

WIND STREAM CONDOMINIUM ASSOCIATION

AS OF DECEMBER 31, 2019

ASSETS

CASH

1012 CASH-US BANK	2,587.21
1024 RES-US BANK	515,354.59

TOTAL CASH	<u>517,941.80</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	16,706.69
1115 ALLOW FOR BAD DEBT	(4,000.00)
1130 DUE TO RESERVES	28,000.00

TOTAL RECEIVABLES	<u>40,706.69</u>
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TOTAL ASSETS	<u><u>558,648.49</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	28,034.01
2120 COMCAST AGREEMENT	30,420.00
2190 DUE FROM OPERATING	28,000.00

TOTAL LIABILITIES	<u>86,454.01</u>
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EQUITY

2930 WORKING CAPITAL	35,100.00
2940 CURRENT EARNINGS	(18,890.42)
2941 CURRENT EARNINGS	18,890.42
2950 RESERVE FUND-PRIOR	546,870.17
2955 RESERVE FUND-CURRENT	(25,388.82)
2960 OPERATING FUND-PRIOR	(90,885.27)
2965 OPERATING FD-CURRENT	6,498.40

TOTAL EQUITY	<u>472,194.48</u>
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TOT LIABILITY AND EQUITY	<u><u>558,648.49</u></u>
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WIND STREAM CONDOMINIUM ASSOCIATION

Budget Comparison Report
AS OF DECEMBER 31, 2019

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	\$828,360.00	\$828,360.00	\$828,360.00
5210 LATE FEE CHARGE	136.00	446.74	310.74	1,632.00	2,816.60	1,632.00
5215 NSF FEE	0.00	20.00	20.00	0.00	100.00	0.00
5220 COLLECTION COST REC	0.00	429.00	429.00	6,000.00	10,819.30	6,000.00
5245 INTEREST INCOME	0.00	0.32	0.32	0.00	15.47	0.00
5246 ADDTL PARKING INCOME	389.00	480.00	91.00	4,668.00	5,255.00	4,668.00
5255 MISC INCOME	0.00	0.00	0.00	200.00	185.00	200.00
5450 TRANSFERS TO RESERVE	(18,018.00)	(18,018.00)	0.00	(216,216.00)	(216,216.00)	(216,216.00)
TOTAL INCOME	51,537.00	52,388.06	851.06	624,644.00	631,335.37	624,644.00
EXPENSES						
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	5,324.00	1,988.00	5,324.00
7045 LEGAL COLLECTIONS	250.00	429.00	(179.00)	3,000.00	11,095.30	3,000.00
7055 AUDIT FEES	0.00	0.00	0.00	1,300.00	1,400.00	1,300.00
7060 PRINTING & COPYING	334.00	19.00	315.00	4,008.00	4,686.09	4,008.00
7062 POSTAGE	125.00	22.65	102.35	1,500.00	361.45	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	2,990.59	3,000.00
7090 MISC ADMINISTRATIVE	0.00	187.00	(187.00)	1,500.00	1,532.69	1,500.00
TOTAL ADMINISTRATIVE	3,709.00	3,657.65	51.35	55,992.00	60,054.12	55,992.00
7130 INSURANCE	5,692.00	7,591.31	(1,899.31)	68,304.00	81,736.25	68,304.00
TOTAL TAXES & INSURANCES	5,692.00	7,591.31	(1,899.31)	68,304.00	81,736.25	68,304.00
7230 BLDG & FACILITIES RPR	2,200.00	152.47	2,047.53	29,400.00	28,909.72	29,400.00
7234 WATER DAMAGE	0.00	0.00	0.00	0.00	(1,641.92)	0.00
7250 LIGHTING MAINT.	750.00	1,137.25	(387.25)	9,000.00	13,602.01	9,000.00
7256 GARAGE REPAIRS	0.00	1,550.00	(1,550.00)	12,000.00	30,805.72	12,000.00
7260 GUTTER MAINT	0.00	0.00	0.00	11,000.00	7,792.37	11,000.00
7270 ROOF REPAIRS	0.00	575.00	(575.00)	8,000.00	4,984.80	8,000.00
7280 SEWER MAINT	0.00	250.00	(250.00)	12,500.00	14,759.97	12,500.00
7281 PLUMBING REPAIRS	0.00	0.00	0.00	9,500.00	0.00	9,500.00
7290 BLDG MAINT SUPPLIES	0.00	0.00	0.00	3,483.00	0.00	3,483.00
TOTAL BUILDING MAINT.	2,950.00	3,664.72	(714.72)	94,883.00	99,212.67	94,883.00

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Budget Comparison Report
 AS OF DECEMBER 31, 2019
 PREPARED BY
 WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7320 GAS/ELECTRIC	890.00	587.74	302.26	10,915.00	10,359.64	10,915.00
7370 WATER/SEWER	5,900.00	8,521.06	(2,621.06)	118,399.00	121,341.35	118,399.00
7380 TRASH REMOVAL	2,408.00	2,886.67	(478.67)	28,896.00	34,940.56	28,896.00
TOTAL UTILITIES	9,198.00	11,995.47	(2,797.47)	158,210.00	166,641.55	158,210.00
7410 LANDSCAPE MAINT	3,000.00	295.00	2,705.00	33,500.00	25,647.64	33,500.00
7415 LANDSCAPE CONTRACT	0.00	(4,045.00)	4,045.00	45,855.00	31,487.12	45,855.00
7422 ON SITE GROUNDS	3,000.00	0.00	3,000.00	36,000.00	34,591.25	36,000.00
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	3,500.00	4,807.50	3,500.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	4,500.00	0.00	4,500.00
7440 SPRINKLER SYS MAINT	0.00	4,045.00	(4,045.00)	15,000.00	22,369.41	15,000.00
7441 IRRIGATION BACK FLOW	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7460 FENCE REPAIRS	0.00	0.00	0.00	500.00	1,557.83	500.00
TOTAL LANDSCAPE MAINT	6,000.00	295.00	5,705.00	140,855.00	122,860.75	140,855.00
7515 CONCRETE REPAIRS	0.00	0.00	0.00	0.00	1,241.46	0.00
7525 EXTERMINATING CONTR	0.00	0.00	0.00	0.00	835.00	0.00
7526 PEST CONTROL	0.00	0.00	0.00	2,500.00	2,530.00	2,500.00
TOTAL GROUNDS MAINTENAN	0.00	0.00	0.00	2,500.00	4,606.46	2,500.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	20,000.00	0.00	20,000.00
7620 STREET SWEEPING	0.00	0.00	0.00	2,500.00	0.00	2,500.00
7630 SNOW REMOVAL	9,000.00	19,676.70	(10,676.70)	56,500.00	77,528.20	56,500.00
7635 SIGH PURCH & REPAIRS	0.00	39.96	(39.96)	1,000.00	228.30	1,000.00
TOTAL SNOW/ROAD MAINT	9,000.00	19,716.66	(10,716.66)	80,000.00	77,756.50	80,000.00
7720 CONSULT/ENGINEERING	0.00	0.00	0.00	8,500.00	0.00	8,500.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	8,500.00	0.00	8,500.00
7810 POOL/SPA CONTRACT	0.00	0.00	0.00	7,000.00	7,553.49	7,000.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	3,400.00	3,524.46	3,400.00
7820 POOL REPAIRS	0.00	0.00	0.00	1,500.00	776.02	1,500.00
7830 POOL FURNITURE	0.00	0.00	0.00	1,000.00	38.88	1,000.00
7831 POOL KEYS	0.00	0.00	0.00	2,500.00	75.82	2,500.00
TOTAL RECR/FACILITY EXP	0.00	0.00	0.00	15,400.00	11,968.67	15,400.00
TOTAL EXPENSES	36,549.00	46,920.81	(10,371.81)	624,644.00	624,836.97	624,644.00

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Budget Comparison Report

AS OF DECEMBER 31, 2019

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
14,988.00	5,467.25	(9,520.75)	0.00	6,498.40	0.00

NET PROFIT / LOSS

WIND STREAM CONDOMINIUM ASSOCIATION

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AS OF DECEMBER 31, 2019
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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	18,018.00	18,018.00	0.00	216,216.00	216,216.00	216,216.00
9350 INTEREST INCOME	10.00	83.82	73.82	120.00	3,262.32	120.00
TOTAL REVENUE	18,028.00	18,101.82	73.82	216,336.00	219,478.32	216,336.00
EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	80,000.00	59,820.00	80,000.00
9505 POOL	0.00	0.00	0.00	0.00	3,442.50	0.00
9520 STAINING/PAINTING	0.00	0.00	0.00	0.00	72,661.67	0.00
9530 ASPHALT SEAL	0.00	0.00	0.00	0.00	11,000.00	0.00
9540 CONCRETE	0.00	0.00	0.00	11,000.00	20,363.00	11,000.00
9550 RETAINING WALL	0.00	0.00	0.00	50,000.00	3,547.25	50,000.00
9560 ASPHALT REPAIRS	0.00	0.00	0.00	25,000.00	0.00	25,000.00
9573 MAILBOX REPLACEMENT	0.00	0.00	0.00	0.00	19,954.57	0.00
9578 LIGHTING	0.00	0.00	0.00	0.00	3,181.00	0.00
9605 LANDSCAPE RENOV	0.00	0.00	0.00	7,500.00	7,344.00	7,500.00
9610 LARGE TREE PRUNE	0.00	0.00	0.00	0.00	5,037.50	0.00
9611 ILIFF EXPANSION	0.00	10,073.62	(10,073.62)	0.00	26,584.40	0.00
9612 CONSULTING	0.00	0.00	0.00	0.00	5,000.00	0.00
9615 TREES	0.00	6,931.25	(6,931.25)	0.00	6,931.25	0.00
TOTAL EXPENSE	0.00	17,004.87	(17,004.87)	173,500.00	244,867.14	173,500.00
EXCESS/LOSS OF RESERVES	18,028.00	1,096.95	(16,931.05)	42,836.00	(25,388.82)	42,836.00