

INNSBRUCK IN AURORA

OCTOBER 31, 2007

	ASSETS	
CASH		
1015 CASH-BANK OF CHOICE	(1,249.37)	
1017 RES-BANK OF CHOICE	73,106.74	
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TOTAL CASH		71,857.37
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	17,117.55	
1115 ALLOW FOR BAD DEBT	(3,000.00)	
1130 DUE TO RESERVES	40,822.00	
1136 PREPAID INSURANCE	1,706.00	
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TOTAL RECEIVABLES		56,645.55
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TOTAL CURRENT ASSETS		128,502.92
		-----
TOTAL ASSETS		=====
		128,502.92
		=====

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LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS 7,013.99  
2190 DUE FROM OPERATING 40,822.00

TOTAL PAYABLES 47,835.99

TOTAL LIABILITIES 47,835.99

EQUITY

2930 WORKING CAPITAL 880.00  
2940 CURRENT EARNINGS (8,273.23)  
2941 CURRENT EARNINGS 8,273.23  
2950 RESERVE FUND-PRIOR 84,427.41  
2955 RESERVE FUND-CURRENT 14,739.77  
2960 OPERATING FUND-PRIOR 3,632.75  
2965 OPERATING FD-CURRENT (23,013.00)

TOTAL EQUITY 80,666.93

TOT LIABILITY AND EQUITY

128,502.92

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Budget Comparison Report  
 OCTOBER 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	\$ 216,000.00	\$ 216,000.00	\$ 259,200.00
5210 LATE FEE CHARGE	5.00	45.00	40.00	50.00	465.00	60.00
5215 NSF FEE	0.00	0.00	0.00	0.00	45.00	0.00
5220 COLLECTION COST REC	90.00	658.00	568.00	900.00	4,787.01	1,080.00
5245 INTEREST INCOME	10.00	6.16	(3.84)	100.00	147.20	120.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	5.00	0.00
5256 ADVERTISING	5.00	40.00	35.00	50.00	154.00	60.00
5450 TRANSFERS TO RESERVE	(4,700.00)	(4,700.00)	0.00	(47,000.00)	(47,000.00)	(56,400.00)
TOTAL INCOME	17,010.00	17,649.16	639.16	170,100.00	174,603.21	204,120.00
EXPENSES						
7030 MANAGEMENT FEES	825.00	825.00	0.00	8,250.00	8,250.00	9,900.00
7040 LEGAL FEES	0.00	0.00	0.00	1,650.00	524.00	2,100.00
7045 LEGAL COLLECTIONS	210.00	658.00	(448.00)	2,100.00	3,784.40	2,520.00
7055 AUDIT FEES	0.00	0.00	0.00	800.00	0.00	1,200.00
7060 PRINTING & COPYING	0.00	269.56	(269.56)	1,150.00	2,471.57	1,350.00
7062 POSTAGE	50.00	18.61	31.39	700.00	184.84	800.00
7070 BANK CHARGES	0.00	0.00	0.00	50.00	0.00	60.00
7075 LICENSE, PERMITS, DUES	50.00	0.00	50.00	350.00	160.00	500.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	425.00	377.83	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	350.00	256.21	550.00
7093 GARAGE SALE	0.00	0.00	0.00	400.00	0.00	400.00
7095 EDUCATIONAL	0.00	0.00	0.00	100.00	0.00	200.00
TOTAL ADMINISTRATIVE	1,185.00	1,793.17	(608.17)	17,125.00	16,393.01	21,040.00

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7130 INSURANCE	2,900.00	1,189.66	1,710.34	29,000.00	12,367.04	34,800.00
TOTAL TAXES & INSURANCE	2,900.00	1,189.66	1,710.34	29,000.00	12,367.04	34,800.00
7230 BLDG & FACILITY RPR	410.00	0.00	410.00	4,240.00	12,204.79	5,100.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	200.00	0.00	300.00
7250 LIGHT MAINTENANCE	150.00	0.00	150.00	1,250.00	2,157.54	1,450.00
7256 GARAGE REPAIRS	0.00	0.00	0.00	500.00	0.00	700.00
7260 GUTTER MAINTENANCE	300.00	0.00	300.00	3,100.00	833.37	3,500.00
7270 ROOF REPAIRS	100.00	0.00	100.00	400.00	0.00	700.00
7280 PLBG & SEWER MAINT	400.00	175.00	225.00	1,000.00	5,792.23	1,800.00
7297 REPAIR EXP/HOMEOWNER	0.00	0.00	0.00	0.00	255.00	0.00
TOTAL BUILDING MAINT	1,360.00	175.00	1,185.00	10,690.00	21,242.93	13,550.00
7320 GAS/ELECTRIC	275.00	172.92	102.08	2,950.00	2,607.60	3,500.00
7370 WATER/SEWER	5,800.00	7,219.85	(1,419.85)	51,200.00	64,697.08	60,100.00
7380 TRASH REMOVAL	1,075.00	1,168.00	(93.00)	10,750.00	10,438.00	12,900.00
TOTAL UTILITIES	7,150.00	8,560.77	(1,410.77)	64,900.00	77,742.68	76,500.00
7410 LANDSCAPE MAINT	100.00	339.00	(239.00)	2,000.00	5,825.69	3,000.00
7415 LANDSCAPE CONTRACT	3,300.00	3,290.00	10.00	23,850.00	23,630.00	24,350.00
7425 TREE PRUNING	0.00	0.00	0.00	2,500.00	7,040.00	2,500.00
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	2,000.00	60.00	3,000.00
7440 SPRINKLER REPAIR	200.00	411.05	(211.05)	2,550.00	2,482.93	3,250.00
7460 FENCE REPAIRS	0.00	0.00	0.00	2,200.00	3,713.20	2,500.00
TOTAL LANDSCAPE MAINT	3,600.00	4,040.05	(440.05)	35,600.00	42,751.82	39,100.00
7526 PEST CONTROL	0.00	0.00	0.00	450.00	0.00	450.00

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	\$	\$	\$	\$	\$	\$
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	450.00	0.00	450.00
7620 STREET SWEEPING	0.00	0.00	0.00	600.00	765.00	1,000.00
7625 ICEMELT & SAND	0.00	0.00	0.00	400.00	0.00	600.00
7630 SNOW REMOVAL	500.00	0.00	500.00	4,200.00	19,210.50	9,300.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	0.00	1,091.29	400.00
TOTAL SNOW/ROAD MAINT	500.00	0.00	500.00	5,200.00	21,066.79	10,300.00
7810 POOL/SPA CONTRACT	200.00	925.00	(725.00)	3,425.00	3,237.50	3,825.00
7815 POOL SUPPLIES/CHEMIC	0.00	242.22	(242.22)	1,000.00	2,355.70	1,300.00
7820 POOL REPAIRS	0.00	0.00	0.00	700.00	458.74	800.00
7830 POOL FURNITURE	0.00	0.00	0.00	500.00	0.00	500.00
7831 POOL KEYS	0.00	0.00	0.00	200.00	0.00	200.00
TOTAL REC/FACILITY EXP	200.00	1,167.22	(967.22)	5,825.00	6,051.94	6,625.00
TOTAL EXPENSES	16,895.00	16,925.87	(30.87)	168,790.00	197,616.21	202,365.00
NET PROFIT/LOSS	115.00	723.29	608.29	1,310.00	(23,013.00)	1,755.00

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RESERVE REVENUE						
9200 RESERVES TRANSFER	\$ 4,700.00	\$ 4,700.00	\$ 0.00	\$ 47,000.00	\$ 47,000.00	\$ 56,400.00
9350 INTEREST INCOME	50.00	150.50	100.50	500.00	3,830.18	600.00
TOTAL REVENUE	4,750.00	4,850.50	100.50	47,500.00	50,830.18	57,000.00
EXPENSE						
9500 ROOF REPLACEMENT	100.00	0.00	100.00	1,000.00	0.00	1,200.00
9516 ASPHALT CRACK	175.00	0.00	175.00	1,650.00	0.00	2,000.00
9520 ASPHALT OVERLAY	50.00	0.00	50.00	500.00	0.00	600.00
9525 PAINTING	75.00	0.00	75.00	750.00	0.00	900.00
9527 GUTTER EXPENSE	75.00	0.00	75.00	750.00	0.00	900.00
9530 ASPHALT SEAL	75.00	0.00	75.00	750.00	0.00	900.00
9532 LIGHT MAINTENANCE	50.00	0.00	50.00	500.00	0.00	600.00
9536 SIDING	50.00	0.00	50.00	500.00	0.00	600.00
9540 CONCRETE	450.00	0.00	450.00	3,850.00	0.00	4,750.00
9549 BALCONIES	1,350.00	0.00	1,350.00	12,350.00	21,758.80	15,000.00
9550 RETAINING WALL	0.00	0.00	0.00	0.00	10,281.00	0.00
9553 GARGABE BIN DOORS	0.00	0.00	0.00	1,550.00	1,550.61	1,600.00
9554 PERIMETER FENCE	25.00	0.00	25.00	585.00	0.00	600.00
9555 POOL HEATER	19.00	0.00	19.00	190.00	0.00	228.00
9556 POOL FENCE	50.00	0.00	50.00	500.00	0.00	600.00
9560 POOL LINER	35.00	0.00	35.00	365.00	0.00	470.00
9561 LANDSCAPE RENOVATION	2,146.00	0.00	2,146.00	21,460.00	2,500.00	25,752.00
9568 MAIL BOXES	25.00	0.00	25.00	250.00	0.00	300.00
TOTAL EXPENSES	4,750.00	0.00	4,750.00	47,500.00	36,090.41	57,000.00
EXCESS/LOSS OF RESERVES	0.00	4,850.50	4,850.50	0.00	14,739.77	0.00