

AS OF JANUARY 31, 2019

ASSETS**CASH**

1012 CASH-US BANK	1,943.53
1020 RES-US BANK	313,478.57

TOTAL CASH

315,422.10

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	4,093.60
1115 ALLOW FOR BAD DEBT	(4,000.00)
1130 DUE TO RESERVES	5,000.00

TOTAL RECEIVABLES

5,093.60

TOTAL ASSETS

320,515.70

LIABILITIES & EQUITY**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	14,845.95
2180 COMCAST AGREEMENT	19,200.00
2190 DUE FROM OPERATING	5,000.00

TOTAL LIABILITIES

39,045.95

EQUITY

2930 WORKING CAPITAL	880.00
2940 CURRENT EARNINGS	12,771.16
2941 CURRENT EARNINGS	(12,771.16)
2950 RESERVE FUND-PRIOR	338,020.11
2955 RESERVE FUND-CURRENT	7,902.46
2960 OPERATING FUND-PRIOR	(70,201.52)
2965 OPERATING FD-CURRENT	4,868.70

TOTAL EQUITY

281,469.75

TOT LIABILITY AND EQUITY

320,515.70

INNSBRUCK IN AURORA

**Budget Comparison Report
AS OF JANUARY 31, 2019**

**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	45.00	5.00	40.00	45.00	480.00
5220 COLLECTION COST REC	750.00	92.20	(657.80)	750.00	92.20	750.00
5245 INTEREST INCOME	5.00	0.41	(4.59)	5.00	0.41	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	19,279.61	(657.39)	19,937.00	19,279.61	230,939.00
EXPENSES						
7030 MANAGEMENT FEES	1,650.00	1,650.00	0.00	1,650.00	1,650.00	19,800.00
7040 LEGAL FEES	500.00	588.00	(88.00)	500.00	588.00	500.00
7045 LEGAL COLLECTIONS	750.00	92.20	657.80	750.00	92.20	750.00
7055 AUDIT FEES	0.00	300.00	(300.00)	0.00	300.00	1,200.00
7060 PRINTING & COPYING	250.00	6.50	243.50	250.00	6.50	1,750.00
7062 POSTAGE	500.00	21.49	478.51	500.00	21.49	700.00
7075 LICENSE, PERMITS, DUES	150.00	0.00	150.00	150.00	0.00	450.00
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	0.00	900.00
7090 MISC ADMINISTRATIVE	500.00	153.00	347.00	500.00	153.00	1,500.00
TOTAL ADMINISTRATIVE	4,300.00	2,811.19	1,488.81	4,300.00	2,811.19	27,550.00
7130 INSURANCE	1,654.00	1,634.19	19.81	1,654.00	1,634.19	19,848.00
TOTAL TAXES & INSURANCE	1,654.00	1,634.19	19.81	1,654.00	1,634.19	19,848.00
7230 BLDG & FACILITY RPR	300.00	546.95	(246.95)	300.00	546.95	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	546.95	3.05	550.00	546.95	14,900.00
7320 GAS/ELECTRIC	198.00	135.41	62.59	198.00	135.41	3,187.00
7370 WATER/SEWER	4,850.00	4,826.17	23.83	4,850.00	4,826.17	76,020.00
7380 TRASH REMOVAL	1,798.00	0.00	1,798.00	1,798.00	0.00	21,576.00
TOTAL UTILITIES	6,846.00	4,961.58	1,884.42	6,846.00	4,961.58	100,783.00
7410 LANDSCAPE MAINT	475.00	2,605.00	(2,130.00)	475.00	2,605.00	5,700.00

INNSBRUCK IN AURORA

Budget Comparison Report
AS OF JANUARY 31, 2019

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7415 LANDSCAPE CONTRACT	200.00	200.00	0.00	200.00	200.00	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	1,197.00	(1,197.00)	0.00	1,197.00	1,600.00
TOTAL LANDSCAPE MAINT	675.00	4,002.00	(3,327.00)	675.00	4,002.00	38,469.00
7526 PEST CONTROL	0.00	0.00	0.00	0.00	0.00	100.00
TOTAL GROUNDS MAINTENAN	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	455.00	2,045.00	2,500.00	455.00	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	455.00	2,045.00	2,500.00	455.00	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	4,400.00
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	1,950.00
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	7,700.00
TOTAL EXPENSES	16,575.00	14,410.91	2,164.09	16,575.00	14,410.91	230,900.00
NET PROFIT/LOSS	3,362.00	4,868.70	1,506.70	3,362.00	4,868.70	39.00

INNSBRUCK IN AURORA

Budget Comparison Report
AS OF JANUARY 31, 2019

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
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	164.46	164.46	0.00	164.46	0.00
TOTAL REVENUE	7,738.00	7,902.46	164.46	7,738.00	7,902.46	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
9560 SPECIAL EQUIPMENT	8,000.00	0.00	8,000.00	8,000.00	0.00	8,000.00
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	8,000.00	0.00	8,000.00	8,000.00	0.00	42,000.00
EXCESS/LOSS OF RESERVES	(262.00)	7,902.46	8,164.46	(262.00)	7,902.46	50,856.00