

INNSBRUCK IN AURORA

AS OF DECEMBER 31, 2017

ASSETS

CASH

1012 CASH-US BANK	17,231.89
1019 RES-US BANK	205,098.60
1020 RES-US BANK	<u>36,345.67</u>

TOTAL CASH	<u>258,676.16</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	8,714.40
1115 ALLOW FOR BAD DEBT	(7,000.00)
1130 DUE TO RESERVES	<u>130,607.00</u>

TOTAL RECEIVABLES	<u>132,321.40</u>
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TOTAL ASSETS	<u><u>390,997.56</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	12,721.95
2180 COMCAST AGREEMENT	21,600.00
2190 DUE FROM OPERATING	<u>130,607.00</u>

TOTAL LIABILITIES	<u>164,928.95</u>
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EQUITY

2930 WORKING CAPITAL	880.00
2940 CURRENT EARNINGS	68,733.75
2941 CURRENT EARNINGS	(68,733.75)
2950 RESERVE FUND-PRIOR	204,840.81
2955 RESERVE FUND-CURRENT	79,523.46
2960 OPERATING FUND-PRIOR	(48,385.95)
2965 OPERATING FD-CURRENT	<u>(10,789.71)</u>

TOTAL EQUITY	<u>226,068.61</u>
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TOT LIABILITY AND EQUITY	<u><u>390,997.56</u></u>
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INNSBRUCK IN AURORA

Budget Comparison Report
AS OF DECEMBER 31, 2017

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	\$322,560.00	\$322,560.00	\$322,560.00
5210 LATE FEE CHARGE	40.00	135.00	95.00	480.00	1,045.00	480.00
5215 NSF FEE	0.00	0.00	0.00	0.00	40.00	0.00
5220 COLLECTION COST REC	0.00	1,224.60	1,224.60	750.00	3,190.45	750.00
5245 INTEREST INCOME	0.00	0.29	0.29	5.00	7.14	5.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	65.00	0.00
5256 ADVERTISING	0.00	0.00	0.00	0.00	40.00	0.00
5450 TRANSFERS TO RESERVE	(7,738.00)	(7,738.00)	0.00	(92,856.00)	(92,856.00)	(92,856.00)
TOTAL INCOME	19,182.00	20,501.89	1,319.89	230,939.00	234,091.59	230,939.00
EXPENSES						
7030 MANAGEMENT FEES	1,450.00	1,450.00	0.00	17,400.00	17,400.00	17,400.00
7040 LEGAL FEES	0.00	0.00	0.00	1,000.00	31.00	1,000.00
7045 LEGAL COLLECTIONS	0.00	0.00	0.00	750.00	1,965.85	750.00
7055 AUDIT FEES	0.00	0.00	0.00	1,100.00	1,200.00	1,100.00
7060 PRINTING & COPYING	500.00	473.90	26.10	1,750.00	3,628.87	1,750.00
7062 POSTAGE	0.00	15.98	(15.98)	700.00	171.29	700.00
7075 LICENSE,PERMITS,DUES	0.00	0.00	0.00	0.00	285.00	0.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	0.00	1,272.57	0.00
7085 ANNUAL MEETING	0.00	0.00	0.00	900.00	1,966.96	900.00
7090 MISC ADMINISTRATIVE	0.00	107.00	(107.00)	500.00	1,672.68	500.00
TOTAL ADMINISTRATIVE	1,950.00	2,046.88	(96.88)	24,100.00	29,594.22	24,100.00
7130 INSURANCE	2,950.00	1,440.20	1,509.80	35,400.00	28,617.80	35,400.00
TOTAL TAXES & INSURANCE	2,950.00	1,440.20	1,509.80	35,400.00	28,617.80	35,400.00
7230 BLDG & FACILITY RPR	300.00	799.77	(499.77)	3,600.00	8,451.89	3,600.00
7250 LIGHT MAINTENANCE	0.00	375.00	(375.00)	600.00	3,056.32	600.00
7260 GUTTER MAINTENANCE	0.00	4,000.00	(4,000.00)	3,400.00	5,970.00	3,400.00
7270 ROOF REPAIRS	0.00	0.00	0.00	0.00	225.00	0.00
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	1,000.00	14,672.72	1,000.00
TOTAL BUILDING MAINT	300.00	5,174.77	(4,874.77)	8,600.00	32,375.93	8,600.00

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7320 GAS/ELECTRIC	275.00	138.82	136.18	3,300.00	3,208.72	3,300.00
7370 WATER/SEWER	7,000.00	5,225.24	1,774.76	84,000.00	83,285.43	84,000.00
7380 TRASH REMOVAL	1,600.00	1,696.00	(96.00)	19,200.00	21,275.00	19,200.00
TOTAL UTILITIES	8,875.00	7,060.06	1,814.94	106,500.00	107,769.15	106,500.00
7410 LANDSCAPE MAINT	475.00	0.00	475.00	5,700.00	5,568.60	5,700.00
7415 LANDSCAPE CONTRACT	200.00	0.00	200.00	24,520.00	24,975.00	24,520.00
7425 TREE PRUNING	0.00	0.00	0.00	1,000.00	845.00	1,000.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7440 SPRINKLER REPAIR	0.00	0.00	0.00	1,600.00	1,525.70	1,600.00
7460 FENCE REPAIRS	0.00	0.00	0.00	0.00	1,047.87	0.00
TOTAL LANDSCAPE MAINT	675.00	0.00	675.00	33,820.00	33,962.17	33,820.00
7526 PEST CONTROL	0.00	0.00	0.00	100.00	0.00	100.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	100.00	0.00	100.00
7630 SNOW REMOVAL	2,300.00	0.00	2,300.00	16,000.00	5,108.00	16,000.00
TOTAL SNOW/ROAD MAINT	2,300.00	0.00	2,300.00	16,000.00	5,108.00	16,000.00
7715 ASSOCIATION PICNIC	0.00	0.00	0.00	750.00	87.89	750.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	750.00	87.89	750.00
7810 POOL/SPA CONTRACT	0.00	0.00	0.00	4,000.00	3,977.81	4,000.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	1,300.00	3,009.26	1,300.00
7820 POOL REPAIRS	0.00	0.00	0.00	319.00	379.07	319.00
7831 POOL KEYS	0.00	0.00	0.00	50.00	0.00	50.00
TOTAL REC/FACILITY EXP	0.00	0.00	0.00	5,669.00	7,366.14	5,669.00
TOTAL EXPENSES	17,050.00	15,721.91	1,328.09	230,939.00	244,881.30	230,939.00
NET PROFIT/LOSS	2,132.00	4,779.98	2,647.98	0.00	(10,789.71)	0.00

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RESERVE REVENUE						
9200 RESERVES TRANSFER	7,738.00	7,738.00	0.00	92,856.00	92,856.00	92,856.00
9350 INTEREST INCOME	0.00	28.50	28.50	0.00	274.11	0.00
TOTAL REVENUE	7,738.00	7,766.50	28.50	92,856.00	93,130.11	92,856.00
EXPENSE						
9530 ASPHALT SEAL	0.00	0.00	0.00	15,000.00	0.00	15,000.00
9536 SIDING	0.00	0.00	0.00	0.00	4,200.00	0.00
9540 CONCRETE	0.00	0.00	0.00	10,000.00	8,170.00	10,000.00
9553 GARGABE BIN DOORS	0.00	0.00	0.00	0.00	1,236.65	0.00
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	0.00	7,000.00
TOTAL EXPENSES	0.00	0.00	0.00	34,000.00	13,606.65	34,000.00
EXCESS/LOSS OF RESERVES	7,738.00	7,766.50	28.50	58,856.00	79,523.46	58,856.00