

WIND STREAM CONDOMINIUM ASSOCIATION

AS OF SEPTEMBER 30, 2016

ASSETS

CASH	
1012 CASH-US BANK	(33,067.86)
1024 RES-US BANK	466,170.84
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TOTAL CASH	433,102.98
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ACCOUNTS RECEIVABLE	
1110 DUES RECEIVABLE	17,223.98
1115 ALLOW FOR BAD DEBT	(6,000.00)
1130 DUE TO RESERVES	114,400.00
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TOTAL RECEIVABLES	125,623.98
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TOTAL ASSETS	558,726.96
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LIABILITIES & EQUITY

CURRENT LIABILITIES	
2115 PREPAID ASSESSMENTS	20,195.24
2120 COMCAST AGREEMENT	32,760.00
2190 DUE FROM OPERATING	114,400.00
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TOTAL LIABILITIES	167,355.24
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EQUITY	
2930 WORKING CAPITAL	35,100.00
2940 CURRENT EARNINGS	109,612.66
2941 CURRENT EARNINGS	(109,612.66)
2950 RESERVE FUND-PRIOR	293,170.49
2955 RESERVE FUND-CURRENT	140,900.35
2960 OPERATING FUND-PRIOR	(46,511.43)
2965 OPERATING FD-CURRENT	(31,287.69)
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TOTAL EQUITY	391,371.72
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TOT LIABILITY AND EQUITY	558,726.96
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WIND STREAM CONDOMINIUM ASSOCIATION

Budget Comparison Report
AS OF SEPTEMBER 30, 2016

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$69,030.00	\$69,030.00	\$0.00	\$621,270.00	\$621,270.00	\$828,360.00
5210 LATE FEE CHARGE	100.00	186.28	86.28	1,100.00	1,228.29	1,400.00
5215 NSF FEE	0.00	0.00	0.00	0.00	60.00	0.00
5220 COLLECTION COST REC	0.00	364.50	364.50	4,000.00	9,558.59	6,000.00
5245 INTEREST INCOME	0.00	0.73	0.73	0.00	10.37	0.00
5246 ADDTL PARKING INCOME	0.00	400.00	400.00	2,000.00	3,500.00	2,000.00
5255 MISC INCOME	0.00	0.00	0.00	200.00	440.00	200.00
5450 TRANSFERS TO RESERVE	(24,020.00)	(24,020.00)	0.00	(216,180.00)	(216,180.00)	(288,240.00)
TOTAL INCOME	45,110.00	45,961.51	851.51	412,390.00	419,887.25	549,720.00
EXPENSES						
7030 MANAGEMENT FEES	3,000.00	3,000.00	0.00	27,000.00	27,000.00	36,000.00
7040 LEGAL FEES	0.00	0.00	0.00	750.00	3,477.86	750.00
7045 LEGAL COLLECTIONS	500.00	364.50	135.50	4,500.00	9,833.59	6,000.00
7055 AUDIT FEES	0.00	0.00	0.00	1,300.00	0.00	1,300.00
7060 PRINTING & COPYING	334.00	14.20	319.80	3,006.00	4,180.21	4,008.00
7062 POSTAGE	125.00	24.39	100.61	1,125.00	207.15	1,500.00
7075 LICENSE,PERMITS,DUES	0.00	0.00	0.00	360.00	360.00	360.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	0.00	495.48	0.00
7085 ANNUAL MEETING	0.00	0.00	0.00	2,800.00	3,135.69	2,800.00
7090 MISC ADMINISTRATIVE	0.00	87.00	(87.00)	500.00	1,503.14	500.00
TOTAL ADMINISTRATIVE	3,959.00	3,490.09	468.91	41,341.00	50,193.12	53,218.00
7130 INSURANCE	7,924.00	5,261.56	2,662.44	71,316.00	57,903.84	95,088.00
TOTAL TAXES & INSURANCES	7,924.00	5,261.56	2,662.44	71,316.00	57,903.84	95,088.00
7230 BLDG & FACILITIES RPR	2,200.00	2,743.09	(543.09)	19,800.00	15,543.79	26,400.00
7250 LIGHTING MAINT.	500.00	242.27	257.73	4,500.00	10,581.32	6,000.00
7256 GARAGE REPAIRS	900.00	0.00	900.00	8,100.00	7,925.00	10,800.00
7260 GUTTER MAINT	4,000.00	0.00	4,000.00	8,000.00	5,825.00	8,000.00
7270 ROOF REPAIRS	1,000.00	0.00	1,000.00	6,000.00	5,998.00	6,000.00
7280 SEWER MAINT	0.00	0.00	0.00	10,000.00	6,953.90	10,000.00
7281 PLUMBING REPAIRS	0.00	0.00	0.00	2,500.00	2,500.00	2,500.00

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TOTAL BUILDING MAINT.	8,600.00	2,985.36	5,614.64	58,900.00	55,327.01	69,700.00
7320 GAS/ELECTRIC	1,000.00	1,115.51	(115.51)	9,800.00	7,473.14	12,800.00
7370 WATER/SEWER	14,272.00	14,337.01	(65.01)	88,171.00	86,944.01	107,571.00
7380 TRASH REMOVAL	2,147.00	2,973.20	(826.20)	19,323.00	21,241.82	25,764.00
TOTAL UTILITIES	17,419.00	18,425.72	(1,006.72)	117,294.00	115,658.97	146,135.00
7410 LANDSCAPE MAINT	1,600.00	4,608.30	(3,008.30)	14,400.00	37,584.24	19,200.00
7415 LANDSCAPE CONTRACT	5,095.00	5,095.00	0.00	35,665.00	35,665.00	45,855.00
7422 ON SITE GROUNDS	3,100.00	0.00	3,100.00	15,500.00	0.00	18,600.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	0.00	4,980.00	0.00
7428 FLOWERS	0.00	0.00	0.00	7,000.00	5,224.61	7,000.00
7429 STORM CLEANUP	0.00	0.00	0.00	0.00	4,822.50	0.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	4,000.00	7,055.02	4,000.00
7440 SPRINKLER SYS MAINT	800.00	4,744.75	(3,944.75)	4,800.00	9,430.75	4,800.00
7442 ROCK DRAIN MAINT	0.00	0.00	0.00	2,500.00	0.00	2,500.00
7460 FENCE REPAIRS	0.00	0.00	0.00	500.00	1,540.48	500.00
TOTAL LANDSCAPE MAINT	10,595.00	14,448.05	(3,853.05)	84,365.00	106,302.60	102,455.00
7515 CONCRETE REPAIRS	0.00	0.00	0.00	0.00	600.00	0.00
7526 PEST CONTROL	750.00	331.58	418.42	3,750.00	5,771.58	4,500.00
TOTAL GROUNDS MAINTENANCE	750.00	331.58	418.42	3,750.00	6,371.58	4,500.00
7620 STREET SWEEPING	0.00	0.00	0.00	1,100.00	0.00	2,200.00
7630 SNOW REMOVAL	0.00	0.00	0.00	45,000.00	47,934.50	63,000.00
7635 SIGH PURCH & REPAIRS	0.00	0.00	0.00	0.00	553.27	0.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	46,100.00	48,487.77	65,200.00
7720 CONSULT/ENGINEERING	0.00	0.00	0.00	1,000.00	0.00	1,000.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7810 POOL/SPA CONTRACT	850.00	862.50	(12.50)	5,100.00	5,200.00	6,800.00
7815 POOL SUPPLIES/CHEMIC	0.00	293.85	(293.85)	2,700.00	3,365.10	2,700.00
7820 POOL REPAIRS	0.00	0.00	0.00	2,000.00	2,205.78	2,000.00
7830 POOL FURNITURE	0.00	0.00	0.00	750.00	0.00	750.00
7831 POOL KEYS	0.00	0.00	0.00	174.00	159.17	174.00

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TOTAL RECR/FACILITY EXP	850.00	1,156.35	(306.35)	10,724.00	10,930.05	12,424.00
TOTAL EXPENSES	50,097.00	46,098.71	3,998.29	434,790.00	451,174.94	549,720.00
NET PROFIT / LOSS	(4,987.00)	(137.20)	4,849.80	(22,400.00)	(31,287.69)	0.00

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RESERVE REVENUE						
9201 ASPHALT	5,000.00	5,000.00	0.00	45,000.00	45,000.00	60,000.00
9210 STAINING/PAINTING	6,170.00	6,170.00	0.00	55,530.00	55,530.00	74,040.00
9230 ROOFING	5,000.00	5,000.00	0.00	45,000.00	45,000.00	60,000.00
9240 MECHANICAL	1,000.00	1,000.00	0.00	9,000.00	9,000.00	12,000.00
9250 LANDSCAPE	1,500.00	1,500.00	0.00	13,500.00	13,500.00	18,000.00
9260 UPPER DECKS	2,000.00	2,000.00	0.00	18,000.00	18,000.00	24,000.00
9262 CONCRETE	3,350.00	3,350.00	0.00	30,150.00	30,150.00	40,200.00
9350 INTEREST INCOME	10.00	17.32	7.32	90.00	137.81	120.00
TOTAL REVENUE	24,030.00	24,037.32	7.32	216,270.00	216,317.81	288,360.00

RESERVE EXPENSE

EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	58,000.00	0.00	58,000.00
9505 POOL	0.00	0.00	0.00	0.00	9,883.80	0.00
9530 ASPHALT SEAL	0.00	0.00	0.00	0.00	2,400.00	0.00
9540 CONCRETE	0.00	1,650.00	(1,650.00)	25,000.00	1,650.00	25,000.00
9550 RETAINING WALL	0.00	0.00	0.00	30,000.00	25,125.00	30,000.00
9560 ASPHALT REPAIRS	22,000.00	0.00	22,000.00	22,000.00	1,872.00	22,000.00
9568 POOL RESURFACE	0.00	0.00	0.00	0.00	10,694.66	0.00
9576 STORM DAMAGE	0.00	0.00	0.00	0.00	5,000.00	0.00
9578 LIGHTING	0.00	1,375.75	(1,375.75)	0.00	1,375.75	0.00
9605 LANDSCAPE RENOV	0.00	0.00	0.00	15,000.00	0.00	15,000.00
9615 TREES	0.00	9,542.50	(9,542.50)	0.00	17,416.25	0.00
TOTAL EXPENSE	22,000.00	12,568.25	9,431.75	150,000.00	75,417.46	150,000.00

EXCESS/LOSS OF RESERVES

	2,030.00	11,469.07	9,439.07	66,270.00	140,900.35	138,360.00
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