

INNSBRUCK IN AURORA

AS OF DECEMBER 31, 2010

ASSETS

CASH

1012 CASH-US BANK	7,728.16
1019 RES-US BANK	81,926.48
1020 RES-US BANK/COMCAST	36,189.61

TOTAL CASH 125,844.25

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	24,351.93
1115 ALLOW FOR BAD DEBT	(5,000.00)
1130 DUE TO RESERVES	31,822.00

TOTAL RECEIVABLES 51,173.93

TOTAL ASSETS 177,018.18

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	5,817.30
2130 INS CLAIM-2009 HAIL	29,786.59
2190 DUE FROM OPERATING	31,822.00

TOTAL LIABILITIES 67,425.89

EQUITY

2930 WORKING CAPITAL	880.00
2940 CURRENT EARNINGS	(3,864.56)
2941 CURRENT EARNINGS	3,864.56
2950 RESERVE FUND-PRIOR	81,240.34
2955 RESERVE FUND-CURRENT	2,550.97
2960 OPERATING FUND-PRIOR	31,336.51
2965 OPERATING FD-CURRENT	(6,415.53)

TOTAL EQUITY 109,592.29

TOT LIABILITY AND EQUITY 177,018.18

INNSBRUCK IN AURORA

Budget Comparison Report
AS OF DECEMBER 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	\$282,240.00	\$282,240.00	\$282,240.00
5210 LATE FEE CHARGE	10.00	90.00	80.00	120.00	1,230.00	120.00
5220 COLLECTION COST REC	75.00	115.50	40.50	900.00	9,291.10	900.00
5245 INTEREST INCOME	0.00	0.04	0.04	0.00	1.84	0.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	95.00	0.00
5256 ADVERTISING	5.00	0.00	(5.00)	60.00	136.00	60.00
5450 TRANSFERS TO RESERVE	(6,140.00)	(6,140.00)	0.00	(73,680.00)	(73,680.00)	(73,680.00)
TOTAL INCOME	17,470.00	17,585.54	115.54	209,640.00	219,313.94	209,640.00
EXPENSES						
7030 MANAGEMENT FEES	900.00	900.00	0.00	10,800.00	10,800.00	10,800.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	0.00	600.00
7045 LEGAL COLLECTIONS	210.00	115.50	94.50	2,810.00	9,581.18	2,810.00
7055 AUDIT FEES	0.00	0.00	0.00	1,200.00	2,000.00	1,200.00
7060 PRINTING & COPYING	0.00	768.30	(768.30)	1,250.00	3,426.33	1,250.00
7062 POSTAGE	0.00	22.76	(22.76)	950.00	219.75	950.00
7070 BANK CHARGES	0.00	0.00	0.00	0.00	165.10	0.00
7075 LICENSE,PERMITS,DUES	75.00	0.00	75.00	300.00	264.00	300.00
7085 ANNUAL MEETING	0.00	0.00	0.00	300.00	473.52	300.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	7,430.77	0.00
7090 MISC ADMINISTRATIVE	0.00	60.00	(60.00)	0.00	1,576.50	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	1,185.00	1,866.56	(681.56)	18,460.00	35,937.15	18,460.00
7130 INSURANCE	1,470.00	1,532.33	(62.33)	14,700.00	19,165.32	14,700.00
TOTAL TAXES & INSURANCE	1,470.00	1,532.33	(62.33)	14,700.00	19,165.32	14,700.00
7230 BLDG & FACILITY RPR	410.00	102.00	308.00	4,920.00	8,018.12	4,920.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	100.00	14.15	100.00
7250 LIGHT MAINTENANCE	0.00	220.00	(220.00)	1,000.00	1,955.85	1,000.00
7256 GARAGE REPAIRS	100.00	0.00	100.00	300.00	0.00	300.00

INNSBRUCK IN AURORA

Budget Comparison Report
AS OF DECEMBER 31, 2010

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7260 GUTTER MAINTENANCE	0.00	2,588.32	(2,588.32)	2,500.00	4,308.85	2,500.00
7270 ROOF REPAIRS	0.00	0.00	0.00	750.00	0.00	750.00
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	3,000.00	13,190.69	3,000.00
TOTAL BUILDING MAINT	510.00	2,910.32	(2,400.32)	12,570.00	27,487.66	12,570.00
7320 GAS/ELECTRIC	275.00	175.74	99.26	4,200.00	3,026.21	4,200.00
7370 WATER/SEWER	4,000.00	4,418.99	(418.99)	75,560.00	61,238.57	75,560.00
7380 TRASH REMOVAL	1,380.00	1,395.00	(15.00)	16,560.00	16,908.00	16,560.00
TOTAL UTILITIES	5,655.00	5,989.73	(334.73)	96,320.00	81,172.78	96,320.00
7410 LANDSCAPE MAINT	500.00	0.00	500.00	6,000.00	5,010.50	6,000.00
7415 LANDSCAPE CONTRACT	250.00	0.00	250.00	27,405.00	24,575.00	27,405.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	655.00	0.00
7425 TREE PRUNING	0.00	0.00	0.00	4,456.00	2,955.00	4,456.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	2,500.00	8,360.00	2,500.00
7440 SPRINKLER REPAIR	0.00	0.00	0.00	3,450.00	2,179.70	3,450.00
7460 FENCE REPAIRS	0.00	0.00	0.00	2,000.00	325.12	2,000.00
TOTAL LANDSCAPE MAINT	750.00	0.00	750.00	45,811.00	44,060.32	45,811.00
7515 CONCRETE REPAIRS	0.00	0.00	0.00	0.00	445.45	0.00
7526 PEST CONTROL	0.00	0.00	0.00	200.00	181.50	200.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	200.00	626.95	200.00
7620 STREET SWEEPING	0.00	0.00	0.00	800.00	765.00	800.00
7630 SNOW REMOVAL	2,500.00	0.00	2,500.00	14,254.00	8,202.50	14,254.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	0.00	375.70	0.00
TOTAL SNOW/ROAD MAINT	2,500.00	0.00	2,500.00	15,054.00	9,343.20	15,054.00
7810 POOL/SPA CONTRACT	0.00	0.00	0.00	3,800.00	4,675.03	3,800.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	1,850.00	1,145.48	1,850.00
7820 POOL REPAIRS	0.00	0.00	0.00	500.00	2,035.05	500.00
7830 POOL FURNITURE	0.00	0.00	0.00	300.00	40.53	300.00
7831 POOL KEYS	0.00	0.00	0.00	75.00	40.00	75.00

INNSBRUCK IN AURORA

Budget Comparison Report
AS OF DECEMBER 31, 2010

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
TOTAL REC/FACILITY EXP	0.00	0.00	0.00	6,525.00	7,936.09	6,525.00
TOTAL EXPENSES	12,070.00	12,298.94	(228.94)	209,640.00	225,729.47	209,640.00
NET PROFIT/LOSS	5,400.00	5,286.60	(113.40)	0.00	(6,415.53)	0.00

INNSBRUCK IN AURORA

Budget Comparison Report
AS OF DECEMBER 31, 2010

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9205 ARCHITECTURAL	3,500.00	3,500.00	0.00	42,000.00	42,000.00	42,000.00
9240 MECHANICAL	700.00	700.00	0.00	8,400.00	8,400.00	8,400.00
9250 CONCRETE	440.00	440.00	0.00	5,280.00	5,280.00	5,280.00
9252 LANDSCAPE RENOVATION	1,500.00	1,500.00	0.00	18,000.00	18,000.00	18,000.00
9350 INTEREST INCOME	165.00	19.60	(145.40)	1,980.00	426.97	1,980.00
TOTAL REVENUE	6,305.00	6,159.60	(145.40)	75,660.00	74,106.97	75,660.00
EXPENSE						
9516 ASPHALT CRACK	0.00	0.00	0.00	6,000.00	0.00	6,000.00
9520 ASPHALT OVERLAY	0.00	0.00	0.00	0.00	2,900.00	0.00
9540 CONCRETE	0.00	0.00	0.00	14,000.00	15,156.00	14,000.00
9549 BALCONIES	0.00	10,400.00	(10,400.00)	24,000.00	50,800.00	24,000.00
9553 GARGABE BIN DOORS	0.00	0.00	0.00	1,200.00	2,700.00	1,200.00
TOTAL EXPENSES	0.00	10,400.00	(10,400.00)	45,200.00	71,556.00	45,200.00
EXCESS/LOSS OF RESERVES	6,305.00	(4,240.40)	(10,545.40)	30,460.00	2,550.97	30,460.00