

INNSBRUCK IN AURORA

JULY 31, 2007

	ASSETS	
CASH		
1015 CASH-BANK OF CHOICE	(4,921.84)	
1017 RES-BANK OF CHOICE	77,337.28	

TOTAL CASH		72,415.44
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	13,381.45	
1115 ALLOW FOR BAD DEBT	(3,000.00)	
1130 DUE TO RESERVES	23,572.00	
1136 PREPAID INSURANCE	1,706.00	

TOTAL RECEIVABLES		35,659.45

TOTAL CURRENT ASSETS		108,074.89

TOTAL ASSETS		=====
		108,074.89
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INNSBRUCK IN AURORA

JULY 31, 2007

LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS	6,858.99
2190 DUE FROM OPERATING	23,572.00

TOTAL PAYABLES	30,430.99
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TOTAL LIABILITIES	30,430.99
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EQUITY

2930 WORKING CAPITAL	880.00
2940 CURRENT EARNINGS	(11,296.26)
2941 CURRENT EARNINGS	11,296.26
2950 RESERVE FUND-PRIOR	84,427.41
2955 RESERVE FUND-CURRENT	1,720.31
2960 OPERATING FUND-PRIOR	3,632.75
2965 OPERATING FD-CURRENT	(13,016.57)

TOTAL EQUITY	77,643.90
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TOT LIABILITY AND EQUITY	108,074.89
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Budget Comparison Report
 JULY 31, 2007
 PREPARED BY
 WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$ 21,600.00	\$ 21,600.00	\$ 0.00	\$ 151,200.00	\$ 151,200.00	\$ 259,200.00
5210 LATE FEE CHARGE	5.00	75.00	70.00	35.00	285.00	60.00
5215 NSF FEE	0.00	20.00	20.00	0.00	20.00	0.00
5220 COLLECTION COST REC	90.00	60.00	(30.00)	630.00	3,480.91	1,080.00
5245 INTEREST INCOME	10.00	0.00	(10.00)	70.00	100.97	120.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	5.00	0.00
5256 ADVERTISING	5.00	40.00	35.00	35.00	74.00	60.00
5450 TRANSFERS TO RESERVE	(4,700.00)	(4,700.00)	0.00	(32,900.00)	(32,900.00)	(56,400.00)
TOTAL INCOME	17,010.00	17,095.00	85.00	119,070.00	122,265.88	204,120.00
EXPENSES						
7030 MANAGEMENT FEES	825.00	825.00	0.00	5,775.00	5,775.00	9,900.00
7040 LEGAL FEES	0.00	0.00	0.00	1,650.00	524.00	2,100.00
7045 LEGAL COLLECTIONS	210.00	60.00	150.00	1,470.00	2,478.30	2,520.00
7055 AUDIT FEES	0.00	0.00	0.00	600.00	0.00	1,200.00
7060 PRINTING & COPYING	50.00	257.11	(207.11)	1,150.00	1,966.94	1,350.00
7062 POSTAGE	50.00	19.84	30.16	600.00	131.88	800.00
7070 BANK CHARGES	0.00	0.00	0.00	50.00	0.00	60.00
7075 LICENSE, PERMITS, DOES	0.00	(515.00)	515.00	250.00	160.00	500.00
7080 NEWSLETTER PRODUCT	85.00	0.00	85.00	340.00	170.00	510.00
7085 ANNUAL MEETING	0.00	0.00	0.00	800.00	384.16	800.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	150.00
7090 MISC ADMINISTRATIVE	0.00	22.00	(22.00)	250.00	190.21	550.00
7093 GARAGE SALE	50.00	0.00	50.00	350.00	0.00	400.00
7095 EDUCATIONAL	0.00	0.00	0.00	100.00	0.00	200.00
TOTAL ADMINISTRATIVE	1,270.00	668.95	601.05	13,385.00	11,780.49	21,040.00

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7130 INSURANCE	2,900.00	0.00	2,900.00	20,300.00	10,475.00	34,800.00
TOTAL TAXES & INSURANCE	2,900.00	0.00	2,900.00	20,300.00	10,475.00	34,800.00
7230 BLDG & FACILITY RPR	410.00	1,538.25	(1,128.25)	2,970.00	8,791.36	5,100.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	200.00	0.00	300.00
7250 LIGHT MAINTENANCE	150.00	1,714.00	(1,564.00)	850.00	2,157.54	1,450.00
7256 GARAGE REPAIRS	0.00	0.00	0.00	500.00	0.00	700.00
7260 GUTTER MAINTENANCE	200.00	0.00	200.00	2,400.00	0.00	3,500.00
7270 ROOF REPAIRS	0.00	0.00	0.00	300.00	0.00	700.00
7280 PLEB & SEWER MAINT	0.00	4,989.00	(4,989.00)	600.00	5,617.23	1,800.00
7297 REPAIR EXE/HOMEOWNER	0.00	0.00	0.00	0.00	255.00	0.00
TOTAL BUILDING MAINT	760.00	8,241.25	(7,481.25)	7,820.00	16,821.13	13,550.00
7320 GAS/ELECTRIC	300.00	498.82	(198.82)	2,100.00	1,646.76	3,500.00
7370 WATER/SEWER	5,400.00	9,408.35	(4,008.35)	33,800.00	33,937.83	60,100.00
7380 TRASH REMOVAL	1,075.00	1,168.00	(93.00)	7,525.00	7,902.00	12,900.00
TOTAL UTILITIES	6,775.00	11,075.17	(4,300.17)	43,425.00	43,486.59	76,500.00
7410 LANDSCAPE MAINT	100.00	0.00	100.00	1,700.00	5,106.69	3,000.00
7415 LANDSCAPE CONTRACT	3,300.00	3,290.00	10.00	13,950.00	13,760.00	24,350.00
7425 TREE PRUNING	0.00	1,795.00	(1,795.00)	2,500.00	6,930.00	2,500.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	500.00	0.00	500.00
7430 TREE/SHRUB INSTALL	400.00	0.00	400.00	1,400.00	0.00	3,000.00
7440 SPRINKLER REPAIR	400.00	327.70	72.30	1,950.00	1,083.88	3,250.00
7460 FENCE REPAIRS	200.00	207.11	(7.11)	1,750.00	1,433.20	2,500.00
TOTAL LANDSCAPE MAINT	4,400.00	5,619.81	(1,219.81)	23,750.00	28,313.77	39,100.00
7526 PEST CONTROL	100.00	0.00	100.00	400.00	0.00	450.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
TOTAL GROUNDS MAINTENANCE	100.00	0.00	100.00	400.00	0.00	450.00
7620 STREET SWEEPING	0.00	0.00	0.00	600.00	765.00	1,000.00
7625 ICEMELT & SAND	0.00	0.00	0.00	400.00	0.00	600.00
7630 SNOW REMOVAL	0.00	0.00	0.00	3,700.00	19,210.50	8,300.00
7635 SIGN FURCH & REPAIRS	0.00	545.64	(545.64)	0.00	1,091.29	400.00
TOTAL SNOW/ROAD MAINT	0.00	545.64	(545.64)	4,700.00	21,066.79	10,300.00
7810 POOL/SPA CONTRACT	500.00	462.50	37.50	2,525.00	1,850.00	3,825.00
7815 POOL SUPPLIES/CHEMIC	100.00	529.53	(429.53)	700.00	1,029.94	1,300.00
7820 POOL REPAIRS	50.00	458.74	(408.74)	500.00	458.74	800.00
7830 POOL FURNITURE	0.00	0.00	0.00	500.00	0.00	500.00
7831 POOL KEYS	0.00	0.00	0.00	200.00	0.00	200.00
TOTAL REC/FACILITY EXP	650.00	1,450.77	(800.77)	4,425.00	3,338.68	6,625.00
TOTAL EXPENSES	16,855.00	27,601.59	(10,746.59)	118,205.00	135,282.45	202,365.00
NET PROFIT/LOSS	155.00	(10,506.59)	(10,661.59)	865.00	(13,016.57)	1,755.00

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RESERVE REVENUE						
9200 RESERVES TRANSFER	\$ 4,700.00	\$ 4,700.00	\$ 0.00	\$ 32,900.00	\$ 32,900.00	\$ 56,400.00
9350 INTEREST INCOME	50.00	165.60	115.60	350.00	3,360.11	600.00
TOTAL REVENUE	4,750.00	4,865.60	115.60	33,250.00	36,260.11	57,000.00
EXPENSE						
9500 ROOF REPLACEMENT	100.00	0.00	100.00	750.00	0.00	1,200.00
9516 ASPHALT CRACK	200.00	0.00	200.00	1,100.00	0.00	2,000.00
9520 ASPHALT OVERLAY	50.00	0.00	50.00	350.00	0.00	600.00
9525 PAINTING	75.00	0.00	75.00	525.00	0.00	900.00
9527 GUTTER EXPENSE	75.00	0.00	75.00	525.00	0.00	900.00
9530 ASPHALT SEAL	75.00	0.00	75.00	525.00	0.00	900.00
9532 LIGHT MAINTENANCE	50.00	0.00	50.00	350.00	0.00	600.00
9536 SIDING	50.00	0.00	50.00	350.00	0.00	600.00
9540 CONCRETE	600.00	0.00	600.00	2,700.00	0.00	4,750.00
9549 BALCONIES	1,200.00	0.00	1,200.00	8,500.00	21,758.80	15,000.00
9550 RETAINING WALL	0.00	0.00	0.00	0.00	10,281.00	0.00
9553 GARGARE BIN DOORS	0.00	0.00	0.00	1,150.00	0.00	1,600.00
9554 PERIMETER FENCE	0.00	0.00	0.00	500.00	0.00	600.00
9555 POOL HEATER	19.00	0.00	19.00	133.00	0.00	228.00
9556 POOL FENCE	50.00	0.00	50.00	350.00	0.00	600.00
9560 POOL LINER	35.00	0.00	35.00	245.00	0.00	470.00
9561 LANDSCAPE RENOVATION	2,146.00	0.00	2,146.00	15,022.00	2,500.00	25,752.00
9568 MAIL BOXES	25.00	0.00	25.00	175.00	0.00	300.00
TOTAL EXPENSES	4,750.00	0.00	4,750.00	33,250.00	34,539.80	57,000.00
EXCESS/LOSS OF RESERVES	0.00	4,865.60	4,865.60	0.00	1,720.31	0.00