

INNSBRUCK IN AURORA

JANUARY 31, 2008

	ASSETS	
CASH		
1015 CASH-BANK OF CHOICE	23,820.13	
1017 RES-BANK OF CHOICE	84,814.51	

TOTAL CASH		108,634.64
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	11,884.91	
1115 ALLOW FOR BAD DEBT	(3,000.00)	
1130 DUE TO RESERVES	40,822.00	
1136 PREPAID INSURANCE	1,706.00	

TOTAL RECEIVABLES		51,412.91

TOTAL CURRENT ASSETS		160,047.55

TOTAL ASSETS		160,047.55
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INNSBRUCK IN AURORA

JANUARY 31, 2008

LIABILITIES

ACCOUNTS PAYABLE

2110 ACCOUNTS PAYABLE	\$	6,140.00
2115 PREPAID ASSESSMENTS		4,750.99
2190 DUE FROM OPERATING		40,822.00

TOTAL PAYABLES		51,712.99
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TOTAL LIABILITIES		51,712.99
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EQUITY

2930 WORKING CAPITAL	880.00
2940 CURRENT EARNINGS	6,569.50
2941 CURRENT EARNINGS	(6,569.50)
2950 RESERVE FUND-PRIOR	97,252.31
2955 RESERVE FUND-CURRENT	1,970.88
2960 OPERATING FUND-PRIOR	3,632.75
2965 OPERATING FD-CURRENT	4,598.62

TOTAL EQUITY	108,334.56
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TOT LIABILITY AND EQUITY		160,047.55
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INNSBRUCK IN AURORA

Budget Comparison Report
 JANUARY 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	\$ 23,520.00	\$ 23,520.00	\$ 282,240.00
5210 LATE FEE CHARGE	10.00	0.00	(10.00)	10.00	0.00	120.00
5220 COLLECTION COST REC	75.00	260.85	185.85	75.00	260.85	900.00
5256 ADVERTISING	5.00	17.00	12.00	5.00	17.00	60.00
5450 TRANSFERS TO RESERVE	(6,140.00)	(6,140.00)	0.00	(6,140.00)	(6,140.00)	(73,680.00)
TOTAL INCOME	17,470.00	17,657.85	187.85	17,470.00	17,657.85	209,640.00
EXPENSES						
7030 MANAGEMENT FEES	850.00	850.00	0.00	850.00	850.00	10,200.00
7040 LEGAL FEES	300.00	520.00	(220.00)	300.00	520.00	1,000.00
7045 LEGAL COLLECTIONS	500.00	260.85	239.15	500.00	260.85	2,810.00
7055 AUDIT FEES	200.00	0.00	200.00	200.00	0.00	1,200.00
7060 PRINTING & COPYING	250.00	5.00	245.00	250.00	5.00	1,610.00
7062 POSTAGE	500.00	21.48	478.52	500.00	21.48	950.00
7075 LICENSE, PERMITS, DUES	50.00	0.00	50.00	50.00	0.00	400.00
7080 NEWSLETTER PRODUCT	100.00	0.00	100.00	100.00	0.00	300.00
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	0.00	500.00
7086 BAD DEBT EXPENSE	0.00	1,027.00	(1,027.00)	0.00	1,027.00	150.00
7090 MISC ADMINISTRATIVE	50.00	50.00	0.00	50.00	50.00	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	50.00	0.00	200.00
TOTAL ADMINISTRATIVE	2,850.00	2,734.33	115.67	2,850.00	2,734.33	19,920.00
7130 INSURANCE	1,214.00	1,189.66	24.34	1,214.00	1,189.66	11,942.00
TOTAL TAXES & INSURANCE	1,214.00	1,189.66	24.34	1,214.00	1,189.66	11,942.00

TINNSBRUCK IN AURORA

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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7230 BLDG & FACILITY RPR	\$ 410.00	\$ 0.00	\$ 410.00	\$ 410.00	\$ 0.00	\$ 4,920.00
7240 LIGHTING SUPPLIES	100.00	0.00	100.00	100.00	0.00	200.00
7250 LIGHT MAINTENANCE	500.00	16.46	483.54	500.00	16.46	2,800.00
7256 GARAGE REPAIRS	100.00	0.00	100.00	100.00	0.00	500.00
7260 GUTTER MAINTENANCE	200.00	0.00	200.00	200.00	0.00	2,500.00
7270 ROOF REPAIRS	716.00	0.00	716.00	716.00	0.00	1,266.00
7280 PLBG & SEWER MAINT	4,500.00	0.00	4,500.00	4,500.00	0.00	7,400.00
TOTAL BUILDING MAINT	6,526.00	16.46	6,509.54	6,526.00	16.46	19,586.00
7320 GAS/ELECTRIC	350.00	123.73	226.27	350.00	123.73	4,200.00
7370 WATER/SEWER	4,000.00	3,525.05	474.95	4,000.00	3,525.05	75,560.00
7380 TRASH REMOVAL	1,168.00	0.00	1,168.00	1,168.00	0.00	14,016.00
TOTAL UTILITIES	5,518.00	3,648.78	1,869.22	5,518.00	3,648.78	93,776.00
7410 LANDSCAPE MAINT	500.00	0.00	500.00	500.00	0.00	6,000.00
7415 LANDSCAPE CONTRACT	250.00	300.00	(50.00)	250.00	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	0.00	0.00	0.00	0.00	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	750.00	300.00	450.00	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	5,170.00	(2,670.00)	2,500.00	5,170.00	13,000.00
TOTAL SNOW/ROAD MAINT	2,500.00	5,170.00	(2,670.00)	2,500.00	5,170.00	13,800.00

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	BUDGET	ACTUAL	CORR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
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	19,358.00	13,059.23	6,298.77	19,358.00	13,059.23	209,700.00
NET PROFIT/LOSS	(1,888.00)	4,598.62	6,486.62	(1,888.00)	4,598.62	(60.00)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9200 RESERVES TRANSFER	\$ 6,140.00	\$ 6,140.00	\$ 0.00	\$ 6,140.00	\$ 6,140.00	\$ 73,680.00
9350 INTEREST INCOME	165.00	180.88	15.88	165.00	180.88	1,980.00
TOTAL REVENUE	6,305.00	6,320.88	15.88	6,305.00	6,320.88	75,660.00
EXPENSE						
9516 ASPHALT CRACK	0.00	0.00	0.00	0.00	0.00	3,000.00
9549 BALCONIES	0.00	4,350.00	(4,350.00)	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	4,350.00	35,400.00
EXCESS/LOSS OF RESERVES	6,305.00	1,970.88	(4,334.12)	6,305.00	1,970.88	40,260.00