

## WIND STREAM CONDOMINIUM ASSOCIATION

AS OF APRIL 30, 2020

## ASSETS

## CASH

1012 CASH-US BANK	(8,497.89)	
1024 RES-US BANK	505,547.70	
		<u>497,049.81</u>
<b>TOTAL CASH</b>		<b>497,049.81</b>

## ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	21,112.99	
1115 ALLOW FOR BAD DEBT	(4,000.00)	
1130 DUE TO RESERVES	28,000.00	
		<u>45,112.99</u>
<b>TOTAL RECEIVABLES</b>		<b>45,112.99</b>

<b>TOTAL ASSETS</b>		<u><u>542,162.80</u></u>
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## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	24,507.95	
2120 COMCAST AGREEMENT	30,420.00	
2190 DUE FROM OPERATING	28,000.00	
		<u>82,927.95</u>
<b>TOTAL LIABILITIES</b>		<b>82,927.95</b>

## EQUITY

2930 WORKING CAPITAL	35,100.00	
2940 CURRENT EARNINGS	(12,959.63)	
2941 CURRENT EARNINGS	12,959.63	
2950 RESERVE FUND-PRIOR	521,481.35	
2955 RESERVE FUND-CURRENT	(9,806.89)	
2960 OPERATING FUND-PRIOR	(84,386.87)	
2965 OPERATING FD-CURRENT	(3,152.74)	
		<u>459,234.85</u>
<b>TOTAL EQUITY</b>		<b>459,234.85</b>

<b>TOT LIABILITY AND EQUITY</b>		<u><u>542,162.80</u></u>
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**WIND STREAM CONDOMINIUM ASSOCIATION**

**Budget Comparison Report  
AS OF APRIL 30, 2020**

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>INCOME</b>						
5110 ASSESSMENTS	\$71,370.00	\$71,370.00	\$0.00	\$285,480.00	\$285,480.00	\$856,440.00
5210 LATE FEE CHARGE	253.00	0.00	(253.00)	1,012.00	311.53	3,036.00
5220 COLLECTION COST REC	0.00	80.00	80.00	2,000.00	822.52	6,000.00
5245 INTEREST INCOME	0.00	0.26	0.26	0.00	1.24	0.00
5246 ADDTL PARKING INCOME	540.00	420.00	(120.00)	2,160.00	1,620.00	6,480.00
5255 MISC INCOME	0.00	10.00	10.00	200.00	160.00	200.00
5450 TRANSFERS TO RESERVE	(20,000.00)	(20,000.00)	0.00	(80,000.00)	(80,000.00)	(240,000.00)
<b>TOTAL INCOME</b>	<b>52,163.00</b>	<b>51,880.26</b>	<b>(282.74)</b>	<b>210,852.00</b>	<b>208,395.29</b>	<b>632,156.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	3,000.00	3,000.00	0.00	12,000.00	12,000.00	36,000.00
7040 LEGAL FEES	0.00	60.00	(60.00)	5,324.00	1,284.96	5,324.00
7045 LEGAL COLLECTIONS	500.00	80.00	420.00	2,000.00	843.00	6,000.00
7055 AUDIT FEES	0.00	1,500.00	(1,500.00)	0.00	1,500.00	1,400.00
7060 PRINTING & COPYING	300.00	8.42	291.58	1,200.00	1,004.85	3,600.00
7062 POSTAGE	125.00	25.00	100.00	725.00	95.35	1,725.00
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	3,300.00	0.00	3,300.00
7090 MISC ADMINISTRATIVE	0.00	162.00	(162.00)	1,000.00	623.00	1,000.00
<b>TOTAL ADMINISTRATIVE</b>	<b>3,925.00</b>	<b>4,835.42</b>	<b>(910.42)</b>	<b>25,909.00</b>	<b>17,351.16</b>	<b>58,709.00</b>
7130 INSURANCE	7,190.00	0.00	7,190.00	28,760.00	22,773.95	86,280.00
<b>TOTAL TAXES &amp; INSURANCES</b>	<b>7,190.00</b>	<b>0.00</b>	<b>7,190.00</b>	<b>28,760.00</b>	<b>22,773.95</b>	<b>86,280.00</b>
7230 BLDG & FACILITIES RPR	1,650.00	486.95	1,163.05	6,600.00	4,192.99	19,800.00
7250 LIGHTING MAINT.	750.00	559.00	191.00	3,000.00	3,436.54	9,000.00
7256 GARAGE REPAIRS	5,000.00	8,345.00	(3,345.00)	10,000.00	12,015.00	20,000.00
7258 WOOD DECK REPAIR	0.00	65.00	(65.00)	0.00	65.00	0.00
7260 GUTTER MAINT	5,500.00	0.00	5,500.00	5,500.00	5,900.00	11,000.00
7270 ROOF REPAIRS	1,000.00	185.00	815.00	1,000.00	830.00	5,000.00
7280 SEWER MAINT	0.00	375.00	(375.00)	2,500.00	1,069.50	12,500.00
7281 PLUMBING REPAIRS	0.00	0.00	0.00	2,000.00	0.00	2,500.00
7290 BLDG MAINT SUPPLIES	3,483.00	0.00	3,483.00	3,483.00	0.00	3,483.00
<b>TOTAL BUILDING MAINT.</b>	<b>17,383.00</b>	<b>10,015.95</b>	<b>7,367.05</b>	<b>34,083.00</b>	<b>27,509.03</b>	<b>83,283.00</b>
7320 GAS/ELECTRIC	750.00	570.47	179.53	2,925.00	2,523.32	10,915.00

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Budget Comparison Report  
AS OF APRIL 30, 2020

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7370 WATER/SEWER	8,268.00	9,211.45	(943.45)	31,999.00	34,516.55	118,399.00
7380 TRASH REMOVAL	2,907.00	2,958.94	(61.94)	11,628.00	12,019.48	34,884.00
<b>TOTAL UTILITIES</b>	11,925.00	12,750.86	(825.86)	46,552.00	49,059.35	164,198.00
7410 LANDSCAPE MAINT	3,000.00	0.00	3,000.00	12,000.00	3,125.90	33,500.00
7415 LANDSCAPE CONTRACT	4,054.00	4,054.00	0.00	16,216.00	19,797.56	48,648.00
7422 ON SITE GROUNDS	3,300.00	0.00	3,300.00	13,200.00	7,085.00	39,600.00
7428 FLOWERS	0.00	0.00	0.00	0.00	0.00	4,800.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	0.00	0.00	4,500.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	0.00	15,000.00
7442 ROCK DRAIN MAINT	0.00	0.00	0.00	0.00	0.00	7,500.00
7460 FENCE REPAIRS	900.00	0.00	900.00	900.00	2,554.58	900.00
<b>TOTAL LANDSCAPE MAINT</b>	11,254.00	4,054.00	7,200.00	42,316.00	32,563.04	154,448.00
7526 PEST CONTROL	0.00	0.00	0.00	0.00	0.00	2,010.00
<b>TOTAL GROUNDS MAINTENAN</b>	0.00	0.00	0.00	0.00	0.00	2,010.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	0.00	0.00	3,300.00
7620 STREET SWEEPING	0.00	0.00	0.00	0.00	0.00	2,500.00
7630 SNOW REMOVAL	10,000.00	9,949.25	50.75	39,500.00	61,391.50	57,500.00
7635 SIGH PURCH & REPAIRS	0.00	0.00	0.00	0.00	0.00	1,000.00
<b>TOTAL SNOW/ROAD MAINT</b>	10,000.00	9,949.25	50.75	39,500.00	61,391.50	64,300.00
7720 CONSULT/ENGINEERING	2,500.00	0.00	2,500.00	2,500.00	0.00	2,500.00
<b>TOTAL OTHER EXPENSES</b>	2,500.00	0.00	2,500.00	2,500.00	0.00	2,500.00
7810 POOL/SPA CONTRACT	900.00	900.00	0.00	900.00	900.00	7,200.00
7815 POOL SUPPLIES/CHEMIC	3,700.00	0.00	3,700.00	3,700.00	0.00	5,400.00
7820 POOL REPAIRS	0.00	0.00	0.00	0.00	0.00	750.00
7830 POOL FURNITURE	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00
7831 POOL KEYS	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00
<b>TOTAL RECR/FACILITY EXP</b>	7,600.00	900.00	6,700.00	7,600.00	900.00	16,350.00
<b>TOTAL EXPENSES</b>	71,777.00	42,505.48	29,271.52	227,220.00	211,548.03	632,078.00
<b>NET PROFIT / LOSS</b>	(19,614.00)	9,374.78	28,988.78	(16,368.00)	(3,152.74)	78.00

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVES	20,000.00	20,000.00	0.00	80,000.00	80,000.00	240,000.00
9350 INTEREST INCOME	10.00	10.93	0.93	40.00	210.99	120.00
<b>TOTAL REVENUE</b>	20,010.00	20,010.93	0.93	80,040.00	80,210.99	240,120.00
<b>EXPENSE</b>						
9500 ROOF REPLACEMENT	0.00	18,520.00	(18,520.00)	0.00	48,020.00	80,000.00
9540 CONCRETE	11,000.00	0.00	11,000.00	11,000.00	3,494.61	11,000.00
9550 RETAINING WALL	0.00	0.00	0.00	50,000.00	0.00	50,000.00
9560 ASPHALT REPAIRS	0.00	0.00	0.00	0.00	0.00	25,000.00
9564 DECKING	0.00	0.00	0.00	0.00	7,150.00	0.00
9573 MAILBOX REPLACEMENT	0.00	0.00	0.00	0.00	8,119.85	0.00
9574 PAINTING	0.00	0.00	0.00	0.00	0.00	70,000.00
9605 LANDSCAPE RENOV	7,500.00	0.00	7,500.00	7,500.00	0.00	7,500.00
9611 ILIFF EXPANSION	0.00	6,418.00	(6,418.00)	0.00	16,695.92	0.00
9615 TREES	0.00	0.00	0.00	0.00	6,537.50	0.00
<b>TOTAL EXPENSE</b>	18,500.00	24,938.00	(6,438.00)	68,500.00	90,017.88	243,500.00
<b>EXCESS/LOSS OF RESERVES</b>	1,510.00	(4,927.07)	(6,437.07)	11,540.00	(9,806.89)	(3,380.00)