

INNSBRUCK IN AURORA

FEBRUARY 29, 2008

	ASSETS	
CASH		
1015 CASH-BANK OF CHOICE	29,042.54	
1017 RES-BANK OF CHOICE	86,780.49	

TOTAL CASH		115,823.03
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	12,645.00	
1115 ALLOW FOR BAD DEBT	(3,000.00)	
1130 DUE TO RESERVES	40,822.00	
1136 PREPAID INSURANCE	1,706.00	

TOTAL RECEIVABLES		52,173.00

TOTAL CURRENT ASSETS		167,996.03

TOTAL ASSETS		167,996.03
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LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS 9,022.23
2190 DUE FROM OPERATING 40,822.00

TOTAL PAYABLES 49,844.23

TOTAL LIABILITIES 49,844.23

EQUITY

2930 WORKING CAPITAL 880.00
2940 CURRENT EARNINGS 16,386.74
2941 CURRENT EARNINGS (16,386.74)
2950 RESERVE FUND-PRIOR 97,252.31
2955 RESERVE FUND-CURRENT 3,936.86
2960 OPERATING FUND-PRIOR 3,632.75
2965 OPERATING FD-CURRENT 12,449.88

TOTAL EQUITY 118,151.80

TOT LIABILITY AND EQUITY 167,996.03

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Budget Comparison Report
 FEBRUARY 29, 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	\$ 47,040.00	\$ 47,040.00	\$ 282,240.00
5210 LATE FEE CHARGE	10.00	0.00	(10.00)	20.00	0.00	120.00
5220 COLLECTION COST REC	75.00	150.85	75.85	150.00	411.70	900.00
5256 ADVERTISING	5.00	0.00	(5.00)	10.00	17.00	60.00
5450 TRANSFERS TO RESERVE	(6,140.00)	(6,140.00)	0.00	(12,280.00)	(12,280.00)	(73,680.00)
TOTAL INCOME	17,470.00	17,530.85	60.85	34,940.00	35,188.70	209,640.00
EXPENSES						
7030 MANAGEMENT FEES	850.00	850.00	0.00	1,700.00	1,700.00	10,200.00
7040 LEGAL FEES	0.00	142.00	(142.00)	300.00	662.00	1,000.00
7045 LEGAL COLLECTIONS	210.00	150.85	59.15	710.00	411.70	2,810.00
7055 AUDIT FEES	200.00	0.00	200.00	400.00	0.00	1,200.00
7060 PRINTING & COPYING	160.00	194.26	(34.26)	410.00	199.26	1,610.00
7062 POSTAGE	0.00	13.69	(13.69)	500.00	35.17	950.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	50.00	0.00	400.00
7080 NEWSLETTER PRODUCT	0.00	186.76	(186.76)	100.00	186.76	300.00
7085 ANNUAL MEETING	500.00	286.00	214.00	500.00	286.00	500.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	1,027.00	150.00
7090 MISC ADMINISTRATIVE	50.00	40.00	10.00	100.00	90.00	550.00
7093 GARAGE SALE	0.00	0.00	0.00	0.00	0.00	50.00
7095 EDUCATIONAL	50.00	0.00	50.00	100.00	0.00	200.00
TOTAL ADMINISTRATIVE	2,020.00	1,863.56	156.44	4,870.00	4,597.89	19,920.00
7130 INSURANCE	1,214.00	1,189.66	24.34	2,428.00	2,379.32	11,942.00
TOTAL TAXES & INSURANCE	1,214.00	1,189.66	24.34	2,428.00	2,379.32	11,942.00

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	\$	\$	\$	\$	\$	\$
7230 BLDG & FACILITY RPR	410.00	0.00	410.00	820.00	0.00	4,920.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	100.00	0.00	200.00
7250 LIGHT MAINTENANCE	100.00	0.00	100.00	600.00	16.46	2,800.00
7256 GARAGE REPAIRS	0.00	0.00	0.00	100.00	0.00	500.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	200.00	0.00	2,500.00
7270 ROOF REPAIRS	150.00	0.00	150.00	866.00	0.00	1,266.00
7280 PLEG & SEWER MAINT	200.00	0.00	200.00	4,700.00	0.00	7,400.00
TOTAL BUILDING MAINT	860.00	0.00	860.00	7,386.00	16.46	19,586.00
7320 GAS/ELECTRIC	350.00	112.09	237.91	700.00	235.82	4,200.00
7370 WATER/SEWER	4,000.00	4,178.28	(178.28)	8,000.00	7,703.33	75,560.00
7380 TRASH REMOVAL	1,168.00	2,336.00	(1,168.00)	2,336.00	2,336.00	14,016.00
TOTAL UTILITIES	5,518.00	6,626.37	(1,108.37)	11,036.00	10,275.15	93,776.00
7410 LANDSCAPE MAINT	500.00	0.00	500.00	1,000.00	0.00	6,000.00
7415 LANDSCAPE CONTRACT	250.00	0.00	250.00	500.00	300.00	27,405.00
7425 TREE PRUNING	0.00	0.00	0.00	0.00	0.00	5,750.00
7426 TREE/TURF SPRAYING	250.00	0.00	250.00	250.00	0.00	500.00
7440 SPRINKLER REPAIR	0.00	0.00	0.00	0.00	0.00	2,700.00
7460 FENCE REPAIRS	0.00	0.00	0.00	0.00	0.00	2,000.00
TOTAL LANDSCAPE MAINT	1,000.00	0.00	1,000.00	1,750.00	300.00	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	2,500.00	0.00	2,500.00	5,000.00	5,170.00	13,000.00
TOTAL SNOW/ROAD MAINT	2,500.00	0.00	2,500.00	5,000.00	5,170.00	13,800.00

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7810 POOL/SPA CONTRACT	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	6,121.00
TOTAL EXPENSES	13,112.00	9,679.59	3,432.41	32,470.00	22,738.82	209,700.00
NET PROFIT/LOSS	4,358.00	7,851.26	3,493.26	2,470.00	12,449.88	(60.00)

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RESERVE REVENUE						
9200 RESERVES TRANSFER	\$ 6,140.00	\$ 6,140.00	\$ 0.00	\$ 12,280.00	\$ 12,280.00	\$ 73,680.00
9350 INTEREST INCOME	165.00	175.98	10.98	330.00	356.86	1,980.00
TOTAL REVENUE	6,305.00	6,315.98	10.98	12,610.00	12,636.86	75,660.00
EXPENSE						
9500 ROOF REPLACEMENT	0.00	4,350.00	(4,350.00)	0.00	4,350.00	0.00
9516 ASPHALT CRACK	0.00	0.00	0.00	0.00	0.00	3,000.00
9549 BALCONIES	0.00	0.00	0.00	0.00	4,350.00	10,000.00
9553 GARGABE 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	0.00	4,350.00	(4,350.00)	0.00	8,700.00	35,400.00
EXCESS/LOSS OF RESERVES	6,305.00	1,965.98	(4,339.02)	12,610.00	3,936.86	40,260.00