

BROOKSHIRE DOWNS AT HEATHERRIDGE

AS OF OCTOBER 31, 2009

ASSETS

CASH		
1010 CASH-BANK OF CHOICE	\$	10,856.85
1016 RES-BANK OF CHOICE		60,116.91
1017 RES-BC CD 015		33,135.00

TOTAL CASH		104,108.76

ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE		5,620.60
1121 PREPAID INSURANCE		802.00

TOTAL RECEIVABLES		6,422.60

TOTAL ASSETS		110,531.36
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LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS		4,481.28
2116 COUNTRYWIDE PAYOFF		3,172.87
2165 WORKING CAPITAL DEP		10,152.00
2170 MAINTENANCE FEE DEP		1,480.00

TOTAL LIABILITIES		19,286.15

EQUITY		
2940 CURRENT EARNINGS		(22,974.66)
2941 CURRENT EARNINGS		22,974.66
2950 RESERVE FUND-PRIOR		123,415.30
2955 RESERVE FUND-CURRENT		(20,541.53)
2960 OPERATING FUND-PRIOR		(9,195.43)
2965 OPERATING FD-CURRENT		(2,433.13)

TOTAL EQUITY		91,245.21

TOT LIABILITY AND EQUITY		110,531.36
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BROOKSHIRE DOWNS AT HEATHERRIDGE

Budget Comparison Report
AS OF OCTOBER 31, 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	\$ 91,200.00	\$ 91,200.00	\$ 0.00
5115 UTILITIES	3,660.00	3,720.00	60.00	36,600.00	36,880.00	280.00
5210 LATE FEE CHARGE	0.00	60.00	60.00	0.00	470.00	470.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	0.00	236.00	236.00	0.00	3,198.60	3,198.60
5230 LAUNDRY INCOME	217.00	255.75	38.75	2,166.00	2,579.27	413.27
5240 CAPITALIZATION	75.00	0.00	(75.00)	750.00	516.00	(234.00)
5245 INTEREST INCOME	20.00	0.00	(20.00)	200.00	0.00	(200.00)
5450 TRANSFERS TO RESERVE	(2,000.00)	(2,000.00)	0.00	(20,000.00)	(30,000.00)	(10,000.00)
TOTAL INCOME	11,092.00	11,391.75	299.75	110,916.00	104,863.87	(6,052.13)
EXPENSES						
7030 MANAGEMENT FEE	670.00	670.00	0.00	6,700.00	6,700.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	0.00	198.00	(198.00)
7045 LEGAL COLLECTIONS	400.00	236.00	164.00	4,000.00	3,108.60	891.40
7055 AUDIT FEES	0.00	0.00	0.00	400.00	300.00	100.00
7060 PRINTING & COPYING	50.00	5.00	45.00	500.00	132.40	367.60
7062 POSTAGE	50.00	24.70	25.30	500.00	284.14	215.86
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	0.00	440.00	(440.00)
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	504.02	(504.02)
7090 MISC ADMINISTRATIVE	25.00	165.00	(140.00)	250.00	472.87	(222.87)
TOTAL ADMINISTRATIVE	1,195.00	1,100.70	94.30	12,350.00	12,140.03	209.97
7120 INCOME TAXES	0.00	0.00	0.00	40.00	110.65	(70.65)
7130 INSURANCE	855.00	758.50	96.50	9,345.00	7,695.50	1,649.50
TOTAL TAXES & INSURANCES	855.00	758.50	96.50	9,385.00	7,806.15	1,578.85

BROOKSHIRE DOWNS AT HEATHERBRIDGE

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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
7230 BLDG & FACILITIES RPR	0.00	668.56	(668.56)	0.00	2,971.98	(2,971.98)
7250 ELECTRICAL REPAIRS	75.00	0.00	75.00	750.00	949.95	(199.95)
7260 BOILER REPAIR	125.00	0.00	125.00	1,250.00	396.00	854.00
7280 PLBG & SEWER MAINT	75.00	0.00	75.00	750.00	848.36	(98.36)
7290 OTHER BUILDING MAINT	250.00	0.00	250.00	2,500.00	153.75	2,346.25
TOTAL BUILDING MAINT.	525.00	668.56	(143.56)	5,250.00	5,320.04	(70.04)
7310 ELECTRICITY	400.00	257.61	142.39	4,000.00	2,753.30	1,246.70
7320 GAS	1,500.00	977.83	522.17	29,600.00	20,639.08	8,960.92
7371 WATER	4,000.00	2,616.87	1,383.13	18,000.00	16,913.85	1,086.15
7372 SEWER	834.00	1,037.15	(203.15)	8,332.00	8,745.13	(413.13)
7380 TRASH REMOVAL	300.00	279.00	21.00	3,000.00	4,633.25	(1,633.25)
7381 RECYCLING	56.00	0.00	56.00	560.00	0.00	560.00
TOTAL UTILITIES	7,090.00	5,168.46	1,921.54	63,492.00	53,684.61	9,807.39
7410 GROUNDS CARE	650.00	700.83	(50.83)	6,500.00	6,946.43	(446.43)
7415 GROUNDS SUPPLIES	0.00	0.00	0.00	600.00	233.10	366.90
7416 TREES & BUSHES	800.00	2,544.00	(1,744.00)	2,400.00	9,109.00	(6,709.00)
7417 FLOWERS	0.00	0.00	0.00	528.00	562.41	(34.41)
7420 JANITORIAL	550.00	550.00	0.00	5,500.00	5,065.86	434.14
7440 SPRINKLER SYS MAINT	310.00	322.63	(12.63)	2,400.00	2,858.07	(458.07)
7445 CONCRETE REPAIRS	75.00	0.00	75.00	750.00	0.00	750.00
TOTAL GROUNDS MAINTENANCE	2,385.00	4,117.46	(1,732.46)	18,678.00	24,774.87	(6,096.87)
7510 PARKING LOT REPAIRS	0.00	0.00	0.00	0.00	1,210.00	(1,210.00)
7550 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	12,050.00	11,813.68	236.32	111,555.00	107,297.00	4,258.00

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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
NET PROFIT / LOSS	\$ (958.00)	\$ (421.93)	\$ 536.07	\$ (639.00)	\$ (2,433.13)	\$ (1,794.13)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	2,000.00	2,000.00	\$ 0.00	\$ 20,000.00	\$ 30,000.00	\$ 10,000.00
9350 INTEREST INCOME	0.00	46.77	46.77	0.00	1,307.47	1,307.47
TOTAL REVENUE	2,000.00	2,046.77	46.77	20,000.00	31,307.47	11,307.47
EXPENSE						
9500 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	2,046.77	46.77	20,000.00	(20,541.53)	(40,541.53)