

INNSBRUCK IN AURORA

MARCH 31, 2007

	ASSETS	
CASH		
1015 CASH-BANK OF CHOICE	14,836.45	
1017 RES-BANK OF CHOICE	64,134.11	

TOTAL CASH		78,970.56
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	11,370.06	
1115 ALLOW FOR BAD DEBT	(3,000.00)	
1130 DUE TO RESERVES	23,572.00	
1136 PREPAID INSURANCE	1,706.00	

TOTAL RECEIVABLES		33,648.06

TOTAL CURRENT ASSETS		112,618.62

TOTAL ASSETS		<u><u>112,618.62</u></u>

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LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS	6,496.45
2190 DUE FROM OPERATING	23,572.00

TOTAL PAYABLES	30,068.45
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TOTAL LIABILITIES	30,068.45
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EQUITY

2930 WORKING CAPITAL	880.00
2940 CURRENT EARNINGS	(6,389.99)
2941 CURRENT EARNINGS	6,389.99
2950 RESERVE FUND-PRIOR	84,427.41
2955 RESERVE FUND-CURRENT	(11,482.86)
2960 OPERATING FUND-PRIOR	3,632.75
2965 OPERATING FD-CURRENT	5,092.87

TOTAL EQUITY	82,550.17
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TOT LIABILITY AND EQUITY	112,618.62
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INNSBRUCK IN AURORA

Budget Comparison Report
MARCH 31, 2007

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$ 21,600.00	\$ 21,600.00	\$ 0.00	\$ 64,800.00	\$ 64,800.00	\$ 259,200.00
5210 LATE FEE CHARGE	5.00	30.00	25.00	15.00	75.00	60.00
5220 COLLECTION COST REC	90.00	311.25	221.25	270.00	2,103.05	1,080.00
5245 INTEREST INCOME	10.00	16.44	6.44	30.00	52.19	120.00
5255 MISC INCOME	0.00	(5.00)	(5.00)	0.00	(5.00)	0.00
5256 ADVERTISING	5.00	0.00	(5.00)	15.00	0.00	60.00
5450 TRANSFERS TO RESERVE	(4,700.00)	(4,700.00)	0.00	(14,100.00)	(14,100.00)	(56,400.00)
TOTAL INCOME	17,010.00	17,252.69	242.69	51,030.00	52,925.24	204,120.00
EXPENSES						
7030 MANAGEMENT FEES	825.00	825.00	0.00	2,475.00	2,475.00	9,900.00
7040 LEGAL FEES	850.00	293.00	557.00	1,450.00	293.00	2,100.00
7045 LEGAL COLLECTIONS	210.00	311.25	(101.25)	630.00	1,109.20	2,520.00
7055 AUDIT FEES	100.00	0.00	100.00	500.00	0.00	1,200.00
7060 PRINTING & COPYING	300.00	702.87	(402.87)	800.00	909.56	1,350.00
7062 POSTAGE	150.00	13.12	136.88	450.00	55.51	800.00
7070 BANK CHARGES	0.00	0.00	0.00	50.00	0.00	60.00
7075 LICENSE, PERMITS, DUES	150.00	0.00	150.00	200.00	140.00	500.00
7080 NEWSLETTER PRODUCT	85.00	0.00	85.00	170.00	85.00	510.00
7085 ANNUAL MEETING	0.00	134.16	(134.16)	800.00	384.16	800.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	150.00
7090 MISC ADMINISTRATIVE	0.00	22.00	(22.00)	100.00	102.21	550.00
7093 GARAGE SALE	50.00	0.00	50.00	150.00	0.00	400.00
7095 EDUCATIONAL	0.00	0.00	0.00	100.00	0.00	200.00
TOTAL ADMINISTRATIVE	2,720.00	2,301.40	418.60	7,875.00	5,553.64	21,040.00
7130 INSURANCE	2,900.00	1,960.00	940.00	8,700.00	5,880.00	34,800.00

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	\$	\$	\$	\$	\$	\$
TOTAL TAXES & INSURANCE	2,900.00	1,960.00	940.00	8,700.00	5,880.00	34,800.00
7230 BLDG & FACILITY RPR	510.00	0.00	510.00	1,330.00	1,699.96	5,100.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	200.00	0.00	300.00
7250 LIGHT MAINTENANCE	50.00	0.00	50.00	250.00	0.00	1,450.00
7256 GARAGE REPAIRS	100.00	0.00	100.00	300.00	0.00	700.00
7260 GUTTER MAINTENANCE	600.00	0.00	600.00	1,000.00	0.00	3,500.00
7270 ROOF REPAIRS	0.00	0.00	0.00	300.00	0.00	700.00
7280 PLBG & SEWER MAINT	200.00	175.00	25.00	600.00	350.00	1,800.00
TOTAL BUILDING MAINT	1,460.00	175.00	1,285.00	3,980.00	2,049.96	13,550.00
7320 GAS/ELECTRIC	300.00	109.62	190.38	900.00	380.27	3,500.00
7370 WATER/SEWER	4,350.00	3,284.56	1,065.44	13,250.00	11,370.00	60,100.00
7380 TRASH REMOVAL	1,075.00	122.00	953.00	3,225.00	2,326.00	12,900.00
TOTAL UTILITIES	5,725.00	3,516.18	2,208.82	17,375.00	14,076.27	76,500.00
7410 LANDSCAPE MAINT	500.00	148.00	352.00	1,300.00	428.00	3,000.00
7415 LANDSCAPE CONTRACT	250.00	(2,300.00)	2,550.00	750.00	600.00	24,350.00
7425 TREE PRUNING	450.00	0.00	450.00	2,100.00	235.00	2,500.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	500.00	0.00	500.00
7430 TREE/SHRUB INSTALL	300.00	0.00	300.00	500.00	0.00	3,000.00
7440 SPRINKLER REPAIR	0.00	0.00	0.00	400.00	0.00	3,250.00
7460 FENCE REPAIRS	500.00	0.00	500.00	1,150.00	0.00	2,500.00
TOTAL LANDSCAPE MAINT	2,000.00	(2,152.00)	4,152.00	6,700.00	1,263.00	39,100.00
7526 PEST CONTROL	50.00	0.00	50.00	150.00	0.00	450.00
TOTAL GROUNDS MAINTENANCE	50.00	0.00	50.00	150.00	0.00	450.00

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7620 STREET SWEEPING	400.00	0.00	400.00	600.00	0.00	1,000.00
7625 ICEMELT & SAND	100.00	0.00	100.00	400.00	0.00	600.00
7630 SNOW REMOVAL	900.00	1,345.50	(445.50)	2,700.00	19,009.50	8,300.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	0.00	0.00	400.00
TOTAL SNOW/ROAD MAINT	1,400.00	1,345.50	54.50	3,700.00	19,009.50	10,300.00
7810 POOL/SPA CONTRACT	250.00	0.00	250.00	950.00	0.00	3,825.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	300.00	0.00	1,300.00
7820 POOL REPAIRS	0.00	0.00	0.00	400.00	0.00	800.00
7830 POOL FURNITURE	400.00	0.00	400.00	400.00	0.00	500.00
7831 POOL KEYS	0.00	0.00	0.00	100.00	0.00	200.00
TOTAL REC/FACILITY EXP	650.00	0.00	650.00	2,150.00	0.00	6,625.00
TOTAL EXPENSES	16,905.00	7,146.08	9,758.92	50,630.00	47,832.37	202,365.00
NET PROFIT/LOSS	105.00	10,106.61	10,001.61	400.00	5,092.67	1,755.00

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RESERVE REVENUE						
9200 RESERVES TRANSFER	\$ 4,700.00	\$ 4,700.00	\$ 0.00	\$ 14,100.00	\$ 14,100.00	\$ 56,400.00
9350 INTEREST INCOME	50.00	135.67	85.67	150.00	2,719.14	600.00
TOTAL REVENUE	4,750.00	4,835.67	85.67	14,250.00	16,819.14	57,000.00
EXPENSE						
9500 ROOF REPLACEMENT	125.00	0.00	125.00	325.00	0.00	1,200.00
9516 ASPHALT CRACK	0.00	0.00	0.00	300.00	0.00	2,000.00
9520 ASPHALT OVERLAY	50.00	0.00	50.00	150.00	0.00	600.00
9525 PAINTING	75.00	0.00	75.00	225.00	0.00	900.00
9527 GUTTER EXPENSE	75.00	0.00	75.00	225.00	0.00	900.00
9530 ASPHALT SEAL	75.00	0.00	75.00	225.00	0.00	900.00
9532 LIGHT MAINTENANCE	50.00	0.00	50.00	150.00	0.00	600.00
9536 SIDING	50.00	0.00	50.00	150.00	0.00	600.00
9540 CONCRETE	300.00	0.00	300.00	900.00	0.00	4,750.00
9549 BALCONIES	1,050.00	0.00	1,050.00	3,700.00	18,021.00	15,000.00
9550 RETAINING WALL	0.00	10,281.00	(10,281.00)	0.00	10,281.00	0.00
9553 GARGABE BIN DOORS	400.00	0.00	400.00	800.00	0.00	1,600.00
9554 PERIMETER FENCE	225.00	0.00	225.00	275.00	0.00	600.00
9555 POOL HEATER	19.00	0.00	19.00	57.00	0.00	228.00
9556 POOL FENCE	50.00	0.00	50.00	150.00	0.00	600.00
9560 POOL LINER	35.00	0.00	35.00	105.00	0.00	470.00
9561 LANDSCAPE RENOVATION	2,146.00	0.00	2,146.00	6,438.00	0.00	25,752.00
9568 MAIL BOXES	25.00	0.00	25.00	75.00	0.00	300.00
TOTAL EXPENSES	4,750.00	10,281.00	(5,531.00)	14,250.00	28,302.00	57,000.00
EXCESS/LOSS OF RESERVES	0.00	(5,445.33)	(5,445.33)	0.00	(11,482.86)	0.00