		2021-2022	2022-2023	2022-2023	2023-2024	2023-2024	2023-2024	2024-2025	2024-2025
			Budget		Budget	05/01/2023-04/30/24	Projected	Budget	5/1/2024 - 06/30/2024
	REVENUES	Projected	Approved	Actual	Approved	Actual		Proposed	Actual
	OPERATIONAL REVENUES								
	Beginning Balance on May 1	9,776.24	3,924.08	3,924.08	15,447.05		127,449.19	37,000.00	7,109.89
	Dues Income Invoiced	146,082.04	158,237.36	158,237.36	181,301.68	181,301.76	181,301.68	304,313.81	76,078.44
	YTD Collected Dues	146,082.04		158,237.36			181,301.68		64,735.48
	Collected Pre-Paid Dues	581.58					33,675.92		37,270.19
	Unpaid								12,057.99
	Other Income- Lien/Legal								
	Insurance Claim Income			98,078.15		28,986.41	23,997.86	28,986.41	23,997.86
	Insurance Refund							53,435.64	
	Late Fees/Fines	879.47							
	Special Assessment Insurance				215,442.43	215,442.44	215,442.44		
	Unpaid Insurance Assessment								
	Special Assessment					38,000.00	38,000.00		89,924.70
	Other					36,787.38			
	Received from savings								81,264.26
	Transferred to Savings								(12,500.00)
	Transferred to Savings								(4,496.61)
	Collected from receivable								(713.72)
	Received Income from exterior account								52,299.24
	Recievable charged in Checking should be savings								(1,655.60)
	Expenses from last fiscal year paid this Fiscal and Other								(1,051.06)
A	TOTAL OPERATIONAL REVENUES	$ 157,319.33	$ 158,237.36	$ 260,239.59	$ 181,301.68	500,517.99	619,867.09	423,735.86	$ 76,078.44
	Total Cash inflow (IIB Checking Account)								$ 208,989.74
	EXPENSES								
	ADMINISTRATIVE								
	Property Management Fee	10,200.00	10,400.00	10,400.00	10,400.00	10,400.04	10,400.00	11,000.00	1,833.34
	Legal Fees		500.00	627.00	500.00	714.00	714.00	500.00	660.00
	Office Expense/Copying/Postage/checks/c	800.00	1,000.00	1,259.02	1,050.00	984.27	1,212.08	1,200.00	209.50
	Long Distance Charges	32.00	32.00	32.00					
	Accounting Fees	1,000.00	1,000.00	1,000.00	1,000.00	1,050.00	1,050.00	1,050.00	
	Board and Annual Meeting Conference Calls								
B	TOTAL ADMIN. EXPENSES	$ 12,032.00	$ 12,932.00	$ 13,318.02	$ 12,950.00	$ 13,148.31	$ 13,376.08	$ 13,750.00	$ 2,702.84
	INSURANCE AND TAXES								
	Insurance Premiums	30,109.07	33,918.00	29,013.09	39,588.66	254,615.00	281,721.56	269,651.00	132,448.66
	Increased Premium								
	Insurance Claims			77,911.78	151,447.05	151,447.05	151,447.05		23,997.83
	Taxes	30.00	30.00	30.00	30.00	7,993.61		30.00	
C	TOTAL INSURANCE AND TAXES	$ 30,139.07	$ 33,948.00	$ 106,954.87	$ 191,065.71	$ 414,055.66	$ 433,168.61	$ 269,681.00	$ 156,446.49
	COMMON AREA MAINTENANCE								
	Carpet Cleaning	2,309.16	2,400.00	2,347.58	2,400.00	1,324.06	2,400.00	2,400.00	
	Hallway Cleaning	3,607.50	3,600.00	5,040.00	5,000.00	4,485.00	5,085.00	5,100.00	450.00
	Dryer Vent Inspections	1,900.00	1,900.00	2,420.00	2,420.00	2,185.00	2,185.00	2,200.00	
	Furnace Inspections	1,785.50	1,800.00	2,091.43	2,000.00	2,191.60	2,191.60	2,200.00	
	Water Heater Inspection	1,785.50	2,000.00	1,816.42	1,820.00	2,191.60	2,191.60	2,200.00	
	Chimney Inspections	1,592.00	1,592.00	1,892.00	1,892.00	1,518.00	1,518.00	1,600.00	
	Light Checks & bulbs	680.00	680.00	700.00	680.00	819.00	861.00	800.00	192.00
	Plumbing Repairs	976.31	600.00	1,065.08	600.00	0.00	0.00	0.00	
	Fire Suppression Testing	270.00	270.00	420.00	420.00	1,395.28	950.00	950.00	
	Electric Repairs /Common Area Lighting		300.00		300.00	0.00	0.00	0.00	
	Window Cleaning	4,400.00	4,400.00	4,400.00	4,400.00	4,400.00	4,400.00	4,400.00	2,200.00
	Maintenance Supplies	317.96	300.00	276.91	300.00	325.00	411.03	425.00	48.00
+	General Maintenance Repairs	13,191.29	13,000.00	16,605.45	14,000.00	16,549.16	15,515.24	15,500.00	3,449.69
D	TOTAL COMMON AREA MAINTENANC	$ 32,815.22	$ 32,842.00	$ 39,074.87	$ 36,232.00	$ 37,383.70	$ 37,708.47	$ 37,775.00	$ 6,339.69
E	UTILITIES								
	Cable	12,826.00	13,435.92	14,108.40	14,780.88	15,514.90	15,514.90	15,514.90	2,707.34
	Electric	8,386.89	8,400.00	10,498.21	9,500.00	11,006.79	11,214.09	10,500.00	3,076.85
	Gas (jacuzzi)	495.31	500.00	649.83	582.00	534.72	626.53	650.00	117.19
	Irrigation	1,225.84	1,100.00	1,168.86	1,200.00	500.04	500.04	1,200.00	95.46
	Trash- In-House	4,200.00	4,200.00	4,370.00	4,325.00	7,146.40	4,820.00	4,820.00	864.00
	Clear Creek Trash Pick-up	6,081.82	6,050.16	7,799.44	7,910.40	4,569.40	7,791.50	7,910.40	
	Telephone - Elevator	818.42	700.00	992.10	920.00	1,093.20	1,084.56	1,084.56	202.94
	Fire Alarm/Heat Detector Monitoring/Inspe	1,536.00	1,600.00	2,168.00	2,000.00	2,448.66	2,893.94	3,000.00	
+	Water/Sewer	12,158.92	12,500.00	12,158.92	12,500.00	12,516.16	12,536.16	12,500.00	2,574.68
	TOTAL UTILITIES	$ 47,729.20	$ 48,486.08	$ 53,913.76	53,718.28	55,330.27	56,981.72	57,179.86	9,638.46
	HOT TUB MAINTENANCE AND REPAI	$ 2,000.00	$ 2,500.00	$ 1,774.82	2,500.00	2,212.22	1,428.91	1,800.00	2,019.93
	ELEVATOR								
	Service Contract	5,579.28	5,579.28	6,314.24	6,314.24	7,190.26	7,190.26	7,300.00	3,898.61
	Certificates	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
	Repairs	475.00	500.00	225.00	500.00	60.00	60.00	500.00	
	TOTAL ELEVATOR EXPENSES	$ 6,304.28	$ 6,329.28	$ 6,789.24	7,064.24	7,500.26	7,500.26	8,050.00	4,148.61
	LANDSCAPE AND SNOW REMOVAL								
	Landscape Maintenance Contract	9,987.98	12,600.00	12,302.01	13,500.00	15,672.14	17,490.27	18,000.00	3,950.15
	Seasonal Flowers/Tree Removal/trimming/	2,700.00	2,600.00	2,870.00	2,900.00	11,371.50	2,980.00	3,500.00	1,897.50
	Irrigation Repairs	1,187.50	1,000.00	4,531.92	2,000.00	991.85	2,135.00	3,000.00	
	Snow Removal	7,500.00	5,000.00	36,575.45	11,000.00	9,909.47	9,500.00	11,000.00	
D	TOTAL LANDSCAPE AND SNOW REMO	$ 21,375.48	$ 21,200.00	$ 56,279.38	29,400.00	37,944.96	32,105.27	35,500.00	5,847.65
E	TOTAL EXPENSES	$ 152,395.25	$ 158,237.36	$ 278,104.96	332,930.23	567,575.38	582,269.32	423,735.86	187,143.67
F	NET INCOME/LOSS	$ 4,924.08	$ (0.00)	$ (17,865.37)	151,447.05	(67,057.39)	37,597.77	-	(111,065.23)
	Total Cash (IIB Checking Account) as of June 30, 2024								21,846.07

		2021-2022	2022-2023 Budget	2022-2023	2023-2024 Budget	2023-2024 05/01/2023-04/30/24	2023-2024 Projected	2024-2025 Budget	2024-2025 5/1/2024 - 06/30/2024
	CAPITAL IMPROVEMENT BUDGET								
	Beginning Balance on May 1	98,849.50	130,058.38	130,008.94	113,761.00		113,761.00	168,856.00	167,518.30
	Capital Reserve Income Invoiced	40,000.00	40,000.00	40,000.00	50,000.00	50,000.00	50,000.00	50,000.00	12,500.00
	YTD Collected Dues	40,000.00		40,000.00			50,000.00		12,500.00
	Unused Insurance Claim Refund						28,986.41	28,986.41	
	Collected Pre-Paid Dues								
	Unpaid								
	Transferred to Checking								(81,264.26)
	Transferred from Checking								4,496.61
	Interest Income	11.00		324.98		4,139.52	262.39		42.32
G	TOTAL	$ 138,849.50	$ 170,058.38	$ 170,008.94	163,761.00	54,139.52	193,009.80	247,842.41	12,542.32
	Total Cash inflow (IIB Savings Account)								103,292.97
	CAPITAL EXPENSES								
	Signage								
	Knox Boxes For Fire Department $300.00 each								
	Garage Heat Tape and Insulation								
	Garage/Stairwell Lighting			2,517.21					
	Asphalt/Garage								995.60
	Crawl Space Repairs								
	Elevator Repairs/Upgrades			1,840.86		2,242.47	2,242.47		
	Gas Meter Covers per Intermountain Gas								
	Electrical								
	Gas Leak								
	Gutters			25,748.24					
	Heat Tape and Insulation Replaced in Garage								
	Sump Pump								
	Spa Expenses	1,791.12		2,086.26		4,533.84	4,161.92	3,000.00	660.00
	Tree Care / Removal			1,820.00					
	Ditch Work								
	Courtyard Deck			2,893.57					
	Landscaping Improvements					19,128.62	15,207.14	5,000.00	
	Capital Reserve Study for 2016								
	Interior Repairs	7,000.00		6,913.75		2,542.25	2,542.25	5,000.00	
	Fire Alarms								
	Fire Suppression System			9,234.00					
	Roof Repairs/Inspections								
	Chimney Cap Replacement								
H	TOTAL CAPITAL EXPENSE BUDGET	$ 8,791.12	$ -	$ 53,053.89	-	28,447.18	24,153.78	13,000.00	1,655.60
I	NET PROFIT/LOSS CAPITAL	$ 130,058.38	$ 170,058.38	$ 116,955.05	163,761.00	25,692.34	168,856.02	234,842.41	10,886.72
	Net Total Cash (IIB Savings Account) as of June 30, 2024								103,292.97
	SPECIAL PROJECT BUDGET								
	Beginning Balance on May 1	402,143.04	860,714.00	860,714.00	1,150,823.00		1,150,074.00	1,150,823.00	28,114.86
	Special Assessment Income Invoiced	768,000.00	384,000.00	384,000.00				269,774.09	89,924.70
	YTD Collected Dues	768,000.00		384,000.00					83,454.53
	Unpaid								14,226.09
	Refund from Doty				`		2,150.00		
	Collected Pre-paid Dues						10,116.53	10,116.53	
	Delinquencies								
	Receivable from Checking (cash)								52,299.24
	Received from Supplier (cash)								37,625.46
	Tax Payments						5,380.27		
	Interest Income	636.28		18,734.91		8,424.82	31,907.91		
J	TOTAL	$1,170,779.32	$ 1,244,714.00	$ 1,263,448.91	$ 1,150,823.00	$ 8,424.82	$ 1,188,868.17	$ 1,420,597.09	$ 89,924.70
	Total Cash inflow (FIB Exterior Account)								$ 65,740.32
	SPECIAL PROJECT EXPENSES								
	Garage/Deck Project: Meyer Fee	178,937.49		1,026.48					
	Garage/Deck Project: Permits								
	Garage/Deck Project: Engineer Fee	957.50							
	Garage/Deck Project: Architect Fee	3,241.25				5,125.40			
	Garage/Deck Project: Landscaping	4,745.00							
	Exterior Improvement Project: Meyer Fee	27,042.43		900.00		415,850.23			
	Exterior Improvement Project: Architect Fee	18,157.81		14,339.48			2,402.50		
	Exterior Improvement Project: Retaining Wall			89,743.34					
	Building Envelope Specialist			6,500.00					
K	TOTAL SPECIAL PROJECT EXPENSE B	$ 233,081.48	$ -	$ 112,509.30	$ -	$ 420,975.63	$ 2,402.50	$ -	
									$ -
L	NET PROFIT/LOSS SPECIAL PROJECTS	$ 937,697.84	$ 1,244,714.00	$ 1,150,939.61	$ 1,150,823.00	$ (412,550.81)	$ 1,186,465.67	$ 1,420,597.09	$ 89,924.70
	Net Total Cash (FIB Exterior Account) as of June 30, 2024								$ 65,740.32