

INNSBRUCK IN AURORA

MAY 31, 2007

	ASSETS	
CASH		
1015 CASH-BANK OF CHOICE	6,842.29	
1017 RES-BANK OF CHOICE	71,347.50	

TOTAL CASH		78,189.79
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	12,110.15	
1115 ALLOW FOR BAD DEBT	(3,000.00)	
1130 DUE TO RESERVES	23,572.00	
1136 PREPAID INSURANCE	1,706.00	

TOTAL RECEIVABLES		34,388.15

TOTAL CURRENT ASSETS		112,577.94

TOTAL ASSETS		=====
		112,577.94
		=====

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MAY 31, 2007

LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS	5,455.37	
2190 DUE FROM OPERATING	23,572.00	

TOTAL PAYABLES		29,027.37
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TOTAL LIABILITIES		29,027.37
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EQUITY

2930 WORKING CAPITAL	880.00	
2940 CURRENT EARNINGS	(5,389.59)	
2941 CURRENT EARNINGS	5,389.59	
2950 RESERVE FUND-PRIOR	84,427.41	
2955 RESERVE FUND-CURRENT	(4,269.47)	
2960 OPERATING FUND-PRIOR	3,632.75	
2965 OPERATING FD-CURRENT	(1,120.12)	

TOTAL EQUITY		83,550.57
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TOT LIABILITY AND EQUITY		112,577.94
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INNSBRUCK IN AURORA

Budget Comparison Report
 MAY 31, 2007
 PREPARED BY
 WESTERN STATES PROPERTY SERVICES, INC.

INCOME	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
5110 ASSESSMENTS	\$ 21,600.00	\$ 21,600.00	\$ 0.00	\$ 108,000.00	\$ 108,000.00	\$ 259,200.00
5210 LATE FEE CHARGE	5.00	60.00	55.00	25.00	165.00	60.00
5220 COLLECTION COST REC	90.00	324.85	234.85	450.00	3,153.85	1,080.00
5245 INTEREST INCOME	10.00	13.78	3.78	50.00	85.76	120.00
5256 ADVERTISING	5.00	34.00	29.00	25.00	34.00	60.00
5450 TRANSFERS TO RESERVE	(4,700.00)	(4,700.00)	0.00	(23,500.00)	(23,500.00)	(56,400.00)
TOTAL INCOME	17,010.00	17,332.63	322.63	85,050.00	87,938.61	204,120.00
EXPENSES						
7030 MANAGEMENT FEES	825.00	825.00	0.00	4,125.00	4,125.00	9,900.00
7040 LEGAL FEES	0.00	0.00	0.00	1,650.00	293.00	2,100.00
7045 LEGAL COLLECTIONS	210.00	324.85	(114.85)	1,050.00	2,160.00	2,520.00
7055 AUDIT FEES	0.00	0.00	0.00	600.00	0.00	1,200.00
7060 PRINTING & COPYING	100.00	246.93	(146.93)	1,000.00	1,456.44	1,350.00
7062 POSTAGE	50.00	16.24	33.76	500.00	93.45	800.00
7070 BANK CHARGES	0.00	0.00	0.00	50.00	0.00	60.00
7075 LICENSE, PERMITS, DUES	0.00	255.00	(255.00)	250.00	650.00	500.00
7080 NEWSLETTER PRODUCT	85.00	0.00	85.00	255.00	170.00	510.00
7085 ANNUAL MEETING	0.00	0.00	0.00	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	50.00	22.00	28.00	200.00	146.21	550.00
7093 GARAGE SALE	50.00	0.00	50.00	250.00	0.00	400.00
7095 EDUCATIONAL	0.00	0.00	0.00	100.00	0.00	200.00
TOTAL ADMINISTRATIVE	1,370.00	1,690.02	(320.02)	10,830.00	9,478.26	21,040.00
7130 INSURANCE	2,900.00	4,869.00	(1,969.00)	14,500.00	10,749.00	34,800.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
TOTAL TAXES & INSURANCE	2,900.00	4,869.00	(1,969.00)	14,500.00	10,749.00	34,800.00
7230 BLDG & FACILITY RPR	410.00	0.00	410.00	2,150.00	5,650.68	5,100.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	200.00	0.00	300.00
7250 LIGHT MAINTENANCE	100.00	356.00	(256.00)	500.00	388.33	1,450.00
7256 GARAGE REPAIRS	100.00	0.00	100.00	500.00	0.00	700.00
7260 GUTTER MAINTENANCE	400.00	0.00	400.00	2,000.00	0.00	3,500.00
7270 ROOF REPAIRS	0.00	0.00	0.00	300.00	0.00	700.00
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	600.00	628.23	1,800.00
TOTAL BUILDING MAINT	1,010.00	356.00	654.00	6,250.00	6,667.24	13,550.00
7320 GAS/ELECTRIC	300.00	147.13	152.87	1,500.00	638.22	3,500.00
7370 WATER/SEWER	5,300.00	3,881.92	1,418.08	23,000.00	19,472.42	60,100.00
7380 TRASH REMOVAL	1,075.00	1,102.00	(27.00)	5,375.00	5,632.00	12,900.00
TOTAL UTILITIES	6,675.00	5,131.05	1,543.95	29,875.00	25,742.64	76,500.00
7410 LANDSCAPE MAINT	100.00	2,933.69	(2,833.69)	1,500.00	5,106.69	3,000.00
7415 LANDSCAPE CONTRACT	3,300.00	3,290.00	10.00	7,350.00	7,180.00	24,350.00
7425 TREE PRUNING	0.00	0.00	0.00	2,500.00	2,955.00	2,500.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	500.00	0.00	500.00
7430 TREE/SHRUB INSTALL	100.00	0.00	100.00	600.00	0.00	3,000.00
7440 SPRINKLER REPAIR	500.00	434.48	65.52	1,200.00	611.98	3,250.00
7460 FENCE REPAIRS	200.00	0.00	200.00	1,350.00	0.00	2,500.00
TOTAL LANDSCAPE MAINT	4,200.00	6,658.17	(2,458.17)	15,000.00	15,853.67	39,100.00
7526 PEST CONTROL	150.00	0.00	150.00	300.00	0.00	450.00
TOTAL GROUNDS MAINTENANCE	150.00	0.00	150.00	300.00	0.00	450.00
7620 STREET SWEEPING	0.00	0.00	0.00	600.00	0.00	1,000.00

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7625 ICEMELT & SAND	\$ 0.00	\$ 0.00	\$ 0.00	\$ 400.00	\$ 0.00	\$ 500.00
7630 SNOW REMOVAL	0.00	0.00	0.00	3,700.00	19,210.50	8,300.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	0.00	0.00	400.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	4,700.00	19,210.50	10,300.00
7810 POOL/SPA CONTRACT	400.00	462.50	(62.50)	1,525.00	925.00	3,825.00
7815 POOL SUPPLIES/CHEMIC	100.00	432.42	(332.42)	500.00	432.42	1,300.00
7820 POOL REPAIRS	50.00	0.00	50.00	450.00	0.00	800.00
7830 POOL FURNITURE	0.00	0.00	0.00	400.00	0.00	500.00
7831 POOL KEYS	50.00	0.00	50.00	200.00	0.00	200.00
TOTAL REC/FACILITY EXP	600.00	894.92	(294.92)	3,075.00	1,357.42	6,625.00
TOTAL EXPENSES	16,905.00	19,599.16	(2,694.16)	84,530.00	89,058.73	202,365.00
NET PROFIT/LOSS	105.00	(2,266.53)	(2,371.53)	520.00	(1,120.12)	1,755.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9200 RESERVES TRANSFER	\$ 4,700.00	\$ 4,700.00	\$ 0.00	\$ 23,500.00	\$ 23,500.00	\$ 56,400.00
9350 INTEREST INCOME	50.00	153.51	103.51	250.00	3,032.53	600.00
TOTAL REVENUE	4,750.00	4,853.51	103.51	23,750.00	26,532.53	57,000.00
EXPENSE						
9500 ROOF REPLACEMENT	100.00	0.00	100.00	550.00	0.00	1,200.00
9516 ASPHALT CRACK	200.00	0.00	200.00	700.00	0.00	2,000.00
9520 ASPHALT OVERLAY	50.00	0.00	50.00	250.00	0.00	600.00
9525 PAINTING	50.00	0.00	50.00	375.00	0.00	900.00
9527 GUTTER EXPENSE	50.00	0.00	50.00	375.00	0.00	900.00
9530 ASPHALT SEAL	75.00	0.00	75.00	375.00	0.00	900.00
9532 LIGHT MAINTENANCE	50.00	0.00	50.00	250.00	0.00	600.00
9536 SIDING	50.00	0.00	50.00	250.00	0.00	600.00
9540 CONCRETE	300.00	0.00	300.00	1,500.00	0.00	4,750.00
9549 BALCONIES	1,200.00	0.00	1,200.00	6,100.00	18,021.00	15,000.00
9550 RETAINING WALL	0.00	0.00	0.00	0.00	10,281.00	0.00
9553 GARGABE BIN DOORS	350.00	0.00	350.00	1,150.00	0.00	1,600.00
9554 PERIMETER FENCE	0.00	0.00	0.00	500.00	0.00	600.00
9555 POOL HEATER	19.00	0.00	19.00	95.00	0.00	228.00
9556 POOL FENCE	50.00	0.00	50.00	250.00	0.00	600.00
9560 POOL LINER	35.00	0.00	35.00	175.00	0.00	470.00
9561 LANDSCAPE RENOVATION	2,146.00	0.00	2,146.00	10,730.00	2,500.00	25,752.00
9568 MAIL BOXES	25.00	0.00	25.00	125.00	0.00	300.00
TOTAL EXPENSES	4,750.00	0.00	4,750.00	23,750.00	30,802.00	57,000.00
EXCESS/LOSS OF RESERVES	0.00	4,853.51	4,853.51	0.00	(4,269.47)	0.00