

INNSBRUCK IN AURORA

AS OF MAY 31, 2010

ASSETS

CASH

1015 CASH-BANK OF CHOICE	22,370.57
1017 RES-BANK OF CHOICE	80,367.08
1018 RES-BOC/COMCAST	36,131.47

TOTAL CASH	<u>138,869.12</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	20,507.23
1115 ALLOW FOR BAD DEBT	(5,000.00)
1130 DUE TO RESERVES	31,822.00

TOTAL RECEIVABLES	<u>47,329.23</u>
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TOTAL ASSETS	<u>186,198.35</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	6,272.80
2130 INS CLAIM-2009 HAIL	29,786.59
2190 DUE FROM OPERATING	31,822.00

TOTAL LIABILITIES	<u>67,881.39</u>
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EQUITY

2930 WORKING CAPITAL	880.00
2940 CURRENT EARNINGS	4,860.11
2941 CURRENT EARNINGS	(4,860.11)
2950 RESERVE FUND-PRIOR	81,240.34
2955 RESERVE FUND-CURRENT	933.43
2960 OPERATING FUND-PRIOR	31,336.51
2965 OPERATING FD-CURRENT	3,926.68

TOTAL EQUITY	<u>118,316.96</u>
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TOT LIABILITY AND EQUITY	<u>186,198.35</u>
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INNSBRUCK IN AURORA

Budget Comparison Report
AS OF MAY 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	\$117,600.00	\$117,600.00	\$282,240.00
5210 LATE FEE CHARGE	10.00	105.00	95.00	50.00	495.00	120.00
5220 COLLECTION COST REC	75.00	824.40	749.40	375.00	4,921.30	900.00
5256 ADVERTISING	5.00	0.00	(5.00)	25.00	68.00	60.00
5450 TRANSFERS TO RESERVE	(6,140.00)	(6,140.00)	0.00	(30,700.00)	(30,700.00)	(73,680.00)
TOTAL INCOME	17,470.00	18,309.40	839.40	87,350.00	92,384.30	209,640.00
EXPENSES						
7030 MANAGEMENT FEES	900.00	900.00	0.00	4,500.00	4,500.00	10,800.00
7040 LEGAL FEES	0.00	0.00	0.00	300.00	0.00	600.00
7045 LEGAL COLLECTIONS	210.00	824.40	(614.40)	1,340.00	5,211.38	2,810.00
7055 AUDIT FEES	1,200.00	0.00	1,200.00	1,200.00	2,000.00	1,200.00
7060 PRINTING & COPYING	200.00	5.00	195.00	650.00	1,195.96	1,250.00
7062 POSTAGE	50.00	14.40	35.60	650.00	85.71	950.00
7070 BANK CHARGES	0.00	32.47	(32.47)	0.00	143.54	0.00
7075 LICENSE, PERMITS, DUES	50.00	0.00	50.00	100.00	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	40.00	(40.00)	0.00	501.62	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	2,610.00	1,816.27	793.73	9,290.00	21,432.98	18,460.00
7130 INSURANCE	1,470.00	1,532.37	(62.37)	7,350.00	7,412.01	14,700.00
TOTAL TAXES & INSURANCE	1,470.00	1,532.37	(62.37)	7,350.00	7,412.01	14,700.00
7230 BLDG & FACILITY RPR	410.00	276.00	134.00	2,050.00	3,363.30	4,920.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	100.00	0.00	100.00
7250 LIGHT MAINTENANCE	0.00	76.31	(76.31)	500.00	186.91	1,000.00
7256 GARAGE REPAIRS	0.00	0.00	0.00	100.00	0.00	300.00
7260 GUTTER MAINTENANCE	1,700.00	0.00	1,700.00	2,100.00	1,645.53	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	0.00	0.00	3,000.00	1,203.69	3,000.00
TOTAL BUILDING MAINT	2,110.00	352.31	1,757.69	8,350.00	6,399.43	12,570.00
7320 GAS/ELECTRIC	400.00	155.04	244.96	1,825.00	666.68	4,200.00
7370 WATER/SEWER	6,000.00	6,367.79	(367.79)	25,000.00	24,823.24	75,560.00
7380 TRASH REMOVAL	1,380.00	1,395.00	(15.00)	6,900.00	6,843.00	16,560.00
TOTAL UTILITIES	7,780.00	7,917.83	(137.83)	33,725.00	32,332.92	96,320.00
7410 LANDSCAPE MAINT	500.00	1,485.00	(985.00)	2,500.00	1,550.00	6,000.00
7415 LANDSCAPE CONTRACT	3,290.00	3,425.00	(135.00)	10,455.00	7,250.00	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	2,500.00	0.00	2,500.00	2,500.00	0.00	2,500.00
7440 SPRINKLER REPAIR	500.00	0.00	500.00	1,000.00	0.00	3,450.00
7460 FENCE REPAIRS	1,000.00	0.00	1,000.00	1,000.00	0.00	2,000.00
TOTAL LANDSCAPE MAINT	7,790.00	4,910.00	2,880.00	17,455.00	8,995.00	45,811.00
7526 PEST CONTROL	100.00	0.00	100.00	100.00	0.00	200.00
TOTAL GROUNDS MAINTENANCE	100.00	0.00	100.00	100.00	0.00	200.00
7620 STREET SWEEPING	0.00	0.00	0.00	0.00	765.00	800.00
7630 SNOW REMOVAL	0.00	0.00	0.00	9,254.00	8,202.50	14,254.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	0.00	172.96	0.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	9,254.00	9,140.46	15,054.00
7810 POOL/SPA CONTRACT	475.00	475.00	0.00	1,425.00	950.00	3,800.00
7815 POOL SUPPLIES/CHEMIC	600.00	0.00	600.00	600.00	203.86	1,850.00
7820 POOL REPAIRS	0.00	618.59	(618.59)	0.00	1,590.96	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	1,075.00	1,093.59	(18.59)	2,025.00	2,744.82	6,525.00

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TOTAL EXPENSES	22,935.00	17,622.37	5,312.63	87,549.00	88,457.62	209,640.00
NET PROFIT/LOSS	(5,465.00)	687.03	6,152.03	(199.00)	3,926.68	0.00

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RESERVE REVENUE						
9205 ARCHITECTURAL	3,500.00	3,500.00	0.00	17,500.00	17,500.00	42,000.00
9240 MECHANICAL	700.00	700.00	0.00	3,500.00	3,500.00	8,400.00
9250 CONCRETE	440.00	440.00	0.00	2,200.00	2,200.00	5,280.00
9252 LANDSCAPE RENOVATION	1,500.00	1,500.00	0.00	7,500.00	7,500.00	18,000.00
9350 INTEREST INCOME	165.00	62.20	(102.80)	825.00	233.43	1,980.00
TOTAL REVENUE	6,305.00	6,202.20	(102.80)	31,525.00	30,933.43	75,660.00
EXPENSE						
9516 ASPHALT CRACK	6,000.00	0.00	6,000.00	6,000.00	0.00	6,000.00
9540 CONCRETE	0.00	0.00	0.00	14,000.00	0.00	14,000.00
9549 BALCONIES	0.00	0.00	0.00	24,000.00	30,000.00	24,000.00
9553 GARGABE BIN DOORS	1,200.00	0.00	1,200.00	1,200.00	0.00	1,200.00
TOTAL EXPENSES	7,200.00	0.00	7,200.00	45,200.00	30,000.00	45,200.00
EXCESS/LOSS OF RESERVES	(895.00)	6,202.20	7,097.20	(13,675.00)	933.43	30,460.00