

AS OF AUGUST 31, 2017

**ASSETS****CASH**

|                   |                  |
|-------------------|------------------|
| 1012 CASH-US BANK | 4,674.69         |
| 1019 RES-US BANK  | 194,250.57       |
| 1020 RES-US BANK  | <u>36,333.55</u> |

|                   |  |                   |
|-------------------|--|-------------------|
| <b>TOTAL CASH</b> |  | <u>235,258.81</u> |
|-------------------|--|-------------------|

**ACCOUNTS RECEIVABLE**

|                         |                   |
|-------------------------|-------------------|
| 1110 DUES RECEIVABLE    | 5,316.82          |
| 1115 ALLOW FOR BAD DEBT | (7,000.00)        |
| 1130 DUE TO RESERVES    | <u>114,607.00</u> |

|                          |  |                   |
|--------------------------|--|-------------------|
| <b>TOTAL RECEIVABLES</b> |  | <u>112,923.82</u> |
|--------------------------|--|-------------------|

|                     |  |                          |
|---------------------|--|--------------------------|
| <b>TOTAL ASSETS</b> |  | <u><u>348,182.63</u></u> |
|---------------------|--|--------------------------|

**LIABILITIES & EQUITY****CURRENT LIABILITIES**

|                          |                   |
|--------------------------|-------------------|
| 2115 PREPAID ASSESSMENTS | 6,408.00          |
| 2180 COMCAST AGREEMENT   | 21,600.00         |
| 2190 DUE FROM OPERATING  | <u>114,607.00</u> |

|                          |  |                   |
|--------------------------|--|-------------------|
| <b>TOTAL LIABILITIES</b> |  | <u>142,615.00</u> |
|--------------------------|--|-------------------|

**EQUITY**

|                           |                   |
|---------------------------|-------------------|
| 2930 WORKING CAPITAL      | 880.00            |
| 2940 CURRENT EARNINGS     | 48,232.77         |
| 2941 CURRENT EARNINGS     | (48,232.77)       |
| 2950 RESERVE FUND-PRIOR   | 204,840.81        |
| 2955 RESERVE FUND-CURRENT | 52,663.31         |
| 2960 OPERATING FUND-PRIOR | (48,385.95)       |
| 2965 OPERATING FD-CURRENT | <u>(4,430.54)</u> |

|                     |  |                   |
|---------------------|--|-------------------|
| <b>TOTAL EQUITY</b> |  | <u>205,567.63</u> |
|---------------------|--|-------------------|

|                                 |  |                          |
|---------------------------------|--|--------------------------|
| <b>TOT LIABILITY AND EQUITY</b> |  | <u><u>348,182.63</u></u> |
|---------------------------------|--|--------------------------|

**INNSBRUCK IN AURORA**

Budget Comparison Report  
AS OF AUGUST 31, 2017

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            | \$215,040.00      | \$215,040.00      | \$322,560.00      |
| 5210 LATE FEE CHARGE               | 40.00            | 105.00           | 65.00             | 320.00            | 610.00            | 480.00            |
| 5215 NSF FEE                       | 0.00             | 0.00             | 0.00              | 0.00              | 40.00             | 0.00              |
| 5220 COLLECTION COST REC           | 0.00             | 180.00           | 180.00            | 750.00            | 469.05            | 750.00            |
| 5245 INTEREST INCOME               | 0.00             | 0.24             | 0.24              | 5.00              | 6.01              | 5.00              |
| 5255 MISC INCOME                   | 0.00             | 5.00             | 5.00              | 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              | (61,904.00)       | (61,904.00)       | (92,856.00)       |
| <b>TOTAL INCOME</b>                | <b>19,182.00</b> | <b>19,432.24</b> | <b>250.24</b>     | <b>154,211.00</b> | <b>154,366.06</b> | <b>230,939.00</b> |
| <b>EXPENSES</b>                    |                  |                  |                   |                   |                   |                   |
| 7030 MANAGEMENT FEES               | 1,450.00         | 1,450.00         | 0.00              | 11,600.00         | 11,600.00         | 17,400.00         |
| 7040 LEGAL FEES                    | 0.00             | 0.00             | 0.00              | 1,000.00          | 0.00              | 1,000.00          |
| 7045 LEGAL COLLECTIONS             | 0.00             | 261.00           | (261.00)          | 750.00            | 469.05            | 750.00            |
| 7055 AUDIT FEES                    | 0.00             | 0.00             | 0.00              | 1,100.00          | 1,200.00          | 1,100.00          |
| 7060 PRINTING & COPYING            | 0.00             | 14.40            | (14.40)           | 850.00            | 1,515.81          | 1,750.00          |
| 7062 POSTAGE                       | 0.00             | 0.00             | 0.00              | 600.00            | 103.69            | 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             | 1,394.00         | (1,394.00)        | 900.00            | 1,394.00          | 900.00            |
| 7090 MISC-ADMINISTRATIVE           | 0.00             | 130.80           | (130.80)          | 500.00            | 939.80            | 500.00            |
| <b>TOTAL ADMINISTRATIVE</b>        | <b>1,450.00</b>  | <b>3,250.20</b>  | <b>(1,800.20)</b> | <b>17,300.00</b>  | <b>18,779.92</b>  | <b>24,100.00</b>  |
| 7130 INSURANCE                     | 2,950.00         | 2,390.66         | 559.34            | 23,600.00         | 18,488.72         | 35,400.00         |
| <b>TOTAL TAXES &amp; INSURANCE</b> | <b>2,950.00</b>  | <b>2,390.66</b>  | <b>559.34</b>     | <b>23,600.00</b>  | <b>18,488.72</b>  | <b>35,400.00</b>  |
| 7230 BLDG & FACILITY RPR           | 300.00           | 203.00           | 97.00             | 2,400.00          | 6,657.12          | 3,600.00          |
| 7250 LIGHT MAINTENANCE             | 0.00             | 0.00             | 0.00              | 450.00            | 1,479.32          | 600.00            |
| 7260 GUTTER MAINTENANCE            | 0.00             | 175.00           | (175.00)          | 1,700.00          | 730.00            | 3,400.00          |
| 7270 ROOF REPAIRS                  | 0.00             | 0.00             | 0.00              | 0.00              | 225.00            | 0.00              |
| 7280 PLBG & SEWER MAINT            | 0.00             | 192.54           | (192.54)          | 1,000.00          | 12,923.72         | 1,000.00          |
| <b>TOTAL BUILDING MAINT</b>        | <b>300.00</b>    | <b>570.54</b>    | <b>(270.54)</b>   | <b>5,550.00</b>   | <b>22,015.16</b>  | <b>8,600.00</b>   |

INNSBRUCK IN AURORA

Budget Comparison Report  
AS OF AUGUST 31, 2017

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

|                                  | BUDGET           | ACTUAL            | CURR. VARIANCE    | YTD BUDGET        | YTD ACTUAL        | ANNUAL BUDGET     |
|----------------------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 7320 GAS/ELECTRIC                | 275.00           | 610.12            | (335.12)          | 2,200.00          | 2,292.86          | 3,300.00          |
| 7370 WATER/SEWER                 | 7,000.00         | 11,820.29         | (4,820.29)        | 56,000.00         | 47,413.11         | 84,000.00         |
| 7380 TRASH REMOVAL               | 1,600.00         | 0.00              | 1,600.00          | 12,800.00         | 14,491.00         | 19,200.00         |
| <b>TOTAL UTILITIES</b>           | <b>8,875.00</b>  | <b>12,430.41</b>  | <b>(3,555.41)</b> | <b>71,000.00</b>  | <b>64,196.97</b>  | <b>106,500.00</b> |
| 7410 LANDSCAPE MAINT             | 475.00           | 1,257.00          | (782.00)          | 3,800.00          | 5,193.60          | 5,700.00          |
| 7415 LANDSCAPE CONTRACT          | 3,360.00         | 3,425.00          | (65.00)           | 17,400.00         | 17,925.00         | 24,520.00         |
| 7425 TREE PRUNING                | 0.00             | 845.00            | (845.00)          | 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            | 200.00           | 528.00            | (328.00)          | 1,400.00          | 1,107.30          | 1,600.00          |
| 7460 FENCE REPAIRS               | 0.00             | 0.00              | 0.00              | 0.00              | 496.40            | 0.00              |
| <b>TOTAL LANDSCAPE MAINT</b>     | <b>4,035.00</b>  | <b>6,055.00</b>   | <b>(2,020.00)</b> | <b>24,600.00</b>  | <b>25,567.30</b>  | <b>33,820.00</b>  |
| 7526 PEST CONTROL                | 0.00             | 0.00              | 0.00              | 100.00            | 0.00              | 100.00            |
| <b>TOTAL GROUNDS MAINTENANCE</b> | <b>0.00</b>      | <b>0.00</b>       | <b>0.00</b>       | <b>100.00</b>     | <b>0.00</b>       | <b>100.00</b>     |
| 7630 SNOW REMOVAL                | 0.00             | 0.00              | 0.00              | 11,300.00         | 4,858.00          | 16,000.00         |
| <b>TOTAL SNOW/ROAD MAINT</b>     | <b>0.00</b>      | <b>0.00</b>       | <b>0.00</b>       | <b>11,300.00</b>  | <b>4,858.00</b>   | <b>16,000.00</b>  |
| 7715 ASSOCIATION PICNIC          | 0.00             | 0.00              | 0.00              | 750.00            | 0.00              | 750.00            |
| <b>TOTAL OTHER EXPENSES</b>      | <b>0.00</b>      | <b>0.00</b>       | <b>0.00</b>       | <b>750.00</b>     | <b>0.00</b>       | <b>750.00</b>     |
| 7810 POOL/SPA CONTRACT           | 500.00           | 537.50            | (37.50)           | 3,000.00          | 2,687.50          | 4,000.00          |
| 7815 POOL SUPPLIES/CHEMIC        | 200.00           | 907.43            | (707.43)          | 1,300.00          | 2,086.65          | 1,300.00          |
| 7820 POOL REPAIRS                | 0.00             | 0.00              | 0.00              | 319.00            | 116.38            | 319.00            |
| 7831 POOL KEYS                   | 0.00             | 0.00              | 0.00              | 50.00             | 0.00              | 50.00             |
| <b>TOTAL REC/FACILITY EXP</b>    | <b>700.00</b>    | <b>1,444.93</b>   | <b>(744.93)</b>   | <b>4,669.00</b>   | <b>4,890.53</b>   | <b>5,669.00</b>   |
| <b>TOTAL EXPENSES</b>            | <b>18,310.00</b> | <b>26,141.74</b>  | <b>(7,831.74)</b> | <b>158,869.00</b> | <b>158,796.60</b> | <b>230,939.00</b> |
| <b>NET PROFIT/LOSS</b>           | <b>872.00</b>    | <b>(6,709.50)</b> | <b>(7,581.50)</b> | <b>(4,658.00)</b> | <b>(4,430.54)</b> | <b>0.00</b>       |

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Budget Comparison Report  
AS OF AUGUST 31, 2017

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

|                                | BUDGET          | ACTUAL          | CURR. VARIANCE | YTD BUDGET       | YTD ACTUAL       | ANNUAL BUDGET    |
|--------------------------------|-----------------|-----------------|----------------|------------------|------------------|------------------|
| <b>RESERVE REVENUE</b>         |                 |                 |                |                  |                  |                  |
| 9200 RESERVES TRANSFER         | 7,738.00        | 7,738.00        | 0.00           | 61,904.00        | 61,904.00        | 92,856.00        |
| 9350 INTEREST INCOME           | 0.00            | 27.09           | 27.09          | 0.00             | 165.96           | 0.00             |
| <b>TOTAL REVENUE</b>           | <b>7,738.00</b> | <b>7,765.09</b> | <b>27.09</b>   | <b>61,904.00</b> | <b>62,069.96</b> | <b>92,856.00</b> |
|                                |                 |                 |                |                  |                  |                  |
| <b>EXPENSE</b>                 |                 |                 |                |                  |                  |                  |
| 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        | 8,170.00         | 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         |
| <b>TOTAL EXPENSES</b>          | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>    | <b>34,000.00</b> | <b>9,406.65</b>  | <b>34,000.00</b> |
| <b>EXCESS/LOSS OF RESERVES</b> | <b>7,738.00</b> | <b>7,765.09</b> | <b>27.09</b>   | <b>27,904.00</b> | <b>52,663.31</b> | <b>58,856.00</b> |