

INNSBRUCK IN AURORA

AS OF JANUARY 31, 2009

		ASSETS	
CASH			
1015 CASH-BANK OF CHOICE	24,493.29		
1017 RES-BANK OF CHOICE	44,113.71		

TOTAL CASH			68,607.00

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE	15,835.62		
1115 ALLOW FOR BAD DEBT	(3,000.00)		
1130 DUE TO RESERVES	37,822.00		
1136 PREPAID INSURANCE	1,706.00		

TOTAL RECEIVABLES			52,363.62

TOTAL ASSETS			120,970.62
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LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2110 ACCOUNTS PAYABLE	6,140.00		
2115 PREPAID ASSESSMENTS	7,192.85		
2190 DUE FROM OPERATING	37,822.00		

TOTAL LIABILITIES			51,154.85

EQUITY			
2930 WORKING CAPITAL	880.00		
2940 CURRENT EARNINGS	(5,251.90)		
2941 CURRENT EARNINGS	5,251.90		
2950 RESERVE FUND-PRIOR	70,554.92		
2955 RESERVE FUND-CURRENT	(13,570.72)		
2960 OPERATING FUND-PRIOR	3,632.75		
2965 OPERATING FD-CURRENT	8,318.82		

TOTAL EQUITY			69,815.77

TOT LIABILITY AND EQUITY			120,970.62
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Budget Comparison Report
AS OF JANUARY 31, 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	\$ 23,520.00	\$ 23,520.00	\$ 282,240.00
5210 LATE FEE CHARGE	10.00	(45.00)	(55.00)	10.00	(45.00)	120.00
5215 NSF FEE	0.00	20.00	20.00	0.00	20.00	0.00
5220 COLLECTION COST REC	75.00	630.20	555.20	75.00	630.20	900.00
5256 ADVERTISING	5.00	0.00	(5.00)	5.00	0.00	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	17,985.20	515.20	17,470.00	17,985.20	209,640.00
EXPENSES						
7030 MANAGEMENT FEES	875.00	875.00	0.00	875.00	875.00	10,500.00
7040 LEGAL FEES	300.00	12.00	288.00	300.00	12.00	1,000.00
7045 LEGAL COLLECTIONS	500.00	636.20	(136.20)	500.00	636.20	2,810.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	1,200.00
7060 PRINTING & COPYING	250.00	5.00	245.00	250.00	5.00	1,250.00
7062 POSTAGE	500.00	25.88	474.12	500.00	25.88	950.00
7075 LICENSE, PERMITS, DUES	50.00	0.00	50.00	50.00	0.00	300.00
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	0.00	0.00	0.00	0.00	150.00
7090 MISC ADMINISTRATIVE	0.00	40.00	(40.00)	0.00	40.00	0.00
7093 GARAGE SALE	0.00	0.00	0.00	0.00	0.00	50.00
7095 EDUCATIONAL	200.00	0.00	200.00	200.00	0.00	200.00
TOTAL ADMINISTRATIVE	2,775.00	1,594.08	1,180.92	2,775.00	1,594.08	19,210.00
7130 INSURANCE	1,214.00	1,310.24	(96.24)	1,214.00	1,310.24	11,942.00
TOTAL TAXES & INSURANCE	1,214.00	1,310.24	(96.24)	1,214.00	1,310.24	11,942.00

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	\$	\$	\$	\$	\$	\$
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	0.00	500.00	500.00	0.00	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	500.00	0.00	500.00	500.00	0.00	5,900.00
TOTAL BUILDING MAINT	2,526.00	0.00	2,526.00	2,526.00	0.00	18,086.00
7320 GAS/ELECTRIC	350.00	115.45	234.55	350.00	115.45	4,200.00
7370 WATER/SEWER	4,000.00	4,873.61	(873.61)	4,000.00	4,873.61	75,560.00
7380 TRASH REMOVAL	1,168.00	1,238.00	(70.00)	1,168.00	1,238.00	14,016.00
TOTAL UTILITIES	5,518.00	6,227.06	(709.06)	5,518.00	6,227.06	93,776.00
7410 LANDSCAPE MAINT	500.00	285.00	215.00	500.00	285.00	6,000.00
7415 LANDSCAPE CONTRACT	250.00	200.00	50.00	250.00	200.00	27,405.00
7425 TREE PRUNING	0.00	0.00	0.00	0.00	0.00	6,750.00
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	485.00	265.00	750.00	485.00	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	50.00	2,450.00	2,500.00	50.00	13,000.00
TOTAL SNOW/ROAD MAINT	2,500.00	50.00	2,450.00	2,500.00	50.00	13,800.00

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	BUDGET	ACTUAL	CURR. 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	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	15,283.00	9,666.38	5,616.62	15,283.00	9,666.38	209,240.00
NET PROFIT/LOSS	2,187.00	8,318.82	6,131.82	2,187.00	8,318.82	400.00

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RESERVE REVENUE						
9205 ARCHITECTURAL	3,500.00	3,500.00	0.00	3,500.00	3,500.00	42,000.00
9240 MECHANICAL	700.00	700.00	0.00	700.00	700.00	8,400.00
9250 CONCRETE	440.00	440.00	0.00	440.00	440.00	5,280.00
9252 LANDSCAPE RENOVATION	1,500.00	1,500.00	0.00	1,500.00	1,500.00	18,000.00
9350 INTEREST INCOME	165.00	69.28	(95.72)	165.00	69.28	1,980.00
TOTAL REVENUE	6,305.00	6,209.28	(95.72)	6,305.00	6,209.28	75,660.00
EXPENSE						
9520 ASPHALT OVERLAY	0.00	0.00	0.00	0.00	0.00	6,000.00
9549 BALCONIES	0.00	19,780.00	(19,780.00)	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	19,780.00	(19,780.00)	0.00	19,780.00	33,400.00
EXCESS/LOSS OF RESERVES	6,305.00	(13,570.72)	(19,875.72)	6,305.00	(13,570.72)	42,260.00