

INNSBRUCK IN AURORA

MARCH 31, 2008

	ASSETS	
CASH		
1015 CASH-BANK OF CHOICE	14,485.05	
1017 RES-BANK OF CHOICE	90,027.26	
	-----	
TOTAL CASH		104,512.31
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	14,313.86	
1115 ALLOW FOR BAD DEBT	(3,000.00)	
1130 DUE TO RESERVES	40,822.00	
1136 PREPAID INSURANCE	1,706.00	
	-----	
TOTAL RECEIVABLES		53,841.86
		-----
TOTAL CURRENT ASSETS		158,354.17
		-----
TOTAL ASSETS		=====
		158,354.17
		=====

INNSBRUCK IN AURORA

MARCH 31, 2008

LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS	6,722.23
2190 DUE FROM OPERATING	40,822.00

TOTAL PAYABLES 47,544.23

TOTAL LIABILITIES 47,544.23

EQUITY

2930 WORKING CAPITAL	880.00
2940 CURRENT EARNINGS	9,044.88
2941 CURRENT EARNINGS	(9,044.88)
2950 RESERVE FUND-PRIOR	97,252.31
2955 RESERVE FUND-CURRENT	7,183.63
2960 OPERATING FUND-PRIOR	3,632.75
2965 OPERATING FD-CURRENT	1,861.25

TOTAL EQUITY 110,809.94

TOT LIABILITY AND EQUITY 158,354.17

INNSBRUCK IN AURORA

Budget Comparison Report  
MARCH 31, 2008

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>INCOME</b>						
5110 ASSESSMENTS	\$ 23,520.00	\$ 23,520.00	\$ 0.00	\$ 70,560.00	\$ 70,560.00	\$ 282,240.00
5210 LATE FEE CHARGE	10.00	15.00	5.00	30.00	15.00	120.00
5220 COLLECTION COST REC	75.00	635.10	560.10	225.00	1,046.80	900.00
5256 ADVERTISING	5.00	0.00	(5.00)	15.00	17.00	60.00
5450 TRANSFERS TO RESERVE	(6,140.00)	(16,140.00)	(10,000.00)	(18,420.00)	(28,420.00)	(73,680.00)
<b>TOTAL INCOME</b>	<b>17,470.00</b>	<b>8,030.10</b>	<b>(9,439.90)</b>	<b>52,410.00</b>	<b>43,218.80</b>	<b>209,640.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	850.00	850.00	0.00	2,550.00	2,550.00	10,200.00
7040 LEGAL FEES	250.00	0.00	250.00	550.00	662.00	1,000.00
7045 LEGAL COLLECTIONS	210.00	635.10	(425.10)	920.00	1,046.80	2,810.00
7055 AUDIT FEES	100.00	1,000.00	(900.00)	500.00	1,000.00	1,200.00
7060 PRINTING & COPYING	200.00	151.75	48.25	610.00	351.01	1,610.00
7062 POSTAGE	100.00	10.41	89.59	600.00	45.58	950.00
7075 LICENSE, PERMITS, DUES	50.00	264.00	(214.00)	100.00	264.00	400.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	100.00	186.76	300.00
7085 ANNUAL MEETING	0.00	0.00	0.00	500.00	286.00	500.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	1,027.00	150.00
7090 MISC ADMINISTRATIVE	0.00	40.00	(40.00)	100.00	130.00	550.00
7093 GARAGE SALE	0.00	0.00	0.00	0.00	0.00	50.00
7095 EDUCATIONAL	0.00	0.00	0.00	100.00	0.00	200.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,760.00</b>	<b>2,951.26</b>	<b>(1,191.26)</b>	<b>6,630.00</b>	<b>7,549.15</b>	<b>19,920.00</b>
7130 INSURANCE	1,214.00	1,189.66	24.34	3,642.00	3,568.98	11,942.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,214.00</b>	<b>1,189.66</b>	<b>24.34</b>	<b>3,642.00</b>	<b>3,568.98</b>	<b>11,942.00</b>

INNSBRUCK IN AURORA

Budget Comparison Report  
MARCH 31, 2008

PREPARED BY  
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	1,230.00	0.00	4,920.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	100.00	0.00	200.00
7250 LIGHT MAINTENANCE	50.00	0.00	50.00	650.00	16.46	2,800.00
7256 GARAGE REPAIRS	100.00	0.00	100.00	200.00	0.00	500.00
7260 GUTTER MAINTENANCE	200.00	1,900.00	(1,700.00)	400.00	1,900.00	2,500.00
7270 ROOF REPAIRS	0.00	0.00	0.00	866.00	0.00	1,266.00
7280 FLBG & SEWER MAINT	200.00	254.95	(64.95)	4,900.00	264.95	7,400.00
TOTAL BUILDING MAINT	960.00	2,164.95	(1,204.95)	8,346.00	2,181.41	19,586.00
7320 GAS/ELECTRIC	325.00	110.50	214.50	1,025.00	346.32	4,200.00
7370 WATER/SEWER	5,000.00	3,749.36	1,250.64	13,000.00	11,452.69	75,560.00
7380 TRASH REMOVAL	1,168.00	1,168.00	0.00	3,504.00	3,504.00	14,016.00
TOTAL UTILITIES	6,493.00	5,027.86	1,465.14	17,529.00	15,303.01	93,776.00
7410 LANDSCAPE MAINT	500.00	0.00	500.00	1,500.00	0.00	6,000.00
7415 LANDSCAPE CONTRACT	3,375.00	200.00	3,175.00	3,875.00	500.00	27,405.00
7425 TREE PRUNING	0.00	2,525.00	(2,525.00)	0.00	2,525.00	5,750.00
7426 TREE/TURF SPRAYING	250.00	0.00	250.00	500.00	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	4,125.00	2,725.00	1,400.00	5,875.00	3,025.00	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	4,560.00	(2,060.00)	7,500.00	9,730.00	13,000.00
TOTAL SNOW/ROAD MAINT	2,500.00	4,560.00	(2,060.00)	7,500.00	9,730.00	13,800.00

INNSBRUCK IN AURORA

Budget Comparison Report  
MARCH 31, 2008

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7810 POOL/SPA CONTRACT	462.00	0.00	462.00	462.00	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	462.00	0.00	462.00	462.00	0.00	6,121.00
TOTAL EXPENSES	17,514.00	18,618.73	(1,104.73)	49,984.00	41,357.55	209,700.00
NET PROFIT/LOSS	(44.00)	(10,588.63)	(10,544.63)	2,426.00	1,861.25	(60.00)

INNSBRUCK IN AURORA

Budget Comparison Report  
 MARCH 31, 2008  
 PREPARED BY  
 WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9200 RESERVES TRANSFER	\$ 6,140.00	\$ 16,140.00	\$ 10,000.00	\$ 18,420.00	\$ 28,420.00	\$ 73,680.00
9350 INTEREST INCOME	165.00	156.77	(8.23)	495.00	513.63	1,980.00
TOTAL REVENUE	6,305.00	16,296.77	9,991.77	18,915.00	28,933.63	75,660.00
EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	4,350.00	0.00
9516 ASPHALT CRACK	0.00	0.00	0.00	0.00	0.00	3,000.00
9549 BALCONIES	0.00	13,050.00	(13,050.00)	0.00	17,400.00	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	13,050.00	(13,050.00)	0.00	21,750.00	35,400.00
EXCESS/LOSS OF RESERVES	6,305.00	3,246.77	(3,058.23)	18,915.00	7,183.63	40,260.00