

INNSBRUCK IN AURORA

AS OF AUGUST 31, 2008

		ASSETS	
CASH			
1015 CASH-BANK OF CHOICE	4,481.67		
1017 RES--BANK OF CHOICE	98,485.94		
TOTAL CASH			102,967.61
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE	14,528.61		
1115 ALLOW FOR BAD DEBT	(3,000.00)		
1130 DUE TO RESERVES	30,822.00		
1136 PREPAID INSURANCE	1,706.00		
TOTAL RECEIVABLES			44,056.61
TOTAL ASSETS			147,024.22
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS	7,047.85		
2190 DUE FROM OPERATING	30,822.00		
TOTAL LIABILITIES			37,869.85
EQUITY			
2930 WORKING CAPITAL	880.00		
2940 CURRENT EARNINGS	7,389.31		
2941 CURRENT EARNINGS	(7,389.31)		
2950 RESERVE FUND-PRIOR	97,252.31		
2955 RESERVE FUND-CURRENT	5,642.31		
2960 OPERATING FUND-PRIOR	3,632.75		
2965 OPERATING FD-CURRENT	1,747.00		
TOTAL EQUITY			109,154.37
TOT LIABILITY AND EQUITY			147,024.22

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Budget Comparison Report
AS OF AUGUST 31, 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	\$ 188,160.00	\$ 188,160.00	\$ 282,240.00
5210 LATE FEE CHARGE	10.00	0.00	(10.00)	80.00	165.00	120.00
5215 NSF FEE	0.00	20.00	20.00	0.00	20.00	0.00
5220 COLLECTION COST REC	75.00	365.40	290.40	600.00	2,853.95	900.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	5.00	0.00
5256 ADVERTISING	5.00	0.00	(5.00)	40.00	102.00	60.00
5450 TRANSFERS TO RESERVE	(6,140.00)	(6,140.00)	0.00	(49,120.00)	(49,120.00)	(73,680.00)
TOTAL INCOME	17,470.00	17,765.40	295.40	139,760.00	142,185.95	209,640.00
EXPENSES						
7030 MANAGEMENT FEES	850.00	850.00	0.00	6,800.00	6,800.00	10,200.00
7040 LEGAL FEES	0.00	0.00	0.00	750.00	662.00	1,000.00
7045 LEGAL COLLECTIONS	210.00	365.40	(155.40)	1,970.00	2,859.95	2,810.00
7055 AUDIT FEES	0.00	0.00	0.00	600.00	1,000.00	1,200.00
7060 PRINTING & COPYING	0.00	19.40	(19.40)	1,210.00	808.08	1,610.00
7062 POSTAGE	0.00	59.56	(59.56)	750.00	170.90	950.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	150.00	264.00	400.00
7080 NEWSLETTER PRODUCT	0.00	41.75	(41.75)	200.00	228.51	300.00
7085 ANNUAL MEETING	0.00	0.00	0.00	500.00	286.00	500.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	2,756.10	150.00
7090 MISC ADMINISTRATIVE	50.00	40.00	10.00	300.00	427.00	550.00
7093 GARAGE SALE	0.00	0.00	0.00	50.00	0.00	50.00
7095 EDUCATIONAL	0.00	0.00	0.00	100.00	0.00	200.00
TOTAL ADMINISTRATIVE	1,110.00	1,376.11	(266.11)	13,380.00	16,262.54	19,920.00
7130 INSURANCE	1,214.00	1,310.24	(96.24)	7,086.00	11,025.72	11,942.00

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TOTAL TAXES & INSURANCE	\$	1,214.00	\$	1,310.24	(96.24)	\$	7,086.00	\$	11,025.72	\$	11,942.00
7230 BLDG & FACILITY RPR		410.00		120.00	290.00		3,280.00		2,278.68		4,920.00
7240 LIGHTING SUPPLIES		0.00		0.00	0.00		200.00		0.00		200.00
7250 LIGHT MAINTENANCE		100.00		184.00	(84.00)		2,150.00		200.46		2,800.00
7256 GARAGE REPAIRS		100.00		0.00	100.00		400.00		0.00		500.00
7260 GUTTER MAINTENANCE		0.00		910.00	(910.00)		2,200.00		3,435.00		2,500.00
7270 ROOF REPAIRS		0.00		0.00	0.00		866.00		0.00		1,266.00
7280 PLBG & SEWER MAINT		500.00		218.00	282.00		5,900.00		482.95		7,400.00
TOTAL BUILDING MAINT		1,110.00		1,432.00	(322.00)		14,996.00		6,397.09		19,586.00
7320 GAS/ELECTRIC		425.00		539.96	(114.96)		3,100.00		2,793.64		4,200.00
7370 WATER/SEWER		10,400.00		12,109.65	(1,709.65)		56,200.00		50,283.72		75,560.00
7380 TRASH REMOVAL		1,168.00		0.00	1,168.00		9,344.00		8,866.00		14,016.00
TOTAL UTILITIES		11,993.00		12,649.61	(656.61)		68,644.00		61,943.36		93,776.00
7410 LANDSCAPE MAINT		500.00		2,501.50	(2,101.50)		4,000.00		2,731.50		6,000.00
7415 LANDSCAPE CONTRACT		3,290.00		3,360.00	(70.00)		20,325.00		17,300.00		27,405.00
7425 TREE PRUNING		0.00		0.00	0.00		2,875.00		6,500.00		5,750.00
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		0.00		480.00		0.00
7440 SPRINKLER REPAIR		500.00		401.20	98.80		2,500.00		1,680.85		2,700.00
7460 FENCE REPAIRS		0.00		0.00	0.00		2,000.00		1,718.08		2,000.00
TOTAL LANDSCAPE MAINT		4,290.00		6,362.70	(2,072.70)		32,200.00		30,410.43		44,355.00
7526 PEST CONTROL		0.00		0.00	0.00		200.00		0.00		200.00
TOTAL GROUNDS MAINTENANCE		0.00		0.00	0.00		200.00		0.00		200.00
7620 STREET SWEEPING		0.00		0.00	0.00		800.00		765.00		800.00

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7630 SNOW REMOVAL	0.00	0.00	0.00	8,000.00	9,885.00	13,000.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	8,800.00	10,650.00	13,800.00
7810 POOL/SPA CONTRACT	462.00	0.00	462.00	2,772.00	1,850.00	3,696.00
7815 POOL SUPPLIES/CHEMIC	200.00	504.38	(304.38)	1,300.00	1,314.24	1,300.00
7820 POOL REPAIRS	0.00	9.93	(9.93)	800.00	447.20	800.00
7830 POOL FURNITURE	0.00	0.00	0.00	250.00	138.37	250.00
7831 POOL KEYS	0.00	0.00	0.00	75.00	0.00	75.00
TOTAL REC/FACILITY EXP	662.00	514.31	147.69	5,197.00	3,749.81	6,121.00
TOTAL EXPENSES	20,379.00	23,644.97	(3,265.97)	150,503.00	140,438.95	209,700.00
NET PROFIT/LOSS	(2,909.00)	(5,879.57)	(2,970.57)	(10,743.00)	1,747.00	(60.00)

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RESERVE REVENUE						
9200 RESERVES TRANSFER	\$ 6,140.00	\$ 6,140.00	\$ 0.00	\$ 49,120.00	\$ 49,120.00	\$ 73,680.00
9350 INTEREST INCOME	165.00	145.89	(19.11)	1,320.00	1,268.31	1,980.00
TOTAL REVENUE	6,305.00	6,285.89	(19.11)	50,440.00	50,388.31	75,660.00
EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	4,350.00	0.00
9516 ASPHALT CRACK	0.00	0.00	0.00	3,000.00	0.00	3,000.00
9549 BALCONIES	0.00	0.00	0.00	10,000.00	21,780.00	10,000.00
9553 GARGABE BIN DOORS	0.00	0.00	0.00	2,400.00	1,600.00	2,400.00
9561 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	17,016.00	20,000.00
TOTAL EXPENSES	0.00	0.00	0.00	15,400.00	44,746.00	35,400.00
EXCESS/LOSS OF RESERVES	6,305.00	6,285.89	(19.11)	35,040.00	5,642.31	40,260.00