

INNSBRUCK IN AURORA

AS OF JANUARY 31, 2010

ASSETS

CASH		
1015 CASH-BANK OF CHOICE	8,864.97	
1017 RES-BANK OF CHOICE	25,919.08	
1018 RES-BOC/COMCAST	<u>36,043.87</u>	
TOTAL CASH		<u>70,827.92</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	22,543.26	
1115 ALLOW FOR BAD DEBT	(5,000.00)	
1130 DUE TO RESERVES	<u>31,822.00</u>	
TOTAL RECEIVABLES		<u>49,365.26</u>
TOTAL ASSETS		<u><u>120,193.18</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	6,360.85	
2190 DUE FROM OPERATING	<u>31,822.00</u>	
TOTAL LIABILITIES		<u>38,182.85</u>
EQUITY		
2930 WORKING CAPITAL	880.00	
2940 CURRENT EARNINGS	(31,446.52)	
2941 CURRENT EARNINGS	31,446.52	
2950 RESERVE FUND-PRIOR	81,240.34	
2955 RESERVE FUND-CURRENT	(23,815.58)	
2960 OPERATING FUND-PRIOR	31,336.51	
2965 OPERATING FD-CURRENT	<u>(7,630.94)</u>	
TOTAL EQUITY		<u>82,010.33</u>
TOT LIABILITY AND EQUITY		<u><u>120,193.18</u></u>

INNSBRUCK IN AURORA

Budget Comparison Report
AS OF JANUARY 31, 2010
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	2,563.83	2,488.83	75.00	2,563.83	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	19,960.83	2,490.83	17,470.00	19,960.83	209,640.00
EXPENSES						
7030 MANAGEMENT FEES	900.00	900.00	0.00	900.00	900.00	10,800.00
7040 LEGAL FEES	300.00	0.00	300.00	300.00	0.00	600.00
7045 LEGAL COLLECTIONS	500.00	2,563.83	(2,063.83)	500.00	2,563.83	2,810.00
7055 AUDIT FEES	0.00	2,000.00	(2,000.00)	0.00	2,000.00	1,200.00
7060 PRINTING & COPYING	250.00	201.66	48.34	250.00	201.66	1,250.00
7062 POSTAGE	500.00	18.80	481.20	500.00	18.80	950.00
7070 BANK CHARGES	0.00	28.31	(28.31)	0.00	28.31	0.00
7075 LICENSE,PERMITS,DUES	50.00	0.00	50.00	50.00	0.00	300.00
7085 ANNUAL MEETING	0.00	100.00	(100.00)	0.00	100.00	300.00
7086 BAD DEBT EXPENSE	0.00	7,185.77	(7,185.77)	0.00	7,185.77	0.00
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	2,700.00	13,038.37	(10,338.37)	2,700.00	13,038.37	18,460.00
7130 INSURANCE	1,470.00	1,469.91	0.09	1,470.00	1,469.91	14,700.00
TOTAL TAXES & INSURANCE	1,470.00	1,469.91	0.09	1,470.00	1,469.91	14,700.00
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	100.00
7250 LIGHT MAINTENANCE	250.00	0.00	250.00	250.00	0.00	1,000.00
7256 GARAGE REPAIRS	0.00	0.00	0.00	0.00	0.00	300.00
7260 GUTTER MAINTENANCE	200.00	0.00	200.00	200.00	0.00	2,500.00
7270 ROOF REPAIRS	500.00	0.00	500.00	500.00	0.00	750.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
TOTAL EXPENSES	17,610.00	27,591.77	(9,981.77)	17,610.00	27,591.77	209,640.00
NET PROFIT/LOSS	(140.00)	(7,630.94)	(7,490.94)	(140.00)	(7,630.94)	0.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
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	44.42	(120.58)	165.00	44.42	1,980.00
TOTAL REVENUE	6,305.00	6,184.42	(120.58)	6,305.00	6,184.42	75,660.00
EXPENSE						
9516 ASPHALT CRACK	0.00	0.00	0.00	0.00	0.00	6,000.00
9540 CONCRETE	0.00	0.00	0.00	0.00	0.00	14,000.00
9549 BALCONIES	0.00	30,000.00	(30,000.00)	0.00	30,000.00	24,000.00
9553 GARGABE BIN DOORS	0.00	0.00	0.00	0.00	0.00	1,200.00
TOTAL EXPENSES	0.00	30,000.00	(30,000.00)	0.00	30,000.00	45,200.00
EXCESS/LOSS OF RESERVES	6,305.00	(23,815.58)	(30,120.58)	6,305.00	(23,815.58)	30,460.00