

INNSBRUCK IN AURORA

DECEMBER 31, 2007

	ASSETS	
CASH		
1015 CASH-BANK OF CHOICE	5,277.60	
1017 RES-BANK OF CHOICE	82,843.63	

TOTAL CASH		88,121.23
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	18,602.68	
1115 ALLOW FOR BAD DEBT	(3,000.00)	
1130 DUE TO RESERVES	40,822.00	
1136 PREPAID INSURANCE	1,706.00	

TOTAL RECEIVABLES		58,130.68

TOTAL CURRENT ASSETS		146,251.91

TOTAL ASSETS		146,251.91
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LIABILITIES

ACCOUNTS PAYABLE

2110 ACCOUNTS PAYABLE	\$	1,375.24
2115 PREPAID ASSESSMENTS		2,289.61
2190 DUE FROM OPERATING		40,822.00

TOTAL PAYABLES		44,486.85
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TOTAL LIABILITIES		44,486.85
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EQUITY

2930 WORKING CAPITAL	880.00
2940 CURRENT EARNINGS	12,824.90
2941 CURRENT EARNINGS	(12,824.90)
2950 RESERVE FUND-PRIOR	84,427.41
2955 RESERVE FUND-CURRENT	24,476.66
2960 OPERATING FUND-PRIOR	3,632.75
2965 OPERATING FD-CURRENT	(11,651.76)

TOTAL EQUITY	101,765.06
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TOT LIABILITY AND EQUITY		146,251.91
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INNSBRUCK IN AURORA

Budget Comparison Report
 DECEMBER 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	\$ 259,200.00	\$ 259,200.00	\$ 259,200.00
5210 LATE FEE CHARGE	5.00	0.00	(5.00)	60.00	510.00	60.00
5215 NSF FEE	0.00	0.00	0.00	0.00	45.00	0.00
5220 COLLECTION COST REC	90.00	213.85	123.85	1,080.00	5,155.76	1,080.00
5245 INTEREST INCOME	10.00	4.20	(5.80)	120.00	154.79	120.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	5.00	0.00
5256 ADVERTISING	5.00	60.00	55.00	60.00	214.00	60.00
5450 TRANSFERS TO RESERVE	(4,700.00)	(4,700.00)	0.00	(56,400.00)	(56,400.00)	(56,400.00)
TOTAL INCOME	17,010.00	17,178.05	168.05	204,120.00	208,884.55	204,120.00
EXPENSES						
7030 MANAGEMENT FEES	825.00	825.00	0.00	9,900.00	9,900.00	9,900.00
7040 LEGAL FEES	200.00	0.00	200.00	2,100.00	604.00	2,100.00
7045 LEGAL COLLECTIONS	210.00	213.85	(3.85)	2,520.00	4,153.15	2,520.00
7055 AUDIT FEES	200.00	0.00	200.00	1,200.00	0.00	1,200.00
7060 PRINTING & COPYING	100.00	625.24	(525.24)	1,350.00	3,194.93	1,350.00
7062 POSTAGE	0.00	15.74	(15.74)	800.00	262.32	800.00
7070 BANK CHARGES	10.00	0.00	10.00	60.00	0.00	60.00
7075 LICENSE, PERMITS, DUES	75.00	0.00	75.00	500.00	160.00	500.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	510.00	377.83	510.00
7085 ANNUAL MEETING	0.00	0.00	0.00	800.00	384.16	800.00
7086 BAD DEBT EXPENSE	150.00	0.00	150.00	150.00	0.00	150.00
7090 MISC ADMINISTRATIVE	100.00	352.00	(252.00)	550.00	630.21	550.00
7093 GARAGE SALE	0.00	0.00	0.00	400.00	0.00	400.00
7095 EDUCATIONAL	50.00	0.00	50.00	200.00	0.00	200.00
TOTAL ADMINISTRATIVE	1,920.00	2,031.83	(111.83)	21,040.00	19,666.60	21,040.00

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7130 INSURANCE	2,900.00	1,189.66	1,710.34	34,800.00	14,746.36	34,800.00
TOTAL TAXES & INSURANCE	2,900.00	1,189.66	1,710.34	34,800.00	14,746.36	34,800.00
7230 BLDG & FACILITY RPR	410.00	553.21	(143.21)	5,100.00	12,758.00	5,100.00
7240 LIGHTING SUPPLIES	100.00	0.00	100.00	300.00	32.15	300.00
7250 LIGHT MAINTENANCE	50.00	0.00	50.00	1,450.00	2,157.54	1,450.00
7256 GARAGE REPAIRS	100.00	0.00	100.00	700.00	0.00	700.00
7260 GUTTER MAINTENANCE	200.00	0.00	200.00	3,500.00	1,133.69	3,500.00
7270 ROOF REPAIRS	150.00	0.00	150.00	700.00	0.00	700.00
7280 PLEBG & SEWER MAINT	400.00	187.55	212.45	1,800.00	5,979.78	1,800.00
7297 REPAIR EXP/HOMEOWNER	0.00	0.00	0.00	0.00	255.00	0.00
TOTAL BUILDING MAINT	1,410.00	740.76	669.24	13,550.00	22,316.16	13,550.00
7320 GAS/ELECTRIC	275.00	117.19	157.81	3,500.00	2,840.51	3,500.00
7370 WATER/SEWER	4,450.00	3,816.65	633.35	60,100.00	73,329.38	60,100.00
7380 TRASH REMOVAL	1,075.00	1,168.00	(93.00)	12,900.00	13,942.00	12,900.00
TOTAL UTILITIES	5,800.00	5,101.84	698.16	76,500.00	90,111.89	76,500.00
7410 LANDSCAPE MAINT	500.00	65.00	435.00	3,000.00	6,155.69	3,000.00
7415 LANDSCAPE CONTRACT	250.00	200.00	50.00	24,350.00	24,030.00	24,350.00
7425 TREE PRUNING	0.00	895.00	(895.00)	2,500.00	7,935.00	2,500.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	500.00	0.00	500.00
7430 TREE/SHRUB INSTALL	500.00	0.00	500.00	3,000.00	60.00	3,000.00
7440 SPRINKLER REPAIR	300.00	0.00	300.00	3,250.00	2,482.93	3,250.00
7460 FENCE REPAIRS	100.00	1,417.25	(1,317.25)	2,500.00	5,130.45	2,500.00
TOTAL LANDSCAPE MAINT	1,650.00	2,577.25	(927.25)	39,100.00	45,794.07	39,100.00
7526 PEST CONTROL	0.00	0.00	0.00	450.00	0.00	450.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	450.00	0.00	450.00
7620 STREET SWEEPING	200.00	0.00	200.00	1,000.00	765.00	1,000.00
7625 ICEMELT & SAND	100.00	0.00	100.00	600.00	0.00	600.00
7630 SNOW REMOVAL	2,250.00	320.00	1,930.00	8,300.00	19,530.50	8,300.00
7635 SIGN PURCH & REPAIRS	200.00	0.00	200.00	400.00	1,091.29	400.00
TOTAL SNOW/ROAD MAINT	2,750.00	320.00	2,430.00	10,300.00	21,386.79	10,300.00
7810 POOL/SPA CONTRACT	200.00	0.00	200.00	3,825.00	3,700.00	3,825.00
7815 POOL SUPPLIES/CHEMIC	200.00	0.00	200.00	1,300.00	2,355.70	1,300.00
7820 POOL REPAIRS	0.00	0.00	0.00	800.00	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	400.00	0.00	400.00	6,625.00	6,514.44	6,625.00
TOTAL EXPENSES	16,830.00	11,961.34	4,868.66	202,365.00	220,536.31	202,365.00
NET PROFIT/LOSS	180.00	5,216.71	5,036.71	1,755.00	(11,651.76)	1,755.00

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RESERVE REVENUE						
9200 RESERVES TRANSFER	\$ 4,700.00	\$ 4,700.00	\$ 0.00	\$ 56,400.00	\$ 56,400.00	\$ 56,400.00
9350 INTEREST INCOME	50.00	177.72	127.72	600.00	4,167.07	600.00
TOTAL REVENUE	4,750.00	4,877.72	127.72	57,000.00	60,567.07	57,000.00
EXPENSE						
9500 ROOF REPLACEMENT	100.00	0.00	100.00	1,200.00	0.00	1,200.00
9516 ASPHALT CRACK	175.00	0.00	175.00	2,000.00	0.00	2,000.00
9520 ASPHALT OVERLAY	50.00	0.00	50.00	600.00	0.00	600.00
9525 PAINTING	75.00	0.00	75.00	900.00	0.00	900.00
9527 GUTTER EXPENSE	75.00	0.00	75.00	900.00	0.00	900.00
9530 ASPHALT SEAL	75.00	0.00	75.00	900.00	0.00	900.00
9532 LIGHT MAINTENANCE	50.00	0.00	50.00	600.00	0.00	600.00
9536 SIDING	50.00	0.00	50.00	600.00	0.00	600.00
9540 CONCRETE	450.00	0.00	450.00	4,750.00	0.00	4,750.00
9549 BALCONIES	1,300.00	0.00	1,300.00	15,000.00	21,758.80	15,000.00
9550 RETAINING WALL	0.00	0.00	0.00	0.00	10,281.00	0.00
9553 GARGABE BIN DOORS	50.00	0.00	50.00	1,600.00	1,550.61	1,600.00
9554 PERIMETER FENCE	0.00	0.00	0.00	600.00	0.00	600.00
9555 POOL HEATER	19.00	0.00	19.00	228.00	0.00	228.00
9556 POOL FENCE	50.00	0.00	50.00	600.00	0.00	600.00
9560 POOL LINER	60.00	0.00	60.00	470.00	0.00	470.00
9561 LANDSCAPE RENOVATION	2,146.00	0.00	2,146.00	25,752.00	2,500.00	25,752.00
9568 MAIL BOXES	25.00	0.00	25.00	300.00	0.00	300.00
TOTAL EXPENSES	4,750.00	0.00	4,750.00	57,000.00	36,090.41	57,000.00
EXCESS/LOSS OF RESERVES	0.00	4,877.72	4,877.72	0.00	24,476.66	0.00