

INNSBRUCK IN AURORA

AS OF MAY 31, 2019

ASSETS

CASH

| | |
|-------------------|------------|
| 1012 CASH-US BANK | 6,147.57 |
| 1020 RES-US BANK | 296,140.14 |

TOTAL CASH

302,287.71

ACCOUNTS RECEIVABLE

| | |
|-------------------------|------------|
| 1110 DUES RECEIVABLE | 9,783.80 |
| 1115 ALLOW FOR BAD DEBT | (4,000.00) |
| 1130 DUE TO RESERVES | 22,000.00 |

TOTAL RECEIVABLES

27,783.80

TOTAL ASSETS

330,071.51

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | |
|--------------------------|-----------|
| 2115 PREPAID ASSESSMENTS | 10,368.75 |
| 2180 COMCAST AGREEMENT | 19,200.00 |
| 2190 DUE FROM OPERATING | 22,000.00 |

TOTAL LIABILITIES

51,568.75

EQUITY

| | |
|---------------------------|-------------|
| 2930 WORKING CAPITAL | 880.00 |
| 2940 CURRENT EARNINGS | 9,804.17 |
| 2941 CURRENT EARNINGS | (9,804.17) |
| 2950 RESERVE FUND-PRIOR | 338,020.11 |
| 2955 RESERVE FUND-CURRENT | 7,564.03 |
| 2960 OPERATING FUND-PRIOR | (70,201.52) |
| 2965 OPERATING FD-CURRENT | 2,240.14 |

TOTAL EQUITY

278,502.76

TOT LIABILITY AND EQUITY

330,071.51

INNSBRUCK IN AURORA

Budget Comparison Report
AS OF MAY 31, 2019

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 | \$134,400.00 | \$134,400.00 | \$322,560.00 |
| 5210 LATE FEE CHARGE | 40.00 | 30.00 | (10.00) | 200.00 | 360.00 | 480.00 |
| 5220 COLLECTION COST REC | 0.00 | 1,127.00 | 1,127.00 | 750.00 | 3,738.40 | 750.00 |
| 5245 INTEREST INCOME | 0.00 | 0.41 | 0.41 | 5.00 | 3.25 | 5.00 |
| 5255 MISC INCOME | 0.00 | 0.00 | 0.00 | 0.00 | 150.00 | 0.00 |
| 5450 TRANSFERS TO RESERVE | (7,738.00) | (7,738.00) | 0.00 | (38,690.00) | (38,690.00) | (92,856.00) |
| TOTAL INCOME | 19,182.00 | 20,299.41 | 1,117.41 | 96,665.00 | 99,961.65 | 230,939.00 |

EXPENSES

| | | | | | | |
|------------------------------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|
| 7030 MANAGEMENT FEES | 1,650.00 | 1,650.00 | 0.00 | 8,250.00 | 8,250.00 | 19,800.00 |
| 7040 LEGAL FEES | 0.00 | 0.00 | 0.00 | 500.00 | 924.00 | 500.00 |
| 7045 LEGAL COLLECTIONS | 0.00 | 162.00 | (162.00) | 750.00 | 2,611.40 | 750.00 |
| 7055 AUDIT FEES | 1,200.00 | 0.00 | 1,200.00 | 1,200.00 | 300.00 | 1,200.00 |
| 7060 PRINTING & COPYING | 200.00 | 6.20 | 193.80 | 650.00 | 1,235.37 | 1,750.00 |
| 7062 POSTAGE | 0.00 | 17.65 | (17.65) | 600.00 | 87.37 | 700.00 |
| 7075 LICENSE,PERMITS,DUES | 0.00 | 0.00 | 0.00 | 450.00 | 0.00 | 450.00 |
| 7080 NEWSLETTER PRODUCT | 0.00 | 0.00 | 0.00 | 0.00 | 250.00 | 0.00 |
| 7085 ANNUAL MEETING | 0.00 | 0.00 | 0.00 | 900.00 | 0.00 | 900.00 |
| 7090 MISC ADMINISTRATIVE | 0.00 | 143.00 | (143.00) | 500.00 | 650.00 | 1,500.00 |
| TOTAL ADMINISTRATIVE | 3,050.00 | 1,978.85 | 1,071.15 | 13,800.00 | 14,308.14 | 27,550.00 |
| 7130 INSURANCE | 1,654.00 | 1,634.19 | 19.81 | 8,270.00 | 8,170.95 | 19,848.00 |
| TOTAL TAXES & INSURANCE | 1,654.00 | 1,634.19 | 19.81 | 8,270.00 | 8,170.95 | 19,848.00 |
| 7230 BLDG & FACILITY RPR | 500.00 | 0.00 | 500.00 | 2,100.00 | 726.95 | 5,000.00 |
| 7250 LIGHT MAINTENANCE | 0.00 | 440.00 | (440.00) | 750.00 | 1,730.00 | 1,500.00 |
| 7260 GUTTER MAINTENANCE | 1,700.00 | 0.00 | 1,700.00 | 1,700.00 | 0.00 | 3,400.00 |
| 7270 ROOF REPAIRS | 4,000.00 | 0.00 | 4,000.00 | 4,000.00 | 285.00 | 4,000.00 |
| 7280 PLBG & SEWER MAINT | 0.00 | 0.00 | 0.00 | 1,000.00 | 0.00 | 1,000.00 |
| 7295 INSURANCE CLAIM | 0.00 | 0.00 | 0.00 | 0.00 | (1,485.00) | 0.00 |
| TOTAL BUILDING MAINT | 6,200.00 | 440.00 | 5,760.00 | 9,550.00 | 1,256.95 | 14,900.00 |
| 7320 GAS/ELECTRIC | 198.00 | 160.24 | 37.76 | 990.00 | 726.65 | 3,187.00 |
| 7370 WATER/SEWER | 5,900.00 | 5,354.64 | 545.36 | 26,070.00 | 25,142.15 | 76,020.00 |
| 7380 TRASH REMOVAL | 1,798.00 | 0.00 | 1,798.00 | 8,990.00 | 7,318.00 | 21,576.00 |

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

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|--------------------------------|------------|-----------|----------------|------------|------------|---------------|
| TOTAL UTILITIES | 7,896.00 | 5,514.88 | 2,381.12 | 36,050.00 | 33,186.80 | 100,783.00 |
| 7410 LANDSCAPE MAINT | 475.00 | 75.00 | 400.00 | 2,375.00 | 6,681.45 | 5,700.00 |
| 7415 LANDSCAPE CONTRACT | 3,360.00 | 3,680.00 | (320.00) | 7,320.00 | 7,960.00 | 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 | 600.00 | 0.00 | 600.00 | 600.00 | 0.00 | 600.00 |
| 7430 TREE/SHRUB INSTALL | 1,000.00 | 0.00 | 1,000.00 | 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 | 300.00 | 400.00 | (100.00) | 800.00 | 1,597.00 | 1,600.00 |
| 7460 FENCE REPAIRS | 0.00 | 0.00 | 0.00 | 0.00 | 3,321.30 | 0.00 |
| TOTAL LANDSCAPE MAINT | 5,735.00 | 4,155.00 | 1,580.00 | 16,544.00 | 25,984.75 | 38,469.00 |
| 7526 PEST CONTROL | 100.00 | 0.00 | 100.00 | 100.00 | 0.00 | 100.00 |
| TOTAL GROUNDS MAINTENAN | 100.00 | 0.00 | 100.00 | 100.00 | 0.00 | 100.00 |
| 7610 STREET PAINTING | 500.00 | 0.00 | 500.00 | 500.00 | 0.00 | 500.00 |
| 7615 ASPHALT REPAIRS | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,500.00 |
| 7630 SNOW REMOVAL | 0.00 | 189.00 | (189.00) | 11,300.00 | 13,173.75 | 16,000.00 |
| 7635 SIGN PURCH & REPAIRS | 250.00 | 82.69 | 167.31 | 250.00 | 82.69 | 250.00 |
| TOTAL SNOW/ROAD MAINT | 750.00 | 271.69 | 478.31 | 12,050.00 | 13,256.44 | 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 | 550.00 | 562.50 | (12.50) | 1,650.00 | 1,125.00 | 4,400.00 |
| 7815 POOL SUPPLIES/CHEMIC | 500.00 | 432.48 | 67.52 | 500.00 | 432.48 | 1,300.00 |
| 7820 POOL REPAIRS | 0.00 | 0.00 | 0.00 | 1,450.00 | 0.00 | 1,950.00 |
| 7831 POOL KEYS | 0.00 | 0.00 | 0.00 | 50.00 | 0.00 | 50.00 |
| TOTAL REC/FACILITY EXP | 1,050.00 | 994.98 | 55.02 | 3,650.00 | 1,557.48 | 7,700.00 |
| TOTAL EXPENSES | 26,435.00 | 14,989.59 | 11,445.41 | 100,014.00 | 97,721.51 | 230,900.00 |
| NET PROFIT/LOSS | (7,253.00) | 5,309.82 | 12,562.82 | (3,349.00) | 2,240.14 | 39.00 |

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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 | 38,690.00 | 38,690.00 | 92,856.00 |
| 9350 INTEREST INCOME | 0.00 | 158.76 | 158.76 | 0.00 | 780.99 | 0.00 |
| TOTAL REVENUE | 7,738.00 | 7,896.76 | 158.76 | 38,690.00 | 39,470.99 | 92,856.00 |
| EXPENSE | | | | | | |
| 9530 ASPHALT SEAL | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 15,000.00 |
| 9532 LIGHT MAINTENANCE | 0.00 | 3,260.00 | (3,260.00) | 0.00 | 3,260.00 | 0.00 |
| 9540 CONCRETE | 10,000.00 | 0.00 | 10,000.00 | 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 | 2,000.00 | 0.00 | 2,000.00 | 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 |
| TOTAL EXPENSES | 12,000.00 | 3,260.00 | 8,740.00 | 27,000.00 | 31,906.96 | 42,000.00 |
| EXCESS/LOSS OF RESERVES | (4,262.00) | 4,636.76 | 8,898.76 | 11,690.00 | 7,564.03 | 50,856.00 |