

INNSBRUCK IN AURORA

AS OF JANUARY 31, 2018

ASSETS

CASH

1012 CASH-US BANK	28,237.34
1019 RES-US BANK	209,731.79
1020 RES-US BANK	36,348.75

TOTAL CASH	<u>274,317.88</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	8,130.40
1115 ALLOW FOR BAD DEBT	(7,000.00)
1130 DUE TO RESERVES	130,607.00

TOTAL RECEIVABLES	<u>131,737.40</u>
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TOTAL ASSETS	<u><u>406,055.28</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	16,981.95
2180 COMCAST AGREEMENT	21,600.00
2190 DUE FROM OPERATING	130,607.00

TOTAL LIABILITIES	<u>169,188.95</u>
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EQUITY

2930 WORKING CAPITAL	880.00
2940 CURRENT EARNINGS	10,797.72
2941 CURRENT EARNINGS	(10,797.72)
2950 RESERVE FUND-PRIOR	284,364.27
2955 RESERVE FUND-CURRENT	4,636.27
2960 OPERATING FUND-PRIOR	(59,175.66)
2965 OPERATING FD-CURRENT	6,161.45

TOTAL EQUITY	<u>236,866.33</u>
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TOT LIABILITY AND EQUITY	<u><u>406,055.28</u></u>
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INNSBRUCK IN AURORA

Budget Comparison Report
AS OF JANUARY 31, 2018

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$26,880.00	\$26,880.00	\$0.00	\$26,880.00	\$26,880.00	\$322,560.00
5210 LATE FEE CHARGE	40.00	(15.00)	(55.00)	40.00	(15.00)	480.00
5220 COLLECTION COST REC	750.00	273.00	(477.00)	750.00	273.00	750.00
5245 INTEREST INCOME	5.00	0.71	(4.29)	5.00	0.71	5.00
5450 TRANSFERS TO RESERVE	(7,738.00)	(7,738.00)	0.00	(7,738.00)	(7,738.00)	(92,856.00)
TOTAL INCOME	19,937.00	19,400.71	(536.29)	19,937.00	19,400.71	230,939.00
EXPENSES						
7030 MANAGEMENT FEES	1,550.00	1,550.00	0.00	1,550.00	1,550.00	18,600.00
7040 LEGAL FEES	500.00	0.00	500.00	500.00	0.00	500.00
7045 LEGAL COLLECTIONS	750.00	1,503.60	(753.60)	750.00	1,503.60	750.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	1,200.00
7060 PRINTING & COPYING	250.00	433.58	(183.58)	250.00	433.58	1,750.00
7062 POSTAGE	500.00	18.74	481.26	500.00	18.74	700.00
7075 LICENSE, PERMITS, DUES	150.00	0.00	150.00	150.00	0.00	150.00
7080 NEWSLETTER PRODUCT	0.00	375.00	(375.00)	0.00	375.00	0.00
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	0.00	900.00
7090 MISC ADMINISTRATIVE	500.00	192.00	308.00	500.00	192.00	1,500.00
TOTAL ADMINISTRATIVE	4,200.00	4,072.92	127.08	4,200.00	4,072.92	26,050.00
7130 INSURANCE	1,434.00	1,440.20	(6.20)	1,434.00	1,440.20	14,340.00
TOTAL TAXES & INSURANCE	1,434.00	1,440.20	(6.20)	1,434.00	1,440.20	14,340.00
7230 BLDG & FACILITY RPR	300.00	0.00	300.00	300.00	0.00	5,000.00
7250 LIGHT MAINTENANCE	250.00	0.00	250.00	250.00	0.00	1,500.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	0.00	0.00	3,400.00
7270 ROOF REPAIRS	0.00	0.00	0.00	0.00	0.00	4,000.00
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	0.00	0.00	1,000.00
TOTAL BUILDING MAINT	550.00	0.00	550.00	550.00	0.00	14,900.00
7320 GAS/ELECTRIC	275.00	51.76	223.24	275.00	51.76	3,300.00
7370 WATER/SEWER	7,000.00	4,848.38	2,151.62	7,000.00	4,848.38	84,000.00
7380 TRASH REMOVAL	1,600.00	1,696.00	(96.00)	1,600.00	1,696.00	19,200.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
TOTAL UTILITIES	8,875.00	6,596.14	2,278.86	8,875.00	6,596.14	106,500.00
7410 LANDSCAPE MAINT	475.00	300.00	175.00	475.00	300.00	5,700.00
7415 LANDSCAPE CONTRACT	200.00	400.00	(200.00)	200.00	400.00	24,520.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	0.00	3,449.00
7425 TREE PRUNING	0.00	0.00	0.00	0.00	0.00	1,000.00
7428 FLOWERS	0.00	0.00	0.00	0.00	0.00	600.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	0.00	0.00	1,000.00
7432 LEAF CLEAN UP	0.00	0.00	0.00	0.00	0.00	600.00
7440 SPRINKLER REPAIR	0.00	0.00	0.00	0.00	0.00	1,600.00
TOTAL LANDSCAPE MAINT	675.00	700.00	(25.00)	675.00	700.00	38,469.00
7526 PEST CONTROL	0.00	0.00	0.00	0.00	0.00	100.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	0.00	0.00	100.00
7610 STREET PAINTING	0.00	0.00	0.00	0.00	0.00	500.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	0.00	0.00	3,500.00
7630 SNOW REMOVAL	2,500.00	430.00	2,070.00	2,500.00	430.00	16,000.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	0.00	0.00	250.00
TOTAL SNOW/ROAD MAINT	2,500.00	430.00	2,070.00	2,500.00	430.00	20,250.00
7715 ASSOCIATION PICNIC	0.00	0.00	0.00	0.00	0.00	1,300.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	1,300.00
7810 POOL/SPA CONTRACT	0.00	0.00	0.00	0.00	0.00	4,000.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	0.00	0.00	1,300.00
7820 POOL REPAIRS	0.00	0.00	0.00	0.00	0.00	3,680.00
7831 POOL KEYS	50.00	0.00	50.00	50.00	0.00	50.00
TOTAL REC/FACILITY EXP	50.00	0.00	50.00	50.00	0.00	9,030.00
TOTAL EXPENSES	18,284.00	13,239.26	5,044.74	18,284.00	13,239.26	230,939.00
NET PROFIT/LOSS	1,653.00	6,161.45	4,508.45	1,653.00	6,161.45	0.00

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RESERVE REVENUE						
9200 RESERVES TRANSFER	7,738.00	7,738.00	0.00	7,738.00	7,738.00	92,856.00
9350 INTEREST INCOME	0.00	29.17	29.17	0.00	29.17	0.00
TOTAL REVENUE	7,738.00	7,767.17	29.17	7,738.00	7,767.17	92,856.00
EXPENSE						
9530 ASPHALT SEAL	0.00	0.00	0.00	0.00	0.00	15,000.00
9540 CONCRETE	0.00	0.00	0.00	0.00	0.00	10,000.00
9555 POOL	0.00	3,130.90	(3,130.90)	0.00	3,130.90	0.00
9561 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	0.00	2,000.00
9562 SEWER LINE	0.00	0.00	0.00	0.00	0.00	7,000.00
TOTAL EXPENSES	0.00	3,130.90	(3,130.90)	0.00	3,130.90	34,000.00
EXCESS/LOSS OF RESERVES	7,738.00	4,636.27	(3,101.73)	7,738.00	4,636.27	58,856.00