

INNSBRUCK IN AURORA

AS OF OCTOBER 31, 2019

**ASSETS**

**CASH**

1012 CASH-US BANK	8,492.85
1020 RES-US BANK	268,484.73

<b>TOTAL CASH</b>	<u>276,977.58</u>
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**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	2,442.00
1115 ALLOW FOR BAD DEBT	(4,000.00)
1130 DUE TO RESERVES	65,000.00

<b>TOTAL RECEIVABLES</b>	<u>63,442.00</u>
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<b>TOTAL ASSETS</b>	<u><u>340,419.58</u></u>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	7,957.75
2180 COMCAST AGREEMENT	19,200.00
2190 DUE FROM OPERATING	65,000.00

<b>TOTAL LIABILITIES</b>	<u>92,157.75</u>
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**EQUITY**

2930 WORKING CAPITAL	880.00
2940 CURRENT EARNINGS	(20,436.76)
2941 CURRENT EARNINGS	20,436.76
2950 RESERVE FUND-PRIOR	338,020.11
2955 RESERVE FUND-CURRENT	22,908.62
2960 OPERATING FUND-PRIOR	(70,201.52)
2965 OPERATING FD-CURRENT	(43,345.38)

<b>TOTAL EQUITY</b>	<u>248,261.83</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u><u>340,419.58</u></u>
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**INNSBRUCK IN AURORA**

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

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>INCOME</b>						
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	45.00	5.00	400.00	585.00	480.00
5220 COLLECTION COST REC	0.00	74.00	74.00	750.00	6,118.00	750.00
5245 INTEREST INCOME	0.00	0.14	0.14	5.00	5.81	5.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	175.00	0.00
5450 TRANSFERS TO RESERVE	(7,738.00)	(7,738.00)	0.00	(77,380.00)	(77,380.00)	(92,856.00)
<b>TOTAL INCOME</b>	<b>19,182.00</b>	<b>19,261.14</b>	<b>79.14</b>	<b>192,575.00</b>	<b>198,303.81</b>	<b>230,939.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,650.00	1,650.00	0.00	16,500.00	16,500.00	19,800.00
7040 LEGAL FEES	0.00	0.00	0.00	500.00	924.00	500.00
7045 LEGAL COLLECTIONS	0.00	12.00	(12.00)	750.00	6,101.00	750.00
7055 AUDIT FEES	0.00	0.00	0.00	1,200.00	300.00	1,200.00
7060 PRINTING & COPYING	0.00	1,324.85	(1,324.85)	1,050.00	4,323.48	1,750.00
7062 POSTAGE	0.00	15.50	(15.50)	600.00	173.52	700.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	450.00	352.00	450.00
7080 NEWSLETTER PRODUCT	0.00	125.00	(125.00)	0.00	375.00	0.00
7085 ANNUAL MEETING	0.00	577.20	(577.20)	900.00	988.13	900.00
7090 MISC ADMINISTRATIVE	0.00	118.00	(118.00)	1,500.00	1,240.00	1,500.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,650.00</b>	<b>3,822.55</b>	<b>(2,172.55)</b>	<b>23,450.00</b>	<b>31,277.13</b>	<b>27,550.00</b>
7130 INSURANCE	1,654.00	0.00	1,654.00	16,540.00	31,168.18	19,848.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,654.00</b>	<b>0.00</b>	<b>1,654.00</b>	<b>16,540.00</b>	<b>31,168.18</b>	<b>19,848.00</b>
7230 BLDG & FACILITY RPR	300.00	427.66	(127.66)	4,400.00	3,007.63	5,000.00
7250 LIGHT MAINTENANCE	250.00	1,994.00	(1,744.00)	1,500.00	5,303.38	1,500.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	3,400.00	4,251.00	3,400.00
7270 ROOF REPAIRS	0.00	0.00	0.00	4,000.00	1,709.27	4,000.00
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	1,000.00	2,525.36	1,000.00
7295 INSURANCE CLAIM	0.00	0.00	0.00	0.00	(1,485.00)	0.00
<b>TOTAL BUILDING MAINT</b>	<b>550.00</b>	<b>2,421.66</b>	<b>(1,871.66)</b>	<b>14,300.00</b>	<b>15,311.64</b>	<b>14,900.00</b>
7320 GAS/ELECTRIC	275.00	125.72	149.28	2,637.00	2,737.43	3,187.00
7370 WATER/SEWER	7,000.00	10,336.84	(3,336.84)	62,020.00	73,439.43	76,020.00
7380 TRASH REMOVAL	1,798.00	2,031.52	(233.52)	17,980.00	18,103.04	21,576.00

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PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>TOTAL UTILITIES</b>	9,073.00	12,494.08	(3,421.08)	82,637.00	94,279.90	100,783.00
7410 LANDSCAPE MAINT	475.00	0.00	475.00	4,750.00	9,868.67	5,700.00
7415 LANDSCAPE CONTRACT	3,360.00	3,680.00	(320.00)	24,120.00	22,680.00	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	0.00	0.00	1,000.00	6,425.00	1,000.00
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	475.00	(475.00)	1,600.00	5,227.82	1,600.00
7460 FENCE REPAIRS	0.00	0.00	0.00	0.00	3,321.30	0.00
<b>TOTAL LANDSCAPE MAINT</b>	3,835.00	4,155.00	(320.00)	36,519.00	47,522.79	38,469.00
7526 PEST CONTROL	0.00	0.00	0.00	100.00	0.00	100.00
<b>TOTAL GROUNDS MAINTENAN</b>	0.00	0.00	0.00	100.00	0.00	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	13,173.75	16,000.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	250.00	82.69	250.00
<b>TOTAL SNOW/ROAD MAINT</b>	0.00	0.00	0.00	15,550.00	13,256.44	20,250.00
7715 ASSOCIATION PICNIC	0.00	10.65	(10.65)	1,300.00	1,528.54	1,300.00
<b>TOTAL OTHER EXPENSES</b>	0.00	10.65	(10.65)	1,300.00	1,528.54	1,300.00
7810 POOL/SPA CONTRACT	550.00	562.50	(12.50)	4,400.00	3,937.50	4,400.00
7815 POOL SUPPLIES/CHEMIC	0.00	334.67	(334.67)	1,300.00	2,480.41	1,300.00
7820 POOL REPAIRS	0.00	0.00	0.00	1,950.00	593.07	1,950.00
7830 POOL FURNITURE	0.00	0.00	0.00	0.00	293.59	0.00
7831 POOL KEYS	0.00	0.00	0.00	50.00	0.00	50.00
<b>TOTAL REC/FACILITY EXP</b>	550.00	897.17	(347.17)	7,700.00	7,304.57	7,700.00
<b>TOTAL EXPENSES</b>	17,312.00	23,801.11	(6,489.11)	198,096.00	241,649.19	230,900.00
<b>NET PROFIT/LOSS</b>	1,870.00	(4,539.97)	(6,409.97)	(5,521.00)	(43,345.38)	39.00

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<b>RESERVE REVENUE</b>						
9200 RESERVES TRANSFER	7,738.00	7,738.00	0.00	77,380.00	77,380.00	92,856.00
9350 INTEREST INCOME	0.00	67.00	67.00	0.00	1,347.30	0.00
<b>TOTAL REVENUE</b>	<b>7,738.00</b>	<b>7,805.00</b>	<b>67.00</b>	<b>77,380.00</b>	<b>78,727.30</b>	<b>92,856.00</b>
<b>EXPENSE</b>						
9510 ROOF MISC	0.00	0.00	0.00	0.00	1,700.72	0.00
9516 ASPHALT CRACK	0.00	16,387.00	(16,387.00)	0.00	18,337.00	0.00
9530 ASPHALT SEAL	0.00	0.00	0.00	15,000.00	0.00	15,000.00
9532 LIGHT MAINTENANCE	0.00	0.00	0.00	0.00	3,260.00	0.00
9540 CONCRETE	0.00	0.00	0.00	10,000.00	0.00	10,000.00
9554 PERIMETER FENCE	0.00	0.00	0.00	0.00	3,143.36	0.00
9560 SPECIAL EQUIPMENT	0.00	0.00	0.00	8,000.00	9,966.24	8,000.00
9561 LANDSCAPE RENOVATION	0.00	0.00	0.00	2,000.00	0.00	2,000.00
9562 SEWER LINE	0.00	0.00	0.00	7,000.00	8,682.36	7,000.00
9565 TREE PRUNING	0.00	0.00	0.00	0.00	6,855.00	0.00
9590 PLUMBING/SEWER	0.00	0.00	0.00	0.00	3,874.00	0.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>16,387.00</b>	<b>(16,387.00)</b>	<b>42,000.00</b>	<b>55,818.68</b>	<b>42,000.00</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>7,738.00</b>	<b>(8,582.00)</b>	<b>(16,320.00)</b>	<b>35,380.00</b>	<b>22,908.62</b>	<b>50,856.00</b>