

INNSBRUCK IN AURORA

APRIL 30, 2007

	ASSETS	
CASH		
1015 CASH-BANK OF CHOICE	12,648.67	
1017 RES-BANK OF CHOICE	66,493.99	

TOTAL CASH		79,142.66
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	10,172.64	
1115 ALLOW FOR BAD DEBT	(3,000.00)	
1130 DUE TO RESERVES	23,572.00	
1136 PREPAID INSURANCE	1,706.00	

TOTAL RECEIVABLES		32,450.64

TOTAL CURRENT ASSETS		111,593.30

TOTAL ASSETS		=====
		111,593.30
		=====

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APRIL 30, 2007

LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS 7,057.71
2190 DUE FROM OPERATING 23,572.00

TOTAL PAYABLES 30,629.71

TOTAL LIABILITIES 30,629.71

EQUITY

2930 WORKING CAPITAL 880.00
2940 CURRENT EARNINGS (7,976.57)
2941 CURRENT EARNINGS 7,976.57
2950 RESERVE FUND-PRIOR 84,427.41
2955 RESERVE FUND-CURRENT (9,122.98)
2960 OPERATING FUND-PRIOR 3,632.75
2965 OPERATING FD-CURRENT 1,146.41

TOTAL EQUITY 80,963.59

TOT LIABILITY AND EQUITY 111,593.30

INNSBRUCK IN AURORA

Budget Comparison Report
 APRIL 30, 2007

PREPARED BY
 WESTERN STATES PROPERTY SERVICES, INC.

INCOME	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
5110 ASSESSMENTS	\$ 21,600.00	\$ 21,600.00	\$ 0.00	\$ 86,400.00	\$ 86,400.00	\$ 0.00
5210 LATE FEE CHARGE	5.00	30.00	25.00	20.00	105.00	85.00
5220 COLLECTION COST REC	90.00	725.95	635.95	360.00	2,829.00	2,469.00
5245 INTEREST INCOME	10.00	19.79	9.79	40.00	71.98	31.98
5255 MISC INCOME	0.00	5.00	5.00	0.00	0.00	0.00
5256 ADVERTISING	5.00	0.00	(5.00)	20.00	0.00	(20.00)
5450 TRANSFERS TO RESERVE	(4,700.00)	(4,700.00)	0.00	(18,800.00)	(18,800.00)	0.00
TOTAL INCOME	17,010.00	17,680.74	670.74	68,040.00	70,605.98	2,565.98
EXPENSES						
7030 MANAGEMENT FEES	825.00	825.00	0.00	3,300.00	3,300.00	0.00
7040 LEGAL FEES	200.00	0.00	200.00	1,650.00	293.00	1,357.00
7045 LEGAL COLLECTIONS	210.00	725.95	(515.95)	840.00	1,835.15	(995.15)
7055 AUDIT FEES	100.00	0.00	100.00	600.00	0.00	600.00
7060 PRINTING & COPYING	100.00	299.95	(199.95)	900.00	1,209.51	(309.51)
7062 POSTAGE	0.00	21.70	(21.70)	450.00	77.21	372.79
7070 BANK CHARGES	0.00	0.00	0.00	50.00	0.00	50.00
7075 LICENSE, PERMITS, DUES	50.00	255.00	(205.00)	250.00	395.00	(145.00)
7080 NEWSLETTER PRODUCT	0.00	85.00	(85.00)	170.00	170.00	0.00
7085 ANNUAL MEETING	0.00	0.00	0.00	800.00	384.16	415.84
7090 MISC ADMINISTRATIVE	50.00	22.00	28.00	150.00	124.21	25.79
7093 GARAGE SALE	50.00	0.00	50.00	200.00	0.00	200.00
7095 EDUCATIONAL	0.00	0.00	0.00	100.00	0.00	100.00
TOTAL ADMINISTRATIVE	1,585.00	2,234.60	(649.60)	9,460.00	7,788.24	1,671.76
7130 INSURANCE	2,900.00	0.00	2,900.00	11,600.00	5,880.00	5,720.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
TOTAL TAXES & INSURANCE	2,900.00	0.00	2,900.00	11,600.00	5,880.00	5,720.00
7230 BLDG & FACILITY RPR	410.00	3,950.72	(3,540.72)	1,740.00	5,650.68	(3,910.68)
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	200.00	0.00	200.00
7250 LIGHT MAINTENANCE	150.00	32.33	117.67	400.00	32.33	367.67
7256 GARAGE REPAIRS	100.00	0.00	100.00	400.00	0.00	400.00
7260 GUTTER MAINTENANCE	600.00	0.00	600.00	1,600.00	0.00	1,600.00
7270 ROOF REPAIRS	0.00	0.00	0.00	300.00	0.00	300.00
7280 PLEB & SEWER MAINT	0.00	278.23	(278.23)	600.00	628.23	(28.23)
TOTAL BUILDING MAINT	1,260.00	4,261.28	(3,001.28)	5,240.00	6,311.24	(1,071.24)
7320 GAS/ELECTRIC	300.00	110.82	189.18	1,200.00	491.09	708.91
7370 WATER/SEWER	4,450.00	4,220.50	229.50	17,700.00	15,590.50	2,109.50
7380 TRASH REMOVAL	1,075.00	2,204.00	(1,129.00)	4,300.00	4,530.00	(230.00)
TOTAL UTILITIES	5,825.00	6,535.32	(710.32)	23,200.00	20,611.59	2,588.41
7410 LANDSCAPE MAINT	100.00	1,745.00	(1,645.00)	1,400.00	2,173.00	(773.00)
7415 LANDSCAPE CONTRACT	3,300.00	3,290.00	10.00	4,050.00	3,890.00	160.00
7425 TREE PRUNING	400.00	2,720.00	(2,320.00)	2,500.00	2,955.00	(455.00)
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	500.00	0.00	500.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	500.00	0.00	500.00
7440 SPRINKLER REPAIR	300.00	177.50	122.50	700.00	177.50	522.50
7460 FENCE REPAIRS	0.00	0.00	0.00	1,150.00	0.00	1,150.00
TOTAL LANDSCAPE MAINT	4,100.00	7,932.50	(3,832.50)	10,800.00	9,195.50	1,604.50
7526 PEST CONTROL	0.00	0.00	0.00	150.00	0.00	150.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	150.00	0.00	150.00
7620 STREET SWEEPING	0.00	0.00	0.00	600.00	0.00	600.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7625 ICEMELT & SAND	\$ 0.00	\$ 0.00	\$ 0.00	\$ 400.00	\$ 0.00	\$ 400.00
7630 SNOW REMOVAL	1,000.00	201.00	799.00	3,700.00	19,210.50	(15,510.50)
TOTAL SNOW/ROAD MAINT	1,000.00	201.00	799.00	4,700.00	19,210.50	(14,510.50)
7810 POOL/SPA CONTRACT	175.00	462.50	(287.50)	1,125.00	462.50	662.50
7815 POOL SUPPLIES/CHEMIC	100.00	0.00	100.00	400.00	0.00	400.00
7820 POOL REPAIRS	0.00	0.00	0.00	400.00	0.00	400.00
7830 POOL FURNITURE	0.00	0.00	0.00	400.00	0.00	400.00
7831 POOL KEYS	50.00	0.00	50.00	150.00	0.00	150.00
TOTAL REC/FACILITY EXP	325.00	462.50	(137.50)	2,475.00	462.50	2,012.50
TOTAL EXPENSES	16,995.00	21,627.20	(4,632.20)	67,625.00	69,459.57	(1,834.57)
NET PROFIT/LOSS	15.00	(3,946.46)	(3,961.46)	415.00	1,146.41	731.41

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 RESERVES TRANSFER	\$ 4,700.00	\$ 4,700.00	\$ 0.00	\$ 18,800.00	\$ 18,800.00	\$ 0.00
9350 INTEREST INCOME	50.00	159.88	109.88	200.00	2,879.02	2,679.02
TOTAL REVENUE	4,750.00	4,859.88	109.88	19,000.00	21,679.02	2,679.02
EXPENSE						
9500 ROOF REPLACEMENT	125.00	0.00	125.00	450.00	0.00	450.00
9516 ASPHALT CRACK	200.00	0.00	200.00	500.00	0.00	500.00
9520 ASPHALT OVERLAY	50.00	0.00	50.00	200.00	0.00	200.00
9525 PAINTING	100.00	0.00	100.00	325.00	0.00	325.00
9527 GUTTER EXPENSE	100.00	0.00	100.00	325.00	0.00	325.00
9530 ASPHALT SEAL	75.00	0.00	75.00	300.00	0.00	300.00
9532 LIGHT MAINTENANCE	50.00	0.00	50.00	200.00	0.00	200.00
9536 SIDING	50.00	0.00	50.00	200.00	0.00	200.00
9540 CONCRETE	300.00	0.00	300.00	1,200.00	0.00	1,200.00
9549 BALCONIES	1,200.00	0.00	1,200.00	4,900.00	18,021.00	(13,121.00)
9550 RETAINING WALL	0.00	0.00	0.00	0.00	10,281.00	(10,281.00)
9553 GARGABE BIN DOORS	0.00	0.00	0.00	800.00	0.00	800.00
9554 PERIMETER FENCE	225.00	0.00	225.00	500.00	0.00	500.00
9555 POOL HEATER	19.00	0.00	19.00	76.00	0.00	76.00
9556 POOL FENCE	50.00	0.00	50.00	200.00	0.00	200.00
9560 POOL LINER	35.00	0.00	35.00	140.00	0.00	140.00
9561 LANDSCAPE RENOVATION	2,146.00	2,500.00	(354.00)	8,584.00	2,500.00	6,084.00
9568 MAIL BOXES	25.00	0.00	25.00	100.00	0.00	100.00
TOTAL EXPENSES	4,750.00	2,500.00	2,250.00	19,000.00	30,802.00	(11,802.00)
EXCESS/LOSS OF RESERVES	0.00	2,359.88	2,359.88	0.00	(9,122.98)	(9,122.98)