

INNSBRUCK IN AURORA

AS OF MAY 31, 2009

		ASSETS	
CASH			
1015 CASH-BANK OF CHOICE		10,547.93	
1017 RES-BANK OF CHOICE		68,087.76	

TOTAL CASH			78,635.69

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		20,851.04	
1115 ALLOW FOR BAD DEBT		(3,000.00)	
1130 DUE TO RESERVES		32,822.00	
1136 PREPAID INSURANCE		1,706.00	

TOTAL RECEIVABLES			52,379.04

TOTAL ASSETS			131,014.73
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		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		5,375.85	
2190 DUE FROM OPERATING		32,822.00	

TOTAL LIABILITIES			38,197.85

EQUITY			
2930 WORKING CAPITAL		880.00	
2940 CURRENT EARNINGS		17,749.21	
2941 CURRENT EARNINGS		(17,749.21)	
2950 RESERVE FUND-PRIOR		70,554.92	
2955 RESERVE FUND-CURRENT		5,403.33	
2960 OPERATING FUND-PRIOR		3,632.75	
2965 OPERATING FD-CURRENT		12,345.88	

TOTAL EQUITY			92,816.88

TOT LIABILITY AND EQUITY			131,014.73
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Budget Comparison Report
AS OF MAY 31, 2009

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	\$ 117,600.00	\$ 117,600.00	\$ 282,240.00
5210 LATE FEE CHARGE	10.00	0.00	(10.00)	50.00	300.00	120.00
5215 NSF FEE	0.00	20.00	20.00	0.00	80.00	0.00
5220 COLLECTION COST REC	75.00	325.26	250.26	375.00	1,691.62	900.00
5256 ADVERTISING	5.00	0.00	(5.00)	25.00	68.00	60.00
5450 TRANSFERS TO RESERVE	(6,140.00)	(6,140.00)	0.00	(30,700.00)	(30,700.00)	(73,680.00)
TOTAL INCOME	17,470.00	17,725.26	255.26	87,350.00	89,039.62	209,640.00
EXPENSES						
7030 MANAGEMENT FEES	875.00	875.00	0.00	4,375.00	4,375.00	10,500.00
7040 LEGAL FEES	0.00	0.00	0.00	550.00	12.00	1,000.00
7045 LEGAL COLLECTIONS	210.00	325.26	(115.26)	1,340.00	1,697.62	2,810.00
7055 AUDIT FEES	1,200.00	0.00	1,200.00	1,200.00	0.00	1,200.00
7060 PRINTING & COPYING	200.00	260.18	(60.18)	650.00	1,306.87	1,250.00
7062 POSTAGE	50.00	23.02	26.98	650.00	109.56	950.00
7075 LICENSE, PERMITS, DUES	0.00	264.00	(264.00)	150.00	264.00	300.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	100.00	0.00	300.00
7085 ANNUAL MEETING	0.00	0.00	0.00	500.00	252.64	500.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	150.00
7090 MISC ADMINISTRATIVE	0.00	40.00	(40.00)	0.00	330.00	0.00
7093 GARAGE SALE	0.00	0.00	0.00	50.00	0.00	50.00
7095 EDUCATIONAL	0.00	0.00	0.00	200.00	0.00	200.00
TOTAL ADMINISTRATIVE	2,535.00	1,787.46	747.54	9,765.00	8,347.69	19,210.00
7130 INSURANCE	1,016.00	2,496.99	(1,480.99)	5,872.00	7,737.95	11,942.00
TOTAL TAXES & INSURANCE	1,016.00	2,496.99	(1,480.99)	5,872.00	7,737.95	11,942.00

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7630 SNOW REMOVAL	0.00	7,100.00	(7,100.00)	8,000.00	14,270.00	13,000.00
TOTAL SNOW/ROAD MAINT	0.00	7,700.00	(7,700.00)	8,000.00	14,870.00	13,800.00
7810 POOL/SPA CONTRACT	462.00	475.00	(13.00)	1,385.00	950.00	3,696.00
7815 POOL SUPPLIES/CHEMIC	600.00	0.00	600.00	600.00	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	1,000.00
7831 POOL KEYS	0.00	0.00	0.00	0.00	0.00	75.00
TOTAL REC/FACILITY EXP	1,062.00	475.00	587.00	1,985.00	950.00	6,871.00
TOTAL EXPENSES	20,381.00	26,234.05	(5,853.05)	83,009.00	76,693.74	209,240.00
NET PROFIT/LOSS	(2,911.00)	(8,508.79)	(5,597.79)	4,341.00	12,345.88	400.00

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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	17,500.00	17,500.00	42,000.00
9240 MECHANICAL	700.00	700.00	0.00	3,500.00	3,500.00	8,400.00
9250 CONCRETE	440.00	440.00	0.00	2,200.00	2,200.00	5,280.00
9252 LANDSCAPE RENOVATION	1,500.00	1,500.00	0.00	7,500.00	7,500.00	18,000.00
9350 INTEREST INCOME	165.00	66.03	(98.97)	825.00	329.80	1,980.00
TOTAL REVENUE	6,305.00	6,206.03	(98.97)	31,525.00	31,029.80	75,660.00
EXPENSE						
9520 ASPHALT OVERLAY	6,000.00	0.00	6,000.00	6,000.00	0.00	6,000.00
9549 BALCONIES	0.00	0.00	0.00	20,000.00	19,780.00	20,000.00
9553 GARGABE BIN DOORS	2,400.00	0.00	2,400.00	2,400.00	3,830.59	2,400.00
9555 POOL	0.00	0.00	0.00	0.00	2,015.88	0.00
9560 SPECIAL EQUIPMENT	5,000.00	0.00	5,000.00	5,000.00	0.00	5,000.00
TOTAL EXPENSES	13,400.00	0.00	13,400.00	33,400.00	25,626.47	33,400.00
EXCESS/LOSS OF RESERVES	(7,095.00)	6,206.03	13,301.03	(1,875.00)	5,403.33	42,260.00