

INNSBRUCK IN AURORA

AS OF DECEMBER 31, 2009

ASSETS

| | | |
|----------------------------|------------------|-------------------|
| CASH | | |
| 1015 CASH-BANK OF CHOICE | 8,542.33 | |
| 1017 RES-BANK OF CHOICE | 49,759.05 | |
| 1018 RES-BOC/COMCAST | <u>36,019.48</u> | |
| TOTAL CASH | | <u>94,320.86</u> |
| ACCOUNTS RECEIVABLE | | |
| 1110 DUES RECEIVABLE | 27,600.20 | |
| 1115 ALLOW FOR BAD DEBT | (5,000.00) | |
| 1130 DUE TO RESERVES | <u>31,822.00</u> | |
| TOTAL RECEIVABLES | | <u>54,422.20</u> |
| TOTAL ASSETS | | <u>148,743.06</u> |

LIABILITIES & EQUITY

| | | |
|---------------------------------|------------------|-------------------|
| CURRENT LIABILITIES | | |
| 2115 PREPAID ASSESSMENTS | 3,480.85 | |
| 2190 DUE FROM OPERATING | <u>31,822.00</u> | |
| TOTAL LIABILITIES | | <u>35,302.85</u> |
| EQUITY | | |
| 2930 WORKING CAPITAL | 880.00 | |
| 2940 CURRENT EARNINGS | 42,078.54 | |
| 2941 CURRENT EARNINGS | (42,078.54) | |
| 2950 RESERVE FUND-PRIOR | 59,146.24 | |
| 2955 RESERVE FUND-CURRENT | 22,094.10 | |
| 2960 OPERATING FUND-PRIOR | 11,335.43 | |
| 2965 OPERATING FD-CURRENT | <u>19,984.44</u> | |
| TOTAL EQUITY | | <u>113,440.21</u> |
| TOT LIABILITY AND EQUITY | | <u>148,743.06</u> |

INNSBRUCK IN AURORA

Budget Comparison Report
AS OF DECEMBER 31, 2009
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR.VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| INCOME | | | | | | |
| 5110 ASSESSMENTS | \$23,520.00 | \$23,520.00 | \$0.00 | \$282,240.00 | \$282,240.00 | \$282,240.00 |
| 5210 LATE FEE CHARGE | 10.00 | 210.00 | 200.00 | 120.00 | 900.00 | 120.00 |
| 5215 NSF FEE | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 |
| 5220 COLLECTION COST REC | 75.00 | 2,240.40 | 2,165.40 | 900.00 | 6,981.16 | 900.00 |
| 5255 MISC INCOME | 0.00 | 0.00 | 0.00 | 0.00 | 310.00 | 0.00 |
| 5256 ADVERTISING | 5.00 | 0.00 | (5.00) | 60.00 | 128.00 | 60.00 |
| 5295 INS CLAIM-WATER | 0.00 | 0.00 | 0.00 | 0.00 | 42,957.63 | 0.00 |
| 5450 TRANSFERS TO RESERVE | (6,140.00) | 0.00 | 6,140.00 | (73,680.00) | (67,540.00) | (73,680.00) |
| TOTAL INCOME | 17,470.00 | 25,970.40 | 8,500.40 | 209,640.00 | 266,076.79 | 209,640.00 |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 875.00 | 875.00 | 0.00 | 10,500.00 | 10,500.00 | 10,500.00 |
| 7040 LEGAL FEES | 0.00 | 0.00 | 0.00 | 1,000.00 | 197.00 | 1,000.00 |
| 7045 LEGAL COLLECTIONS | 210.00 | 2,240.40 | (2,030.40) | 2,810.00 | 6,999.16 | 2,810.00 |
| 7055 AUDIT FEES | 0.00 | 0.00 | 0.00 | 1,200.00 | 0.00 | 1,200.00 |
| 7060 PRINTING & COPYING | 0.00 | 646.94 | (646.94) | 1,250.00 | 3,602.58 | 1,250.00 |
| 7062 POSTAGE | 0.00 | 13.96 | (13.96) | 950.00 | 257.13 | 950.00 |
| 7070 BANK CHARGES | 0.00 | 22.99 | (22.99) | 0.00 | 22.99 | 0.00 |
| 7075 LICENSE,PERMITS,DUES | 75.00 | 0.00 | 75.00 | 300.00 | 264.00 | 300.00 |
| 7080 NEWSLETTER PRODUCT | 100.00 | 0.00 | 100.00 | 300.00 | 0.00 | 300.00 |
| 7085 ANNUAL MEETING | 0.00 | 0.00 | 0.00 | 500.00 | 252.64 | 500.00 |
| 7086 BAD DEBT EXPENSE | 150.00 | 631.47 | (481.47) | 150.00 | 750.37 | 150.00 |
| 7090 MISC ADMINISTRATIVE | 0.00 | 40.00 | (40.00) | 0.00 | 1,147.33 | 0.00 |
| 7093 GARAGE SALE | 0.00 | 0.00 | 0.00 | 50.00 | 0.00 | 50.00 |
| 7095 EDUCATIONAL | 0.00 | 0.00 | 0.00 | 200.00 | 0.00 | 200.00 |
| TOTAL ADMINISTRATIVE | 1,410.00 | 4,470.76 | (3,060.76) | 19,210.00 | 23,993.20 | 19,210.00 |
| 7130 INSURANCE | 1,214.00 | 1,469.91 | (255.91) | 11,942.00 | 18,027.32 | 11,942.00 |
| TOTAL TAXES & INSURANCE | 1,214.00 | 1,469.91 | (255.91) | 11,942.00 | 18,027.32 | 11,942.00 |
| 7230 BLDG & FACILITY RPR | 410.00 | 1,901.24 | (1,491.24) | 4,920.00 | 4,514.95 | 4,920.00 |
| 7240 LIGHTING SUPPLIES | 0.00 | 0.00 | 0.00 | 200.00 | 0.00 | 200.00 |

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|----------------------------------|-----------------|-----------------|-------------------|------------------|------------------|------------------|
| 7250 LIGHT MAINTENANCE | 50.00 | 0.00 | 50.00 | 2,800.00 | 297.67 | 2,800.00 |
| 7256 GARAGE REPAIRS | 100.00 | 0.00 | 100.00 | 500.00 | 0.00 | 500.00 |
| 7260 GUTTER MAINTENANCE | 0.00 | 1,950.00 | (1,950.00) | 2,500.00 | 2,807.12 | 2,500.00 |
| 7270 ROOF REPAIRS | 150.00 | 0.00 | 150.00 | 1,266.00 | 440.00 | 1,266.00 |
| 7280 PLBG & SEWER MAINT | 400.00 | 0.00 | 400.00 | 5,900.00 | 666.39 | 5,900.00 |
| 7295 INS CLAIM-WATER | 0.00 | 0.00 | 0.00 | 0.00 | 43,997.09 | 0.00 |
| TOTAL BUILDING MAINT | 1,110.00 | 3,851.24 | (2,741.24) | 18,086.00 | 52,723.22 | 18,086.00 |
| 7320 GAS/ELECTRIC | 275.00 | 123.91 | 151.09 | 4,200.00 | 3,089.62 | 4,200.00 |
| 7370 WATER/SEWER | 4,000.00 | 3,635.68 | 364.32 | 75,560.00 | 64,600.95 | 75,560.00 |
| 7380 TRASH REMOVAL | 1,168.00 | 1,363.00 | (195.00) | 14,016.00 | 16,308.21 | 14,016.00 |
| TOTAL UTILITIES | 5,443.00 | 5,122.59 | 320.41 | 93,776.00 | 83,998.78 | 93,776.00 |
| 7410 LANDSCAPE MAINT | 500.00 | 0.00 | 500.00 | 6,000.00 | 3,237.50 | 6,000.00 |
| 7415 LANDSCAPE CONTRACT | 250.00 | 0.00 | 250.00 | 27,405.00 | 24,775.00 | 27,405.00 |
| 7420 LANDSCAPE RENOVATION | 0.00 | 0.00 | 0.00 | 0.00 | 2,544.49 | 0.00 |
| 7425 TREE PRUNING | 0.00 | 0.00 | 0.00 | 6,750.00 | 90.00 | 6,750.00 |
| 7426 TREE/TURF SPRAYING | 0.00 | 0.00 | 0.00 | 500.00 | 0.00 | 500.00 |
| 7430 TREE/SHRUB INSTALL | 0.00 | 0.00 | 0.00 | 0.00 | 2,050.00 | 0.00 |
| 7440 SPRINKLER REPAIR | 0.00 | 0.00 | 0.00 | 2,700.00 | 5,704.50 | 2,700.00 |
| 7460 FENCE REPAIRS | 0.00 | 0.00 | 0.00 | 2,000.00 | 1,971.87 | 2,000.00 |
| TOTAL LANDSCAPE MAINT | 750.00 | 0.00 | 750.00 | 45,355.00 | 40,373.36 | 45,355.00 |
| 7526 PEST CONTROL | 0.00 | 0.00 | 0.00 | 200.00 | 95.00 | 200.00 |
| TOTAL GROUNDS MAINTENANCE | 0.00 | 0.00 | 0.00 | 200.00 | 95.00 | 200.00 |
| 7615 ASPHALT REPAIRS | 0.00 | 0.00 | 0.00 | 0.00 | 600.00 | 0.00 |
| 7620 STREET SWEEPING | 0.00 | 0.00 | 0.00 | 800.00 | 0.00 | 800.00 |
| 7630 SNOW REMOVAL | 2,500.00 | 0.00 | 2,500.00 | 13,000.00 | 19,822.50 | 13,000.00 |
| TOTAL SNOW/ROAD MAINT | 2,500.00 | 0.00 | 2,500.00 | 13,800.00 | 20,422.50 | 13,800.00 |
| 7810 POOL/SPA CONTRACT | 0.00 | 0.00 | 0.00 | 3,696.00 | 3,537.57 | 3,696.00 |
| 7815 POOL SUPPLIES/CHEMIC | 0.00 | 0.00 | 0.00 | 1,300.00 | 2,506.00 | 1,300.00 |
| 7820 POOL REPAIRS | 0.00 | 0.00 | 0.00 | 800.00 | 415.40 | 800.00 |

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|-------------------------------|-----------|-----------|----------------|------------|------------|---------------|
| 7830 POOL FURNITURE | 0.00 | 0.00 | 0.00 | 1,000.00 | 0.00 | 1,000.00 |
| 7831 POOL KEYS | 0.00 | 0.00 | 0.00 | 75.00 | 0.00 | 75.00 |
| TOTAL REC/FACILITY EXP | 0.00 | 0.00 | 0.00 | 6,871.00 | 6,458.97 | 6,871.00 |
| TOTAL EXPENSES | 12,427.00 | 14,914.50 | (2,487.50) | 209,240.00 | 246,092.35 | 209,240.00 |
| NET PROFIT/LOSS | 5,043.00 | 11,055.90 | 6,012.90 | 400.00 | 19,984.44 | 400.00 |

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|--------------------------------|-----------------|------------------|--------------------|------------------|-------------------|------------------|
| RESERVE REVENUE | | | | | | |
| 9205 ARCHITECTURAL | 3,500.00 | 0.00 | (3,500.00) | 42,000.00 | 38,500.00 | 42,000.00 |
| 9240 MECHANICAL | 700.00 | 0.00 | (700.00) | 8,400.00 | 7,700.00 | 8,400.00 |
| 9250 CONCRETE | 440.00 | 0.00 | (440.00) | 5,280.00 | 4,840.00 | 5,280.00 |
| 9252 LANDSCAPE RENOVATION | 1,500.00 | 0.00 | (1,500.00) | 18,000.00 | 16,500.00 | 18,000.00 |
| 9280 COMCAST AGREEMENT | 0.00 | 36,000.00 | 36,000.00 | 0.00 | 36,000.00 | 0.00 |
| 9350 INTEREST INCOME | 165.00 | 64.74 | (100.26) | 1,980.00 | 821.65 | 1,980.00 |
| TOTAL REVENUE | 6,305.00 | 36,064.74 | 29,759.74 | 75,660.00 | 104,351.65 | 75,660.00 |
| EXPENSE | | | | | | |
| 9520 ASPHALT OVERLAY | 0.00 | 0.00 | 0.00 | 6,000.00 | 0.00 | 6,000.00 |
| 9540 CONCRETE | 0.00 | 0.00 | 0.00 | 0.00 | 14,861.00 | 0.00 |
| 9549 BALCONIES | 0.00 | 15,600.28 | (15,600.28) | 20,000.00 | 51,371.28 | 20,000.00 |
| 9553 GARGABE BIN DOORS | 0.00 | 0.00 | 0.00 | 2,400.00 | 3,830.59 | 2,400.00 |
| 9555 POOL | 0.00 | 0.00 | 0.00 | 0.00 | 2,015.88 | 0.00 |
| 9560 SPECIAL EQUIPMENT | 0.00 | 0.00 | 0.00 | 5,000.00 | 5,188.80 | 5,000.00 |
| 9565 TREE PRUNING | 0.00 | 5,000.00 | (5,000.00) | 0.00 | 5,000.00 | 0.00 |
| TOTAL EXPENSES | 0.00 | 20,600.28 | (20,600.28) | 33,400.00 | 82,267.55 | 33,400.00 |
| EXCESS/LOSS OF RESERVES | 6,305.00 | 15,464.46 | 9,159.46 | 42,260.00 | 22,094.10 | 42,260.00 |