

INNSBRUCK IN AURORA

AS OF FEBRUARY 28, 2010

**ASSETS**

<b>CASH</b>		
1015 CASH-BANK OF CHOICE	15,345.26	
1017 RES-BANK OF CHOICE	32,070.70	
1018 RES-BOC/COMCAST	<u>36,065.14</u>	
<b>TOTAL CASH</b>		<u>83,481.10</u>
<b>ACCOUNTS RECEIVABLE</b>		
1110 DUES RECEIVABLE	23,815.21	
1115 ALLOW FOR BAD DEBT	(5,000.00)	
1130 DUE TO RESERVES	<u>31,822.00</u>	
<b>TOTAL RECEIVABLES</b>		<u>50,637.21</u>
<b>TOTAL ASSETS</b>		<u><u>134,118.31</u></u>

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES</b>		
2115 PREPAID ASSESSMENTS	6,329.30	
2190 DUE FROM OPERATING	<u>31,822.00</u>	
<b>TOTAL LIABILITIES</b>		<u>38,151.30</u>
<b>EQUITY</b>		
2930 WORKING CAPITAL	880.00	
2940 CURRENT EARNINGS	(17,489.84)	
2941 CURRENT EARNINGS	17,489.84	
2950 RESERVE FUND-PRIOR	81,240.34	
2955 RESERVE FUND-CURRENT	(17,642.69)	
2960 OPERATING FUND-PRIOR	31,336.51	
2965 OPERATING FD-CURRENT	<u>152.85</u>	
<b>TOTAL EQUITY</b>		<u>95,967.01</u>
<b>TOT LIABILITY AND EQUITY</b>		<u><u>134,118.31</u></u>

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Budget Comparison Report  
AS OF FEBRUARY 28, 2010

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>INCOME</b>						
5110 ASSESSMENTS	\$23,520.00	\$23,520.00	\$0.00	\$47,040.00	\$47,040.00	\$282,240.00
5210 LATE FEE CHARGE	10.00	120.00	110.00	20.00	120.00	120.00
5220 COLLECTION COST REC	75.00	932.95	857.95	150.00	3,496.78	900.00
5256 ADVERTISING	5.00	0.00	(5.00)	10.00	17.00	60.00
5450 TRANSFERS TO RESERVE	(6,140.00)	(6,140.00)	0.00	(12,280.00)	(12,280.00)	(73,680.00)
<b>TOTAL INCOME</b>	<b>17,470.00</b>	<b>18,432.95</b>	<b>962.95</b>	<b>34,940.00</b>	<b>38,393.78</b>	<b>209,640.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	900.00	900.00	0.00	1,800.00	1,800.00	10,800.00
7040 LEGAL FEES	0.00	0.00	0.00	300.00	0.00	600.00
7045 LEGAL COLLECTIONS	210.00	1,222.95	(1,012.95)	710.00	3,786.78	2,810.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	2,000.00	1,200.00
7060 PRINTING & COPYING	0.00	15.00	(15.00)	250.00	216.66	1,250.00
7062 POSTAGE	0.00	16.06	(16.06)	500.00	34.86	950.00
7070 BANK CHARGES	0.00	34.20	(34.20)	0.00	62.51	0.00
7075 LICENSE,PERMITS,DUES	0.00	0.00	0.00	50.00	0.00	300.00
7085 ANNUAL MEETING	300.00	0.00	300.00	300.00	100.00	300.00
7086 BAD DEBT EXPENSE	0.00	245.00	(245.00)	0.00	7,430.77	0.00
7090 MISC ADMINISTRATIVE	0.00	60.00	(60.00)	0.00	100.00	0.00
7093 GARAGE SALE	0.00	0.00	0.00	0.00	0.00	50.00
7095 EDUCATIONAL	0.00	0.00	0.00	200.00	0.00	200.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,410.00</b>	<b>2,493.21</b>	<b>(1,083.21)</b>	<b>4,110.00</b>	<b>15,531.58</b>	<b>18,460.00</b>
7130 INSURANCE	1,470.00	1,469.91	0.09	2,940.00	2,939.82	14,700.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,470.00</b>	<b>1,469.91</b>	<b>0.09</b>	<b>2,940.00</b>	<b>2,939.82</b>	<b>14,700.00</b>
7230 BLDG & FACILITY RPR	410.00	679.78	(269.78)	820.00	679.78	4,920.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	100.00	0.00	100.00
7250 LIGHT MAINTENANCE	0.00	101.50	(101.50)	250.00	101.50	1,000.00
7256 GARAGE REPAIRS	0.00	0.00	0.00	0.00	0.00	300.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	200.00	0.00	2,500.00
7270 ROOF REPAIRS	0.00	0.00	0.00	500.00	0.00	750.00



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<b>TOTAL EXPENSES</b>	12,270.00	10,649.16	1,620.84	29,880.00	38,240.93	209,640.00
<b>NET PROFIT/LOSS</b>	5,200.00	7,783.79	2,583.79	5,060.00	152.85	0.00

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<b>RESERVE REVENUE</b>						
9205 ARCHITECTURAL	3,500.00	3,500.00	0.00	7,000.00	7,000.00	42,000.00
9240 MECHANICAL	700.00	700.00	0.00	1,400.00	1,400.00	8,400.00
9250 CONCRETE	440.00	440.00	0.00	880.00	880.00	5,280.00
9252 LANDSCAPE RENOVATION	1,500.00	1,500.00	0.00	3,000.00	3,000.00	18,000.00
9350 INTEREST INCOME	165.00	32.89	(132.11)	330.00	77.31	1,980.00
<b>TOTAL REVENUE</b>	<b>6,305.00</b>	<b>6,172.89</b>	<b>(132.11)</b>	<b>12,610.00</b>	<b>12,357.31</b>	<b>75,660.00</b>
<b>EXPENSE</b>						
9516 ASPHALT CRACK	0.00	0.00	0.00	0.00	0.00	6,000.00
9540 CONCRETE	0.00	0.00	0.00	0.00	0.00	14,000.00
9549 BALCONIES	0.00	0.00	0.00	0.00	30,000.00	24,000.00
9553 GARGABE BIN DOORS	0.00	0.00	0.00	0.00	0.00	1,200.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>30,000.00</b>	<b>45,200.00</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>6,305.00</b>	<b>6,172.89</b>	<b>(132.11)</b>	<b>12,610.00</b>	<b>(17,642.69)</b>	<b>30,460.00</b>