

WIND STREAM CONDOMINIUM ASSOCIATION

AS OF OCTOBER 31, 2018

ASSETS

CASH		
1012 CASH-US BANK	(22,420.50)	
1024 RES-US BANK	557,383.46	
		<u>534,962.96</u>
TOTAL CASH		
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	12,101.57	
1115 ALLOW FOR BAD DEBT	(4,000.00)	
		<u>8,101.57</u>
TOTAL RECEIVABLES		
TOTAL ASSETS		<u><u>543,064.53</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	23,226.02	
2120 COMCAST AGREEMENT	30,420.00	
		<u>53,646.02</u>
TOTAL LIABILITIES		
EQUITY		
2930 WORKING CAPITAL	35,100.00	
2940 CURRENT EARNINGS	127,536.73	
2941 CURRENT EARNINGS	(127,536.73)	
2950 RESERVE FUND-PRIOR	430,682.80	
2955 RESERVE FUND-CURRENT	104,800.42	
2960 OPERATING FUND-PRIOR	(103,901.02)	
2965 OPERATING FD-CURRENT	22,736.31	
		<u>489,418.51</u>
TOTAL EQUITY		
TOT LIABILITY AND EQUITY		<u><u>543,064.53</u></u>

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Budget Comparison Report
AS OF OCTOBER 31, 2018
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	\$690,300.00	\$690,300.00	\$828,360.00
5210 LATE FEE CHARGE	136.00	747.45	611.45	1,360.00	2,571.22	1,632.00
5215 NSF FEE	0.00	20.00	20.00	0.00	120.00	0.00
5220 COLLECTION COST REC	2,000.00	2,752.00	752.00	6,000.00	4,624.40	6,000.00
5245 INTEREST INCOME	0.00	2.32	2.32	0.00	23.46	0.00
5246 ADDTL PARKING INCOME	389.00	660.00	271.00	3,890.00	6,340.00	4,668.00
5255 MISC INCOME	0.00	0.00	0.00	200.00	185.00	200.00
5450 TRANSFERS TO RESERVE	(24,020.00)	0.00	24,020.00	(240,200.00)	(216,180.00)	(288,240.00)
TOTAL INCOME	47,535.00	73,211.77	25,676.77	461,550.00	487,984.08	552,620.00
EXPENSES						
7030 MANAGEMENT FEES	3,000.00	3,000.00	0.00	30,000.00	30,000.00	36,000.00
7040 LEGAL FEES	0.00	1,566.52	(1,566.52)	1,000.00	4,839.61	1,000.00
7045 LEGAL COLLECTIONS	500.00	2,752.00	(2,252.00)	5,000.00	4,624.40	6,000.00
7055 AUDIT FEES	0.00	0.00	0.00	1,300.00	1,400.00	1,300.00
7060 PRINTING & COPYING	334.00	87.50	246.50	3,340.00	2,991.73	4,008.00
7062 POSTAGE	125.00	15.17	109.83	1,250.00	319.89	1,500.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	360.00	0.00	360.00
7085 ANNUAL MEETING	0.00	0.00	0.00	3,000.00	0.00	3,000.00
7090 MISC ADMINISTRATIVE	0.00	122.00	(122.00)	1,500.00	2,220.00	1,500.00
TOTAL ADMINISTRATIVE	3,959.00	7,543.19	(3,584.19)	46,750.00	46,395.63	54,668.00
7130 INSURANCE	4,550.00	6,146.06	(1,596.06)	50,965.00	57,178.98	60,065.00
TOTAL TAXES & INSURANCES	4,550.00	6,146.06	(1,596.06)	50,965.00	57,178.98	60,065.00
7230 BLDG & FACILITIES RPR	2,200.00	1,772.89	427.11	25,000.00	17,212.88	29,400.00
7250 LIGHTING MAINT.	600.00	550.00	50.00	6,000.00	10,567.64	7,200.00
7256 GARAGE REPAIRS	2,000.00	227.50	1,772.50	8,000.00	18,732.50	8,000.00
7260 GUTTER MAINT	0.00	0.00	0.00	9,000.00	7,082.50	9,000.00
7270 ROOF REPAIRS	0.00	400.00	(400.00)	8,000.00	6,126.59	8,000.00
7280 SEWER MAINT	0.00	0.00	0.00	10,000.00	5,054.00	10,000.00
7281 PLUMBING REPAIRS	0.00	0.00	0.00	2,500.00	0.00	2,500.00
TOTAL BUILDING MAINT.	4,800.00	2,950.39	1,849.61	68,500.00	64,776.11	74,100.00
7320 GAS/ELECTRIC	1,000.00	1,023.62	(23.62)	10,800.00	9,296.26	12,800.00
7370 WATER/SEWER	7,000.00	12,576.70	(5,576.70)	95,171.00	110,411.78	107,571.00

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7380 TRASH REMOVAL	2,407.00	2,407.86	(0.86)	24,070.00	24,958.60	28,884.00
TOTAL UTILITIES	10,407.00	16,008.18	(5,601.18)	130,041.00	144,666.64	149,255.00
7410 LANDSCAPE MAINT	3,000.00	1,750.00	1,250.00	27,500.00	18,026.57	33,500.00
7415 LANDSCAPE CONTRACT	5,095.00	5,095.00	0.00	40,760.00	39,025.00	45,855.00
7422 ON SITE GROUNDS	3,000.00	4,240.00	(1,240.00)	30,000.00	26,557.00	36,000.00
7425 TREE PRUNING	0.00	0.00	0.00	0.00	3,145.00	0.00
7428 FLOWERS	0.00	0.00	0.00	3,500.00	305.00	3,500.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	8,653.00	0.00	8,653.00
7440 SPRINKLER SYS MAINT	1,000.00	6,906.25	(5,906.25)	9,000.00	24,371.50	9,000.00
7460 FENCE REPAIRS	0.00	0.00	0.00	500.00	1,393.55	500.00
TOTAL LANDSCAPE MAINT	12,095.00	17,991.25	(5,896.25)	119,913.00	112,823.62	137,008.00
7526 PEST CONTROL	0.00	0.00	0.00	3,750.00	2,705.00	3,750.00
TOTAL GROUNDS MAINTENAN	0.00	0.00	0.00	3,750.00	2,705.00	3,750.00
7630 SNOW REMOVAL	0.00	0.00	0.00	41,500.00	23,635.00	59,500.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	450.00	551.81	450.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	41,950.00	24,186.81	59,950.00
7720 CONSULT/ENGINEERING	0.00	0.00	0.00	2,000.00	0.00	2,000.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7810 POOL/SPA CONTRACT	850.00	875.00	(25.00)	5,950.00	6,125.00	6,800.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	3,000.00	4,095.76	3,000.00
7820 POOL REPAIRS	0.00	616.17	(616.17)	1,000.00	2,229.63	1,000.00
7830 POOL FURNITURE	0.00	0.00	0.00	850.00	0.00	850.00
7831 POOL KEYS	0.00	0.00	0.00	174.00	64.59	174.00
TOTAL RECR/FACILITY EXP	850.00	1,491.17	(641.17)	10,974.00	12,514.98	11,824.00
TOTAL EXPENSES	36,661.00	52,130.24	(15,469.24)	474,843.00	465,247.77	552,620.00
NET PROFIT / LOSS	10,874.00	21,081.53	10,207.53	(13,293.00)	22,736.31	0.00

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES	24,020.00	0.00	(24,020.00)	240,200.00	216,180.00	288,240.00
9350 INTEREST INCOME	10.00	321.57	311.57	100.00	2,236.96	120.00
TOTAL REVENUE	24,030.00	321.57	(23,708.43)	240,300.00	218,416.96	288,360.00
EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	47,040.00	0.00
9505 POOL	0.00	0.00	0.00	0.00	10,625.00	0.00
9540 CONCRETE	0.00	13,825.00	(13,825.00)	0.00	20,775.00	0.00
9550 RETAINING WALL	0.00	0.00	0.00	35,000.00	1,755.00	35,000.00
9560 ASPHALT REPAIRS	0.00	0.00	0.00	25,000.00	0.00	25,000.00
9564 DECKING	0.00	0.00	0.00	0.00	2,310.48	0.00
9566 SEWER LINE	0.00	0.00	0.00	0.00	17,200.00	0.00
9567 WOOD STAIRS REPLACE	0.00	0.00	0.00	0.00	5,100.00	0.00
9574 PAINTING	0.00	0.00	0.00	35,000.00	0.00	35,000.00
9577 FENCING	0.00	0.00	0.00	0.00	8,811.06	0.00
TOTAL EXPENSE	0.00	13,825.00	(13,825.00)	95,000.00	113,616.54	95,000.00
EXCESS/LOSS OF RESERVES	24,030.00	(13,503.43)	(37,533.43)	145,300.00	104,800.42	193,360.00