

**Brook Forest
Balance Sheet
As of February 28, 2009**

	<u>Feb 28, 09</u>
ASSETS	
Current Assets	
Checking/Savings	
100 · 028 - Operating Acct - Alpine	12,362.24
102 · 032 - Reserve Acct -Alpine	11,500.99
Total Checking/Savings	<u>23,863.23</u>
Accounts Receivable	
121 · Assessments Receivable	-1,790.86
Total Accounts Receivable	<u>-1,790.86</u>
Other Current Assets	
130 · Prepaid Insurance	556.25
Total Other Current Assets	<u>556.25</u>
Total Current Assets	<u>22,628.62</u>
TOTAL ASSETS	<u>22,628.62</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
280 · Working Capital Reserve	10,071.00
Total Long Term Liabilities	<u>10,071.00</u>
Total Liabilities	10,071.00
Equity	
302 · Operating Fund	2,829.22
312 · Replacement Fund	9,771.42
Net Income	-43.02
Total Equity	<u>12,557.62</u>
TOTAL LIABILITIES & EQUITY	<u>22,628.62</u>

Brook Forest
Profit & Loss Budget Performance
February 2009

	Feb 09	Budget	\$ Over Budget	% of Budget	Jan - Feb 09	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
405 · Operating Assessment	4,408.09	4,408.13	-0.04	100.0%	8,816.18	8,816.26	-0.08	100.0%	52,897.56
410 · Replacement Reserve Assessment	850.40				1,700.80	0.00	1,700.80	100.0%	0.00
485 · Interest Income	16.61				33.08				
Total Income	5,275.10	4,408.13	866.97	119.7%	10,550.06	8,816.26	1,733.80	119.7%	52,897.56
Expense									
505 · Bldg Repairs & Maint	250.28	125.00	125.28	200.2%	250.28	250.00	0.28	100.1%	1,500.00
510 · Grounds & Landscaping	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	3,000.00
515 · Parking lot maint	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	100.00
520 · Snow Removal	1,491.20	666.00	825.20	223.9%	2,327.20	1,332.00	995.20	174.7%	4,000.00
525 · Trash Removal	80.00	144.00	-64.00	55.6%	160.00	288.00	-128.00	55.6%	1,008.00
535 · Supplies	0.00	16.00	-16.00	0.0%	0.00	32.00	-32.00	0.0%	192.00
540 · Cable TV	432.29	430.00	2.29	100.5%	860.63	860.00	0.63	100.1%	5,330.00
545 · Common Utilities	10.00	12.00	-2.00	83.3%	20.00	24.00	-4.00	83.3%	144.00
550 · Water & Sewer	0.00	466.67	-466.67	0.0%	2,124.74	933.34	1,191.40	227.6%	5,600.04
551 · Reserve Expense	850.40	850.40	0.00	100.0%	1,700.80	1,700.80	0.00	100.0%	10,204.80
605 · Accounting & Legal	350.00	350.00	0.00	100.0%	350.00	350.00	0.00	100.0%	350.00
610 · Bank Charges	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
620 · Insurance	556.25	0.00	556.25	100.0%	1,112.50	3,337.00	-2,224.50	33.3%	6,674.00
622 · Insurance Deductible Contingenc	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	2,325.00
625 · Management Fees	824.00	824.00	0.00	100.0%	1,648.00	1,648.00	0.00	100.0%	9,888.00
627 · Miscellaneous	0.00	83.00	-83.00	0.0%	0.00	166.00	-166.00	0.0%	996.00
630 · Postage & Office Supplies	14.57	25.00	-10.43	58.3%	28.93	50.00	-21.07	57.9%	300.00
635 · Taxes & Liscense	10.00				10.00				
Total Expense	4,866.99	3,992.07	876.92	122.0%	10,593.08	10,971.14	-378.06	96.6%	51,611.84
Net Ordinary Income	406.11	416.06	-9.95	97.6%	-43.02	-2,154.88	2,111.86	2.0%	1,285.72
Net Income	406.11	416.06	-9.95	97.6%	-43.02	-2,154.88	2,111.86	2.0%	1,285.72