Wind Stream Condominium Assn. Approved October 20, 2015

2016 OPERATING BUDGET Assessement of $295.00

REVENUES			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
5110 Assessments		$828,360	69,030	69,030	69,030	69,030	69,030	69,030	69,030	69,030	69,030	69,030	69,030	69,030
5210 Late fee		$1,400	200	200	100	100	100	100	100	100	100	100	100	100
5220 Collection Recovery		$6,000		2,000				2,000				2,000		
5246 Parking Income		$2,000	2,000											
5255 Misc. Income		$200	200											
5450 Reserve Transfer		($288,240)	-24,020	-24,020	-24,020	-24,020	-24,020	-24,020	-24,020	-24,020	-24,020	-24,020	-24,020	-24,020
Total Revenues		$549,720	47,410	47,210	45,110	45,110	45,110	47,110	45,110	45,110	45,110	47,110	45,110	45,110
Admin. Expenses														
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	0.27	$750	750											
7045 Legal Collections	2.14	$6,000	500	500	500	500	500	500	500	500	500	500	500	500
7050 Office Expense		$0												
7055 Audit Fees	0.47	$1,300			1,300									
7060 Printing & Copy Cost	1.43	$4,008	334	334	334	334	334	334	334	334	334	334	334	334
7062 Postage	0.54	$1,500	125	125	125	125	125	125	125	125	125	125	125	125
7070 Bank Charges		$0												
7075 Licenses & Permits	0.13	$360				360								
7080 Newsletter		$0												
7085 Annual Meeting	1	$2,800			2,800									
7086 Bad Debt Expenses		$0												
7090 Misc. Expenses	0.18	$500	500											
Total Admin. Expense		$53,218	5,209	3,959	8,059	4,319	3,959	3,959	3,959	3,959	3,959	3,959	3,959	3,959
Insurance Expenses														
7120 Income Tax														
7130 Insurance 2015-16	33.87	$95,088	7,924	7,924	7,924	7,924	7,924	7,924	7,924	7,924	7,924	7,924	7,924	7,924
		$0												
Total Insurance Expenses		$95,088	7,924	7,924	7,924	7,924	7,924	7,924	7,924	7,924	7,924	7,924	7,924	7,924
American Family														
$15,000 Deductible														
Bldg. & Facilities Expenses														
7230 Bldg. & Facil. Repairs	9.41	$26,400	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200
7250 Light Maintenance	2.14	$6,000	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500
7256 Garage Repairs	3.85	$10,800	900	900	900	900	900	900	900	900	900	900	900	900
7260 Gutter Maint/Cleaning	2.85	$8,000				4,000					4,000			
7270 Roof Repairs	2.14	$6,000				1,000	1,000	1,000	1,000	1,000	1,000			
7280 Sewer Maint.	3.57	$10,000					5,000		5,000					
7281 Plumbing Repairs	0.89	$2,500	2,500											
7290 Bldg Maint.														

Total Bldg & Facility Expense	$69,700	6,100	3,600	3,600	8,600	9,600	4,600	9,600	4,600	8,600	3,600	3,600	3,600

Utility Expenses														
7320 Gas & Electric	4.56	$12,800	1,000	1,000	1,000	1,000	1,200	1,200	1,200	1,200	1,000	1,000	1,000	1,000
7370 Water/Sewer Exp.	38.31	$107,571	5,623	6,698	6,196	7,000	10,000	11,684	12,506	14,192	14,272	7,000	6,500	5,900
7380 Trash Removal	9.18	$25,764	2,147	2,147	2,147	2,147	2,147	2,147	2,147	2,147	2,147	2,147	2,147	2,147
Total Utility Expenses		$146,135	8,770	9,845	9,343	10,147	13,347	15,031	15,853	17,539	17,419	10,147	9,647	9,047
Landscape Maintenance														
7410 Landscape Maint.	7.06	$19,200	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600
7415 Landscape Contract*	16.33	$45,855			5,095	5,095	5,095	5,095	5,095	5,095	5,095	5,095	5,095	
Mow/Trim $22,968		$0												
Fertilization $2460		$0												
Prune $5500		$0												
Weed Spray $2500		$0												
Spring/Fall $7982		$0												
Irrig. Adjust $2800		$0												
Aeration $1645		$0												
7418 On-Site	6.63	$18,600					3,100	3,100	3,100	3,100	3,100	3,100		
7428 Flowers	2.5	$7,000						7,000						
7431 Deep Root		$0												
7440 Sprinkler Maint.	1.71	$4,800					800	800	800	800	800	800		
7442 Rock Drain Maint.	0.89	$2,500				2,500								
7430 Tree/Plant Install	1.43	$4,000					4,000							
7460 Fence Repairs	0.18	$500				500								
Total Landscape Expenses		$101,955	1,600	1,600	6,695	9,695	14,595	17,595	10,595	10,595	10,595	10,595	6,695	1,600
Property Maintenance														
7515 Concrete		$0												
7526 Pest Control	1.61	$4,500				750	750	750	750	750	750			
7615 Asphalt Repairs		$0												
7620 Street Sweeping	0.79	$2,200							1,100			1,100		
7630 Snow Removal	22.44	$63,000	10,000	10,000	10,000	10,000	5,000						9,000	9,000
7635 Sign Purchase		$0												
7720 Consult/Engineering	0.36	$1,000	1,000											
Total Prop. Maint.Exp.		$70,700	11,000	10,000	10,000	10,750	5,750	750	1,850	750	750	1,100	9,000	9,000
Pool Expenses														
7810 Pool/Spa Contract	2.43	$6,800			$850	$850	$850	$850	$850	$850	$850	$850		
7815 Supplies & Chemicals	0.97	$2,700				2,700								
7820 Pool Repairs	0.72	$2,000				2,000								
7830 Pool Furniture	0.27	$750				750								
7831 Pool Keys	0.07	$174				174								
Total Pool & Rec. Exp.		$12,424	0	0	850	6,474	850	850	850	850	850	850	0	0

Total Expenses	**196**	[redacted]	40,603	36,928	46,471	57,909	56,025	50,709	50,631	46,217	50,097	38,175	40,825	35,130
Net Profit or Loss		[redacted]	6,807	10,282	-1,361	-12,799	-10,915	-3,599	-5,521	-1,107	-4,987	8,935	4,285	9,980

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	5,000
9210 Staining/Painting	74,040	6,170	6,170	6,170	6,170	6,170	6,170	6,170	6,170	6,170	6,170	6,170	6,170
9230 Roofing	60,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
9240 Mechanical	12,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
9250 Landscape	18,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
9260 Upper Decks	24,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
9262 Concrete	40,200	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350
9350 Interest	120	10	10	10	10	10	10	10	10	10	10	10	10
Total Reserve Revenues	288,360	24,030	24,030	24,030	24,030	24,030	24,030	24,030	24,030	24,030	24,030	24,030	24,030

Reserve Expenses

9500 Roof Replacement	58,000					58,000							
9505 Landscape Reno.	15,000					15,000							
9515 Iliff Fence	0												
9520 Paint	0												
9530 Asphalt	22,000									22,000			
9540 Concrete	25,000							25,000					
9550 Retaining Wall	30,000	30,000											
9564 Decking	0												
Total Reserve Expenses	150,000	30,000	0	0	0	73,000	0	25,000	0	22,000	0	0	0

Insurance Expense 2015-16

Business	$88,257.00
Umbrella	$3800.00
D & O	$2116.00
Fidelity	$513.00
Crime	$405.00
Total	$95,091.00