

INNSBRUCK IN AURORA

FEBRUARY 28, 2007

	ASSETS	
CASH		
1015 CASH-BANK OF CHOICE	4,877.59	
1017 RES-BANK OF CHOICE	69,579.44	

TOTAL CASH		74,457.03
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	10,947.61	
1115 ALLOW FOR BAD DEBT	(3,000.00)	
1130 DUE TO RESERVES	23,572.00	
1136 PREPAID INSURANCE	1,706.00	

TOTAL RECEIVABLES		33,225.61

TOTAL CURRENT ASSETS		107,682.64

TOTAL ASSETS		107,682.64
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LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS 6,221.75
2190 DUE FROM OPERATING 23,572.00

TOTAL PAYABLES 29,793.75

TOTAL LIABILITIES 29,793.75

EQUITY

2930 WORKING CAPITAL 880.00
2940 CURRENT EARNINGS (11,051.27)
2941 CURRENT EARNINGS 11,051.27
2950 RESERVE FUND-PRIOR 84,427.41
2955 RESERVE FUND-CURRENT (6,037.53)
2960 OPERATING FUND-PRIOR 3,632.75
2965 OPERATING FD-CURRENT (5,013.74)

TOTAL EQUITY 77,888.89

TOT LIABILITY AND EQUITY

107,682.64

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Budget Comparison Report
 FEBRUARY 28, 2007

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

INCOME	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
5110 ASSESSMENTS	\$ 21,600.00	\$ 21,600.00	\$ 0.00	\$ 43,200.00	\$ 43,200.00	\$ 259,200.00
5210 LATE FEE CHARGE	5.00	45.00	40.00	10.00	45.00	60.00
5220 COLLECTION COST REC	90.00	306.55	216.55	180.00	1,791.80	1,080.00
5245 INTEREST INCOME	10.00	17.09	7.09	20.00	35.75	120.00
5256 ADVERTISING	5.00	0.00	(5.00)	10.00	0.00	60.00
5450 TRANSFERS TO RESERVE	(4,700.00)	(4,700.00)	0.00	(9,400.00)	(9,400.00)	(56,400.00)
TOTAL INCOME	17,010.00	17,268.64	258.64	34,020.00	35,672.55	204,120.00
EXPENSES						
7030 MANAGEMENT FEES	825.00	825.00	0.00	1,650.00	1,650.00	9,900.00
7040 LEGAL FEES	300.00	0.00	300.00	600.00	0.00	2,100.00
7045 LEGAL COLLECTIONS	210.00	306.55	(96.55)	420.00	797.95	2,520.00
7055 AUDIT FEES	200.00	0.00	200.00	400.00	0.00	1,200.00
7060 PRINTING & COPYING	250.00	43.07	206.93	500.00	206.69	1,350.00
7062 POSTAGE	0.00	22.31	(22.31)	300.00	42.39	800.00
7070 BANK CHARGES	0.00	0.00	0.00	50.00	0.00	60.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	50.00	140.00	500.00
7080 NEWSLETTER PRODUCT	0.00	85.00	(85.00)	85.00	85.00	510.00
7085 ANNUAL MEETING	400.00	250.00	150.00	800.00	250.00	800.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	150.00
7090 MISC ADMINISTRATIVE	50.00	58.21	(8.21)	100.00	80.21	550.00
7093 GARAGE SALE	50.00	0.00	50.00	100.00	0.00	400.00
7095 EDUCATIONAL	50.00	0.00	50.00	100.00	0.00	200.00
TOTAL ADMINISTRATIVE	2,335.00	1,590.14	744.86	5,155.00	3,252.24	21,040.00
7130 INSURANCE	2,900.00	1,960.00	940.00	5,800.00	3,920.00	34,800.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
TOTAL TAXES & INSURANCE	2,900.00	1,960.00	940.00	5,800.00	3,920.00	34,800.00
7230 BLDG & FACILITY RFR	410.00	1,514.96	(1,104.96)	820.00	1,699.96	5,100.00
7240 LIGHTING SUPPLIES	100.00	0.00	100.00	200.00	0.00	300.00
7250 LIGHT MAINTENANCE	100.00	0.00	100.00	200.00	0.00	1,450.00
7256 GARAGE REPAIRS	100.00	0.00	100.00	200.00	0.00	700.00
7260 GUTTER MAINTENANCE	200.00	0.00	200.00	400.00	0.00	3,500.00
7270 ROOF REPAIRS	150.00	0.00	150.00	300.00	0.00	700.00
7280 PDBG & SEWER MAINT	200.00	0.00	200.00	400.00	175.00	1,800.00
TOTAL BUILDING MAINT	1,260.00	1,514.96	(254.96)	2,520.00	1,874.96	13,550.00
7320 GAS/ELECTRIC	300.00	111.55	188.45	600.00	270.65	3,500.00
7370 WATER/SEWER	4,450.00	4,673.40	(223.40)	8,900.00	8,085.44	60,100.00
7380 TRASH REMOVAL	1,075.00	1,102.00	(27.00)	2,150.00	2,204.00	12,900.00
TOTAL UTILITIES	5,825.00	5,886.95	(61.95)	11,650.00	10,560.09	76,500.00
7410 LANDSCAPE MAINT	400.00	0.00	400.00	800.00	280.00	3,000.00
7415 LANDSCAPE CONTRACT	250.00	2,700.00	(2,450.00)	500.00	2,900.00	24,350.00
7425 TREE PRUNING	750.00	235.00	515.00	1,650.00	235.00	2,500.00
7426 TREE/TURF SPRAYING	400.00	0.00	400.00	500.00	0.00	500.00
7430 TREE/SHRUB INSTALL	200.00	0.00	200.00	200.00	0.00	3,000.00
7440 SPRINKLER REPAIR	200.00	0.00	200.00	400.00	0.00	3,250.00
7460 FENCE REPAIRS	350.00	0.00	350.00	650.00	0.00	2,500.00
TOTAL LANDSCAPE MAINT	2,550.00	2,935.00	(385.00)	4,700.00	3,415.00	39,100.00
7526 PEST CONTROL	50.00	0.00	50.00	100.00	0.00	450.00
TOTAL GROUNDS MAINTENANCE	50.00	0.00	50.00	100.00	0.00	450.00
7620 STREET SWEEPING	100.00	0.00	100.00	200.00	0.00	1,000.00

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7625 ICEMELT & SAND	\$ 150.00	\$ 0.00	\$ 150.00	\$ 300.00	\$ 0.00	\$ 600.00
7630 SNOW REMOVAL	800.00	7,944.00	(7,144.00)	1,800.00	17,664.00	8,300.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	0.00	0.00	400.00
TOTAL SNOW/ROAD MAINT	1,050.00	7,944.00	(6,894.00)	2,300.00	17,664.00	10,300.00
7810 POOL/SPA CONTRACT	350.00	0.00	350.00	700.00	0.00	3,825.00
7815 POOL SUPPLIES/CHEMIC	200.00	0.00	200.00	300.00	0.00	1,300.00
7820 POOL REPAIRS	300.00	0.00	300.00	400.00	0.00	800.00
7830 POOL FURNITURE	0.00	0.00	0.00	0.00	0.00	500.00
7831 POOL KEYS	50.00	0.00	50.00	100.00	0.00	200.00
TOTAL REC/FACILITY EXP	900.00	0.00	900.00	1,500.00	0.00	6,625.00
TOTAL EXPENSES	16,870.00	21,831.05	(4,961.05)	33,725.00	40,686.29	202,365.00
NET PROFIT/LOSS	140.00	(4,562.41)	(4,702.41)	295.00	(5,013.74)	1,755.00

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RESERVE REVENUE						
9200 RESERVES TRANSFER	\$ 4,700.00	\$ 4,700.00	\$ 0.00	\$ 9,400.00	\$ 9,400.00	\$ 56,400.00
9350 INTEREST INCOME	50.00	2,506.32	2,456.32	100.00	2,583.47	600.00
TOTAL REVENUE	4,750.00	7,206.32	2,456.32	9,500.00	11,983.47	57,000.00
EXPENSE						
9500 ROOF REPLACEMENT	100.00	0.00	100.00	200.00	0.00	1,200.00
9516 ASPHALT CRACK	200.00	0.00	200.00	300.00	0.00	2,000.00
9520 ASPHALT OVERLAY	50.00	0.00	50.00	100.00	0.00	600.00
9525 PAINTING	75.00	0.00	75.00	150.00	0.00	900.00
9527 GUTTER EXPENSE	75.00	0.00	75.00	150.00	0.00	900.00
9530 ASPHALT SEAL	75.00	0.00	75.00	150.00	0.00	900.00
9532 LIGHT MAINTENANCE	50.00	0.00	50.00	100.00	0.00	600.00
9536 SIDING	50.00	0.00	50.00	100.00	0.00	600.00
9540 CONCRETE	300.00	0.00	300.00	600.00	0.00	4,750.00
9549 BALCONIES	1,450.00	0.00	1,450.00	2,650.00	18,021.00	15,000.00
9553 GARGABE BIN DOORS	50.00	0.00	50.00	400.00	0.00	1,600.00
9554 PERIMETER FENCE	0.00	0.00	0.00	50.00	0.00	600.00
9555 POOL HEATER	19.00	0.00	19.00	38.00	0.00	228.00
9556 POOL FENCE	50.00	0.00	50.00	100.00	0.00	600.00
9560 POOL LINER	35.00	0.00	35.00	70.00	0.00	470.00
9561 LANDSCAPE RENOVATION	2,146.00	0.00	2,146.00	4,292.00	0.00	25,752.00
9568 MAIL BOXES	25.00	0.00	25.00	50.00	0.00	300.00
TOTAL EXPENSES	4,750.00	0.00	4,750.00	9,500.00	18,021.00	57,000.00
EXCESS/LOSS OF RESERVES	0.00	7,206.32	7,206.32	0.00	(6,037.53)	0.00