

INNSBRUCK IN AURORA

AS OF SEPTEMBER 30, 2008

		ASSETS	
CASH			
1015 CASH-BANK OF CHOICE		3,997.57	
1017 RES-BANK OF CHOICE		95,876.71	
		-----	
TOTAL CASH			99,874.28
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ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		11,006.57	
1115 ALLOW FOR BAD DEBT		(3,000.00)	
1130 DUE TO RESERVES		34,822.00	
1136 PREPAID INSURANCE		1,706.00	
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TOTAL RECEIVABLES			44,534.57
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TOTAL ASSETS			144,408.85
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		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		7,487.85	
2190 DUE FROM OPERATING		34,822.00	
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TOTAL LIABILITIES			42,309.85
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EQUITY			
2930 WORKING CAPITAL		880.00	
2940 CURRENT EARNINGS		333.94	
2941 CURRENT EARNINGS		(333.94)	
2950 RESERVE FUND-PRIOR		97,252.31	
2955 RESERVE FUND-CURRENT		7,033.08	
2960 OPERATING FUND-PRIOR		3,632.75	
2965 OPERATING FD-CURRENT		(6,699.14)	
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TOTAL EQUITY			102,099.00
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TOT LIABILITY AND EQUITY			144,408.85
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Budget Comparison Report  
AS OF SEPTEMBER 30, 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	\$ 211,680.00	\$ 211,680.00	\$ 282,240.00
5210 LATE FEE CHARGE	10.00	180.00	170.00	90.00	345.00	120.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	0.00
5220 COLLECTION COST REC	75.00	340.00	265.00	675.00	3,193.95	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)	45.00	102.00	60.00
5450 TRANSFERS TO RESERVE	(6,140.00)	(6,140.00)	0.00	(55,260.00)	(55,260.00)	(73,680.00)
TOTAL INCOME	17,470.00	17,900.00	430.00	157,230.00	160,085.95	209,640.00
EXPENSES						
7030 MANAGEMENT FEES	850.00	850.00	0.00	7,650.00	7,650.00	10,200.00
7040 LEGAL FEES	0.00	0.00	0.00	750.00	662.00	1,000.00
7045 LEGAL COLLECTIONS	210.00	340.00	(130.00)	2,180.00	3,199.95	2,810.00
7055 AUDIT FEES	200.00	0.00	200.00	800.00	1,000.00	1,200.00
7060 PRINTING & COPYING	200.00	5.00	195.00	1,410.00	813.08	1,610.00
7062 POSTAGE	50.00	19.24	30.76	800.00	190.14	950.00
7075 LICENSE, PERMITS, DUES	50.00	0.00	50.00	200.00	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	3,514.79	(3,514.79)	0.00	6,270.89	150.00
7090 MISC ADMINISTRATIVE	0.00	40.00	(40.00)	300.00	467.00	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	1,560.00	4,769.03	(3,209.03)	14,940.00	21,031.57	19,920.00
7130 INSURANCE	1,214.00	1,310.24	(96.24)	8,300.00	12,335.96	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)	8,300.00	12,335.96	11,942.00
7230 BLDG & FACILITY RPR	410.00	0.00	410.00	3,690.00	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	75.00	75.00	2,300.00	275.46	2,800.00
7256 GARAGE REPAIRS	0.00	0.00	0.00	400.00	0.00	500.00
7260 GUTTER MAINTENANCE	100.00	0.00	100.00	2,300.00	3,435.00	2,500.00
7270 ROOF REPAIRS	0.00	0.00	0.00	866.00	0.00	1,266.00
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	5,900.00	482.95	7,400.00
<b>TOTAL BUILDING MAINT</b>	<b>660.00</b>	<b>75.00</b>	<b>585.00</b>	<b>15,656.00</b>	<b>6,472.09</b>	<b>19,586.00</b>
7320 GAS/ELECTRIC	275.00	656.14	(381.14)	3,375.00	3,449.78	4,200.00
7370 WATER/SEWER	6,360.00	9,442.97	(3,082.97)	62,560.00	59,726.69	75,560.00
7380 TRASH REMOVAL	1,168.00	2,476.00	(1,308.00)	10,512.00	11,342.00	14,016.00
<b>TOTAL UTILITIES</b>	<b>7,803.00</b>	<b>12,575.11</b>	<b>(4,772.11)</b>	<b>76,447.00</b>	<b>74,518.47</b>	<b>93,776.00</b>
7410 LANDSCAPE MAINT	500.00	328.50	171.50	4,500.00	3,060.00	6,000.00
7415 LANDSCAPE CONTRACT	3,290.00	3,360.00	(70.00)	23,615.00	20,660.00	27,405.00
7420 LANDSCAPE RENOVATION	0.00	460.00	(460.00)	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	0.00	0.00	0.00	480.00	0.00
7440 SPINKLER REPAIR	200.00	320.40	(120.40)	2,700.00	2,001.25	2,700.00
7460 FENCE REPAIRS	0.00	0.00	0.00	2,000.00	1,718.08	2,000.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>3,990.00</b>	<b>4,468.90</b>	<b>(478.90)</b>	<b>36,190.00</b>	<b>34,879.33</b>	<b>44,355.00</b>
7515 CONCRETE REPAIRS	0.00	1,980.00	(1,980.00)	0.00	1,980.00	0.00
7526 PEST CONTROL	0.00	0.00	0.00	200.00	0.00	200.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>0.00</b>	<b>1,980.00</b>	<b>(1,980.00)</b>	<b>200.00</b>	<b>1,980.00</b>	<b>200.00</b>

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7615 ASPHALT REPAIRS	0.00	94.00	(94.00)	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	94.00	(94.00)	8,800.00	10,744.00	13,800.00
7810 POOL/SPA CONTRACT	462.00	925.00	(463.00)	3,234.00	2,775.00	3,696.00
7815 POOL SUPPLIES/CHEMIC	0.00	148.86	(148.86)	1,300.00	1,463.10	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	1,073.86	(611.86)	5,659.00	4,823.67	6,121.00
TOTAL EXPENSES	15,689.00	26,346.14	(10,657.14)	166,192.00	166,785.09	209,700.00
NET PROFIT/LOSS	1,781.00	(8,446.14)	(10,227.14)	(8,962.00)	(6,699.14)	(60.00)

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RESERVE REVENUE						
9200 RESERVES TRANSFER	\$ 6,140.00	\$ 6,140.00	\$ 0.00	\$ 55,260.00	\$ 55,260.00	\$ 73,680.00
9350 INTEREST INCOME	165.00	169.67	4.67	1,485.00	1,437.98	1,980.00
TOTAL REVENUE	6,305.00	6,309.67	4.67	56,745.00	56,697.98	75,660.00
EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	4,350.00	0.00
9516 ASPHALT CRACK	0.00	0.00	0.00	3,000.00	0.00	3,000.00
9549 BALCONIES	0.00	2,460.13	(2,460.13)	10,000.00	24,240.13	10,000.00
9553 GARGABE EBN DOORS	0.00	0.00	0.00	2,400.00	1,600.00	2,400.00
9554 PERIMETER FENCE	0.00	2,458.77	(2,458.77)	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	4,918.90	(4,918.90)	15,400.00	49,664.90	35,400.00
EXCESS/LOSS OF RESERVES	6,305.00	1,390.77	(4,914.23)	41,345.00	7,033.08	40,260.00