

INNSBRUCK IN AURORA

AS OF FEBRUARY 28, 2009

		ASSETS	
CASH			
1015 CASH-BANK OF CHOICE		23,474.46	
1017 RES-BANK OF CHOICE		50,305.96	
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TOTAL CASH			73,780.42
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ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		17,601.68	
1115 ALLOW FOR BAD DEBT		(3,000.00)	
1130 DUE TO RESERVES		37,822.00	
1136 PREPAID INSURANCE		1,706.00	
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TOTAL RECEIVABLES			54,129.68
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TOTAL ASSETS			127,910.10
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LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		6,502.85	
2190 DUE FROM OPERATING		37,822.00	
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TOTAL LIABILITIES			44,324.85
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EQUITY			
2930 WORKING CAPITAL		880.00	
2940 CURRENT EARNINGS		8,517.58	
2941 CURRENT EARNINGS		(8,517.58)	
2950 RESERVE FUND-PRIOR		70,554.92	
2955 RESERVE FUND-CURRENT		(7,378.47)	
2960 OPERATING FUND-PRIOR		3,632.75	
2965 OPERATING FD-CURRENT		15,896.05	
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TOTAL EQUITY			83,585.25
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TOT LIABILITY AND EQUITY			127,910.10
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Budget Comparison Report  
AS OF FEBRUARY 28, 2009  
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	(45.00)	120.00
5215 NSF FEE	0.00	20.00	20.00	0.00	40.00	0.00
5220 COLLECTION COST REC	75.00	304.76	229.76	150.00	934.96	900.00
5256 ADVERTISING	5.00	17.00	12.00	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	17,721.76	251.76	34,940.00	35,705.96	209,640.00
EXPENSES						
7030 MANAGEMENT FEES	875.00	875.00	0.00	1,750.00	1,750.00	10,500.00
7040 LEGAL FEES	0.00	0.00	0.00	300.00	12.00	1,000.00
7045 LEGAL COLLECTIONS	210.00	304.76	(94.76)	710.00	940.96	2,810.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	1,200.00
7060 PRINTING & COPYING	0.00	5.00	(5.00)	250.00	10.00	1,250.00
7062 POSTAGE	0.00	11.26	(11.26)	500.00	37.14	950.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	50.00	0.00	300.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	100.00	0.00	300.00
7085 ANNUAL MEETING	500.00	236.00	264.00	500.00	236.00	500.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	150.00
7090 MISC ADMINISTRATIVE	0.00	40.00	(40.00)	0.00	80.00	0.00
7093 GARAGE SALE	0.00	0.00	0.00	0.00	0.00	50.00
7095 EDUCATIONAL	0.00	0.00	0.00	200.00	0.00	200.00
TOTAL ADMINISTRATIVE	1,585.00	1,472.02	112.98	4,360.00	3,066.10	19,210.00
7130 INSURANCE	1,214.00	1,310.24	(96.24)	2,428.00	2,620.48	11,942.00
TOTAL TAXES & INSURANCE	1,214.00	1,310.24	(96.24)	2,428.00	2,620.48	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	90.00	10.00	600.00	90.00	2,880.00
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 PDBG & SEWER MAINT	500.00	0.00	500.00	1,000.00	0.00	5,900.00
TOTAL BUILDING MAINT	1,160.00	90.00	1,070.00	3,686.00	90.00	18,086.00
7320 GAS/ELECTRIC	350.00	117.55	232.45	700.00	233.00	4,200.00
7370 WATER/SEWER	4,000.00	2,504.72	1,495.28	8,000.00	7,378.33	75,560.00
7380 TRASH REMOVAL	1,168.00	0.00	1,168.00	2,336.00	1,238.00	14,016.00
TOTAL UTILITIES	5,518.00	2,622.27	2,895.73	11,036.00	8,849.33	93,776.00
7410 LANDSCAPE MAINT	500.00	65.00	435.00	1,000.00	350.00	6,000.00
7415 LANDSCAPE CONTRACT	250.00	200.00	50.00	500.00	400.00	27,405.00
7425 TREE PRUNING	0.00	0.00	0.00	0.00	0.00	6,750.00
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	265.00	735.00	1,750.00	750.00	45,355.00
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	4,385.00	(1,885.00)	5,000.00	4,435.00	13,000.00
TOTAL SNOW/ROAD MAINT	2,500.00	4,385.00	(1,885.00)	5,000.00	4,435.00	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	1,000.00
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	6,871.00
TOTAL EXPENSES	12,977.00	10,144.53	2,832.47	28,260.00	19,810.91	209,240.00
NET PROFIT/LOSS	4,493.00	7,577.23	3,084.23	6,680.00	15,896.05	400.00

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RESERVE REVENUE						
9205 ARCHITECTURAL	3,500.00	3,500.00	0.00	7,000.00	7,000.00	42,000.00
9240 MECHANICAL	700.00	700.00	0.00	1,400.00	1,400.00	8,400.00
9250 CONCRETE	440.00	440.00	0.00	880.00	880.00	5,280.00
9252 LANDSCAPE RENOVATION	1,500.00	1,500.00	0.00	3,000.00	3,000.00	18,000.00
9350 INTEREST INCOME	165.00	52.25	(112.75)	330.00	121.53	1,980.00
TOTAL REVENUE	6,305.00	6,192.25	(112.75)	12,610.00	12,401.53	75,660.00
EXPENSE						
9520 ASPHALT OVERLAY	0.00	0.00	0.00	0.00	0.00	6,000.00
9549 BALCONIES	0.00	0.00	0.00	0.00	19,780.00	20,000.00
9553 GARGABE BIN DOORS	0.00	0.00	0.00	0.00	0.00	2,400.00
9560 SPECIAL EQUIPMENT	0.00	0.00	0.00	0.00	0.00	5,000.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	19,780.00	33,400.00
EXCESS/LOSS OF RESERVES	6,305.00	6,192.25	(112.75)	12,610.00	(7,378.47)	42,260.00