

WIND STREAM CONDOMINIUM ASSOCIATION

AS OF FEBRUARY 28, 2022

ASSETS

CASH

1012 CASH-US BANK	(40,623.51)
1024 RES-US BANK	397,199.40
1030 RES-US BANK / ILIFF	<u>585,015.62</u>

TOTAL CASH 941,591.51

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	17,510.70
1115 ALLOW FOR BAD DEBT	(7,000.00)
1117 PREPAID INSURANCE	22,674.38
1130 DUE TO RESERVES	<u>47,000.00</u>

TOTAL RECEIVABLES 80,185.08

TOTAL ASSETS 1,021,776.59

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	31,512.38
2120 COMCAST AGREEMENT	18,720.00
2190 DUE FROM OPERATING	<u>47,000.00</u>

TOTAL LIABILITIES 97,232.38

EQUITY

2930 WORKING CAPITAL	35,100.00
2940 CURRENT EARNINGS	82,135.45
2941 CURRENT EARNINGS	(82,135.45)
2950 RESERVE FUND-PRIOR	907,540.87
2955 RESERVE FUND-CURRENT	93,674.15
2960 OPERATING FUND-PRIOR	(100,232.11)
2965 OPERATING FD-CURRENT	<u>(11,538.70)</u>

TOTAL EQUITY 924,544.21

TOT LIABILITY AND EQUITY 1,021,776.59

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$81,666.00	\$81,666.00	\$0.00	\$163,332.00	\$163,332.00	\$979,992.00
5210 LATE FEE CHARGE	115.00	323.57	208.57	230.00	300.52	1,380.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	0.00
5220 COLLECTION COST REC	1,500.00	1,043.40	(456.60)	1,500.00	1,253.40	4,500.00
5245 INTEREST INCOME	0.00	0.23	0.23	0.00	0.43	0.00
5246 ADDTL PARKING INCOME	420.00	420.00	0.00	840.00	840.00	5,040.00
5255 MISC INCOME	0.00	0.00	0.00	100.00	0.00	100.00
5450 TRANSFERS TO RESERVE	(25,466.00)	(25,466.00)	0.00	(50,932.00)	(50,932.00)	(305,592.00)
TOTAL INCOME	58,235.00	57,987.20	(247.80)	115,070.00	114,814.35	685,420.00
EXPENSES						
7030 MANAGEMENT FEES	3,000.00	3,000.00	0.00	6,000.00	6,000.00	36,000.00
7040 LEGAL FEES	0.00	0.00	0.00	1,500.00	308.00	7,000.00
7045 LEGAL COLLECTIONS	350.00	843.40	(493.40)	700.00	1,053.40	4,200.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	1,500.00	1,500.00
7060 PRINTING & COPYING	300.00	25.02	274.98	600.00	38.02	3,600.00
7062 POSTAGE	125.00	45.22	79.78	475.00	68.24	1,725.00
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	0.00	3,300.00
7090 MISC ADMINISTRATIVE	0.00	182.50	(182.50)	2,000.00	490.00	2,000.00
TOTAL ADMINISTRATIVE	3,775.00	4,096.14	(321.14)	11,275.00	9,457.66	59,325.00
7130 INSURANCE	10,740.00	11,141.95	(401.95)	21,480.00	22,289.85	128,880.00
TOTAL TAXES & INSURANCES	10,740.00	11,141.95	(401.95)	21,480.00	22,289.85	128,880.00
7230 BLDG & FACILITIES RPR	1,650.00	75.00	1,575.00	3,300.00	1,401.07	20,400.00
7250 LIGHTING MAINT.	750.00	636.50	113.50	1,500.00	1,068.50	9,000.00
7256 GARAGE REPAIRS	0.00	0.00	0.00	3,000.00	0.00	11,500.00
7260 GUTTER MAINT	1,500.00	270.00	1,230.00	1,500.00	6,895.00	15,000.00

WIND STREAM CONDOMINIUM ASSOCIATION

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7270 ROOF REPAIRS	0.00	0.00	0.00	0.00	0.00	2,500.00
7280 SEWER MAINT	0.00	590.00	(590.00)	0.00	590.00	6,500.00
7281 PLUMBING REPAIRS	0.00	0.00	0.00	500.00	0.00	2,000.00
7290 BLDG MAINT SUPPLIES	0.00	0.00	0.00	0.00	0.00	5,500.00
TOTAL BUILDING MAINT.	3,900.00	1,571.50	2,328.50	9,800.00	9,954.57	72,400.00
7320 GAS/ELECTRIC	717.00	699.50	17.50	1,507.00	1,413.20	10,915.00
7370 WATER/SEWER	8,300.00	9,817.20	(1,517.20)	16,600.00	18,592.44	126,050.00
7380 TRASH REMOVAL	2,952.00	2,939.64	12.36	5,904.00	5,810.27	35,424.00
TOTAL UTILITIES	11,969.00	13,456.34	(1,487.34)	24,011.00	25,815.91	172,389.00
7410 LANDSCAPE MAINT	1,000.00	2,000.00	(1,000.00)	2,000.00	9,028.19	22,600.00
7415 LANDSCAPE CONTRACT	4,264.00	4,263.69	0.31	8,528.00	8,527.38	51,168.00
7422 ON SITE GROUNDS	4,200.00	2,460.00	1,740.00	8,400.00	10,381.00	50,400.00
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	9,441.64	16,000.00
7441 IRRIGATION BACK FLOW	0.00	0.00	0.00	0.00	0.00	1,600.00
7442 ROCK DRAIN MAINT	0.00	0.00	0.00	0.00	0.00	7,500.00
7460 FENCE REPAIRS	0.00	0.00	0.00	0.00	0.00	900.00
TOTAL LANDSCAPE MAINT	9,464.00	8,723.69	740.31	18,928.00	37,378.21	159,468.00
7526 PEST CONTROL	0.00	0.00	0.00	0.00	405.00	1,250.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	0.00	405.00	1,250.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	0.00	0.00	1,000.00
7620 STREET SWEEPING	0.00	0.00	0.00	0.00	0.00	750.00
7630 SNOW REMOVAL	12,000.00	15,740.00	(3,740.00)	24,000.00	21,051.85	72,000.00
7635 SIGH PURCH & REPAIRS	0.00	0.00	0.00	0.00	0.00	750.00
TOTAL SNOW/ROAD MAINT	12,000.00	15,740.00	(3,740.00)	24,000.00	21,051.85	74,500.00

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7810 POOL/SPA CONTRACT	0.00	0.00	0.00	0.00	0.00	7,800.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	0.00	0.00	5,400.00
7820 POOL REPAIRS	0.00	0.00	0.00	0.00	0.00	2,000.00
7830 POOL FURNITURE	0.00	0.00	0.00	0.00	0.00	1,750.00
7831 POOL KEYS	0.00	0.00	0.00	0.00	0.00	250.00
TOTAL RECR/FACILITY EXP	0.00	0.00	0.00	0.00	0.00	17,200.00
TOTAL EXPENSES	51,848.00	54,729.62	(2,881.62)	109,494.00	126,353.05	685,412.00
NET PROFIT / LOSS	6,387.00	3,257.58	(3,129.42)	5,576.00	(11,538.70)	8.00

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	25,466.00	25,466.00	0.00	50,932.00	50,932.00	305,592.00
9273 UNIT 345 FINE	0.00	(45,429.62)	45,429.62	0.00	(45,429.62)	0.00
9350 INTEREST INCOME	10.00	3.44	(6.56)	20.00	7.03	120.00
TOTAL REVENUE	25,476.00	70,899.06	45,423.06	50,952.00	96,368.65	305,712.00
EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	0.00	56,000.00
9540 CONCRETE	0.00	0.00	0.00	0.00	0.00	20,000.00
9550 RETAINING WALL	175,000.00	0.00	175,000.00	175,000.00	0.00	175,000.00
9560 ASPHALT REPAIRS	0.00	0.00	0.00	0.00	0.00	50,000.00
9574 PAINTING	0.00	0.00	0.00	0.00	0.00	60,000.00
9605 LANDSCAPE RENOV	0.00	0.00	0.00	0.00	0.00	24,500.00
9611 LILIFF EXPANSION	0.00	2,477.50	(2,477.50)	0.00	2,694.50	0.00
TOTAL EXPENSE	175,000.00	2,477.50	172,522.50	175,000.00	2,694.50	385,500.00
EXCESS/LOSS OF RESERVES	(149,524.00)	68,421.56	217,945.56	(124,048.00)	93,674.15	(79,788.00)