

## WIND STREAM CONDOMINIUM ASSOCIATION

AS OF MAY 31, 2021

## ASSETS

## CASH

|                          |                   |
|--------------------------|-------------------|
| 1012 CASH-US BANK        | 9,360.33          |
| 1024 RES-US BANK         | 384,164.98        |
| 1030 RES-US BANK / ILIFF | <u>348,185.05</u> |

|                   |                   |
|-------------------|-------------------|
| <b>TOTAL CASH</b> | <u>741,710.36</u> |
|-------------------|-------------------|

## ACCOUNTS RECEIVABLE

|                         |                  |
|-------------------------|------------------|
| 1110 DUES RECEIVABLE    | 11,805.04        |
| 1115 ALLOW FOR BAD DEBT | (3,000.00)       |
| 1117 PREPAID INSURANCE  | 20,149.38        |
| 1130 DUE TO RESERVES    | <u>28,000.00</u> |

|                          |                  |
|--------------------------|------------------|
| <b>TOTAL RECEIVABLES</b> | <u>56,954.42</u> |
|--------------------------|------------------|

|                     |                   |
|---------------------|-------------------|
| <b>TOTAL ASSETS</b> | <u>798,664.78</u> |
|---------------------|-------------------|

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

|                          |                  |
|--------------------------|------------------|
| 2115 PREPAID ASSESSMENTS | 25,303.98        |
| 2120 COMCAST AGREEMENT   | 21,060.00        |
| 2190 DUE FROM OPERATING  | <u>28,000.00</u> |

|                          |                  |
|--------------------------|------------------|
| <b>TOTAL LIABILITIES</b> | <u>74,363.98</u> |
|--------------------------|------------------|

## EQUITY

|                           |                    |
|---------------------------|--------------------|
| 2930 WORKING CAPITAL      | 35,100.00          |
| 2940 CURRENT EARNINGS     | 330,309.06         |
| 2941 CURRENT EARNINGS     | (330,309.06)       |
| 2950 RESERVE FUND-PRIOR   | 386,042.78         |
| 2955 RESERVE FUND-CURRENT | 346,307.25         |
| 2960 OPERATING FUND-PRIOR | (27,151.04)        |
| 2965 OPERATING FD-CURRENT | <u>(15,998.19)</u> |

|                     |                   |
|---------------------|-------------------|
| <b>TOTAL EQUITY</b> | <u>724,300.80</u> |
|---------------------|-------------------|

|                                 |                   |
|---------------------------------|-------------------|
| <b>TOT LIABILITY AND EQUITY</b> | <u>798,664.78</u> |
|---------------------------------|-------------------|

|                                     | BUDGET           | ACTUAL           | CURR.VARIANCE     | YTD BUDGET        | YTD ACTUAL        | ANNUAL BUDGET     |
|-------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| <b>INCOME</b>                       |                  |                  |                   |                   |                   |                   |
| 5110 ASSESSMENTS                    | \$71,370.00      | \$71,370.00      | \$0.00            | \$356,850.00      | \$356,850.00      | \$856,440.00      |
| 5210 LATE FEE CHARGE                | 115.00           | 142.48           | 27.48             | 575.00            | 739.26            | 1,380.00          |
| 5220 COLLECTION COST REC            | 0.00             | 1,241.40         | 1,241.40          | 1,500.00          | 4,616.80          | 4,500.00          |
| 5245 INTEREST INCOME                | 0.00             | 0.37             | 0.37              | 0.00              | 1.97              | 0.00              |
| 5246 ADDTL PARKING INCOME           | 420.00           | 420.00           | 0.00              | 2,100.00          | 1,760.00          | 5,040.00          |
| 5255 MISC INCOME                    | 0.00             | 0.00             | 0.00              | 200.00            | 75.00             | 200.00            |
| 5450 TRANSFERS TO RESERVE           | (20,000.00)      | (20,000.00)      | 0.00              | (100,000.00)      | (100,000.00)      | (240,000.00)      |
| <b>TOTAL INCOME</b>                 | <b>51,905.00</b> | <b>53,174.25</b> | <b>1,269.25</b>   | <b>261,225.00</b> | <b>264,043.03</b> | <b>627,560.00</b> |
| <b>EXPENSES</b>                     |                  |                  |                   |                   |                   |                   |
| 7030 MANAGEMENT FEES                | 3,000.00         | 3,000.00         | 0.00              | 15,000.00         | 15,000.00         | 36,000.00         |
| 7040 LEGAL FEES                     | 0.00             | 927.20           | (927.20)          | 5,324.00          | 1,812.20          | 7,824.00          |
| 7045 LEGAL COLLECTIONS              | 350.00           | 1,141.40         | (791.40)          | 1,750.00          | 4,616.80          | 4,200.00          |
| 7055 AUDIT FEES                     | 1,400.00         | 0.00             | 1,400.00          | 1,400.00          | 1,500.00          | 1,400.00          |
| 7060 PRINTING & COPYING             | 300.00           | 23.34            | 276.66            | 1,500.00          | 1,358.71          | 3,600.00          |
| 7062 POSTAGE                        | 125.00           | 24.28            | 100.72            | 850.00            | 126.38            | 1,725.00          |
| 7075 LICENSE, PERMITS, DUES         | 0.00             | 0.00             | 0.00              | 500.00            | 0.00              | 500.00            |
| 7085 ANNUAL MEETING                 | 0.00             | 0.00             | 0.00              | 3,300.00          | 0.00              | 3,300.00          |
| 7090 MISC ADMINISTRATIVE            | 0.00             | 177.50           | (177.50)          | 754.00            | 876.38            | 754.00            |
| <b>TOTAL ADMINISTRATIVE</b>         | <b>5,175.00</b>  | <b>5,293.72</b>  | <b>(118.72)</b>   | <b>30,378.00</b>  | <b>25,290.47</b>  | <b>59,303.00</b>  |
| 7130 INSURANCE                      | 8,170.00         | 3,211.00         | 4,959.00          | 40,850.00         | 29,260.60         | 98,040.00         |
| <b>TOTAL TAXES &amp; INSURANCES</b> | <b>8,170.00</b>  | <b>3,211.00</b>  | <b>4,959.00</b>   | <b>40,850.00</b>  | <b>29,260.60</b>  | <b>98,040.00</b>  |
| 7230 BLDG & FACILITIES RPR          | 1,650.00         | 4,859.79         | (3,209.79)        | 8,250.00          | 9,807.36          | 19,800.00         |
| 7250 LIGHTING MAINT.                | 750.00           | 1,079.45         | (329.45)          | 3,750.00          | 9,150.39          | 9,000.00          |
| 7256 GARAGE REPAIRS                 | 0.00             | 215.00           | (215.00)          | 10,000.00         | 7,480.00          | 17,500.00         |
| 7260 GUTTER MAINT                   | 0.00             | 295.00           | (295.00)          | 6,500.00          | 1,710.00          | 14,000.00         |
| 7270 ROOF REPAIRS                   | 500.00           | 625.00           | (125.00)          | 1,000.00          | 970.00            | 4,000.00          |
| 7280 SEWER MAINT                    | 3,500.00         | 3,145.00         | 355.00            | 3,500.00          | 6,304.40          | 3,500.00          |
| 7281 PLUMBING REPAIRS               | 500.00           | 0.00             | 500.00            | 2,500.00          | 0.00              | 2,500.00          |
| 7290 BLDG MAINT SUPPLIES            | 0.00             | 0.00             | 0.00              | 1,500.00          | 0.00              | 1,500.00          |
| <b>TOTAL BUILDING MAINT.</b>        | <b>6,900.00</b>  | <b>10,219.24</b> | <b>(3,319.24)</b> | <b>37,000.00</b>  | <b>35,422.15</b>  | <b>71,800.00</b>  |
| 7320 GAS/ELECTRIC                   | 1,200.00         | 640.59           | 559.41            | 4,125.00          | 3,624.85          | 10,915.00         |
| 7370 WATER/SEWER                    | 13,000.00        | 8,735.65         | 4,264.35          | 47,550.00         | 44,159.42         | 126,050.00        |
| 7380 TRASH REMOVAL                  | 2,932.00         | 2,924.11         | 7.89              | 14,660.00         | 14,992.41         | 37,184.00         |

WIND STREAM CONDOMINIUM ASSOCIATION

|                                  | BUDGET      | ACTUAL    | CURR.VARIANCE | YTD BUDGET  | YTD ACTUAL  | ANNUAL BUDGET |
|----------------------------------|-------------|-----------|---------------|-------------|-------------|---------------|
| <b>TOTAL UTILITIES</b>           | 17,132.00   | 12,300.35 | 4,831.65      | 66,335.00   | 62,776.68   | 174,149.00    |
| 7410 LANDSCAPE MAINT             | 2,500.00    | 716.09    | 1,783.91      | 8,900.00    | 4,500.43    | 22,600.00     |
| 7415 LANDSCAPE CONTRACT          | 4,264.00    | 4,263.69  | 0.31          | 21,320.00   | 24,743.38   | 51,168.00     |
| 7422 ON SITE GROUNDS             | 3,300.00    | 4,810.00  | (1,510.00)    | 16,500.00   | 21,699.50   | 39,600.00     |
| 7428 FLOWERS                     | 0.00        | 0.00      | 0.00          | 0.00        | 0.00        | 4,800.00      |
| 7430 TREE/SHRUB INSTALL          | 4,500.00    | 0.00      | 4,500.00      | 4,500.00    | 0.00        | 4,500.00      |
| 7440 SPRINKLER SYS MAINT         | 3,000.00    | 410.00    | 2,590.00      | 3,000.00    | 410.00      | 16,000.00     |
| 7442 ROCK DRAIN MAINT            | 7,500.00    | 0.00      | 7,500.00      | 7,500.00    | 0.00        | 7,500.00      |
| 7460 FENCE REPAIRS               | 0.00        | 0.00      | 0.00          | 900.00      | 195.00      | 900.00        |
| <b>TOTAL LANDSCAPE MAINT</b>     | 25,064.00   | 10,199.78 | 14,864.22     | 62,620.00   | 51,548.31   | 147,068.00    |
| 7526 PEST CONTROL                | 250.00      | 335.00    | (85.00)       | 250.00      | 75.00       | 1,250.00      |
| <b>TOTAL GROUNDS MAINTENANCE</b> | 250.00      | 335.00    | (85.00)       | 250.00      | 75.00       | 1,250.00      |
| 7630 SNOW REMOVAL                | 0.00        | 2,427.50  | (2,427.50)    | 40,000.00   | 72,095.02   | 60,000.00     |
| 7635 SIGH PURCH & REPAIRS        | 1,500.00    | 79.01     | 1,420.99      | 1,500.00    | 288.02      | 1,500.00      |
| <b>TOTAL SNOW/ROAD MAINT</b>     | 1,500.00    | 2,506.51  | (1,006.51)    | 41,500.00   | 72,383.04   | 61,500.00     |
| 7810 POOL/SPA CONTRACT           | 913.00      | 912.50    | 0.50          | 1,826.00    | 1,825.00    | 7,300.00      |
| 7815 POOL SUPPLIES/CHEMIC        | 0.00        | 1,459.97  | (1,459.97)    | 3,700.00    | 1,459.97    | 5,400.00      |
| 7820 POOL REPAIRS                | 1,200.00    | 0.00      | 1,200.00      | 1,200.00    | 0.00        | 1,200.00      |
| 7830 POOL FURNITURE              | 0.00        | 0.00      | 0.00          | 300.00      | 0.00        | 300.00        |
| 7831 POOL KEYS                   | 0.00        | 0.00      | 0.00          | 250.00      | 0.00        | 250.00        |
| <b>TOTAL RECR/FACILITY EXP</b>   | 2,113.00    | 2,372.47  | (259.47)      | 7,276.00    | 3,284.97    | 14,450.00     |
| <b>TOTAL EXPENSES</b>            | 66,304.00   | 46,438.07 | 19,865.93     | 286,209.00  | 280,041.22  | 627,560.00    |
| <b>NET PROFIT / LOSS</b>         | (14,399.00) | 6,736.18  | 21,135.18     | (24,984.00) | (15,998.19) | 0.00          |

|                                | BUDGET             | ACTUAL             | CURR. VARIANCE   | YTD BUDGET         | YTD ACTUAL        | ANNUAL BUDGET     |
|--------------------------------|--------------------|--------------------|------------------|--------------------|-------------------|-------------------|
| <b>RESERVE REVENUE</b>         |                    |                    |                  |                    |                   |                   |
| 9200 TRANSFER TO RESERVES      | 20,000.00          | 20,000.00          | 0.00             | 100,000.00         | 100,000.00        | 240,000.00        |
| 9276 ILIFF EXPANSION CLAIM     | 0.00               | 0.00               | 0.00             | 0.00               | 348,180.00        | 0.00              |
| 9350 INTEREST INCOME           | 10.00              | 3.07               | (6.93)           | 50.00              | 15.23             | 120.00            |
| <b>TOTAL REVENUE</b>           | <b>20,010.00</b>   | <b>20,003.07</b>   | <b>(6.93)</b>    | <b>100,050.00</b>  | <b>448,195.23</b> | <b>240,120.00</b> |
|                                |                    |                    |                  |                    |                   |                   |
| <b>EXPENSE</b>                 |                    |                    |                  |                    |                   |                   |
| 9500 ROOF REPLACEMENT          | 56,000.00          | 0.00               | 56,000.00        | 56,000.00          | 0.00              | 56,000.00         |
| 9540 CONCRETE                  | 0.00               | 0.00               | 0.00             | 20,000.00          | 0.00              | 20,000.00         |
| 9550 RETAINING WALL            | 0.00               | 0.00               | 0.00             | 35,000.00          | 0.00              | 35,000.00         |
| 9560 ASPHALT REPAIRS           | 0.00               | 0.00               | 0.00             | 0.00               | 0.00              | 25,000.00         |
| 9574 PAINTING                  | 30,000.00          | 0.00               | 30,000.00        | 30,000.00          | 0.00              | 30,000.00         |
| 9605 LANDSCAPE RENOV           | 0.00               | 0.00               | 0.00             | 7,500.00           | 0.00              | 7,500.00          |
| 9611 ILIFF EXPANSION           | 0.00               | 34,796.43          | (34,796.43)      | 0.00               | 81,445.48         | 0.00              |
| 9615 TREES                     | 0.00               | 20,442.50          | (20,442.50)      | 0.00               | 20,442.50         | 0.00              |
| <b>TOTAL EXPENSE</b>           | <b>86,000.00</b>   | <b>55,238.93</b>   | <b>30,761.07</b> | <b>148,500.00</b>  | <b>101,887.98</b> | <b>173,500.00</b> |
| <b>EXCESS/LOSS OF RESERVES</b> | <b>(65,990.00)</b> | <b>(35,235.86)</b> | <b>30,754.14</b> | <b>(48,450.00)</b> | <b>346,307.25</b> | <b>66,620.00</b>  |