

INNSBRUCK IN AURORA

AS OF JANUARY 31, 2012

ASSETS

CASH		
1012 CASH-US BANK	12,488.07	
1019 RES-US BANK	66,624.76	
1020 RES-US BANK/COMCAST	<u>36,223.49</u>	
TOTAL CASH		<u>115,336.32</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	36,479.34	
1115 ALLOW FOR BAD DEBT	(5,000.00)	
1130 DUE TO RESERVES	<u>53,977.00</u>	
TOTAL RECEIVABLES		<u>85,456.34</u>
TOTAL ASSETS		<u><u>200,792.66</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	6,435.05	
2130 INS CLAIM-2009 HAIL	13,706.59	
2190 DUE FROM OPERATING	<u>53,977.00</u>	
TOTAL LIABILITIES		<u>74,118.64</u>
EQUITY		
2930 WORKING CAPITAL	880.00	
2940 CURRENT EARNINGS	9,890.60	
2941 CURRENT EARNINGS	(9,890.60)	
2950 RESERVE FUND-PRIOR	109,754.34	
2955 RESERVE FUND-CURRENT	4.32	
2960 OPERATING FUND-PRIOR	6,149.08	
2965 OPERATING FD-CURRENT	<u>9,886.28</u>	
TOTAL EQUITY		<u>126,674.02</u>
TOT LIABILITY AND EQUITY		<u><u>200,792.66</u></u>

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Budget Comparison Report
AS OF JANUARY 31, 2012

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	360.00	350.00	10.00	360.00	120.00
5220 COLLECTION COST REC	400.00	2,132.88	1,732.88	400.00	2,132.88	4,800.00
5245 INTEREST INCOME	0.00	0.31	0.31	0.00	0.31	0.00
5255 MISC INCOME	5.00	0.00	(5.00)	5.00	0.00	60.00
5450 TRANSFERS TO RESERVE	(6,140.00)	0.00	6,140.00	(6,140.00)	0.00	(73,680.00)
TOTAL INCOME	17,795.00	26,013.19	8,218.19	17,795.00	26,013.19	213,540.00
EXPENSES						
7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	1,000.00	1,000.00	12,000.00
7040 LEGAL FEES	1,250.00	0.00	1,250.00	1,250.00	0.00	1,250.00
7045 LEGAL COLLECTIONS	400.00	2,132.88	(1,732.88)	400.00	2,132.88	4,800.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	1,200.00
7060 PRINTING & COPYING	250.00	205.19	44.81	250.00	205.19	1,437.00
7062 POSTAGE	500.00	18.96	481.04	500.00	18.96	700.00
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	0.00	400.00
7090 MISC ADMINISTRATIVE	0.00	45.00	(45.00)	0.00	45.00	0.00
7093 GARAGE SALE	0.00	0.00	0.00	0.00	0.00	250.00
7095 EDUCATIONAL	200.00	0.00	200.00	200.00	0.00	200.00
TOTAL ADMINISTRATIVE	3,600.00	3,402.03	197.97	3,600.00	3,402.03	22,237.00
7130 INSURANCE	1,950.00	1,639.32	310.68	1,950.00	1,639.32	19,500.00
TOTAL TAXES & INSURANCE	1,950.00	1,639.32	310.68	1,950.00	1,639.32	19,500.00
7230 BLDG & FACILITY RPR	400.00	0.00	400.00	400.00	0.00	4,800.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	0.00	0.00	100.00
7245 LIGHT CHECK	0.00	233.75	(233.75)	0.00	233.75	0.00
7250 LIGHT MAINTENANCE	300.00	40.00	260.00	300.00	40.00	1,200.00
7260 GUTTER MAINTENANCE	0.00	2,075.71	(2,075.71)	0.00	2,075.71	3,400.00
7270 ROOF REPAIRS	0.00	0.00	0.00	0.00	0.00	500.00
7280 PLBG & SEWER MAINT	1,000.00	0.00	1,000.00	1,000.00	0.00	2,000.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
TOTAL BUILDING MAINT	1,700.00	2,349.46	(649.46)	1,700.00	2,349.46	12,000.00
7320 GAS/ELECTRIC	325.00	112.55	212.45	325.00	112.55	3,900.00
7370 WATER/SEWER	4,000.00	4,780.55	(780.55)	4,000.00	4,780.55	80,500.00
7380 TRASH REMOVAL	1,409.00	0.00	1,409.00	1,409.00	0.00	16,908.00
TOTAL UTILITIES	5,734.00	4,893.10	840.90	5,734.00	4,893.10	101,308.00
7410 LANDSCAPE MAINT	500.00	1,733.00	(1,233.00)	500.00	1,733.00	6,000.00
7415 LANDSCAPE CONTRACT	200.00	200.00	0.00	200.00	200.00	24,520.00
7425 TREE PRUNING	0.00	0.00	0.00	0.00	0.00	3,000.00
7440 SPRINKLER REPAIR	0.00	0.00	0.00	0.00	0.00	3,000.00
TOTAL LANDSCAPE MAINT	700.00	1,933.00	(1,233.00)	700.00	1,933.00	36,520.00
7620 STREET SWEEPING	0.00	0.00	0.00	0.00	0.00	1,000.00
7630 SNOW REMOVAL	2,500.00	1,910.00	590.00	2,500.00	1,910.00	14,254.00
7635 SIGN PURCH & REPAIRS	250.00	0.00	250.00	250.00	0.00	250.00
TOTAL SNOW/ROAD MAINT	2,750.00	1,910.00	840.00	2,750.00	1,910.00	15,504.00
7715 ASSOCIATION PICNIC	0.00	0.00	0.00	0.00	0.00	500.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	500.00
7810 POOL/SPA CONTRACT	0.00	0.00	0.00	0.00	0.00	3,896.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	0.00	0.00	1,700.00
7820 POOL REPAIRS	0.00	0.00	0.00	0.00	0.00	500.00
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	6,171.00
TOTAL EXPENSES	16,434.00	16,126.91	307.09	16,434.00	16,126.91	213,740.00
NET PROFIT/LOSS	1,361.00	9,886.28	8,525.28	1,361.00	9,886.28	(200.00)

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RESERVE REVENUE						
9205 ARCHITECTURAL	3,500.00	0.00	(3,500.00)	3,500.00	0.00	42,000.00
9240 MECHANICAL	700.00	0.00	(700.00)	700.00	0.00	8,400.00
9250 CONCRETE	440.00	0.00	(440.00)	440.00	0.00	5,280.00
9252 LANDSCAPE RENOVATION	1,500.00	0.00	(1,500.00)	1,500.00	0.00	18,000.00
9350 INTEREST INCOME	10.00	4.32	(5.68)	10.00	4.32	120.00
TOTAL REVENUE	6,150.00	4.32	(6,145.68)	6,150.00	4.32	73,800.00
EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	0.00	18,000.00
9516 ASPHALT CRACK	0.00	0.00	0.00	0.00	0.00	3,000.00
9540 CONCRETE	0.00	0.00	0.00	0.00	0.00	5,000.00
9553 GARGABE BIN DOORS	0.00	0.00	0.00	0.00	0.00	800.00
9555 POOL	0.00	0.00	0.00	0.00	0.00	8,000.00
9562 SEWER LINE	15,200.00	0.00	15,200.00	15,200.00	0.00	15,200.00
TOTAL EXPENSES	15,200.00	0.00	15,200.00	15,200.00	0.00	50,000.00
EXCESS/LOSS OF RESERVES	(9,050.00)	4.32	9,054.32	(9,050.00)	4.32	23,800.00