



Innsbrook
Condominium Owners' Association

November 30, 2016

Dear Innsbrook Condominium Owner,

As our year closes, we're happy to report that our budget is healthy and our buildings and grounds are looking great!

The big news for our Innsbrook condominiums this year is that we were able to weather the hail storm of 2015 and its corresponding roofing and siding repairs. As you may recall, the roofing was completed last year, but the siding replacement took an unnecessarily longer (our staunch opinion) time to resolve. Thankfully, our insistence with the insurance adjusters that the buildings should be uniform in appearance prevailed and by late summer we were able to order the appropriate amount of materials and move forward with the siding repairs.

Once again, our crews did an outstanding job keeping up with the annual litany of repairs: replacing decks (seven this year), sidewalk replacements (building #2), power washing and staining, water leaks, landscape beds, and many, many more.

We are projecting current revenue to meet the needs for accomplishing our maintenance goals for 2017. As such, the condominium maintenance fees for fiscal 2016/17 remain the same. We will continue to manage these funds as prudently as possible while ensuring great care for our condominiums.

Please refer to the enclosed Trustee's Letter for the Innsbrook Owners Association for more details.

Please join us at the annual Innsbrook Condominium Owners' Meeting on Saturday, January 7, 2017 from 9-10 a.m. at the Aspen Center. The meeting for those participating in the Rental Program will immediately follow. All are invited to attend.

Thank you and Happy Holidays.

Sincerely,

Charles Boyce, Trustee
Innsbrook Condominium Owners' Association
(636)928-3366 ext. 9164

Innsbrook Condominium Owners' Association

For the fiscal year December 1 through November 30, 2016

	Final	Budget
Revenue	2015-16	2016-17
Condo Maintenance Assessment (1)	94,146	95,100
Insurance Assessment (2)	74,797	80,800
Reserve Fee (3)	44,559	45,000
Miscellaneous Income (4)	6,326	10,400
Total Revenue	219,828	231,300
Expenses		
Insurance	75,522	80,800
Payroll & Payroll Taxes (5)	27,601	27,600
Condominium Maintenance (6)	17,306	23,700
Landscaping & Tools (7)	27,696	32,600
Office (8)	3,608	3,500
Taxes & Licenses (9)	613	600
Asphalt	-	12,500
Utilities (10)	4,372	4,500
Total Expenses	156,718	185,800
Roofing expense paid from reserve fund	27,971	
Net Fund Difference	35,139	45,500
Fund Balance - Beginning of Year	317,165	352,304
Fund Balance - End of Year	352,304	397,804

Note: All sums are rounded to the nearest dollar.

Not Included in Budgeted Items:

A portion of the assessments received from condominium owners relate to development maintenance, water, sewer, security, cable/internet, activities and facility complex fees. The condominium association directly remits the funds received for this portion of the assessment to the appropriate vendor upon receipt of the funds. Therefore, neither the revenue nor the expense is shown on the income statement

For example, \$27,913 of water fees were billed in 2015/16. One account remains unpaid, thus \$27,642 has been collected and this amount was submitted to the appropriate water district to pay the expense. On the association's balance sheet, the assessment funds received from condominium owners have been netted with the direct disbursement of the above mentioned fees to the appropriate vendors

One account from 2014 mid-year has an unpaid assessment totaling \$2,336. One account from 2015 mid-year has an unpaid assessment totaling \$2,664. One account from 2016 mid-year has an unpaid assessment totaling \$2,776. Of these past-due mid-year assessment amounts the condo association owes \$3,088 to IOA for development maintenance; and \$1,602 to the Innsbrook Corporation for cable/internet. The remaining balance is for insurance and the reserve fund.

Of the unpaid year-end assessments noted in item one above, the condo association owes \$1,184 to IOA for the security department, activities, and the facility complex fee; and \$1,814 to the Innsbrook Corporation for sewer, security system, and water.

- 1) **Condominium Maintenance:** These fees provide the basis for the general operating expenses of the Innsbrook Condominium Owners' Association. One account from 2014/15 and 2015/16 has unpaid year-end assessments totaling \$4,844.00; of which \$1,846 is the condominium maintenance assessment. Attorney's fees, filing fees and finance charges have been assessed and will accrue until paid in full.
- 2) **Insurance:** The general liability aggregate limit is \$2 million. Property coverage of up to \$13 million is also provided for all perils, excluding flood. Workman's Compensation Insurance is also included.
- 3) **Reserve:** These fees provide for eventual replacement of items such as roofing and siding, and to provide funds for unforeseen hazards and expenses. In this fiscal year, \$27,971 was used from the reserve to pay the remaining roof replacement cost not covered by the insurance due to depreciation.
- 4) **Miscellaneous:** This amount represents items such as marina fee and interest income. Interest income is earned on the balance of the individual money market account. The balance is maintained by depositing the reserve funds at the beginning of a fiscal year into the account.
- 5) **Payroll & Payroll Taxes:** This expense represents the gross wages paid to employees and employer payroll taxes for those who work on the maintenance of all the common areas of the Innsbrook Condominium Complex, such as landscaping, beaches and general upkeep of the units' exteriors.
- 6) **Condominium Maintenance:** This expense represents material and equipment costs for building maintenance. Items include decking, stain, paint, and replacement items such as doors, lighting and sidewalks. Pest control and Marina maintenance are also included.
- 7) **Landscaping & Tools:** This expense represents material and equipment costs for landscaping. In Fiscal year 2015/16 items include lawn care, trees, shrubs, rock, sand, mowers, trimmers and small equipment.
- 8) **Office:** Included in this amount are accounting fees paid to Innsbrook Corporation, and general administrative expenses.
- 9) **Taxes & Licenses:** This expense includes taxes paid annually in January or February.
- 10) **Utilities:** Included in this amount are electric and trash hauling.