

AS OF OCTOBER 31, 2018

ASSETS**CASH**

1012 CASH-US BANK	(5,124.18)
1020 RES-US BANK	304,584.43

TOTAL CASH

299,460.25

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	5,317.00
1115 ALLOW FOR BAD DEBT	(4,000.00)

TOTAL RECEIVABLES

1,317.00

TOTAL ASSETS

300,777.25

LIABILITIES & EQUITY**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	6,256.95
2180 COMCAST AGREEMENT	19,200.00

TOTAL LIABILITIES

25,456.95

EQUITY

2930 WORKING CAPITAL	880.00
2940 CURRENT EARNINGS	39,651.69
2941 CURRENT EARNINGS	(39,651.69)
2950 RESERVE FUND-PRIOR	288,564.27
2955 RESERVE FUND-CURRENT	43,464.16
2960 OPERATING FUND-PRIOR	(53,775.66)
2965 OPERATING FD-CURRENT	(3,812.47)

TOTAL EQUITY

275,320.30

TOT LIABILITY AND EQUITY

300,777.25

INNSBRUCK IN AURORA

**Budget Comparison Report
AS OF OCTOBER 31, 2018**

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

INCOME

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
5110 ASSESSMENTS	\$26,880.00	\$26,880.00	\$0.00	\$268,800.00	\$268,800.00	\$322,560.00
5210 LATE FEE CHARGE	40.00	195.00	155.00	400.00	465.00	480.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	0.00
5220 COLLECTION COST REC	0.00	6.00	6.00	750.00	1,173.40	750.00
5245 INTEREST INCOME	0.00	1.07	1.07	5.00	10.00	5.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	110.00	0.00
5450 TRANSFERS TO RESERVE	(7,738.00)	2,262.00	10,000.00	(77,380.00)	(77,380.00)	(92,856.00)
TOTAL INCOME	19,182.00	29,344.07	10,162.07	192,575.00	193,198.40	230,939.00

EXPENSES

7030 MANAGEMENT FEES	1,550.00	1,550.00	0.00	15,500.00	15,500.00	18,600.00
7040 LEGAL FEES	0.00	458.00	(458.00)	500.00	682.00	500.00
7045 LEGAL COLLECTIONS	0.00	6.00	(6.00)	750.00	2,404.00	750.00
7055 AUDIT FEES	0.00	0.00	0.00	1,200.00	1,200.00	1,200.00
7060 PRINTING & COPYING	0.00	842.93	(842.93)	1,050.00	3,604.99	1,750.00
7062 POSTAGE	0.00	14.44	(14.44)	600.00	178.22	700.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	150.00	0.00	150.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	0.00	750.00	0.00
7085 ANNUAL MEETING	0.00	0.00	0.00	900.00	1,648.64	900.00
7090 MISC ADMINISTRATIVE	0.00	687.00	(687.00)	1,500.00	2,110.00	1,500.00
TOTAL ADMINISTRATIVE	1,550.00	3,558.37	(2,008.37)	22,150.00	28,077.85	26,050.00
7130 INSURANCE	1,434.00	4,155.42	(2,721.42)	11,472.00	14,687.22	14,340.00
TOTAL TAXES & INSURANCE	1,434.00	4,155.42	(2,721.42)	11,472.00	14,687.22	14,340.00
7230 BLDG & FACILITY RPR	300.00	0.00	300.00	4,400.00	1,469.06	5,000.00
7250 LIGHT MAINTENANCE	250.00	0.00	250.00	1,500.00	455.58	1,500.00
7260 GUTTER MAINTENANCE	0.00	375.00	(375.00)	3,400.00	4,620.00	3,400.00
7270 ROOF REPAIRS	0.00	0.00	0.00	4,000.00	547.00	4,000.00
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	1,000.00	2,801.08	1,000.00
TOTAL BUILDING MAINT	550.00	375.00	175.00	14,300.00	9,892.72	14,900.00
7320 GAS/ELECTRIC	275.00	133.52	141.48	2,750.00	2,724.01	3,300.00
7370 WATER/SEWER	7,000.00	9,394.17	(2,394.17)	70,000.00	77,306.92	84,000.00
7380 TRASH REMOVAL	1,600.00	0.00	1,600.00	16,000.00	18,404.00	19,200.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
TOTAL UTILITIES	8,875.00	9,527.69	(652.69)	88,750.00	98,434.93	106,500.00
7410 LANDSCAPE MAINT	475.00	0.00	475.00	4,750.00	2,615.00	5,700.00
7415 LANDSCAPE CONTRACT	3,360.00	3,610.00	(250.00)	24,120.00	26,070.00	24,520.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	3,449.00	0.00	3,449.00
7425 TREE PRUNING	0.00	570.00	(570.00)	1,000.00	570.00	1,000.00
7426 TREE/TURF SPRAYING	0.00	430.00	(430.00)	0.00	430.00	0.00
7428 FLOWERS	0.00	0.00	0.00	600.00	0.00	600.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	1,000.00	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	1,305.70	(1,305.70)	1,600.00	4,321.16	1,600.00
7460 FENCE REPAIRS	0.00	0.00	0.00	0.00	631.61	0.00
TOTAL LANDSCAPE MAINT	3,835.00	5,915.70	(2,080.70)	36,519.00	34,637.77	38,469.00
7526 PEST CONTROL	0.00	0.00	0.00	100.00	125.00	100.00
TOTAL GROUNDS MAINTENAN	0.00	0.00	0.00	100.00	125.00	100.00
7610 STREET PAINTING	0.00	0.00	0.00	500.00	0.00	500.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	3,500.00	0.00	3,500.00
7630 SNOW REMOVAL	0.00	0.00	0.00	11,300.00	3,632.50	16,000.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	250.00	0.00	250.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	15,550.00	3,632.50	20,250.00
7715 ASSOCIATION PICNIC	0.00	0.00	0.00	1,300.00	0.00	1,300.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	1,300.00	0.00	1,300.00
7810 POOL/SPA CONTRACT	500.00	613.52	(113.52)	4,000.00	4,105.28	4,000.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	1,300.00	2,980.26	1,300.00
7820 POOL REPAIRS	0.00	0.00	0.00	3,680.00	271.79	3,680.00
7830 POOL FURNITURE	0.00	0.00	0.00	0.00	89.99	0.00
7831 POOL KEYS	0.00	0.00	0.00	50.00	75.56	50.00
TOTAL REC/FACILITY EXP	500.00	613.52	(113.52)	9,030.00	7,522.88	9,030.00
TOTAL EXPENSES	16,744.00	24,145.70	(7,401.70)	199,171.00	197,010.87	230,939.00
NET PROFIT/LOSS	2,438.00	5,198.37	2,760.37	(6,596.00)	(3,812.47)	0.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9200 RESERVES TRANSFER	7,738.00	(2,262.00)	(10,000.00)	77,380.00	77,380.00	92,856.00
9350 INTEREST INCOME	0.00	164.08	164.08	0.00	1,196.56	0.00
TOTAL REVENUE	7,738.00	(2,097.92)	(9,835.92)	77,380.00	78,576.56	92,856.00
EXPENSE						
9516 ASPHALT CRACK	0.00	0.00	0.00	0.00	5,950.00	0.00
9525 PAINTING	0.00	3,300.00	(3,300.00)	0.00	3,300.00	0.00
9530 ASPHALT SEAL	0.00	0.00	0.00	15,000.00	0.00	15,000.00
9540 CONCRETE	0.00	0.00	0.00	10,000.00	8,760.00	10,000.00
9555 POOL	0.00	0.00	0.00	0.00	12,180.90	0.00
9561 LANDSCAPE RENOVATION	0.00	4,921.50	(4,921.50)	2,000.00	4,921.50	2,000.00
9562 SEWER LINE	0.00	0.00	0.00	7,000.00	0.00	7,000.00
TOTAL EXPENSES	0.00	8,221.50	(8,221.50)	34,000.00	35,112.40	34,000.00
EXCESS/LOSS OF RESERVES	7,738.00	(10,319.42)	(18,057.42)	43,380.00	43,464.16	58,856.00