

INNSBRUCK IN AURORA

AS OF MARCH 31, 2010

ASSETS

| | | |
|----------------------------|------------------|--------------------------|
| CASH | | |
| 1015 CASH-BANK OF CHOICE | 23,832.74 | |
| 1017 RES-BANK OF CHOICE | 38,234.18 | |
| 1018 RES-BOC/COMCAST | <u>36,089.18</u> | |
| TOTAL CASH | | <u>98,156.10</u> |
| ACCOUNTS RECEIVABLE | | |
| 1110 DUES RECEIVABLE | 19,906.21 | |
| 1115 ALLOW FOR BAD DEBT | (5,000.00) | |
| 1130 DUE TO RESERVES | <u>31,822.00</u> | |
| TOTAL RECEIVABLES | | <u>46,728.21</u> |
| TOTAL ASSETS | | <u><u>144,884.31</u></u> |

LIABILITIES & EQUITY

| | | |
|---------------------------------|------------------|--------------------------|
| CURRENT LIABILITIES | | |
| 2115 PREPAID ASSESSMENTS | 7,115.30 | |
| 2190 DUE FROM OPERATING | <u>31,822.00</u> | |
| TOTAL LIABILITIES | | <u>38,937.30</u> |
| EQUITY | | |
| 2930 WORKING CAPITAL | 880.00 | |
| 2940 CURRENT EARNINGS | (7,509.84) | |
| 2941 CURRENT EARNINGS | 7,509.84 | |
| 2950 RESERVE FUND-PRIOR | 81,240.34 | |
| 2955 RESERVE FUND-CURRENT | (11,455.17) | |
| 2960 OPERATING FUND-PRIOR | 31,336.51 | |
| 2965 OPERATING FD-CURRENT | <u>3,945.33</u> | |
| TOTAL EQUITY | | <u>105,947.01</u> |
| TOT LIABILITY AND EQUITY | | <u><u>144,884.31</u></u> |

INNSBRUCK IN AURORA

**Budget Comparison Report
AS OF MARCH 31, 2010
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 | \$70,560.00 | \$70,560.00 | \$282,240.00 |
| 5210 LATE FEE CHARGE | 10.00 | 270.00 | 260.00 | 30.00 | 390.00 | 120.00 |
| 5220 COLLECTION COST REC | 75.00 | 225.00 | 150.00 | 225.00 | 3,721.78 | 900.00 |
| 5256 ADVERTISING | 5.00 | 17.00 | 12.00 | 15.00 | 34.00 | 60.00 |
| 5450 TRANSFERS TO RESERVE | (6,140.00) | (6,140.00) | 0.00 | (18,420.00) | (18,420.00) | (73,680.00) |
| TOTAL INCOME | 17,470.00 | 17,892.00 | 422.00 | 52,410.00 | 56,285.78 | 209,640.00 |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 900.00 | 900.00 | 0.00 | 2,700.00 | 2,700.00 | 10,800.00 |
| 7040 LEGAL FEES | 0.00 | 0.00 | 0.00 | 300.00 | 0.00 | 600.00 |
| 7045 LEGAL COLLECTIONS | 210.00 | 225.00 | (15.00) | 920.00 | 4,011.78 | 2,810.00 |
| 7055 AUDIT FEES | 0.00 | 0.00 | 0.00 | 0.00 | 2,000.00 | 1,200.00 |
| 7060 PRINTING & COPYING | 200.00 | 730.44 | (530.44) | 450.00 | 947.10 | 1,250.00 |
| 7062 POSTAGE | 100.00 | 17.65 | 82.35 | 600.00 | 52.51 | 950.00 |
| 7070 BANK CHARGES | 0.00 | 21.81 | (21.81) | 0.00 | 84.32 | 0.00 |
| 7075 LICENSE,PERMITS,DUES | 0.00 | 264.00 | (264.00) | 50.00 | 264.00 | 300.00 |
| 7085 ANNUAL MEETING | 0.00 | 0.00 | 0.00 | 300.00 | 100.00 | 300.00 |
| 7086 BAD DEBT EXPENSE | 0.00 | 0.00 | 0.00 | 0.00 | 7,430.77 | 0.00 |
| 7090 MISC ADMINISTRATIVE | 0.00 | 321.62 | (321.62) | 0.00 | 421.62 | 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 |
| TOTAL ADMINISTRATIVE | 1,410.00 | 2,480.52 | (1,070.52) | 5,520.00 | 18,012.10 | 18,460.00 |
| 7130 INSURANCE | 1,470.00 | 1,469.91 | 0.09 | 4,410.00 | 4,409.73 | 14,700.00 |
| TOTAL TAXES & INSURANCE | 1,470.00 | 1,469.91 | 0.09 | 4,410.00 | 4,409.73 | 14,700.00 |
| 7230 BLDG & FACILITY RPR | 410.00 | 2,407.52 | (1,997.52) | 1,230.00 | 3,087.30 | 4,920.00 |
| 7240 LIGHTING SUPPLIES | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 100.00 |
| 7250 LIGHT MAINTENANCE | 0.00 | 0.00 | 0.00 | 250.00 | 101.50 | 1,000.00 |
| 7256 GARAGE REPAIRS | 100.00 | 0.00 | 100.00 | 100.00 | 0.00 | 300.00 |
| 7260 GUTTER MAINTENANCE | 200.00 | 230.53 | (30.53) | 400.00 | 230.53 | 2,500.00 |
| 7270 ROOF REPAIRS | 0.00 | 0.00 | 0.00 | 500.00 | 0.00 | 750.00 |

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|----------------------------------|----------|----------|----------------|------------|------------|---------------|
| 7280 PLBG & SEWER MAINT | 0.00 | 198.00 | (198.00) | 3,000.00 | 1,203.69 | 3,000.00 |
| TOTAL BUILDING MAINT | 710.00 | 2,836.05 | (2,126.05) | 5,580.00 | 4,623.02 | 12,570.00 |
| 7320 GAS/ELECTRIC | 325.00 | 132.21 | 192.79 | 1,025.00 | 384.02 | 4,200.00 |
| 7370 WATER/SEWER | 5,000.00 | 4,390.83 | 609.17 | 13,000.00 | 13,700.62 | 75,560.00 |
| 7380 TRASH REMOVAL | 1,380.00 | 2,790.00 | (1,410.00) | 4,140.00 | 4,053.00 | 16,560.00 |
| TOTAL UTILITIES | 6,705.00 | 7,313.04 | (608.04) | 18,165.00 | 18,137.64 | 96,320.00 |
| 7410 LANDSCAPE MAINT | 500.00 | 0.00 | 500.00 | 1,500.00 | 0.00 | 6,000.00 |
| 7415 LANDSCAPE CONTRACT | 3,375.00 | 0.00 | 3,375.00 | 3,875.00 | 400.00 | 27,405.00 |
| 7420 LANDSCAPE RENOVATION | 0.00 | 0.00 | 0.00 | 0.00 | 195.00 | 0.00 |
| 7425 TREE PRUNING | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,456.00 |
| 7430 TREE/SHRUB INSTALL | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,500.00 |
| 7440 SPRINKLER REPAIR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,450.00 |
| 7460 FENCE REPAIRS | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,000.00 |
| TOTAL LANDSCAPE MAINT | 3,875.00 | 0.00 | 3,875.00 | 5,375.00 | 595.00 | 45,811.00 |
| 7526 PEST CONTROL | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 |
| TOTAL GROUNDS MAINTENANCE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 |
| 7620 STREET SWEEPING | 0.00 | 0.00 | 0.00 | 0.00 | 765.00 | 800.00 |
| 7630 SNOW REMOVAL | 2,500.00 | 0.00 | 2,500.00 | 7,500.00 | 5,625.00 | 14,254.00 |
| 7635 SIGN PURCH & REPAIRS | 0.00 | 0.00 | 0.00 | 0.00 | 172.96 | 0.00 |
| TOTAL SNOW/ROAD MAINT | 2,500.00 | 0.00 | 2,500.00 | 7,500.00 | 6,562.96 | 15,054.00 |
| 7810 POOL/SPA CONTRACT | 475.00 | 0.00 | 475.00 | 475.00 | 0.00 | 3,800.00 |
| 7815 POOL SUPPLIES/CHEMIC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,850.00 |
| 7820 POOL REPAIRS | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 500.00 |
| 7830 POOL FURNITURE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 300.00 |
| 7831 POOL KEYS | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 75.00 |
| TOTAL REC/FACILITY EXP | 475.00 | 0.00 | 475.00 | 475.00 | 0.00 | 6,525.00 |

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|------------------------|-----------|-----------|----------------|------------|------------|---------------|
| TOTAL EXPENSES | 17,145.00 | 14,099.52 | 3,045.48 | 47,025.00 | 52,340.45 | 209,640.00 |
| NET PROFIT/LOSS | 325.00 | 3,792.48 | 3,467.48 | 5,385.00 | 3,945.33 | 0.00 |

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|--------------------------------|-----------------|-----------------|-----------------|------------------|--------------------|------------------|
| RESERVE REVENUE | | | | | | |
| 9205 ARCHITECTURAL | 3,500.00 | 3,500.00 | 0.00 | 10,500.00 | 10,500.00 | 42,000.00 |
| 9240 MECHANICAL | 700.00 | 700.00 | 0.00 | 2,100.00 | 2,100.00 | 8,400.00 |
| 9250 CONCRETE | 440.00 | 440.00 | 0.00 | 1,320.00 | 1,320.00 | 5,280.00 |
| 9252 LANDSCAPE RENOVATION | 1,500.00 | 1,500.00 | 0.00 | 4,500.00 | 4,500.00 | 18,000.00 |
| 9350 INTEREST INCOME | 165.00 | 47.52 | (117.48) | 495.00 | 124.83 | 1,980.00 |
| TOTAL REVENUE | 6,305.00 | 6,187.52 | (117.48) | 18,915.00 | 18,544.83 | 75,660.00 |
| EXPENSE | | | | | | |
| 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 |
| TOTAL EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 30,000.00 | 45,200.00 |
| EXCESS/LOSS OF RESERVES | 6,305.00 | 6,187.52 | (117.48) | 18,915.00 | (11,455.17) | 30,460.00 |