

INNSBRUCK IN AURORA

AS OF NOVEMBER 30, 2008

		ASSETS	
CASH			
1015 CASH-BANK OF CHOICE	5,967.40		
1017 RES-BANK OF CHOICE	71,135.48		
TOTAL CASH			77,102.88
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE	13,017.22		
1115 ALLOW FOR BAD DEBT	(3,000.00)		
1130 DUE TO RESERVES	37,822.00		
1136 PREPAID INSURANCE	1,706.00		
TOTAL RECEIVABLES			49,545.22
TOTAL ASSETS			126,648.10
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS	5,091.85		
2190 DUE FROM OPERATING	37,822.00		
TOTAL LIABILITIES			42,913.85
EQUITY			
2930 WORKING CAPITAL	880.00		
2940 CURRENT EARNINGS	(18,030.81)		
2941 CURRENT EARNINGS	18,030.81		
2950 RESERVE FUND-PRIOR	97,252.31		
2955 RESERVE FUND-CURRENT	(14,708.15)		
2960 OPERATING FUND-PRIOR	3,632.75		
2965 OPERATING FD-CURRENT	(3,322.66)		
TOTAL EQUITY			83,734.25
TOT LIABILITY AND EQUITY			126,648.10

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Budget Comparison Report
 NOVEMBER 30, 2008
 PREPARED BY
 WESTERN STATES PROPERTY SERVICES, INC.

INCOME	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
5110 ASSESSMENTS	\$ 23,520.00	\$ 23,520.00	\$ 0.00	\$ 258,720.00	\$ 258,720.00	\$ 282,240.00
5210 LATE FEE CHARGE	10.00	(15.00)	(25.00)	110.00	450.00	120.00
5215 NSF FEE	0.00	20.00	20.00	0.00	40.00	0.00
5220 COLLECTION COST REC	75.00	309.00	234.00	825.00	4,306.30	900.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	5.00	0.00
5256 ADVERTISING	5.00	30.00	25.00	55.00	132.00	60.00
5450 TRANSFERS TO RESERVE	(6,140.00)	(6,140.00)	0.00	(67,540.00)	(67,540.00)	(73,680.00)
TOTAL INCOME	17,470.00	17,724.00	254.00	192,170.00	196,113.30	209,640.00
EXPENSES						
7030 MANAGEMENT FEES	850.00	850.00	0.00	9,350.00	9,350.00	10,200.00
7040 LEGAL FEES	250.00	156.00	94.00	1,000.00	818.00	1,000.00
7045 LEGAL COLLECTIONS	210.00	309.00	(99.00)	2,600.00	4,086.30	2,810.00
7055 AUDIT FEES	200.00	0.00	200.00	1,000.00	1,000.00	1,200.00
7060 PRINTING & COPYING	200.00	5.00	195.00	1,610.00	1,029.88	1,610.00
7062 POSTAGE	100.00	18.82	81.18	950.00	227.42	950.00
7070 BANK CHARGES	0.00	0.00	0.00	0.00	6.00	0.00
7075 LICENSE, PERMITS, DUES	75.00	0.00	75.00	325.00	264.00	400.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	200.00	228.51	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	6,270.89	150.00
7090 MISC ADMINISTRATIVE	100.00	40.00	60.00	450.00	547.00	550.00
7093 GARAGE SALE	0.00	0.00	0.00	50.00	0.00	50.00
7095 EDUCATIONAL	50.00	0.00	50.00	150.00	0.00	200.00
TOTAL ADMINISTRATIVE	2,035.00	1,378.82	656.18	18,185.00	24,114.00	19,920.00
7130 INSURANCE	1,214.00	1,310.24	(96.24)	10,728.00	14,956.44	11,942.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
TOTAL TAXES & INSURANCE	1,214.00	1,310.24	(96.24)	10,728.00	14,956.44	11,942.00
7230 BLDG & FACILITY RPR	410.00	187.65	222.35	4,510.00	2,466.33	4,920.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	200.00	0.00	200.00
7250 LIGHT MAINTENANCE	300.00	0.00	300.00	2,750.00	289.40	2,800.00
7256 GARAGE REPAIRS	0.00	0.00	0.00	400.00	0.00	500.00
7260 GUTTER MAINTENANCE	200.00	0.00	200.00	2,500.00	3,435.00	2,500.00
7270 ROOF REPAIRS	150.00	0.00	150.00	1,116.00	0.00	1,266.00
7280 PLBG & SEWER MAINT	500.00	0.00	500.00	6,900.00	482.95	7,400.00
TOTAL BUILDING MAINT	1,560.00	187.65	1,372.35	18,376.00	6,673.68	19,586.00
7320 GAS/ELECTRIC	275.00	114.35	160.65	3,925.00	3,684.25	4,200.00
7370 WATER/SEWER	4,000.00	5,374.89	(1,374.89)	71,560.00	73,595.01	75,560.00
7380 TRASH REMOVAL	1,168.00	2,560.00	(1,392.00)	12,848.00	13,902.00	14,016.00
TOTAL UTILITIES	5,443.00	8,049.24	(2,606.24)	88,333.00	91,181.26	93,776.00
7410 LANDSCAPE MAINT	500.00	1,305.00	(805.00)	5,500.00	4,825.75	6,000.00
7415 LANDSCAPE CONTRACT	250.00	200.00	50.00	27,155.00	24,220.00	27,405.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	460.00	0.00
7425 TREE PRUNING	2,875.00	0.00	2,875.00	5,750.00	6,500.00	5,750.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	500.00	0.00	500.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	0.00	3,476.35	0.00
7440 SPRINKLER REPAIR	0.00	47.60	(47.60)	2,700.00	2,387.35	2,700.00
7460 FENCE REPAIRS	0.00	0.00	0.00	2,000.00	1,718.08	2,000.00
TOTAL LANDSCAPE MAINT	3,625.00	1,552.60	2,072.40	43,605.00	43,587.53	44,355.00
7515 CONCRETE REPAIRS	0.00	0.00	0.00	0.00	1,980.00	0.00
7526 PEST CONTROL	0.00	0.00	0.00	200.00	0.00	200.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	200.00	1,980.00	200.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	0.00	94.00	0.00
7620 STREET SWEEPING	0.00	0.00	0.00	800.00	765.00	800.00
7630 SNOW REMOVAL	2,500.00	0.00	2,500.00	10,500.00	9,885.00	13,000.00
7635 SIGN PURCH & REPAIRS	0.00	232.64	(232.64)	0.00	232.64	0.00
TOTAL SNOW/ROAD MAINT	2,500.00	232.64	2,267.36	11,300.00	10,976.64	13,800.00
7810 POOL/SPA CONTRACT	0.00	462.50	(462.50)	3,696.00	3,700.00	3,696.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	1,300.00	1,680.84	1,300.00
7820 POOL REPAIRS	0.00	0.00	0.00	800.00	447.20	800.00
7830 POOL FURNITURE	0.00	0.00	0.00	250.00	138.37	250.00
7831 POOL KEYS	0.00	0.00	0.00	75.00	0.00	75.00
TOTAL REC/FACILITY EXP	0.00	462.50	(462.50)	6,121.00	5,966.41	6,121.00
TOTAL EXPENSES	16,377.00	13,173.69	3,203.31	196,648.00	199,435.96	209,700.00
NET PROFIT/LOSS	1,093.00	4,550.31	3,457.31	(4,678.00)	(3,322.66)	(60.00)

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RESERVE REVENUE						
9200 RESERVES TRANSFER	\$ 6,140.00	\$ 6,140.00	\$ 0.00	\$ 67,540.00	\$ 67,540.00	\$ 73,680.00
9350 INTEREST INCOME	165.00	122.99	(42.01)	1,815.00	1,726.75	1,980.00
TOTAL REVENUE	6,305.00	6,262.99	(42.01)	69,355.00	69,266.75	75,660.00
EXPENSE						
9500 ROOF REPLACEMENT	0.00	7,040.00	(7,040.00)	0.00	16,190.00	0.00
9516 ASPHALT CRACK	0.00	0.00	0.00	3,000.00	0.00	3,000.00
9549 BALCONIES	0.00	22,470.00	(22,470.00)	10,000.00	46,710.13	10,000.00
9553 GARGABE BIN DOORS	0.00	0.00	0.00	2,400.00	1,600.00	2,400.00
9554 PERIMETER FENCE	0.00	0.00	0.00	0.00	2,458.77	0.00
9561 LANDSCAPE RENOVATION	20,000.00	0.00	20,000.00	20,000.00	17,016.00	20,000.00
TOTAL EXPENSES	20,000.00	29,510.00	(9,510.00)	35,400.00	83,974.90	35,400.00
EXCESS/LOSS OF RESERVES	(13,695.00)	(23,247.01)	(9,552.01)	33,955.00	(14,708.15)	40,260.00