

Wind Stream Condominium Assn.

2021 Draft OPERATING BUDGET Assesment of \$305.00

REVENUES			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
5110 Assessments	\$305	\$856,440	71,370	71,370	71,370	71,370	71,370	71,370	71,370	71,370	71,370	71,370	71,370	71,370
5210 Late fee	\$0	\$1,380	115	115	115	115	115	115	115	115	115	115	115	115 *
5220 Collection Recovery	\$2	\$4,500		1,500				1,500				1,500		
5246 Parking Income	\$2	\$5,040	420	420	420	420	420	420	420	420	420	420	420	420 *
5255 Misc. Income	\$0	\$200	200											
5450 Reserve Transfer	(\$85)	(\$240,000)	-20,000	-20,000	-20,000	-20,000	-20,000	-20,000	-20,000	-20,000	-20,000	-20,000	-20,000	-20,000
Total Revenues		\$627,560	52,105	53,405	51,905	51,905	51,905	53,405	51,905	51,905	51,905	53,405	51,905	51,905

<u>monthly</u>														
<u>Admin. Expenses</u>														
	<u>cost</u>													
7030 Management Fee	\$12.82	\$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	\$2.79	\$7,824	2,824		2,500			2,500						
7045 Legal Collections	\$1.50	\$4,200	350	350	350	350	350	350	350	350	350	350	350	350 *
7050 Office Expense	\$0.00	\$0												
7055 Audit Fees	\$0.50	\$1,400			1,400									
7060 Printing & Copy Cost	\$1.28	\$3,600	300	300	300	300	300	300	300	300	300	300	300	300
7062 Postage	\$0.61	\$1,725	350	125	125	125	125	125	125	125	125	125	125	125
7070 Bank Charges	\$0.00	\$0												
7075 Licenses & Permits	\$0.18	\$500				500								
7080 Newsletter	\$0.00	\$0												
7085 Annual Meeting	\$1.18	\$3,300			3,300									
7086 Bad Debt Expenses	\$0.00	\$0												
7090 Misc. Expenses	\$0.27	\$754	754											
Total Admin. Expense		\$59,303	7,578	3,775	10,975	4,275	3,775	6,275	3,775	3,775	3,775	3,775	3,775	3,775

Insurance Expenses

7120 Income Tax														
7130 Insurance 2020-21 5% deductible on Hail Parker Douglas Agency	\$34.91	\$98,040	8,170	8,170	8,170	8,170	8,170	8,170	8,170	8,170	8,170	8,170	8,170	8,170 *
Total Insurance Expenses		\$98,040	8,170	8,170	8,170	8,170	8,170	8,170	8,170	8,170	8,170	8,170	8,170	8,170 *

Bldg. & Facilities Expenses

7230 Bldg. & Facil. Repairs	\$7.05	\$19,800	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650 *
7250 Light Maintenance	\$3.21	\$9,000	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750
7256 Garage Repairs	\$6.23	\$17,500	5,000			5,000			5,000					2,500 *
7260 Gutter.Maint/Cleaning	\$4.99	\$14,000		1,000		5,500			1,000		5,500		1,000	
7270 Roof Repairs	\$1.42	\$4,000				500	500	1,000	1,000	1,000				
7280 Sewer Maint.	\$1.25	\$3,500					3,500							
7281 Plumbing Repairs	\$0.89	\$2,500	1,000		1,000		500							*
7290 Patio/Balcony Maint.	\$0.53	\$1,500				1,500								
Total Bldg & Facility Expense		\$71,800	8,400	3,400	3,400	14,900	6,900	3,400	4,400	8,400	7,900	2,400	3,400	4,900

Utility Expenses

7320 Gas & Electric	\$3.89	\$10,915	790	717	668	750	1,200	1,200	1,200	1,200	800	750	750	890
7370 Water/Sewer Exp.	\$44.89	\$126,050	8,300	8,300	9,200	8,750	13,000	15,000	15,000	14,000	14,000	7,000	7,500	6,000
7380 Trash Removal	\$13.24	\$37,184	2,932	2,932	2,932	2,932	2,932	3,932	2,932	2,932	2,932	2,932	2,932	3,932 *
Total Utility Expenses		\$174,149	12,022	11,949	12,800	12,432	17,132	20,132	19,132	18,132	17,732	10,682	11,182	10,822

Landscape Maintenance

7410 Landscape Maint.	\$8.05	\$22,600	1,000	1,000	1,900	2,500	2,500	2,500	2,500	2,500	2,500	1,900	1,000	800
7415 Landscape Contract*	\$18.22	\$51,168	4,264	4,264	4,264	4,264	4,264	4,264	4,264	4,264	4,264	4,264	4,264	4,264
		\$0.00												
Mow/Trim \$24,366	\$0.00	\$0												
Fertilization \$2609	\$0.00	\$0												
Prune \$5835	\$0.00	\$0												
Weed Spray \$1591	\$0.00	\$0												
Spring/Fall \$8468	\$0.00	\$0												
Irrig. Adjust \$2970	\$0.00	\$0												
Aeration \$1745	\$0.00	\$0												
7422 On-Site	\$14.10	\$39,600	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300 *
7428 Flowers	\$1.71	\$4,800						4,800						*
7431 Deep Root	\$0.00	\$0												
7440 Sprinkler Maint.	\$5.70	\$16,000					3,000	3,000	3,000	3,000	2,000	2,000		
7441 Backflow Insp.	\$0.00	\$0												
7442 Rock Drain Maint.	\$2.67	\$7,500					7,500							*
7430 Tree/Plant Install	\$1.60	\$4,500				4,500								
7460 Fence Repairs	\$0.32	\$900				900								
Total Landscape Expenses		\$147,068	8,564	8,564	9,464	15,464	20,564	17,864	13,064	13,064	12,064	11,464	8,564	8,364

Property Maintenance

7515 Concrete	\$0	\$0												
7526 Pest Control	\$0	\$1,250				250	250	250	250	250				*
7615 Asphalt Repairs	\$0	\$0												
7620 Street Sweeping	\$0	\$0												
7630 Snow Removal	\$21	\$60,000	10,000	10,000	10,000	10,000						10,000	10,000	
7635 Sign Purchase	\$1	\$1,500					1,500							
7720 Consult/Engineering	\$0	\$0												
Total Prop. Maint.Exp.		\$62,750	10,000	10,000	10,000	10,250	1,750	250	250	250	0	0	10,000	10,000

Pool Expenses

7810 Pool/Spa Contract	\$2.60	\$7,300			\$913	\$913	\$913	\$913	\$913	\$913	\$913	\$909		*
7815 Supplies & Chemicals	\$1.92	\$5,400				3,700			1,700					
7820 Pool Repairs	\$0.43	\$1,200				1,200								*
7830 Pool Furniture	\$0.11	\$300				300								
7831 Pool Keys	\$0.09	\$250				250								*
Total Pool & Rec. Exp.		\$14,450	0	0	913	6,363	913	913	2,613	913	913	909	0	0

Total Expenses		\$627,560	54,734	45,858	55,722	71,854	59,204	57,004	51,404	52,704	50,554	37,400	45,091	46,031
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Net Profit or Loss		0	-2,629	7,547	-3,817	-19,949	-7,299	-3,599	501	-799	1,351	16,005	6,814	5,874
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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	60,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
9230 Roofing	48,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
9240 Mechanical	6,000	500	500	500	500	500	500	500	500	500	500	500
9250 Landscape	6,000	500	500	500	500	500	500	500	500	500	500	500
9260 Upper Decks	36,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
9262 Concrete	28,200	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350
9350 Interest	120	10	10	10	10	10	10	10	10	10	10	10
Total Reserve Revenues	\$244,320	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360
Reserve Expenses												
9500 Roof Replacement	56,000				56,000							
9505 Landscape Reno.	7,500			7,500								
9515 Hliff Fence	0											
9520 Paint	30,000					30,000						
9530 Asphalt	25,000								25,000			
9540 Concrete	20,000			20,000								
9550 Retaining Wall	35,000	35,000										
9564 Decking	0											
Total Reserve Expenses	\$173,500	0	35,000	0	27,500	56,000	30,000	0	0	25,000	0	0