINISTRATIVE	50.00	180.00	(130.00)	600.00	592.60	7.40
TOTAL ADMINISTRATIVE	1,095.00	1,394.10	(299.10)	13,540.00	17,521.76	(3,981.76)
7120 INCOME TAXES	0.00	0.00	0.00	9.00	38.39	(29.39)
7130 INSURANCE	0.00	0.00	0.00	9,691.00	9,960.00	(269.00)

BROOKSHIRE DOWNS AT HEATHERRIDGE

Budget Comparison Report
AS OF DECEMBER 31, 2008
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
TOTAL TAXES & INSURANCES	0.00	0.00	0.00	9,700.00	9,998.39	(298.39)
7230 BLDG & FACILITIES RPR	0.00	513.50	(513.50)	0.00	2,867.06	(2,867.06)
7250 ELECTRICAL REPAIRS	75.00	0.00	75.00	900.00	1,474.30	(574.30)
7260 BOILER REPAIR	200.00	0.00	200.00	2,400.00	892.71	1,507.29
7270 ROOF/GUTTER REPAIRS	0.00	0.00	0.00	0.00	520.00	(520.00)
7280 PLEG & SEWER MAINT	100.00	0.00	100.00	1,200.00	375.59	824.41
7290 OTHER BUILDING MAINT	250.00	149.00	101.00	3,000.00	433.25	2,566.75
TOTAL BUILDING MAINT.	625.00	662.50	(37.50)	7,500.00	6,562.91	937.09
7310 ELECTRICITY	400.00	488.55	(88.55)	4,800.00	3,772.48	1,027.52
7320 GAS	4,000.00	2,521.97	1,478.03	30,000.00	34,729.33	(4,729.33)
7371 WATER	800.00	2,388.74	(1,588.74)	27,000.00	18,515.44	8,484.56
7372 SEWER	883.00	1,585.60	(702.60)	10,596.00	10,306.13	289.87
7380 TRASH REMOVAL	300.00	279.00	21.00	3,600.00	3,525.50	74.50
TOTAL UTILITIES	6,383.00	7,263.86	(880.86)	75,996.00	70,848.88	5,147.12
7410 GROUNDS CARE	650.00	680.34	(30.34)	7,800.00	7,401.41	398.59
7415 GROUNDS SUPPLIES	0.00	0.00	0.00	900.00	1,921.86	(1,021.86)
7416 TREES & BUSHES	0.00	0.00	0.00	3,600.00	790.00	2,810.00
7417 FLOWERS	0.00	0.00	0.00	600.00	486.70	113.30
7420 JANITORIAL	550.00	1,100.00	(550.00)	6,600.00	6,600.00	0.00
7435 EXTERMINATING	0.00	0.00	0.00	0.00	325.00	(325.00)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	2,200.00	2,756.49	(556.49)
7445 CONCRETE REPAIRS	125.00	0.00	125.00	1,500.00	0.00	1,500.00
TOTAL GROUNDS MAINTENANCE	1,325.00	1,780.34	(455.34)	23,200.00	20,281.46	2,918.54
7550 SNOW REMOVAL	900.00	483.50	416.50	3,600.00	3,129.12	470.88
TOTAL ROAD MAINTENANCE	900.00	483.50	416.50	3,600.00	3,129.12	470.88

BROOKSHIRE DOWNS AT HEATHERRIDGE

Budget Comparison Report
AS OF DECEMBER 31, 2008

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL EXPENSES	\$ 10,328.00	\$ 11,584.30	\$ (1,256.30)	\$ 133,536.00	\$ 128,342.52	\$ 5,193.48
NET PROFIT / LOSS	778.00	(362.55)	(1,140.55)	(264.00)	(2,847.40)	(2,583.40)

BROOKSHIRE DOWNS AT HEATHERRIDGE

Budget Comparison Report
AS OF DECEMBER 31, 2008
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	\$ 24,000.00	\$ 39,000.00	\$ 15,000.00
9350 INTEREST INCOME	0.00	142.76	142.76	0.00	2,619.50	2,619.50
TOTAL REVENUE	2,000.00	2,142.76	142.76	24,000.00	41,619.50	17,619.50
EXPENSE						
9511 ROOFS	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)
9514 PAINTING	0.00	0.00	0.00	0.00	12,727.50	(12,727.50)
9515 BALCONY REPAIR	0.00	0.00	0.00	0.00	2,250.00	(2,250.00)
TOTAL EXPENSE	0.00	0.00	0.00	0.00	15,977.50	(15,977.50)
EXCESS/LOSS OF RESERVES	2,000.00	2,142.76	142.76	24,000.00	25,642.00	1,642.00