

## WIND STREAM CONDOMINIUM ASSOCIATION

AS OF DECEMBER 31, 2017

## ASSETS

## CASH

1012 CASH-US BANK	(39,476.14)	
1024 RES-US BANK	452,583.04	
		<u>413,106.90</u>

## ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	8,857.52	
1115 ALLOW FOR BAD DEBT	(6,000.00)	
1130 DUE TO RESERVES	114,400.00	
		<u>117,257.52</u>

<b>TOTAL ASSETS</b>		<u><u>530,364.42</u></u>
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## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	25,662.64	
2120 COMCAST AGREEMENT	32,760.00	
2190 DUE FROM OPERATING	114,400.00	
		<u>172,822.64</u>

## EQUITY

2930 WORKING CAPITAL	35,100.00	
2940 CURRENT EARNINGS	(81,502.44)	
2941 CURRENT EARNINGS	81,502.44	
2950 RESERVE FUND-PRIOR	474,846.41	
2955 RESERVE FUND-CURRENT	(44,163.61)	
2960 OPERATING FUND-PRIOR	(70,902.19)	
2965 OPERATING FD-CURRENT	(37,338.83)	
		<u>357,541.78</u>

<b>TOT LIABILITY AND EQUITY</b>		<u><u>530,364.42</u></u>
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WIND STREAM CONDOMINIUM ASSOCIATION

Budget Comparison Report  
AS OF DECEMBER 31, 2017

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>INCOME</b>						
5110 ASSESSMENTS	\$69,030.00	\$69,030.00	\$0.00	\$628,360.00	\$828,360.00	\$628,360.00
5210 LATE FEE CHARGE	136.00	402.02	266.02	1,632.00	2,190.57	1,632.00
5215 NSF FEE	0.00	20.00	20.00	0.00	140.00	0.00
5220 COLLECTION COST REC	0.00	0.00	0.00	6,000.00	7,324.30	6,000.00
5245 INTEREST INCOME	0.00	0.85	0.85	0.00	17.24	0.00
5246 ADDTL PARKING INCOME	389.00	620.00	231.00	4,668.00	4,320.00	4,668.00
5255 MISC INCOME	0.00	0.00	0.00	200.00	40.00	200.00
5450 TRANSFERS TO RESERVE	(24,020.00)	(24,020.00)	0.00	(288,240.00)	(288,240.00)	(288,240.00)
<b>TOTAL INCOME</b>	<b>45,535.00</b>	<b>46,052.87</b>	<b>517.87</b>	<b>552,620.00</b>	<b>554,152.11</b>	<b>552,620.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	3,000.00	3,000.00	0.00	36,000.00	36,000.00	36,000.00
7040 LEGAL FEES	0.00	0.00	0.00	1,000.00	3,102.83	1,000.00
7045 LEGAL COLLECTIONS	500.00	0.00	500.00	6,000.00	5,624.30	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	1,406.73	(1,072.73)	4,008.00	6,071.88	4,008.00
7062 POSTAGE	125.00	21.88	103.12	1,500.00	272.20	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	2,935.69	3,000.00
7087 RENTAL HALL	0.00	0.00	0.00	0.00	200.00	0.00
7090 MISC ADMINISTRATIVE	0.00	117.00	(117.00)	1,500.00	2,264.62	1,500.00
<b>TOTAL ADMINISTRATIVE</b>	<b>3,959.00</b>	<b>4,545.61</b>	<b>(586.61)</b>	<b>54,668.00</b>	<b>57,871.52</b>	<b>54,668.00</b>
7130 INSURANCE	5,262.00	5,684.44	(422.44)	63,144.00	78,250.94	63,144.00
<b>TOTAL TAXES &amp; INSURANCES</b>	<b>5,262.00</b>	<b>5,684.44</b>	<b>(422.44)</b>	<b>63,144.00</b>	<b>78,250.94</b>	<b>63,144.00</b>
7230 BLDG & FACILITIES RPR	2,200.00	0.00	2,200.00	26,400.00	20,444.98	26,400.00
7250 LIGHTING MAINT.	500.00	1,093.00	(593.00)	6,000.00	8,537.59	6,000.00
7256 GARAGE REPAIRS	900.00	3,760.00	(2,860.00)	10,800.00	14,025.01	10,800.00
7258 WOOD DECK REPAIR	0.00	1,735.00	(1,735.00)	0.00	1,735.00	0.00
7260 GUTTER MAINT	0.00	4,600.00	(4,600.00)	9,000.00	11,755.75	9,000.00
7270 ROOF REPAIRS	0.00	1,390.00	(1,390.00)	6,000.00	7,875.23	6,000.00
7280 SEWER MAINT	0.00	0.00	0.00	10,000.00	19,670.82	10,000.00
7281 PLUMBING REPAIRS	0.00	801.86	(801.86)	2,500.00	801.86	2,500.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7290 BLDG MAINT SUPPLIES	0.00	2,896.66	(2,896.66)	0.00	2,896.66	0.00
7297 REPAIR EXP/HOMEOWNER	0.00	0.00	0.00	0.00	8,411.76	0.00
<b>TOTAL BUILDING MAINT.</b>	3,600.00	16,276.52	(12,676.52)	70,700.00	96,154.66	70,700.00
7320 GAS/ELECTRIC	1,000.00	768.67	231.33	12,800.00	10,619.00	12,800.00
7370 WATER/SEWER	5,900.00	7,580.81	(1,680.81)	107,571.00	120,029.10	107,571.00
7380 TRASH REMOVAL	2,293.00	2,407.86	(114.86)	27,516.00	29,260.34	27,516.00
<b>TOTAL UTILITIES</b>	9,193.00	10,757.34	(1,564.34)	147,887.00	159,908.44	147,887.00
7410 LANDSCAPE MAINT	2,500.00	4,941.82	(2,441.82)	30,000.00	32,502.04	30,000.00
7415 LANDSCAPE CONTRACT	0.00	5,095.00	(5,095.00)	45,855.00	46,798.00	45,855.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	4,014.00	0.00
7422 ON SITE GROUNDS	3,000.00	0.00	3,000.00	36,000.00	22,012.00	36,000.00
7425 TREE PRUNING	0.00	0.00	0.00	0.00	2,790.00	0.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	0.00	2,400.00	0.00
7428 FLOWERS	0.00	0.00	0.00	6,000.00	3,606.30	6,000.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	6,892.00	7,938.10	6,892.00
7432 LEAF CLEAN UP	0.00	2,075.00	(2,075.00)	0.00	2,075.00	0.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	7,000.00	27,233.23	7,000.00
7460 FENCE REPAIRS	0.00	0.00	0.00	500.00	4,352.29	500.00
<b>TOTAL LANDSCAPE MAINT</b>	5,500.00	12,111.82	(6,611.82)	132,247.00	155,720.96	132,247.00
7526 PEST CONTROL	0.00	0.00	0.00	5,250.00	2,325.00	5,250.00
<b>TOTAL GROUNDS MAINTENANCE</b>	0.00	0.00	0.00	5,250.00	2,325.00	5,250.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	0.00	115.44	0.00
7630 SNOW REMOVAL	9,000.00	0.00	9,000.00	63,000.00	23,501.00	63,000.00
7635 SIGH PURCH & REPAIRS	0.00	0.00	0.00	250.00	934.10	250.00
<b>TOTAL SNOW/ROAD MAINT</b>	9,000.00	0.00	9,000.00	63,250.00	24,550.54	63,250.00
7720 CONSULT/ENGINEERING	0.00	0.00	0.00	4,000.00	3,000.00	4,000.00
<b>TOTAL OTHER EXPENSES</b>	0.00	0.00	0.00	4,000.00	3,000.00	4,000.00
7810 POOL/SPA CONTRACT	0.00	0.00	0.00	6,800.00	6,250.00	6,800.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	3,000.00	5,794.15	3,000.00
7820 POOL REPAIRS	0.00	0.00	0.00	500.00	1,664.73	500.00

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7830 POOL FURNITURE	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7831 POOL KEYS	0.00	0.00	0.00	174.00	0.00	174.00
<b>TOTAL RECR/FACILITY EXP</b>	0.00	0.00	0.00	11,474.00	13,708.88	11,474.00
<b>TOTAL EXPENSES</b>	36,514.00	49,375.73	(12,861.73)	552,620.00	591,490.94	552,620.00
<b>NET PROFIT / LOSS</b>	9,021.00	(3,322.86)	(12,343.86)	0.00	(37,338.83)	0.00

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVES	24,020.00	24,020.00	0.00	288,240.00	288,240.00	288,240.00
9350 INTEREST INCOME	10.00	50.44	40.44	120.00	649.92	120.00
<b>TOTAL REVENUE</b>	<b>24,030.00</b>	<b>24,070.44</b>	<b>40.44</b>	<b>288,360.00</b>	<b>288,889.92</b>	<b>288,360.00</b>
<b>EXPENSE</b>						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	58,000.00	72,030.00	58,000.00
9520 STAINING/PAINTING	0.00	0.00	0.00	0.00	123,697.69	0.00
9540 CONCRETE	0.00	0.00	0.00	15,000.00	22,455.00	15,000.00
9550 RETAINING WALL	0.00	0.00	0.00	48,000.00	64,652.25	48,000.00
9555 ROOF/GUTTER REPAIRS	0.00	0.00	0.00	0.00	2,490.00	0.00
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	13,300.00	0.00
9575 ASSOCIATION DRAINAGE	0.00	0.00	0.00	0.00	4,275.00	0.00
9579 WATER LOSS	0.00	0.00	0.00	0.00	27,408.59	0.00
9605 LANDSCAPE RENOV	0.00	0.00	0.00	15,000.00	0.00	15,000.00
9615 TREES	0.00	0.00	0.00	0.00	2,745.00	0.00
<b>TOTAL EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>161,000.00</b>	<b>333,053.53</b>	<b>161,000.00</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>24,030.00</b>	<b>24,070.44</b>	<b>40.44</b>	<b>127,360.00</b>	<b>(44,163.61)</b>	<b>127,360.00</b>