

INNSBRUCK IN AURORA

AS OF OCTOBER 31, 2008

		ASSETS	
CASH			
1015 CASH-BANK OF CHOICE		3,516.39	
1017 RES-BANK OF CHOICE		94,382.49	

TOTAL CASH			97,898.88

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		11,773.92	
1115 ALLOW FOR BAD DEBT		(3,000.00)	
1130 DUE TO RESERVES		37,822.00	
1136 PREPAID INSURANCE		1,706.00	

TOTAL RECEIVABLES			48,301.92

TOTAL ASSETS			146,200.80
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LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		5,947.85	
2190 DUE FROM OPERATING		37,822.00	

TOTAL LIABILITIES			43,769.85

EQUITY			
2930 WORKING CAPITAL		880.00	
2940 CURRENT EARNINGS		665.89	
2941 CURRENT EARNINGS		(665.89)	
2950 RESERVE FUND-PRIOR		97,252.31	
2955 RESERVE FUND-CURRENT		8,538.86	
2960 OPERATING FUND-PRIOR		3,632.75	
2965 OPERATING FD-CURRENT		(7,872.97)	

TOTAL EQUITY			102,430.95

TOT LIABILITY AND EQUITY			146,200.80
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Budget Comparison Report
AS OF OCTOBER 31, 2008
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	\$ 235,200.00	\$ 235,200.00	\$ 282,240.00
5210 LATE FEE CHARGE	10.00	120.00	110.00	100.00	465.00	120.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	0.00
5220 COLLECTION COST REC	75.00	803.35	728.35	750.00	3,997.30	900.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	5.00	0.00
5256 ADVERTISING	5.00	0.00	(5.00)	50.00	102.00	50.00
5450 TRANSFERS TO RESERVE	(6,140.00)	(6,140.00)	0.00	(61,400.00)	(61,400.00)	(73,680.00)
TOTAL INCOME	17,470.00	18,303.35	833.35	174,700.00	178,389.30	209,640.00
EXPENSES						
7030 MANAGEMENT FEES	850.00	850.00	0.00	8,500.00	8,500.00	10,200.00
7040 LEGAL FEES	0.00	0.00	0.00	750.00	662.00	1,000.00
7045 LEGAL COLLECTIONS	210.00	577.35	(367.35)	2,390.00	3,777.30	2,810.00
7055 AUDIT FEES	0.00	0.00	0.00	800.00	1,000.00	1,200.00
7060 PRINTING & COPYING	0.00	211.80	(211.80)	1,410.00	1,024.88	1,610.00
7062 POSTAGE	50.00	18.46	31.54	850.00	208.60	950.00
7070 BANK CHARGES	0.00	6.00	(6.00)	0.00	6.00	0.00
7075 LICENSE, PERMITS, DUES	50.00	0.00	50.00	250.00	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	50.00	40.00	10.00	350.00	507.00	550.00
7093 GARAGE SALE	0.00	0.00	0.00	50.00	0.00	50.00
7095 EDUCATIONAL	0.00	0.00	0.00	100.00	0.00	200.00
TOTAL ADMINISTRATIVE	1,210.00	1,703.61	(493.61)	16,150.00	22,735.18	19,920.00
7130 INSURANCE	1,214.00	1,310.24	(96.24)	9,514.00	13,646.20	11,942.00

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TOTAL TAXES & INSURANCE	\$ 1,214.00	\$ 1,310.24	\$ (96.24)	\$ 9,514.00	\$ 13,646.20	\$ 11,942.00
7230 BLDG & FACILITY RPR	410.00	0.00	410.00	4,100.00	2,278.68	4,920.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	200.00	0.00	200.00
7250 LIGHT MAINTENANCE	150.00	13.94	136.06	2,450.00	289.40	2,800.00
7256 GARAGE REPAIRS	0.00	0.00	0.00	400.00	0.00	500.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	2,300.00	3,435.00	2,500.00
7270 ROOF REPAIRS	100.00	0.00	100.00	966.00	0.00	1,266.00
7280 PLEG & SEWER MAINT	500.00	0.00	500.00	6,400.00	482.95	7,400.00
TOTAL BUILDING MAINT	1,160.00	13.94	1,146.06	16,816.00	6,486.03	19,586.00
7320 GAS/ELECTRIC	275.00	120.12	154.88	3,650.00	3,569.90	4,200.00
7370 WATER/SEWER	5,000.00	8,493.43	(3,493.43)	67,560.00	68,220.12	75,560.00
7380 TRASH REMOVAL	1,168.00	0.00	1,168.00	11,680.00	11,342.00	14,016.00
TOTAL UTILITIES	6,443.00	8,613.55	(2,170.55)	82,890.00	83,132.02	93,776.00
7410 LANDSCAPE MAINT	500.00	460.75	39.25	5,000.00	3,520.75	6,000.00
7415 LANDSCAPE CONTRACT	3,290.00	3,360.00	(70.00)	26,905.00	24,020.00	27,405.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	460.00	0.00
7425 TREE PRUNING	0.00	0.00	0.00	2,875.00	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	2,996.35	(2,996.35)	0.00	3,476.35	0.00
7440 SPRINKLER REPAIR	0.00	338.50	(338.50)	2,700.00	2,339.75	2,700.00
7460 FENCE REPAIRS	0.00	0.00	0.00	2,000.00	1,718.08	2,000.00
TOTAL LANDSCAPE MAINT	3,790.00	7,155.60	(3,365.60)	39,980.00	42,034.93	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	0.00	0.00	0.00	8,000.00	9,885.00	13,000.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	8,800.00	10,744.00	13,800.00
7810 POOL/SPA CONTRACT	462.00	462.50	(0.50)	3,696.00	3,237.50	3,696.00
7815 POOL SUPPLIES/CHEMIC	0.00	217.74	(217.74)	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	462.00	680.24	(218.24)	6,121.00	5,503.91	6,121.00
TOTAL EXPENSES	14,279.00	19,477.18	(5,198.18)	180,471.00	186,262.27	209,700.00
NET PROFIT/LOSS	3,191.00	(1,173.83)	(4,364.83)	(5,771.00)	(7,872.97)	(60.00)

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RESERVE REVENUE						
9200 RESERVES TRANSFER	\$ 6,140.00	\$ 6,140.00	0.00	\$ 61,400.00	\$ 61,400.00	\$ 73,680.00
9350 INTEREST INCOME	165.00	165.78	0.78	1,650.00	1,603.76	1,980.00
TOTAL REVENUE	6,305.00	6,305.78	0.78	63,050.00	63,003.76	75,660.00
EXPENSE						
9500 ROOF REPLACEMENT	0.00	4,800.00	(4,800.00)	0.00	9,150.00	0.00
9516 ASPHALT CRACK	0.00	0.00	0.00	3,000.00	0.00	3,000.00
9549 BALCONIES	0.00	0.00	0.00	10,000.00	24,240.13	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	0.00	0.00	0.00	0.00	17,016.00	20,000.00
TOTAL EXPENSES	0.00	4,800.00	(4,800.00)	15,400.00	54,464.90	35,400.00
EXCESS/LOSS OF RESERVES	6,305.00	1,505.78	(4,799.22)	47,650.00	8,538.86	40,260.00