



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

POST OFFICE BOX 3717, 194 MESA DRIVE
EAGLE, COLORADO 81631
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October 20, 2010

Sunridge at Avon II
P.O. Box 2621
Avon, CO 81620

Re: Financial Statements
For the Twelve Months Ended September 30, 2010

Dear Board of Directors:

I am enclosing your balance sheet, profit & loss, comparatives, monthly check report, a/r aging and general ledger detail for the period indicated above. The enclosed financial statements were prepared from your books and records without audit.

As of 9/30/10, the year-to-date net profit totaled \$15,535.66. A gain of \$7,627.01 was experienced during the last month. Comparatively, the year-to-date net loss as of 9/30/09 was \$2,428.96. This is a positive difference of \$17,964.62. The difference is largely the result of decreases in snow removal, parking lot/sidewalks, mowing & trim, plumbing, and special projects, along with an increase in finance charges and late fees. This was offset by significant increases in legal fees, general repairs & maintenance, alarm service, water & sewer, and pest control. Interest income is also lower than last year. Each year, the association budgets to not have a profit or a loss.

Please contact me if you have any questions about the enclosed statements.

Sincerely yours,

Christine A. Spaeth, EA
Enrolled Agent

Enclosures

SUNRIDGE AT AVON II

Balance Sheet

As of September 30, 2010

	Sep 30, 10
ASSETS	
Current Assets	
Checking/Savings	
101 · Cash In Bank - Checking	
101.1 · Cash In ANB - Checking - 886	2,904.21
101.2 · Cash in US Bank - Checking ...	305.19
Total 101 · Cash In Bank - Checking	3,209.40
102 · Cash In Bank - Savings	
102.1 · Cash In ANB - Op. Savings - ...	65,922.15
Total 102 · Cash In Bank - Savings	65,922.15
103 · Cash In Bank - Reserves	
103.6 · Cash In ANB - Reserves - 683	114,454.63
103.8 · Cash in US Bank - MM Sav 5...	91,492.07
103.9 · Cash in Alpine - Reserve	104,061.47
Total 103 · Cash In Bank - Reserves	310,008.17
Total Checking/Savings	379,139.72
Accounts Receivable	
110 · Accounts Receivable	33,194.28
Total Accounts Receivable	33,194.28
Other Current Assets	
125 · A/R - Owner Reimbursables	758.84
130 · Prepaid Insurance	3,626.16
131 · Prepaid Fire Alarm Monitoring	280.00
132 · Prepaid Income Tax	592.47
133 · Prepaid Expenses	88.61
Total Other Current Assets	5,346.08
Total Current Assets	417,680.08
Fixed Assets	
151 · Property and Equipment	4,012.39
155 · Accumulated Depreciation	(4,012.39)
Total Fixed Assets	0.00
TOTAL ASSETS	417,680.08
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	24,159.84
Total Accounts Payable	24,159.84
Other Current Liabilities	
203 · Unearned Assessments	11,671.42
Total Other Current Liabilities	11,671.42
Total Current Liabilities	35,831.26
Total Liabilities	35,831.26
Equity	
301 · Operating Equity Fund	56,458.94
302 · Improvement Fund Balance	248,854.14
303 · Improvement Fund - Increases	61,000.08
Net Income	15,535.66
Total Equity	381,848.82
TOTAL LIABILITIES & EQUITY	417,680.08

SUNRIDGE AT AVON II
Balance Sheet - Comparative
As of September 30, 2010

	Sep 30, 10	Sep 30, 09	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
101 · Cash In Bank - Checking	3,209.40	10,995.63	(7,786.23)
102 · Cash In Bank - Savings	65,922.15	93,117.35	(27,195.20)
103 · Cash In Bank - Reserves	310,008.17	216,520.11	93,488.06
Total Checking/Savings	379,139.72	320,633.09	58,506.63
Accounts Receivable			
110 · Accounts Receivable	33,194.28	19,221.80	13,972.48
Total Accounts Receivable	33,194.28	19,221.80	13,972.48
Other Current Assets			
125 · A/R - Owner Reimbursables	758.84	1,197.18	(438.34)
130 · Prepaid Insurance	3,626.16	3,775.66	(149.50)
131 · Prepaid Fire Alarm Monitoring	280.00	520.00	(240.00)
132 · Prepaid Income Tax	592.47	678.47	(86.00)
133 · Prepaid Expenses	88.61	0.00	88.61
Total Other Current Assets	5,346.08	6,171.31	(825.23)
Total Current Assets	417,680.08	346,026.20	71,653.88
Fixed Assets			
151 · Property and Equipment	4,012.39	4,012.39	0.00
155 · Accumulated Depreciation	(4,012.39)	(4,012.39)	0.00
Total Fixed Assets	0.00	0.00	0.00
TOTAL ASSETS	417,680.08	346,026.20	71,653.88
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
200 · Accounts Payable	24,159.84	31,266.54	(7,106.70)
Total Accounts Payable	24,159.84	31,266.54	(7,106.70)
Other Current Liabilities			
203 · Unearned Assessments	11,671.42	9,446.58	2,224.84
Total Other Current Liabilities	11,671.42	9,446.58	2,224.84
Total Current Liabilities	35,831.26	40,713.12	(4,881.86)
Total Liabilities	35,831.26	40,713.12	(4,881.86)
Equity			
301 · Operating Equity Fund	56,458.94	44,231.91	12,227.03
302 · Improvement Fund Balance	248,854.14	201,713.97	47,140.17
303 · Improvement Fund - Increases	61,000.08	61,796.16	(796.08)
Net Income	15,535.66	(2,428.96)	17,964.62
Total Equity	381,848.82	305,313.08	76,535.74
TOTAL LIABILITIES & EQUITY	417,680.08	346,026.20	71,653.88

SUNRIDGE AT AVON II

Profit & Loss

September 2010

	Sep 10	Oct '09 - Sep 10	% of Income
Ordinary Income/Expense			
Income			
401 · Operating Assessments	43,768.84	525,226.08	88.9%
402 · Reserve Assessments	5,083.34	61,000.08	10.3%
403 · Finance Chgs. & Late Fees	193.67	7,466.76	0.4%
405 · Interest Income	190.51	2,879.41	0.4%
406 · Holy Cross Equity Refunds	0.00	606.47	0.0%
407 · Other Owner Income			
407.1 · Parking Pass Fees	0.00	1,000.00	0.0%
Total 407 · Other Owner Income	0.00	1,000.00	0.0%
Total Income	49,236.36	598,178.80	100.0%
Expense			
601 · Management Fees	3,750.00	45,000.00	7.6%
604 · Electric	601.14	8,865.78	1.2%
605 · Insurance Expense	2,520.32	30,329.02	5.1%
607 · Legal Fees	0.00	8,134.06	0.0%
608 · Accounting	1,219.67	15,744.46	2.5%
609 · Office & Administrative			
609.1 · Postage	18.48	506.37	0.0%
609.2 · Telephone	0.00	0.51	0.0%
609 · Office & Administrative - Ot...	55.07	1,804.74	0.1%
Total 609 · Office & Administrative	73.55	2,311.62	0.1%
620 · Repair & Maint.-General			
620.1 · Pet Cleanup	0.00	196.73	0.0%
620 · Repair & Maint.-General - O...	0.00	15,711.16	0.0%
Total 620 · Repair & Maint.-General	0.00	15,907.89	0.0%
621 · Alarm Service - Phone	212.47	2,553.65	0.4%
622 · Alarm Service - Contract	360.00	9,095.40	0.7%
623 · Snow Removal			
623.1 · Snow Plowing	0.00	16,350.00	0.0%
623.2 · Snow Shoveling	0.00	4,585.00	0.0%
Total 623 · Snow Removal	0.00	20,935.00	0.0%
624 · Trash Removal	3,114.20	37,155.28	6.3%
625 · Water & Sewer	16,867.45	193,119.31	34.3%
626 · Income Tax Expense	0.00	785.00	0.0%
628 · Security	0.00	532.50	0.0%
629 · Chimney Sweep & Dryer Vent	125.00	635.00	0.3%
630 · Parking Lot & Sidewalks			
630.1 · Asphalt & Concrete Repair	0.00	4,272.00	0.0%
Total 630 · Parking Lot & Sidewalks	0.00	4,272.00	0.0%
632 · Lawn Sprinkler Repairs	0.00	5,082.75	0.0%
633 · Mowing & Trim Contract	2,540.00	12,065.00	5.2%
634 · Landscaping - Other	480.00	9,595.00	1.0%
636 · Light Repair & Replace	0.00	409.82	0.0%
637 · Plumbing & Auguring	1,170.00	48,284.54	2.4%
640 · Pest Control	2,285.00	24,120.00	4.6%
642 · Special Projects			
Gutters	0.00	3,460.00	0.0%
Pack Block Asphalt	0.00	708.00	0.0%
Paint b/p Fence	0.00	698.25	0.0%
642 · Special Projects - Other	0.00	8,880.00	0.0%
Total 642 · Special Projects	0.00	13,746.25	0.0%
652 · Janitorial	1,320.00	14,460.00	2.7%
Total Expense	36,638.80	523,139.33	74.4%
Net Ordinary Income	12,597.56	75,039.47	25.6%

SUNRIDGE AT AVON II
Profit & Loss
September 2010

	Sep 10	Oct '09 - Sep 10	% of Income
Other Income/Expense			
Other Income			
647 · Qwest Commission Income	112.79	1,496.27	0.2%
Total Other Income	112.79	1,496.27	0.2%
Other Expense			
631 · Capital Improve. Transfers	5,083.34	61,000.08	10.3%
Total Other Expense	5,083.34	61,000.08	10.3%
Net Other Income	(4,970.55)	(59,503.81)	(10.1)%
Net Income	7,627.01	15,535.66	15.5%

SUNRIDGE AT AVON II
Comparison To Budget - Year To Date
October 2009 through September 2010

	Oct '09 - Sep 10	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
401 · Operating Assessments	525,226.08	525,226.08	0.00
402 · Reserve Assessments	61,000.08	61,000.08	0.00
403 · Finance Chgs. & Late Fees	7,466.76	5,000.00	2,466.76
405 · Interest Income	2,879.41	8,000.00	(5,120.59)
406 · Holy Cross Equity Refunds	606.47	700.00	(93.53)
407 · Other Owner Income	1,000.00	400.00	600.00
Total Income	598,178.80	600,326.16	(2,147.36)
Expense			
601 · Management Fees	45,000.00	45,000.00	0.00
604 · Electric	8,865.78	9,500.00	(634.22)
605 · Insurance Expense	30,329.02	31,000.00	(670.98)
606 · Interest Expense	0.00	45.00	(45.00)
607 · Legal Fees	8,134.06	2,000.00	6,134.06
608 · Accounting	15,744.46	16,400.00	(655.54)
609 · Office & Administrative	2,311.62	2,450.00	(138.38)
620 · Repair & Maint.-General	15,907.89	15,000.00	907.89
621 · Alarm Service - Phone	2,553.65	3,500.00	(946.35)
622 · Alarm Service - Contract	9,095.40	4,000.00	5,095.40
623 · Snow Removal	20,935.00	40,000.00	(19,065.00)
624 · Trash Removal	37,155.28	40,000.00	(2,844.72)
625 · Water & Sewer	193,119.31	185,000.00	8,119.31
626 · Income Tax Expense	785.00	2,500.00	(1,715.00)
628 · Security	532.50	135.00	397.50
629 · Chimney Sweep & Dryer Vent	635.00	7,000.00	(6,365.00)
630 · Parking Lot & Sidewalks	4,272.00	9,000.00	(4,728.00)
632 · Lawn Sprinkler Repairs	5,082.75	0.00	5,082.75
633 · Mowing & Trim Contract	12,065.00	17,000.00	(4,935.00)
634 · Landscaping - Other	9,595.00	8,500.00	1,095.00
636 · Light Repair & Replace	409.82	3,000.00	(2,590.18)
637 · Plumbing & Auguring	48,284.54	42,000.00	6,284.54
640 · Pest Control	24,120.00	30,000.00	(5,880.00)
642 · Special Projects	13,746.25	6,296.08	7,450.17
652 · Janitorial	14,460.00	20,000.00	(5,540.00)
Total Expense	523,139.33	539,326.08	(16,186.75)
Net Ordinary Income	75,039.47	61,000.08	14,039.39
Other Income/Expense			
Other Income			
647 · Qwest Commission Income	1,496.27	0.00	1,496.27
Total Other Income	1,496.27	0.00	1,496.27
Other Expense			
631 · Capital Improve. Transfers	61,000.08	61,000.08	0.00
Total Other Expense	61,000.08	61,000.08	0.00
Net Other Income	(59,503.81)	(61,000.08)	1,496.27
Net Income	15,535.66	0.00	15,535.66

SUNRIDGE AT AVON II
Comparison To Last Year - Year To Date
October 2009 through September 2010

	Oct '09 - Sep 10	Oct '08 - Sep 09	\$ Change
Ordinary Income/Expense			
Income			
401 · Operating Assessments	525,226.08	524,430.00	796.08
402 · Reserve Assessments	61,000.08	61,796.16	(796.08)
403 · Finance Chgs. & Late Fees	7,466.76	3,224.92	4,241.84
405 · Interest Income	2,879.41	6,007.57	(3,128.16)
406 · Holy Cross Equity Refunds	606.47	605.26	1.21
407 · Other Owner Income	1,000.00	2,000.00	(1,000.00)
Total Income	598,178.80	598,063.91	114.89
Expense			
601 · Management Fees	45,000.00	45,000.00	0.00
604 · Electric	8,865.78	8,822.24	43.54
605 · Insurance Expense	30,329.02	29,435.26	893.76
607 · Legal Fees	8,134.06	978.60	7,155.46
608 · Accounting	15,744.46	15,540.22	204.24
609 · Office & Administrative	2,311.62	1,137.95	1,173.67
620 · Repair & Maint.-General	15,907.89	9,047.62	6,860.27
621 · Alarm Service - Phone	2,553.65	2,386.43	167.22
622 · Alarm Service - Contract	9,095.40	6,320.00	2,775.40
623 · Snow Removal	20,935.00	39,276.00	(18,341.00)
624 · Trash Removal	37,155.28	36,796.90	358.38
625 · Water & Sewer	193,119.31	180,952.59	12,166.72
626 · Income Tax Expense	785.00	1,200.00	(415.00)
628 · Security	532.50	822.50	(290.00)
629 · Chimney Sweep & Dryer Vent	635.00	325.00	310.00
630 · Parking Lot & Sidewalks	4,272.00	14,104.20	(9,832.20)
632 · Lawn Sprinkler Repairs	5,082.75	6,319.10	(1,236.35)
633 · Mowing & Trim Contract	12,065.00	15,360.00	(3,295.00)
634 · Landscaping - Other	9,595.00	8,562.50	1,032.50
636 · Light Repair & Replace	409.82	601.71	(191.89)
637 · Plumbing & Auguring	48,284.54	57,820.12	(9,535.58)
640 · Pest Control	24,120.00	22,045.00	2,075.00
642 · Special Projects	13,746.25	21,593.16	(7,846.91)
652 · Janitorial	14,460.00	16,140.00	(1,680.00)
Total Expense	523,139.33	540,587.10	(17,447.77)
Net Ordinary Income	75,039.47	57,476.81	17,562.66
Other Income/Expense			
Other Income			
647 · Qwest Commission Income	1,496.27	1,890.39	(394.12)
Total Other Income	1,496.27	1,890.39	(394.12)
Other Expense			
631 · Capital Improve. Transfers	61,000.08	61,796.16	(796.08)
Total Other Expense	61,000.08	61,796.16	(796.08)
Net Other Income	(59,503.81)	(59,905.77)	401.96
Net Income	15,535.66	(2,428.96)	17,964.62

SUNRIDGE AT AVON II
CHECKS WRITTEN THIS MONTH
September 2010

Date	Num	Name	Memo	Amount
101 - Cash In Bank - Checking				
101.1 - Cash In ANB - Checking - 886				
9/3/2010	9224	Breckenridge Mechanical Serv...	G101 Backed up kitchen sink/bathtub/shower drains	-288.75
9/3/2010	9225	Dawn Merrill	8/6 - 8/26	-330.00
9/3/2010	9226	Engineered Fire & Security Eq...	2 ea Replacement fire alarm control	-1,663.00
9/3/2010	9227	Freeman Irrigation		-1,323.00
9/3/2010	9228	Qwest	970-748-0713,0730,0741,0760,845-7058,7063,7207	-106.20
9/3/2010	9229	Silver Eagle Management, LLC	Monthly Management Fee	-3,750.00
9/3/2010	9230	Spaeth and Company, Inc.		-1,313.00
9/3/2010	9231	Terminix (Inc.)		-825.00
9/3/2010	Draft	Qwest	970 949-0469	-21.24
9/7/2010	9232	JD Improvements Inc.	BTO D302 Cossar - Dishwasher leak caused damage to D202	-1,718.46
9/19/2010	9233	All Valley Lawn Care	Mowing 5@\$635, fertilizer, weed control	-5,675.00
9/19/2010	9234	Breckenridge Mechanical Serv...		-956.25
9/19/2010	9235	D and A Cleaning, LLC		-1,320.00
9/19/2010	9236	Eagle River Water	7/30 - 9/2	-18,678.77
9/19/2010	9237	Qwest	970-748-0713,0730,0741,0760,845-7058,7063,7207	-21.24
9/19/2010	9238	Rick Cook	Refund finance charges	-740.00
9/19/2010	9239	Silver Eagle Management, LLC		-193.54
9/19/2010	9240	Terminix (Inc.)		-2,035.00
Total 101.1 - Cash In ANB - Checking - 886				-40,958.45
Total 101 - Cash In Bank - Checking				-40,958.45
TOTAL				-40,958.45

SUNRIDGE AT AVON II
A/R Aging Summary
As of September 30, 2010

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
A101 - Leach	0.00	(8.10)	0.00	0.00	0.00	(8.10)
A102 - Dunn - ACH	(236.94)	236.94	0.00	0.00	0.00	0.00
A104 - Zogg - ACH	2,666.64	(236.94)	(236.94)	(236.94)	(710.82)	1,245.00
A201 - Curreri - ACH	(241.44)	0.00	0.00	0.00	241.44	0.00
A202 - Crain-ACH	(113.74)	236.94	236.94	0.00	(1,070.96)	(710.82)
A203 - Berg/Slevin - ACH	3,317.16	(236.94)	(236.94)	(236.94)	(2,606.34)	0.00
A204 - Sosnowka - ACH	14.43	33.10	47.63	0.00	952.31	1,047.47
A302 - Murphy - ACH	(8,959.86)	344.61	344.61	0.00	8,270.64	0.00
A304 - Havlik - ACH	1,184.70	(236.94)	(236.94)	(236.94)	(473.88)	0.00
Advance Assessments	(4,064.52)	(5,346.59)	0.00	4,413.29	16,669.24	11,671.42
B101 - Gerimonte - ACH	(7,345.14)	236.94	236.94	0.00	6,871.26	0.00
B102 - Lewis - ACH	11,136.18	(236.94)	(236.94)	(236.94)	(10,425.36)	0.00
B103 - Lay - ACH	11,136.18	(236.94)	(236.94)	(236.94)	(10,425.36)	0.00
B201 - Kemp	(56.87)	236.94	236.94	0.00	(1,127.83)	(710.82)
B202 - Jaskiel	59.10	291.24	286.94	236.94	39.74	913.96
B204 - Weisberger/McNulty - ACH	(219.21)	1,182.21	0.00	0.00	272.91	1,235.91
B302 - Assad - ACH	4.00	0.00	0.00	0.00	0.00	4.00
B303 - Barton/Smith - ACH	0.00	0.00	0.00	0.00	0.00	0.00
B304 - DiPalma	(56.87)	236.94	236.94	0.00	(1,127.83)	(710.82)
C101 - Resch - ACH	(4,501.86)	236.94	236.94	0.00	4,027.98	0.00
C102 - Curreri - ACH	(376.94)	0.00	0.00	0.00	376.94	0.00
C103 - Guffey - ACH	(1,184.70)	236.94	236.94	0.00	710.82	0.00
C104 - Merrill - ACH	9,003.72	(236.94)	(236.94)	(236.94)	(8,292.90)	0.00
C201 - Smith - ACH	(236.94)	0.00	0.00	0.00	236.94	0.00
C202 - Pate - ACH	2,843.28	(236.94)	(236.94)	(236.94)	(2,132.46)	0.00
C203 - DeWine - ACH	(1,658.58)	236.94	236.94	0.00	613.88	(570.82)
C204 - Nicholson - ACH	(1,184.70)	236.94	236.94	0.00	710.82	0.00
C302 - Calderon - ACH	(344.61)	0.00	0.00	0.00	344.61	0.00
C303 - Slatkoff - ACH	(10,662.30)	236.94	236.94	0.00	10,188.42	0.00
C304 - Gramling - ACH	12,557.82	(236.94)	(236.94)	(236.94)	(11,847.00)	0.00
D101 - Raderman - ACH	(281.74)	0.00	0.00	0.00	281.74	0.00
D102 - Lay - ACH	12,794.76	(236.94)	(236.94)	(236.94)	(12,083.94)	0.00
D103 - Schaefer - ACH	(236.94)	0.00	0.00	0.00	236.94	0.00
D104 - Bungartz/Fletcher	(10,357.30)	236.94	236.94	0.00	9,883.42	0.00
D201 - Valgore/Hatch - (New 9/17/10)	0.00	(236.94)	0.00	0.00	0.00	(236.94)
D202 - Messier - ACH	(7,582.08)	236.94	236.94	0.00	7,108.20	0.00
D203 - Norton	557.00	0.00	0.00	0.00	(121.11)	435.89
D204 - Eagle County - Closing 8/25	(557.00)	557.00	0.00	(710.82)	0.00	(710.82)
D302 - Cossar - ACH	1,212.40	506.06	0.00	0.00	0.00	1,718.46
D303 - Moon - ACH	13,031.70	(236.94)	(236.94)	(236.94)	(12,320.88)	0.00
E101 - Vasquez	85.79	501.52	316.64	0.00	1,696.97	2,600.92
E102 - Grossman - ACH	(11,136.18)	236.94	236.94	0.00	10,662.30	0.00
E103 - Medrano - ACH	(236.94)	0.00	0.00	0.00	236.94	0.00
E104 - Zaidner - ACH	13,268.64	(236.94)	(236.94)	(236.94)	(12,557.82)	0.00
E201 - Sambergerova - ACH	(236.94)	0.00	0.00	0.00	236.94	0.00
E202 - Curreri - ACH	10,662.30	(236.94)	(236.94)	(236.94)	(9,951.48)	0.00
E203 - Sambergerova - ACH	(236.94)	0.00	0.00	0.00	236.94	0.00
E204 - Kaneda - ACH	(461.63)	0.00	0.00	0.00	461.63	0.00
E302 - Wheelock	(15,457.45)	344.61	344.61	0.00	14,768.23	0.00
E303 - Shaw	0.00	(50.00)	0.00	0.00	0.00	(50.00)
E304 - Romaine - ACH/EMAIL	10,662.30	(236.94)	(236.94)	(236.94)	(9,951.48)	0.00
F101 - Curreri - ACH (Closing 9/30)	10,662.30	(236.94)	(236.94)	(236.94)	(9,951.48)	0.00
F102 - McNulty - ACH	13,268.64	(236.94)	(236.94)	(236.94)	(12,557.82)	0.00
F103 - Axelrod	0.00	(236.94)	0.00	0.00	0.00	(236.94)
F104 - Lake - ACH	9,711.55	(236.94)	(236.94)	(236.94)	(9,000.73)	0.00
F201 - Jones/Edwards - ACH	(10,188.42)	236.94	236.94	0.00	9,714.54	0.00
F202 - Doohar/Garlapow - ACH	(13,505.58)	236.94	236.94	0.00	13,031.70	0.00
F203 - Croom (Bankruptcy) DO NOT MAIL	57.14	320.78	158.51	0.00	282.37	818.80
F204 - Goyen - ACH	4,975.74	(236.94)	(236.94)	(236.94)	(4,264.92)	0.00
F301 - Rumble - ACH	0.00	0.00	0.00	0.00	(710.82)	(710.82)
F302 - Pence - ACH	(13,505.58)	236.94	236.94	0.00	13,031.70	0.00
F304 - Mangan/Tucker - ACH	(10,682.91)	344.61	344.61	0.00	9,993.69	0.00
G101 - Brown/Ball - ACH	(10,662.30)	236.94	236.94	0.00	10,188.42	0.00
G102 - Lay - ACH	2,845.31	2.03	2.03	(236.94)	(2,453.07)	159.36
G103 - Giuliani	200.62	0.00	0.00	0.00	0.00	200.62

SUNRIDGE AT AVON II

A/R Aging Summary

As of September 30, 2010

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
G201 - Goyen - ACH	5,449.62	(236.94)	(236.94)	(236.94)	(4,738.80)	0.00
G202 - White - ACH	(236.94)	0.00	0.00	0.00	236.94	0.00
G203 - Lake - ACH	466.46	47.71	47.71	(236.94)	2,968.00	3,292.94
G302 - Antuna - ACH (Closing 10/26)	(7,923.84)	2.19	2.19	0.00	8,094.05	174.59
G303 - Acker - ACH	13,031.70	(236.94)	(236.94)	(236.94)	(12,320.88)	0.00
G304 - Stuart - ACH	(236.94)	0.00	0.00	0.00	236.94	0.00
H101 - Blauel - ACH	0.00	0.00	0.00	0.00	0.00	0.00
H102 - Vargas	65.60	298.23	297.40	0.00	726.16	1,387.39
H103 - Yelinek - ACH	13,268.64	(236.94)	(236.94)	(236.94)	(12,557.82)	0.00
H104 - Toti - ACH	(10,188.42)	236.94	236.94	0.00	9,714.54	0.00
H201 - Guercio - ACH	(13,505.58)	236.94	236.94	0.00	13,031.70	0.00
H202 - Antuna	(231.60)	5.34	5.34	0.00	662.28	441.36
H203 - Suarez - ACH	(10,425.36)	236.94	236.94	0.00	9,951.48	0.00
H204 - Guffey - ACH	(9,240.66)	0.00	236.94	0.00	9,003.72	0.00
H302 - Schaefer - ACH	(344.61)	0.00	0.00	0.00	344.61	0.00
H303 - Wiechers - ACH	(12,549.05)	8.77	8.77	0.00	13,142.44	610.93
H304 - Hollister - ACH	(236.94)	0.00	0.00	0.00	236.94	0.00
I101 - Zahorsky - ACH	(8,525.54)	4.30	4.30	0.00	8,821.08	304.14
I103 - Cech - ACH	(42.84)	2.85	2.85	0.00	506.74	469.60
I104 - Ciana - ACH	(8,055.96)	236.94	236.94	0.00	7,582.08	0.00
I201 - Crockett - ACH	8,529.84	(236.94)	(236.94)	(236.94)	(7,819.02)	0.00
I202 - Homan - ACH	(236.94)	0.00	0.00	0.00	236.94	0.00
I203 - Curreri - ACH - Under contract?	3,217.37	(236.94)	(236.94)	(236.94)	(2,506.55)	0.00
I204 - Curreri - ACH	6,634.32	(236.94)	(236.94)	(236.94)	(5,923.50)	0.00
I301 - Arce - ACH	(13,505.58)	236.94	236.94	0.00	13,031.70	0.00
I302 - LaDuke - ACH	(3,080.22)	236.94	236.94	0.00	2,606.34	0.00
I304 - McCutcheon - ACH	(2,481.36)	0.00	5.92	0.00	2,475.44	0.00
J101 - Eisenmann - ACH	12,794.76	(236.94)	(236.94)	(236.94)	(12,083.94)	0.00
J102 - Triple Z - ACH	(605.83)	0.00	0.00	0.00	605.83	0.00
J103 - Palmieri - ACH	6,629.20	(236.94)	(236.94)	(236.94)	(5,918.38)	0.00
J104 - Antuna	(6,162.19)	0.67	0.67	0.00	6,423.91	263.06
J201 - Romsdahl - ACH	(5,212.68)	236.94	236.94	0.00	4,738.80	0.00
J202 - Strong	(56.87)	236.94	236.94	0.00	(1,127.83)	(710.82)
J203 - Ford - ACH	(11,136.18)	236.94	236.94	0.00	10,662.30	0.00
J204 - DeSouza - ACH	(11,973.88)	236.94	236.94	0.00	11,500.00	0.00
J302 - Ordonez	0.00	0.00	0.00	0.00	(10.00)	(10.00)
J303 - Cummins	0.00	0.00	0.00	(50.00)	0.00	(50.00)
K101 - Pennock - ACH	(633.88)	0.00	0.00	0.00	635.16	1.28
K103 - Harper - ACH	(2,313.16)	236.94	236.94	0.00	1,839.28	0.00
K201 - Esparza-Soto	(10,662.30)	236.94	236.94	0.00	10,188.42	0.00
K202 - Wong/Qiu - ACH	(236.94)	236.94	0.00	0.00	0.00	0.00
K203 - Minkler	(56.87)	236.94	236.94	0.00	(1,127.83)	(710.82)
K204 - Havlik - ACH	1,184.70	(236.94)	(236.94)	(236.94)	(473.88)	0.00
K301 - Tarrin	0.00	(0.01)	0.00	0.00	0.00	(0.01)
K302 - Kemp	(1,106.27)	236.94	236.94	0.00	(78.43)	(710.82)
K304 - Martin	0.00	0.00	0.00	(1,033.83)	0.00	(1,033.83)
L101 - Cahill	(8,719.31)	236.94	236.94	0.00	8,245.43	0.00
L103 - Curreri - ACH (Closing 9/30)	10,662.30	(236.94)	(236.94)	(236.94)	(9,951.48)	0.00
L104 - Spankova/Bartha	(6,397.38)	236.94	236.94	0.00	5,923.50	0.00
L202 - Kozar - ACH	(3,554.10)	236.94	236.94	0.00	3,080.22	0.00
L203 - Ramirez	50.73	240.94	44.70	0.00	0.00	336.37
L204 - Dodd - ACH	1,838.65	0.00	0.00	0.00	(2,549.47)	(710.82)
L303 - Hammad - ACH	(13,505.58)	236.94	236.94	0.00	13,031.70	0.00
M101 - Klonoski - ACH	(8,779.50)	236.94	236.94	0.00	8,305.62	0.00
M102 - Archuleta - ACH	(2,336.51)	361.09	337.22	0.00	5,634.11	3,995.91
M103 - Britten - EMAIL ONLY	(7,819.02)	236.94	236.94	0.00	7,345.14	0.00
M104 - Brickman/O'Donnell	0.00	0.00	0.00	0.00	(150.00)	(150.00)
M202 - Dancik/Mascaros - ACH	(7,345.14)	236.94	236.94	0.00	6,871.26	0.00
M204 - Haywood - ACH	(9,951.48)	236.94	236.94	0.00	9,477.60	0.00
M302 - Isaacs - ACH	18,600.18	(344.61)	(344.61)	(344.61)	(17,566.35)	0.00
M303 - Hawkins	(12,083.94)	236.94	236.94	0.00	11,610.06	0.00
M304 - Berghauer	0.00	0.00	0.00	0.00	0.04	0.04
N101 - Lay - ACH	12,083.94	(236.94)	(236.94)	0.00	(11,610.06)	0.00
N102 - Orellana - ACH	(686.88)	0.00	0.00	0.00	686.88	0.00
N103 - Yelinek - ACH	13,031.70	(236.94)	(236.94)	(236.94)	(12,320.88)	0.00

SUNRIDGE AT AVON II
A/R Aging Summary
As of September 30, 2010

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
N104 - Galaviz	80.29	336.53	317.52	0.00	1,410.57	2,144.91
N201 - Becker	0.00	(236.94)	0.00	0.00	0.00	(236.94)
N202 - Daly - ACH	0.00	0.00	0.00	0.00	0.00	0.00
N203 - Savage	(10,662.10)	236.94	236.94	0.00	10,188.22	0.00
N204 - Robinson/Zemanova - ACH	(13,569.12)	236.94	236.94	0.00	13,095.24	0.00
N302 - Bradley	(272.22)	422.20	406.45	0.00	1,488.74	2,045.17
N303 - Milfeld	(4,789.55)	236.94	236.94	0.00	4,315.67	0.00
N304 - Slaphey	(4,027.98)	236.94	236.94	0.00	3,554.10	0.00
O101 - Sanchez-Garcia	(9,781.48)	236.94	236.94	0.00	9,477.60	170.00
O102 - Chavez - ACH	12,792.79	(236.94)	(236.94)	(236.94)	(12,081.97)	0.00
O103 - Lay - ACH	12,083.94	(236.94)	(236.94)	(236.94)	(11,373.12)	0.00
O104 - Garcia - ACH	(8,766.78)	236.94	236.94	0.00	8,292.90	0.00
O201 - Reyes - ACH	12,794.76	(236.94)	(236.94)	(236.94)	(12,083.94)	0.00
O202 - LTD, LLC - ACH	(13,505.58)	236.94	236.94	0.00	13,031.70	0.00
O203 - JP Morgan Chase Bank - (Closing)	0.00	0.00	0.00	(236.94)	0.00	(236.94)
O203 - Wiechers FORECLOSED	(5,772.84)	0.00	0.00	0.00	5,772.84	0.00
O204 - MacKellar	52.53	288.71	51.17	0.00	68.29	460.70
O302 - College - ACH	(689.22)	0.00	0.00	0.00	689.22	0.00
O303 - Henderson	0.00	(300.00)	(300.00)	(194.94)	0.00	(794.94)
O304 - Running/Davis	50.00	236.94	3.10	0.00	0.00	290.04
P101 - Bowman	55.61	288.25	236.94	0.00	87.30	668.10
P102 - Evancho	(56.87)	236.94	236.94	0.00	(1,127.83)	(710.82)
P103 - White - ACH	(236.94)	0.00	0.00	0.00	236.94	0.00
P201 - Hill - ACH	(236.94)	0.00	0.00	0.00	236.94	0.00
P202 - Stephenson - ACH (New 6/24/10)	(236.94)	236.94	0.00	0.00	0.00	0.00
P204 - Guzman - ACH	(236.94)	0.00	0.00	0.00	236.94	0.00
P302 - Reyna - ACH	13,268.64	(236.94)	(236.94)	(236.94)	(12,557.82)	0.00
P304 - Linger - ACH	16,885.89	(344.61)	(344.61)	(344.61)	(15,852.06)	0.00
Q101 - Lilly	0.00	(236.94)	0.00	0.00	0.00	(236.94)
Q102 - Renthall/Davies - ACH	(2,843.28)	236.94	236.94	0.00	2,369.40	0.00
Q103 - Jimenez	0.00	0.00	0.00	0.00	0.43	0.43
Q104 - Armino	(56.87)	236.94	236.94	0.00	(1,127.83)	(710.82)
Q201 - Antuna	(8,529.84)	236.94	236.94	0.00	8,055.96	0.00
Q203 - Wang	50.15	246.78	0.00	0.00	0.00	296.93
Q204 - Allard - ACH	(7,345.14)	236.94	236.94	0.00	6,871.26	0.00
Q302 - Cossar (Refinancing)	268.63	467.94	442.47	0.00	3,097.55	4,276.59
Q304 - Mahoney - ACH	(13,505.58)	236.94	236.94	0.00	13,031.70	0.00
R101 - Havlik - ACH	(495.77)	0.00	0.00	0.00	495.77	0.00
R102 - Grabow/Quinn (Closing 9/30)	72.74	295.55	291.24	0.00	523.88	1,183.41
R103 - VanBuren - ACH	9,477.41	(236.94)	(236.94)	(236.94)	(8,766.59)	0.00
R104 - Havlik - ACH	1,184.70	(236.94)	(236.94)	(236.94)	(473.88)	0.00
R201 - Kovacik - ACH	(13,505.58)	236.94	236.94	0.00	13,031.70	0.00
R202 - Greene - ACH	0.00	0.00	0.00	0.00	0.00	0.00
R203 - Hill - ACH	0.00	0.00	0.00	0.00	0.00	0.00
R301 - Havlik - ACH	1,184.70	(236.94)	(236.94)	(236.94)	(473.88)	0.00
R302 - Karden/Smith - ACH	1,895.52	(236.94)	(236.94)	(236.94)	(1,184.70)	0.00
R304 - Baugh - ACH	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	(130,621.57)	5,142.94	7,390.30	(7,269.24)	158,551.85	33,194.28

SUNRIDGE AT AVON II
Customer Balance Summary
As of September 30, 2010

	Sep 30, 10
A101 - Leach	(8.10)
A104 - Zogg - ACH	1,245.00
A202 - Crain-ACH	(710.82)
A204 - Sosnowka - ACH	1,047.47
Advance Assessments	11,671.42
B201 - Kemp	(710.82)
B202 - Jaskiel	913.96
B204 - Weisberger/McNulty - ACH	1,235.91
B302 - Assad - ACH	4.00
B304 - DiPalma	(710.82)
C203 - DeWine - ACH	(570.82)
D201 - Valigore/Hatch - (New 9/17/10)	(236.94)
D203 - Norton	435.89
D204 - Eagle County - Closing 8/25	(710.82)
D302 - Cossar - ACH	1,718.46
E101 - Vasquez	2,600.92
E303 - Shaw	(50.00)
F103 - Axelrod	(236.94)
F203 - Croom (Bankruptcy) DO NOT MAIL	818.80
F301 - Rumble - ACH	(710.82)
G102 - Lay - ACH	159.36
G103 - Giuliani	200.62
G203 - Lake - ACH	3,292.94
G302 - Antuna - ACH (Closing 10/26)	174.59
H102 - Vargas	1,387.39
H202 - Antuna	441.36
H303 - Wiechers - ACH	610.93
I101 - Zahorsky - ACH	304.14
I103 - Cech - ACH	469.60
J104 - Antuna	263.06
J202 - Strong	(710.82)
J302 - Ordonez	(10.00)
J303 - Cummins	(50.00)
K101 - Pennock - ACH	1.28
K203 - Minkler	(710.82)
K301 - Tarrin	(0.01)
K302 - Kemp	(710.82)
K304 - Martin	(1,033.83)
L203 - Ramirez	336.37
L204 - Dodd - ACH	(710.82)
M102 - Archuleta - ACH	3,995.91
M104 - Brickman/O'Donnell	(150.00)
M304 - Berghauer	0.04
N104 - Galaviz	2,144.91
N201 - Becker	(236.94)
N302 - Bradley	2,045.17
O101 - Sanchez-Garcia	170.00
O203 - JP Morgan Chase Bank - (Closing)	(236.94)
O204 - MacKellar	460.70
O303 - Henderson	(794.94)
O304 - Running/Davis	290.04
P101 - Bowman	668.10
P102 - Evancho	(710.82)
Q101 - Lilly	(236.94)
Q103 - Jimenez	0.43
Q104 - Armino	(710.82)
Q203 - Wang	296.93
Q302 - Cossar (Refinancing)	4,276.59
R102 - Grabow/Quinn (Closing 9/30)	1,183.41
TOTAL	33,194.28