

Wind Stream Condominium Assn.

2017 OPERATING BUDGET Assesment of \$295.00

REVENUES		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
5110 Assessments	\$828,360	69,030	69,030	69,030	69,030	69,030	69,030	69,030	69,030	69,030	69,030	69,030	69,030
5210 Late fee	\$1,632	136	136	136	136	136	136	136	136	136	136	136	136
5220 Collection Recovery	\$6,000		2,000				2,000				2,000		
5246 Parking Income	\$4,668	389	389	389	389	389	389	389	389	389	389	389	389
5255 Misc. Income	\$200	200											
5450 Reserve Transfer	(\$288,240)	-24,020	-24,020	-24,020	-24,020	-24,020	-24,020	-24,020	-24,020	-24,020	-24,020	-24,020	-24,020
Total Revenues	\$552,620	45,735	47,535	45,535	45,535	45,535	47,535	45,535	45,535	45,535	47,535	45,535	45,535
<u>Admin. Expenses</u>													
7030 Management Fee	\$36,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
7040 Legal Fees	\$1,000	1,000											
7045 Legal Collections	\$6,000	500	500	500	500	500	500	500	500	500	500	500	500
7050 Office Expense	\$0												
7055 Audit Fees	\$1,300			1,300									
7060 Printing & Copy Cost	\$4,008	334	334	334	334	334	334	334	334	334	334	334	334
7062 Postage	\$1,500	125	125	125	125	125	125	125	125	125	125	125	125
7070 Bank Charges	\$0												
7075 Licenses & Permits	\$360				360								
7080 Newsletter	\$0												
7085 Annual Meeting	\$3,000			3,000									
7086 Bad Debt Expenses	\$0												
7090 Misc. Expenses	\$1,500	1,500											
Total Admin. Expense	\$54,668	6,459	3,959	8,259	4,319	3,959	3,959	3,959	3,959	3,959	3,959	3,959	3,959
<u>Insurance Expenses</u>													
7120 Income Tax													
7130 Insurance 2016-17(5%)	\$63,144	5,262	5,262	5,262	5,262	5,262	5,262	5,262	5,262	5,262	5,262	5,262	5,262
	\$0												
Total Insurance Expenses	\$63,144	5,262	5,262	5,262	5,262	5,262	5,262	5,262	5,262	5,262	5,262	5,262	5,262
American Family \$15,000 Deductible													
<u>Bldg. & Facilities Expenses</u>													
7230 Bldg. & Facil. Repairs	\$26,400	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200
7250 Light Maintenance	\$6,000	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
7256 Garage Repairs	\$10,800	900	900	900	900	900	900	900	900	900	900	900	900
7260 Gutter Maint/Cleaning	\$9,000				4,500					4,500			
7270 Roof Repairs	\$6,000				1,000	1,000	1,000	1,000	1,000	1,000			
7280 Sewer Maint.	\$10,000					5,000		5,000					
7281 Plumbing Repairs	\$2,500	2,500											
7290 Bldg Maint.													
Total Bldg & Facility Expense	\$70,700	6,100	3,600	3,600	9,100	9,600	4,600	9,600	4,600	9,100	3,600	3,600	3,600

Utility Expenses

7320 Gas & Electric	\$12,800	1,000	1,000	1,000	1,000	1,200	1,200	1,200	1,200	1,000	1,000	1,000	1,000
7370 Water/Sewer Exp.	\$107,571	5,623	6,698	6,196	7,000	10,000	11,684	12,506	14,192	14,272	7,000	6,500	5,900
7380 Trash Removal	\$27,516	2,293	2,293	2,293	2,293	2,293	2,293	2,293	2,293	2,293	2,293	2,293	2,293
Total Utility Expenses	\$147,887	8,916	9,991	9,489	10,293	13,493	15,177	15,999	17,685	17,565	10,293	9,793	9,193

Landscape Maintenance

7410 Landscape Maint.	\$30,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
7415 Landscape Contract*	\$45,855			5,095	5,095	5,095	5,095	5,095	5,095	5,095	5,095	5,095	
Mow/Trim	\$22,968	\$0											
Fertilization	\$2460	\$0											
Prune	\$5500	\$0											
Weed Spray	\$2500	\$0											
Spring/Fall	\$7982	\$0											
Irrig. Adjust	\$2800	\$0											
Aeration	\$1645	\$0											
7418 On-Site	\$36,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
7428 Flowers	\$6,000						6,000						
7431 Deep Root	\$0												
7440 Sprinkler Maint.	\$7,000					2,000	1,000	1,000	1,000	1,000	1,000		
7442 Rock Drain Maint.	\$0												
7430 Tree/Plant Install	\$6,892					6,892							
7460 Fence Repairs	\$500				500								
Total Landscape Expenses	\$131,747	5,500	5,500	10,595	11,095	19,487	17,595	11,595	11,595	11,595	11,595	10,595	5,500

Property Maintenance

7515 Concrete	\$0												
7526 Pest Control	\$5,250				750	750	1,000	1,000	1,000	750			
7615 Asphalt Repairs	\$0												
7620 Street Sweeping	\$0												
7630 Snow Removal	\$63,000	10,000	10,000	10,000	10,000	5,000						9,000	9,000
7635 Sign Purchase	\$250					250							
7720 Consult/Engineering	\$4,000	4,000											
Total Prop. Maint.Exp.	\$72,500	14,000	10,000	10,000	10,750	6,000	1,000	1,000	1,000	750	0	9,000	9,000

Pool Expenses

7810 Pool/Spa Contract	\$6,800			\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850		
7815 Supplies & Chemicals	\$3,000				3,000								
7820 Pool Repairs	\$500				500								
7830 Pool Furniture	\$1,000				1,000								
7831 Pool Keys	\$174				174								
Total Pool & Rec. Exp.	\$11,474	0	0	850	5,524	850	850	850	850	850	850	0	0
Total Expenses	\$552,620	46,237	38,312	48,055	56,343	58,651	48,443	48,265	44,951	49,081	35,559	42,209	36,514

Net Profit or Loss	0	-502	9,223	-2,520	-10,808	-13,116	-908	-2,730	584	-3,546	11,976	3,326	9,021
---------------------------	---	------	-------	--------	---------	---------	------	--------	-----	--------	--------	-------	-------

RESERVE ACCOUNT

Reserve Revenues

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
9201 Asphalt Repairs	60,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
9210 Staining/Painting	74,040	6,170	6,170	6,170	6,170	6,170	6,170	6,170	6,170	6,170	6,170	6,170
9230 Roofing	60,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
9240 Mechanical	12,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
9250 Landscape	18,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
9260 Upper Decks	24,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
9262 Concrete	40,200	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350
9350 Interest	120	10	10	10	10	10	10	10	10	10	10	10
Total Reserve Revenues	\$288,360	24,030	24,030	24,030	24,030	24,030	24,030	24,030	24,030	24,030	24,030	24,030

Reserve Expenses

9500 Roof Replacement	58,000					58,000							
9505 Landscape Reno.	15,000					15,000							
9515 Iliff Fence	0												
9520 Paint	0												
9530 Asphalt	25,000								25,000				
9540 Concrete	15,000						15,000						
9550 Retaining Wall	48,000	48,000											
9564 Decking	0												
Total Reserve Expenses	\$161,000	48,000	0	0	0	73,000	0	15,000	0	25,000	0	0	0