

# Innsbrook Owners Association

For The Year Ended November 30, 2025

	Final	Budget
	2024-25	2025-26
<b>Revenue</b>		
Maintenance Assessment Income (1)	2,814,027	3,024,372
Security Department Income (2)	712,992	716,465
Activities Fee Income (3)	411,655	492,437
Facilities Capital Fund (4)	422,716	425,220
Reserve (5)	43,850	44,297
Miscellaneous Income (6)	115,808	<b>107,800</b>
Rental Income & Permits (7)	354,825	<b>397,200</b>
<b>Total Revenue</b>	<b>\$4,875,873</b>	<b>\$5,207,791</b>
<b>Expenses</b>		
<i>Operating Expenses</i>		
Payroll & Payroll Taxes (8)	687,449	786,612
Activities (9)	507,359	492,000
Insurance (10)	429,875	459,700
Road Maintenance (11)	329,453	409,000
Professional Fees (12)	52,034	55,920
Office (13)	140,014	258,472
Landscape Maintenance (14)	192,119	170,000
Lake Maintenance (15)	134,897	168,000
Security Department (16)	638,756	717,175
Utilities (17)	224,336	160,000
Vehicle Repairs & Maintenance (18)	118,620	110,000
Taxes and Licenses (19)	8,145	9,000
Recreation (20)	752,333	368,554
Management Fee (21)	169,900	170,800
<i>Other Expenses</i>		
Interest (22)	224,899	187,364
Extraordinary (23)	54,420	400,000
<b>Total Expenses</b>	<b>\$4,664,608</b>	<b>\$4,922,597</b>
<b>Cash Available for Principal Payments Not on Above Statement</b>	<b>\$211,265</b>	<b>\$285,194</b>
<i>Principal Payments Reducing Cash</i>		
Property Management Building	16,760	17,484
Charrette Creek Commons	172,702	191,896
Pickleball Courts	8,481	8,955
Tyrol Oasis Pool	19,874	19,268
Vehicles & Equipment	0	0
<b>Total Principal Payments</b>	<b>\$217,816</b>	<b>\$237,603</b>
<b>Net Fund Difference</b>	<b>-6,550</b>	<b>47,591</b>
<b>Fund Balance - Beginning of Year</b>	<b>830,005</b>	<b>823,454</b>
<b>Fund Balance - End of Year</b>	<b>\$894,771</b>	<b>\$941,062</b>

## Notes to November 30, 2025 Income Statement

1. **Maintenance:** These fees provide the basis for the general operating expenses of the Innsbrook Owner's Association. No accounts from fiscal 2024/25 have unpaid assessments. For fiscal 2025/26, there will be a \$100 Maintenance assessment increase.

2. **Security Department:** These fees provide for the operating expenses of the security department, excluding the central alarm monitoring system. In fiscal 2024/25, the Innsbrook Corporation paid \$50,004 to the Owners Association for their share of security related needs. There will be a \$4 decrease in the Security Department assessment for fiscal 2025/26.

3. **Activities:** These fees provide for the general operating expenses of the Innsbrook Activities department. Activities assessment generated \$360,851. Camps, workshops and other activities collected \$52,088 in revenue associated with the events. There will be a \$1 decrease in the Activities assessment for 2025/26.

4. **The Facilities Capital Fund** which was established in the 2014/15 fiscal year, is used to pay the debt and debt service for capital expenditures such as the recreational complex, pickleball courts, bridges, buildings, and additional facilities for the use of Innsbrook property owners. All loans were refinanced in 2021 at lower rates. For fiscal 2025/26, there will be a \$1 decrease to the Facilities Capital Fund assessment.

5. **Reserve:** Having been reestablished in the fiscal 2018/19 year with a \$25 Reserve assessment, these monies will be utilized for unexpected or extraordinary expenses not directly budgeted for and thus not covered by other assessment fees. For fiscal 2025/26, there will be no increase to the Reserve assessment.

6. **Miscellaneous:** Interest income is earned on the balance of money market accounts, as well as from finance charges paid on delinquent accounts. Other income streams include marina rental, boat storage and moving, and snow removal.

7. **Rental Income:** Income from renting Innsbrook Corporation and Sugarfire a portion of Charrette Creek Commons for the Summerhaus operations in 2024/25 is included at \$7,722 and \$7,400, respectively. The rental permit and resort fee program generated \$330,077 and is also included in this total.

8. **Payroll & Payroll Taxes:** This expense represents the gross wages paid to employees who worked on the maintenance of all common areas such as roads, beaches, dams, nature trails, fences and grass cutting; as well as a portion of the Aspen Center guest service agent. Payroll taxes paid to the Innsbrook Corporation for FICA, FUTA and Missouri unemployment tax on property management employees is also included.

9. **Activity Expense:** Includes the Memorial Day Party, the fireworks displays, movies, workshops, Camp Innsbrook, Summer Breeze concerts, and much more. The payroll, payroll taxes, and benefits for all activity related staff, including Camp Innsbrook workers, is also included.

10. **Insurance:** Insurance includes General Liability on roads, facilities used during events and common grounds; Property Insurance; Group Health Insurance; Vehicle Collision and Comprehensive; Worker's Compensation; Equipment Coverage; Accounting Errors; and Fraud Coverage.

11. **Road Maintenance:** Expenses include asphalt overlay and repairs, replacement gravel, grading, ditching, culvert repairs, dust control, winter supplies, and street signs. For 2024/25, replacement gravel expenses totaled \$96,902 and dust control totaled \$37,948 while snow removal/salt totaled \$3,265.

12. **Professional Fees:** Legal fees of \$2,114 and Accounting expenses of \$49,920 were paid. For 2024/25, the accounting expenses included independent accounting services provided by DNI Properties, Inc of \$49,920.

13. **Office Expense:** Expenses for marketing publications; as well as general office expenses such as paper, supplies, check and statement stock, postage machine rental, and postage are included. Additionally, \$89,925 of IT payroll and payroll taxes are included in office expense.

14. **Landscape Maintenance:** Landscape Maintenance includes all expenses for landscaping, plant beds, mowing and general upkeep of the development's appearance.

15. **Lake Maintenance:** Silt projects were conducted at locations within the following lakes: Mitten, Aspen, St. Gallen, Wanderfern, and Lucern.

16. **Security Department Expense:** This includes the payroll and payroll taxes for our security director, gate and patrol officers; general gatehouse supplies and expense; access control; security vehicle gas and maintenance; and animal control expenses.

17. **Utilities:** Includes trash hauling and all utilities for the Innsbrook Owners Associations' Property Management Department (PMD) building, green house, Charrette Creek Commons, security entrances and facilities.

18. **Vehicle Repairs & Maintenance:** This includes the maintenance of the fleet of trucks, tractors, and specialty equipment used to maintain the common grounds of the development. This also includes fuel

and oil.

19. **Taxes & Licenses:** The association must pay property tax, as well as income taxes on all earned income such as interest and rental. Both tax types, as well as business registrations, are paid annually.

20. **Recreation:** Expenses include payroll and payroll taxes for the complex office and cleaning staff, and fitness instructors; as well as fixtures, supplies, pool attendants and chemicals, and maintenance of the entire complex.

21. **Management Fee:** There is a \$100 per lot management fee paid to Innsbrook Corporation each December.

22. **Principal/Interest:** The current loan balances are as follows: Property Management Building \$204,222.59; Charrette Creek Commons \$2,557,571.69; Pickleball Court \$175,229.56; and Tyrol Pool, Buildings and Land \$776,365.30. There was \$224,899 total paid in interest debt service in 2024/25 for the loans.

23. **Extraordinary:** For fiscal year 2024/25, these costs are primarily for the renovation of the dog park.

*For Informational Purposes Only:*

A. **Water:** Property Owners paid \$853,993 in water fees; which included collection and payment of prior years' water fees. Of the funds, \$380,437 was disbursed to the Public Water Supply District No. 2 for its water supply system, and \$473,556 was paid to the Innsbrook Corporation for its water supply system. There will be a \$39 Water assessment increase for fiscal 2025/26.

B. **Sewer:** These fees are paid to Innsbrook Corporation for the operation and maintenance of the wastewater treatment facility and infrastructure. For fiscal 2025/26, there will not be a Sewer assessment increase.

C. Sewer, Security Department, and Water availability fees are associated with undeveloped lots only. Amounts collected are included in the respective utilities noted above.

D. In fiscal year 2014/15 all association assets, along with their corresponding depreciation, were added to the balance sheet. It was later determined that due to the nature of a home owners association's assets, depreciation is not applicable thus not recorded. In fiscal year 2015/16 to offset the addition of the assets with depreciation, the amount previously shown as accumulated depreciation on the balance sheet was adjusted to the fund balance thus indicating a larger than actual fund balance on

the system-generated balance sheet. Please note, the difference in system generated versus reported fund amounts are not liquid monies, but rather an internal bookkeeping entry over two years. Fund balance on the statement represents net working capital available to fund operations. Computerized balance sheet will reflect a fund balance that includes other assets owned by the association.