

INNSBRUCK IN AURORA

APRIL 30, 2008

	ASSETS	
CASH		
1015 CASH-BANK OF CHOICE	23,838.46	
1017 RES-BANK OF CHOICE	91,935.16	

TOTAL CASH		115,773.62
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	10,669.68	
1115 ALLOW FOR BAD DEBT	(3,000.00)	
1130 DUE TO RESERVES	40,822.00	
1136 PREPAID INSURANCE	1,706.00	

TOTAL RECEIVABLES		50,197.68

TOTAL CURRENT ASSETS		165,971.30

TOTAL ASSETS		=====
		165,971.30
		=====

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APRIL 30, 2008

LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS	8,235.85
2190 DUE FROM OPERATING	40,822.00

TOTAL PAYABLES 49,057.85

TOTAL LIABILITIES 49,057.85

EQUITY

2930 WORKING CAPITAL	880.00
2940 CURRENT EARNINGS	15,148.39
2941 CURRENT EARNINGS	(15,148.39)
2950 RESERVE FUND-PRIOR	97,252.31
2955 RESERVE FUND-CURRENT	9,091.53
2960 OPERATING FUND-PRIOR	3,632.75
2965 OPERATING FD-CURRENT	6,056.86

TOTAL EQUITY 116,913.45

TOT LIABILITY AND EQUITY

165,971.30

INNSBRUCK IN AURORA

Budget Comparison Report
 APRIL 30, 2008

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	\$ 94,080.00	\$ 94,080.00	\$ 282,240.00
5210 LATE FEE CHARGE	10.00	60.00	50.00	40.00	75.00	120.00
5220 COLLECTION COST REC	75.00	36.30	(38.70)	300.00	1,083.10	900.00
5256 ADVERTISING	5.00	34.00	29.00	20.00	51.00	60.00
5450 TRANSFERS TO RESERVE	(6,140.00)	(6,140.00)	0.00	(24,560.00)	(34,560.00)	(73,680.00)
TOTAL INCOME	17,470.00	17,510.30	40.30	69,880.00	60,729.10	209,640.00
EXPENSES						
7030 MANAGEMENT FEES	850.00	850.00	0.00	3,400.00	3,400.00	10,200.00
7040 LEGAL FEES	0.00	0.00	0.00	550.00	662.00	1,000.00
7045 LEGAL COLLECTIONS	210.00	36.30	173.70	1,130.00	1,083.10	2,810.00
7055 AUDIT FEES	100.00	0.00	100.00	600.00	1,000.00	1,200.00
7060 PRINTING & COPYING	100.00	5.00	95.00	710.00	356.01	1,610.00
7062 POSTAGE	0.00	15.74	(15.74)	600.00	61.32	950.00
7075 LICENSE, PERMITS, DUES	50.00	0.00	50.00	150.00	264.00	400.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	100.00	186.76	300.00
7085 ANNUAL MEETING	0.00	0.00	0.00	500.00	286.00	500.00
7086 BAD DEBT EXPENSE	0.00	1,729.10	(1,729.10)	0.00	2,756.10	150.00
7090 MISC ADMINISTRATIVE	50.00	40.00	10.00	150.00	170.00	550.00
7093 GARAGE SALE	50.00	0.00	50.00	50.00	0.00	50.00
7095 EDUCATIONAL	0.00	0.00	0.00	100.00	0.00	200.00
TOTAL ADMINISTRATIVE	1,410.00	2,676.14	(1,266.14)	8,040.00	10,225.29	19,920.00
7130 INSURANCE	1,214.00	2,215.66	(1,001.66)	4,856.00	5,784.64	11,942.00
TOTAL TAXES & INSURANCE	1,214.00	2,215.66	(1,001.66)	4,856.00	5,784.64	11,942.00

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	\$	\$	\$	\$	\$	\$
7230 BLDG & FACILITY RPR	410.00	1,297.18	(887.18)	1,640.00	1,297.18	4,920.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	100.00	0.00	200.00
7250 LIGHT MAINTENANCE	500.00	0.00	500.00	1,150.00	16.46	2,800.00
7256 GARAGE REPAIRS	0.00	0.00	0.00	200.00	0.00	500.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	400.00	1,900.00	2,500.00
7270 ROOF REPAIRS	0.00	0.00	0.00	866.00	0.00	1,266.00
7280 PLEG & SEWER MAINT	500.00	0.00	500.00	5,400.00	264.95	7,400.00
TOTAL BUILDING MAINT	1,410.00	1,297.18	112.82	9,756.00	3,478.59	19,586.00
7320 GAS/ELECTRIC	400.00	111.45	288.55	1,425.00	457.77	4,200.00
7370 WATER/SEWER	6,000.00	3,853.76	2,146.24	19,000.00	15,306.45	75,560.00
7380 TRASH REMOVAL	1,168.00	1,168.00	0.00	4,672.00	4,672.00	14,016.00
TOTAL UTILITIES	7,568.00	5,133.21	2,434.79	25,097.00	20,436.22	93,776.00
7410 LANDSCAPE MAINT	500.00	0.00	500.00	2,000.00	0.00	6,000.00
7415 LANDSCAPE CONTRACT	3,290.00	0.00	3,290.00	7,165.00	500.00	27,405.00
7425 TREE PRUNING	0.00	0.00	0.00	0.00	2,525.00	5,750.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	500.00	0.00	500.00
7440 SPRINKLER REPAIR	500.00	0.00	500.00	500.00	0.00	2,700.00
7460 FENCE REPAIRS	0.00	1,530.00	(1,530.00)	0.00	1,530.00	2,000.00
TOTAL LANDSCAPE MAINT	4,290.00	1,530.00	2,760.00	10,165.00	4,555.00	44,355.00
7526 PEST CONTROL	0.00	0.00	0.00	0.00	0.00	200.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	0.00	0.00	200.00
7620 STREET SWEEPING	0.00	0.00	0.00	0.00	0.00	800.00
7630 SNOW REMOVAL	500.00	0.00	500.00	8,000.00	9,730.00	13,000.00
TOTAL SNOW/ROAD MAINT	500.00	0.00	500.00	8,000.00	9,730.00	13,800.00

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7810 POOL/SPA CONTRACT	462.00	462.50	(0.50)	924.00	462.50	3,696.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	0.00	0.00	1,300.00
7820 POOL REPAIRS	0.00	0.00	0.00	0.00	0.00	800.00
7830 POOL FURNITURE	0.00	0.00	0.00	0.00	0.00	250.00
7831 POOL KEYS	0.00	0.00	0.00	0.00	0.00	75.00
TOTAL REC/FACILITY EXP	462.00	462.50	(0.50)	924.00	462.50	6,121.00
TOTAL EXPENSES	16,854.00	13,314.69	3,539.31	66,838.00	54,672.24	209,700.00
NET PROFIT/LOSS	616.00	4,195.61	3,579.61	3,042.00	6,056.86	(60.00)

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RESERVE REVENUE						
9200 RESERVES TRANSFER	\$ 6,140.00	\$ 6,140.00	\$ 0.00	\$ 24,560.00	\$ 34,560.00	\$ 73,680.00
9350 INTEREST INCOME	165.00	147.90	(17.10)	660.00	661.53	1,980.00
TOTAL REVENUE	6,305.00	6,287.90	(17.10)	25,220.00	35,221.53	75,660.00
EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	4,350.00	0.00
9516 ASPHALT CRACK	3,000.00	0.00	3,000.00	3,000.00	0.00	3,000.00
9549 BALCONIES	10,000.00	4,380.00	5,620.00	10,000.00	21,780.00	10,000.00
9553 GARGARE BIN DOORS	0.00	0.00	0.00	0.00	0.00	2,400.00
9561 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	0.00	20,000.00
TOTAL EXPENSES	13,000.00	4,380.00	8,620.00	13,000.00	26,130.00	35,400.00
EXCESS/LOSS OF RESERVES	(6,695.00)	1,907.90	8,602.90	12,220.00	9,091.53	40,260.00