

WIND STREAM CONDOMINIUM ASSOCIATION

AS OF AUGUST 31, 2018

ASSETS

CASH

| | |
|-------------------|-------------|
| 1012 CASH-US BANK | (34,122.02) |
| 1024 RES-US BANK | 558,343.01 |

| | |
|-------------------|-------------------|
| TOTAL CASH | <u>524,220.99</u> |
|-------------------|-------------------|

ACCOUNTS RECEIVABLE

| | |
|-------------------------|------------|
| 1110 DUES RECEIVABLE | 9,510.27 |
| 1115 ALLOW FOR BAD DEBT | (4,000.00) |

| | |
|--------------------------|-----------------|
| TOTAL RECEIVABLES | <u>5,510.27</u> |
|--------------------------|-----------------|

| | |
|---------------------|--------------------------|
| TOTAL ASSETS | <u><u>529,731.26</u></u> |
|---------------------|--------------------------|

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | |
|--------------------------|-----------|
| 2115 PREPAID ASSESSMENTS | 21,487.03 |
| 2120 COMCAST AGREEMENT | 30,420.00 |

| | |
|--------------------------|------------------|
| TOTAL LIABILITIES | <u>51,907.03</u> |
|--------------------------|------------------|

EQUITY

| | |
|---------------------------|--------------|
| 2930 WORKING CAPITAL | 35,100.00 |
| 2940 CURRENT EARNINGS | 115,942.45 |
| 2941 CURRENT EARNINGS | (115,942.45) |
| 2950 RESERVE FUND-PRIOR | 430,682.80 |
| 2955 RESERVE FUND-CURRENT | 105,759.97 |
| 2960 OPERATING FUND-PRIOR | (103,901.02) |
| 2965 OPERATING FD-CURRENT | 10,182.48 |

| | |
|---------------------|-------------------|
| TOTAL EQUITY | <u>477,824.23</u> |
|---------------------|-------------------|

| | |
|---------------------------------|--------------------------|
| TOT LIABILITY AND EQUITY | <u><u>529,731.26</u></u> |
|---------------------------------|--------------------------|

WIND STREAM CONDOMINIUM ASSOCIATION

Budget Comparison Report
AS OF AUGUST 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 | \$552,240.00 | \$552,240.00 | \$828,360.00 |
| 5210 LATE FEE CHARGE | 136.00 | 250.61 | 114.61 | 1,088.00 | 1,823.77 | 1,632.00 |
| 5215 NSF FEE | 0.00 | 20.00 | 20.00 | 0.00 | 80.00 | 0.00 |
| 5220 COLLECTION COST REC | 0.00 | 81.00 | 81.00 | 4,000.00 | 1,482.40 | 6,000.00 |
| 5245 INTEREST INCOME | 0.00 | 3.83 | 3.83 | 0.00 | 17.42 | 0.00 |
| 5246 ADDTL PARKING INCOME | 389.00 | 600.00 | 211.00 | 3,112.00 | 5,020.00 | 4,668.00 |
| 5255 MISC INCOME | 0.00 | 55.00 | 55.00 | 200.00 | 185.00 | 200.00 |
| 5450 TRANSFERS TO RESERVE | (24,020.00) | (24,020.00) | 0.00 | (192,160.00) | (192,160.00) | (288,240.00) |
| TOTAL INCOME | <u>45,535.00</u> | <u>46,020.44</u> | <u>485.44</u> | <u>368,480.00</u> | <u>368,688.59</u> | <u>552,620.00</u> |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 3,000.00 | 3,000.00 | 0.00 | 24,000.00 | 24,000.00 | 36,000.00 |
| 7040 LEGAL FEES | 0.00 | 0.00 | 0.00 | 1,000.00 | 1,384.59 | 1,000.00 |
| 7045 LEGAL COLLECTIONS | 500.00 | 162.00 | 338.00 | 4,000.00 | 1,401.40 | 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 | 21.30 | 312.70 | 2,672.00 | 2,895.48 | 4,008.00 |
| 7062 POSTAGE | 125.00 | 27.13 | 97.87 | 1,000.00 | 272.16 | 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 | 1,976.00 | 1,500.00 |
| TOTAL ADMINISTRATIVE | <u>3,959.00</u> | <u>3,332.43</u> | <u>626.57</u> | <u>38,832.00</u> | <u>33,329.63</u> | <u>54,668.00</u> |
| 7130 INSURANCE | 4,550.00 | 6,146.06 | (1,596.06) | 41,865.00 | 44,886.86 | 60,065.00 |
| TOTAL TAXES & INSURANCES | <u>4,550.00</u> | <u>6,146.06</u> | <u>(1,596.06)</u> | <u>41,865.00</u> | <u>44,886.86</u> | <u>60,065.00</u> |
| 7230 BLDG & FACILITIES RPR | 2,700.00 | 853.38 | 1,846.62 | 20,100.00 | 14,643.47 | 29,400.00 |
| 7250 LIGHTING MAINT. | 600.00 | 1,708.17 | (1,108.17) | 4,800.00 | 7,641.80 | 7,200.00 |
| 7256 GARAGE REPAIRS | 0.00 | 3,250.00 | (3,250.00) | 6,000.00 | 15,240.00 | 8,000.00 |
| 7260 GUTTER MAINT | 0.00 | 272.50 | (272.50) | 4,500.00 | 5,727.50 | 9,000.00 |
| 7270 ROOF REPAIRS | 1,000.00 | 0.00 | 1,000.00 | 7,000.00 | 5,726.59 | 8,000.00 |
| 7280 SEWER MAINT | 0.00 | 1,550.00 | (1,550.00) | 10,000.00 | 4,749.00 | 10,000.00 |
| 7281 PLUMBING REPAIRS | 0.00 | 0.00 | 0.00 | 2,500.00 | 0.00 | 2,500.00 |
| TOTAL BUILDING MAINT. | <u>4,300.00</u> | <u>7,634.05</u> | <u>(3,334.05)</u> | <u>54,900.00</u> | <u>53,728.36</u> | <u>74,100.00</u> |
| 7320 GAS/ELECTRIC | 1,200.00 | 1,158.93 | 41.07 | 8,800.00 | 7,121.70 | 12,800.00 |
| 7370 WATER/SEWER | 14,192.00 | 15,247.96 | (1,055.96) | 73,899.00 | 84,072.56 | 107,571.00 |

WIND STREAM CONDOMINIUM ASSOCIATION

Budget Comparison Report
AS OF AUGUST 31, 2018
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|--------------------------------|-----------|------------|----------------|-------------|------------|---------------|
| 7380 TRASH REMOVAL | 2,407.00 | 2,407.86 | (0.86) | 19,256.00 | 20,142.88 | 28,884.00 |
| TOTAL UTILITIES | 17,799.00 | 18,814.75 | (1,015.75) | 101,955.00 | 111,337.14 | 149,255.00 |
| 7410 LANDSCAPE MAINT | 2,500.00 | 3,800.16 | (1,300.16) | 22,000.00 | 15,838.72 | 33,500.00 |
| 7415 LANDSCAPE CONTRACT | 5,095.00 | 5,095.00 | 0.00 | 30,570.00 | 28,835.00 | 45,855.00 |
| 7422 ON SITE GROUNDS | 3,000.00 | 4,400.00 | (1,400.00) | 24,000.00 | 18,317.00 | 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 | 160.00 | 840.00 | 7,000.00 | 11,974.94 | 9,000.00 |
| 7460 FENCE REPAIRS | 0.00 | 0.00 | 0.00 | 500.00 | 1,393.55 | 500.00 |
| TOTAL LANDSCAPE MAINT | 11,595.00 | 13,455.16 | (1,860.16) | 96,223.00 | 79,809.21 | 137,008.00 |
| 7526 PEST CONTROL | 750.00 | 250.00 | 500.00 | 3,000.00 | 2,310.00 | 3,750.00 |
| TOTAL GROUNDS MAINTENAN | 750.00 | 250.00 | 500.00 | 3,000.00 | 2,310.00 | 3,750.00 |
| 7630 SNOW REMOVAL | 0.00 | 0.00 | 0.00 | 41,500.00 | 23,635.00 | 59,500.00 |
| 7635 SIGH PURCH & REPAIRS | 0.00 | 115.56 | (115.56) | 450.00 | 486.81 | 450.00 |
| TOTAL SNOW/ROAD MAINT | 0.00 | 115.56 | (115.56) | 41,950.00 | 24,121.81 | 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) | 4,250.00 | 4,375.00 | 6,800.00 |
| 7815 POOL SUPPLIES/CHEMIC | 0.00 | 575.64 | (575.64) | 3,000.00 | 3,047.00 | 3,000.00 |
| 7820 POOL REPAIRS | 0.00 | 0.00 | 0.00 | 1,000.00 | 1,496.51 | 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 | 1,450.64 | (600.64) | 9,274.00 | 8,983.10 | 11,824.00 |
| TOTAL EXPENSES | 43,803.00 | 51,198.65 | (7,395.65) | 389,999.00 | 358,506.11 | 552,620.00 |
| NET PROFIT / LOSS | 1,732.00 | (5,178.21) | (6,910.21) | (21,519.00) | 10,182.48 | 0.00 |

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| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|--------------------------------|-------------|-------------|----------------|------------|------------|---------------|
| RESERVE REVENUE | | | | | | |
| 9200 TRANSFER TO RESERVES | 24,020.00 | 24,020.00 | 0.00 | 192,160.00 | 192,160.00 | 288,240.00 |
| 9350 INTEREST INCOME | 10.00 | 272.17 | 262.17 | 80.00 | 1,641.51 | 120.00 |
| TOTAL REVENUE | 24,030.00 | 24,292.17 | 262.17 | 192,240.00 | 193,801.51 | 288,360.00 |
| | | | | | | |
| EXPENSE | | | | | | |
| 9500 ROOF REPLACEMENT | 0.00 | 47,040.00 | (47,040.00) | 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 | (8,000.00) | 8,000.00 | 0.00 | 6,950.00 | 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 | 0.00 | 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 | 8,000.00 | (8,000.00) | 0.00 | 8,000.00 | 0.00 |
| 9567 WOOD STAIRS REPLACE | 0.00 | 2,550.00 | (2,550.00) | 0.00 | 2,550.00 | 0.00 |
| 9574 PAINTING | 35,000.00 | 0.00 | 35,000.00 | 35,000.00 | 0.00 | 35,000.00 |
| 9577 FENCING | 0.00 | 1,836.00 | (1,836.00) | 0.00 | 8,811.06 | 0.00 |
| TOTAL EXPENSE | 35,000.00 | 51,426.00 | (16,426.00) | 70,000.00 | 88,041.54 | 95,000.00 |
| EXCESS/LOSS OF RESERVES | (10,970.00) | (27,133.83) | (16,163.83) | 122,240.00 | 105,759.97 | 193,360.00 |