

INNSBRUCK IN AURORA

AS OF SEPTEMBER 30, 2011

**ASSETS**

<b>CASH</b>		
1012 CASH-US BANK	(3,458.42)	
1019 RES-US BANK	58,629.92	
1020 RES-US BANK/COMCAST	<u>36,217.42</u>	
<b>TOTAL CASH</b>		<u>91,388.92</u>
<b>ACCOUNTS RECEIVABLE</b>		
1110 DUES RECEIVABLE	28,524.52	
1115 ALLOW FOR BAD DEBT	(5,000.00)	
1130 DUE TO RESERVES	<u>46,542.00</u>	
<b>TOTAL RECEIVABLES</b>		<u>70,066.52</u>
<b>TOTAL ASSETS</b>		<u><u>161,455.44</u></u>

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES</b>		
2115 PREPAID ASSESSMENTS	5,255.05	
2130 INS CLAIM-2009 HAIL	13,706.59	
2190 DUE FROM OPERATING	<u>46,542.00</u>	
<b>TOTAL LIABILITIES</b>		<u>65,503.64</u>
<b>EQUITY</b>		
2930 WORKING CAPITAL	880.00	
2940 CURRENT EARNINGS	(13,640.49)	
2941 CURRENT EARNINGS	13,640.49	
2950 RESERVE FUND-PRIOR	83,791.31	
2955 RESERVE FUND-CURRENT	7,531.25	
2960 OPERATING FUND-PRIOR	24,920.98	
2965 OPERATING FD-CURRENT	<u>(21,171.74)</u>	
<b>TOTAL EQUITY</b>		<u>95,951.80</u>
<b>TOT LIABILITY AND EQUITY</b>		<u><u>161,455.44</u></u>

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

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>INCOME</b>						
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	90.00	80.00	90.00	675.00	120.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	0.00
5220 COLLECTION COST REC	75.00	325.00	250.00	675.00	6,600.43	900.00
5245 INTEREST INCOME	0.00	0.17	0.17	0.00	2.58	0.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	10.00	0.00
5256 ADVERTISING	5.00	0.00	(5.00)	45.00	34.00	60.00
5450 TRANSFERS TO RESERVE	(6,140.00)	(6,140.00)	0.00	(55,260.00)	(55,260.00)	(73,680.00)
<b>TOTAL INCOME</b>	<b>17,470.00</b>	<b>17,795.17</b>	<b>325.17</b>	<b>157,230.00</b>	<b>163,762.01</b>	<b>209,640.00</b>

**EXPENSES**

7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	9,000.00	9,000.00	12,000.00
7040 LEGAL FEES	0.00	0.00	0.00	1,000.00	761.50	1,000.00
7045 LEGAL COLLECTIONS	210.00	325.00	(115.00)	3,070.00	6,600.43	3,700.00
7055 AUDIT FEES	0.00	0.00	0.00	1,200.00	0.00	1,200.00
7060 PRINTING & COPYING	200.00	11.50	188.50	1,050.00	2,526.62	1,250.00
7062 POSTAGE	0.00	19.68	(19.68)	600.00	168.84	700.00
7075 LICENSE, PERMITS, DUES	50.00	0.00	50.00	150.00	0.00	300.00
7085 ANNUAL MEETING	0.00	0.00	0.00	300.00	415.64	300.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	4,574.45	0.00
7090 MISC ADMINISTRATIVE	0.00	245.00	(245.00)	0.00	905.00	0.00
7093 GARAGE SALE	0.00	0.00	0.00	250.00	0.00	250.00
7095 EDUCATIONAL	0.00	0.00	0.00	200.00	0.00	200.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,460.00</b>	<b>1,601.18</b>	<b>(141.18)</b>	<b>16,820.00</b>	<b>24,952.48</b>	<b>20,900.00</b>
7130 INSURANCE	1,532.00	1,639.32	(107.32)	10,724.00	15,384.08	15,320.00

**TOTAL TAXES & INSURANCE**

7230 BLDG & FACILITY RPR	500.00	0.00	500.00	4,500.00	2,234.72	6,000.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	100.00	199.60	100.00
7245 LIGHT CHECK	0.00	0.00	0.00	0.00	320.00	0.00
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	900.00	870.50	1,200.00

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7260 GUTTER MAINTENANCE	1,700.00	0.00	1,700.00	3,400.00	2,779.84	3,400.00
7270 ROOF REPAIRS	0.00	0.00	0.00	750.00	185.00	750.00
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	2,000.00	859.26	2,000.00
<b>TOTAL BUILDING MAINT</b>	<b>2,200.00</b>	<b>0.00</b>	<b>2,200.00</b>	<b>11,650.00</b>	<b>7,448.92</b>	<b>13,450.00</b>
7320 GAS/ELECTRIC	325.00	485.58	(160.58)	2,925.00	2,714.45	3,900.00
7370 WATER/SEWER	6,360.00	11,136.55	(4,776.55)	53,860.00	65,165.05	66,860.00
7380 TRASH REMOVAL	1,395.00	1,409.00	(14.00)	12,555.00	13,569.91	16,740.00
<b>TOTAL UTILITIES</b>	<b>8,080.00</b>	<b>13,031.13</b>	<b>(4,951.13)</b>	<b>69,340.00</b>	<b>81,449.41</b>	<b>87,500.00</b>
7410 LANDSCAPE MAINT	500.00	1,667.00	(1,167.00)	4,500.00	10,656.22	6,000.00
7415 LANDSCAPE CONTRACT	3,360.00	3,425.00	(65.00)	20,760.00	21,350.00	24,520.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	4,680.00	3,590.00	4,680.00
7425 TREE PRUNING	0.00	0.00	0.00	4,456.00	930.00	4,456.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	2,600.00	75.00	2,600.00
7440 SPRINKLER REPAIR	500.00	668.30	(168.30)	3,000.00	2,831.60	3,000.00
7460 FENCE REPAIRS	0.00	2,548.06	(2,548.06)	1,000.00	2,548.06	1,000.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>4,360.00</b>	<b>8,308.36</b>	<b>(3,948.36)</b>	<b>40,996.00</b>	<b>41,980.88</b>	<b>46,256.00</b>
7515 CONCRETE REPAIRS	0.00	0.00	0.00	2,885.00	0.00	2,885.00
7526 PEST CONTROL	0.00	95.00	(95.00)	200.00	95.00	200.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>0.00</b>	<b>95.00</b>	<b>(95.00)</b>	<b>3,085.00</b>	<b>95.00</b>	<b>3,085.00</b>
7620 STREET SWEEPING	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7630 SNOW REMOVAL	0.00	0.00	0.00	9,254.00	7,202.50	14,254.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	250.00	0.00	250.00
<b>TOTAL SNOW/ROAD MAINT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,504.00</b>	<b>7,202.50</b>	<b>15,504.00</b>
7715 ASSOCIATION PICNIC	0.00	810.43	(810.43)	500.00	810.43	500.00
<b>TOTAL OTHER EXPENSES</b>	<b>0.00</b>	<b>810.43</b>	<b>(810.43)</b>	<b>500.00</b>	<b>810.43</b>	<b>500.00</b>
7810 POOL/SPA CONTRACT	475.00	0.00	475.00	3,325.00	2,925.00	3,800.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	1,450.00	2,028.52	1,450.00
7820 POOL REPAIRS	0.00	0.00	0.00	1,000.00	656.53	1,000.00

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7830 POOL FURNITURE	0.00	0.00	0.00	300.00	0.00	300.00
7831 POOL KEYS	0.00	0.00	0.00	75.00	0.00	75.00
<b>TOTAL REC/FACILITY EXP</b>	475.00	0.00	475.00	6,150.00	5,610.05	6,625.00
<b>TOTAL EXPENSES</b>	18,107.00	25,485.42	(7,378.42)	169,769.00	184,933.75	209,140.00
<b>NET PROFIT/LOSS</b>	(637.00)	(7,690.25)	(7,053.25)	(12,539.00)	(21,171.74)	500.00

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<b>RESERVE REVENUE</b>						
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	3.88	(161.12)	1,485.00	81.25	1,980.00
<b>TOTAL REVENUE</b>	<b>6,305.00</b>	<b>6,143.88</b>	<b>(161.12)</b>	<b>56,745.00</b>	<b>55,341.25</b>	<b>75,660.00</b>
<b>EXPENSE</b>						
<b>RESERVE EXPENSE</b>						
9500 ROOF REPLACEMENT	0.00	(16,080.00)	16,080.00	0.00	0.00	0.00
9516 ASPHALT CRACK	0.00	6,720.00	(6,720.00)	6,000.00	10,295.00	6,000.00
9540 CONCRETE	0.00	0.00	0.00	10,000.00	0.00	10,000.00
9549 BALCONIES	0.00	0.00	0.00	18,000.00	18,750.00	18,000.00
9553 GARGABE BIN DOORS	0.00	0.00	0.00	1,200.00	2,090.00	1,200.00
9555 POOL	0.00	0.00	0.00	8,000.00	0.00	8,000.00
9562 SEWER LINE	0.00	0.00	0.00	15,200.00	4,375.00	8,000.00
9590 PLUMBING/SEWER	0.00	5,100.00	(5,100.00)	0.00	12,300.00	15,200.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>(4,260.00)</b>	<b>4,260.00</b>	<b>58,400.00</b>	<b>47,810.00</b>	<b>58,400.00</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>6,305.00</b>	<b>10,403.88</b>	<b>4,098.88</b>	<b>(1,655.00)</b>	<b>7,531.25</b>	<b>17,260.00</b>