

INNSBRUCK IN AURORA

AS OF SEPTEMBER 30, 2009

ASSETS

CASH		
1015 CASH-BANK OF CHOICE	(2,501.37)	
1017 RES-BANK OF CHOICE	88,077.44	
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TOTAL CASH		85,576.07
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ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	22,816.05	
1115 ALLOW FOR BAD DEBT	(3,000.00)	
1130 DUE TO RESERVES	22,822.00	
1136 PREPAID INSURANCE	1,706.00	
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TOTAL RECEIVABLES		44,344.05
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TOTAL ASSETS		129,920.12
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LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	6,078.00	
2190 DUE FROM OPERATING	22,822.00	
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TOTAL LIABILITIES		28,900.00
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EQUITY		
2930 WORKING CAPITAL	880.00	
2940 CURRENT EARNINGS	25,952.45	
2941 CURRENT EARNINGS	(25,952.45)	
2950 RESERVE FUND-PRIOR	70,554.92	
2955 RESERVE FUND-CURRENT	15,393.01	
2960 OPERATING FUND-PRIOR	3,632.75	
2965 OPERATING FD-CURRENT	10,559.44	
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TOTAL EQUITY		101,020.12
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TOT LIABILITY AND EQUITY		129,920.12
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Budget Comparison Report  
AS OF SEPTEMBER 30, 2009  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
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	60.00	50.00	90.00	630.00	120.00
5215 NSF FEE	0.00	0.00	0.00	0.00	100.00	0.00
5220 COLLECTION COST REC	75.00	637.84	562.84	675.00	4,225.01	900.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	20.00	0.00
5256 ADVERTISING	5.00	40.00	35.00	45.00	128.00	60.00
5295 INS CLAIM-WATER	0.00	0.00	0.00	0.00	42,957.63	0.00
5450 TRANSFERS TO RESERVE	(6,140.00)	3,860.00	10,000.00	(55,260.00)	(55,260.00)	(73,680.00)
TOTAL INCOME	17,470.00	28,117.84	10,647.84	157,230.00	204,480.64	209,640.00

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7030 MANAGEMENT FEES	875.00	875.00	0.00	7,875.00	7,875.00	10,500.00
7040 LEGAL FEES	0.00	0.00	0.00	750.00	197.00	1,000.00
7045 LEGAL COLLECTIONS	210.00	643.84	(433.84)	2,180.00	4,237.01	2,810.00
7055 AUDIT FEES	0.00	0.00	0.00	1,200.00	0.00	1,200.00
7060 PRINTING & COPYING	200.00	280.63	(80.63)	1,050.00	2,643.69	1,250.00
7062 POSTAGE	50.00	25.54	24.46	800.00	198.53	950.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	150.00	264.00	300.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	200.00	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	118.90	150.00
7090 MISC ADMINISTRATIVE	0.00	139.00	(139.00)	0.00	744.86	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	1,335.00	1,964.01	(629.01)	14,955.00	16,531.63	19,210.00
7130 INSURANCE	1,214.00	1,469.91	(255.91)	8,300.00	13,617.59	11,942.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
TOTAL TAXES & INSURANCE	1,214.00	1,469.91	(255.91)	8,300.00	13,617.59	11,942.00
7230 BLDG & FACILITY RPR	410.00	0.00	410.00	3,690.00	2,613.71	4,920.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	200.00	0.00	200.00
7250 LIGHT MAINTENANCE	150.00	107.50	42.50	2,300.00	297.67	2,800.00
7256 GARAGE REPAIRS	0.00	0.00	0.00	400.00	0.00	500.00
7260 GUTTER MAINTENANCE	100.00	372.12	(272.12)	2,300.00	857.12	2,500.00
7270 ROOF REPAIRS	0.00	0.00	0.00	866.00	440.00	1,266.00
7280 PLBG & SEWER MAINT	500.00	312.00	188.00	4,500.00	666.39	5,900.00
7295 INS CLAIM-WATER	0.00	13,480.39	(13,480.39)	0.00	43,997.09	0.00
TOTAL BUILDING MAINT	1,160.00	14,272.01	(13,112.01)	14,256.00	48,871.98	18,086.00
7320 GAS/ELECTRIC	275.00	484.48	(209.48)	3,375.00	2,731.70	4,200.00
7370 WATER/SEWER	6,360.00	4,677.68	1,682.32	62,560.00	47,176.20	75,560.00
7380 TRASH REMOVAL	1,168.00	0.00	1,168.00	10,512.00	10,986.14	14,016.00
TOTAL UTILITIES	7,803.00	5,162.16	2,640.84	76,447.00	60,894.04	93,776.00
7410 LANDSCAPE MAINT	500.00	0.00	500.00	4,500.00	2,482.50	6,000.00
7415 LANDSCAPE CONTRACT	3,290.00	3,425.00	(135.00)	23,615.00	21,150.00	27,405.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	2,544.49	0.00
7425 TREE PRUNING	1,000.00	0.00	1,000.00	3,875.00	90.00	6,750.00
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	2,050.00	0.00
7440 SPRINKLER REPAIR	200.00	481.00	(281.00)	2,700.00	3,474.00	2,700.00
7460 FENCE REPAIRS	0.00	0.00	0.00	2,000.00	1,971.87	2,000.00
TOTAL LANDSCAPE MAINT	4,990.00	3,906.00	1,084.00	37,190.00	33,762.86	45,355.00
7526 PEST CONTROL	0.00	0.00	0.00	200.00	95.00	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	\$ 95.00	\$ 200.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	0.00	600.00	0.00
7620 STREET SWEEPING	0.00	0.00	0.00	800.00	0.00	800.00
7630 SNOW REMOVAL	0.00	0.00	0.00	8,000.00	14,270.00	13,000.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	8,800.00	14,870.00	13,800.00
7810 POOL/SPA CONTRACT	462.00	0.00	462.00	3,234.00	2,375.00	3,696.00
7815 POOL SUPPLIES/CHEMIC	0.00	707.51	(707.51)	1,300.00	2,487.70	1,300.00
7820 POOL REPAIRS	0.00	26.52	(26.52)	800.00	415.40	800.00
7830 POOL FURNITURE	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7831 POOL KEYS	0.00	0.00	0.00	75.00	0.00	75.00
TOTAL REC/FACILITY EXP	462.00	734.03	(272.03)	6,409.00	5,278.10	6,871.00
TOTAL EXPENSES	16,964.00	27,508.12	(10,544.12)	166,557.00	193,921.20	209,240.00
NET PROFIT/LOSS	506.00	609.72	103.72	(9,327.00)	10,559.44	400.00

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RESERVE REVENUE						
9200 RESERVES TRANSFER	\$ 0.00	\$(10,000.00)	\$(10,000.00)	\$ 0.00	\$ 0.00	\$ 0.00
9205 ARCHITECTURAL	3,500.00	3,500.00	0.00	31,500.00	31,500.00	42,000.00
9240 MECHANICAL	700.00	700.00	0.00	6,300.00	6,300.00	8,400.00
9250 CONCRETE	440.00	440.00	0.00	3,960.00	3,960.00	5,280.00
9252 LANDSCAPE RENOVATION	1,500.00	1,500.00	0.00	13,500.00	13,500.00	18,000.00
9350 INTEREST INCOME	165.00	68.89	(96.11)	1,485.00	620.48	1,980.00
TOTAL REVENUE	6,305.00	(3,791.11)	(10,096.11)	56,745.00	55,880.48	75,660.00
EXPENSE						
9520 ASPHALT OVERLAY	0.00	0.00	0.00	6,000.00	0.00	6,000.00
9540 CONCRETE	0.00	8,450.00	(8,450.00)	0.00	14,861.00	0.00
9549 BALCONIES	0.00	0.00	0.00	20,000.00	19,780.00	20,000.00
9553 GARGABE BIN DOORS	0.00	0.00	0.00	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	0.00	0.00	0.00	5,000.00	0.00	5,000.00
TOTAL EXPENSES	0.00	8,450.00	(8,450.00)	33,400.00	40,487.47	33,400.00
EXCESS/LOSS OF RESERVES	6,305.00	(12,241.11)	(18,546.11)	23,345.00	15,393.01	42,260.00