

WIND STREAM CONDOMINIUM ASSOCIATION

AS OF MARCH 31, 2022

ASSETS

CASH

1012 CASH-US BANK	11,594.67
1013 CASH-SOUTHSTATE BANK	100.00
1024 RES-US BANK	339,697.37
1030 RES-US BANK / ILIFF	585,018.10
1031 RES-SOUTHSTATE BANK	100.00

TOTAL CASH	<u>936,510.14</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	6,415.45
1115 ALLOW FOR BAD DEBT	(7,000.00)
1117 PREPAID INSURANCE	22,674.38
1130 DUE TO RESERVES	87,000.00

TOTAL RECEIVABLES	<u>109,089.83</u>
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TOTAL ASSETS	<u>1,045,599.97</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	31,241.83
2120 COMCAST AGREEMENT	18,720.00
2190 DUE FROM OPERATING	87,000.00

TOTAL LIABILITIES	<u>136,961.83</u>
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EQUITY

2930 WORKING CAPITAL	35,100.00
2940 CURRENT EARNINGS	66,229.38
2941 CURRENT EARNINGS	(66,229.38)
2950 RESERVE FUND-PRIOR	907,540.87
2955 RESERVE FUND-CURRENT	76,174.60
2960 OPERATING FUND-PRIOR	(100,232.11)
2965 OPERATING FD-CURRENT	(9,945.22)

TOTAL EQUITY	<u>908,638.14</u>
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TOT LIABILITY AND EQUITY	<u>1,045,599.97</u>
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Budget Comparison Report
AS OF MARCH 31, 2022

WIND STREAM CONDOMINIUM ASSOCIATION

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$81,666.00	\$81,666.00	\$0.00	\$244,998.00	\$244,998.00	\$0.00
5210 LATE FEE CHARGE	115.00	27.68	(87.32)	345.00	328.20	(16.80)
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC.	0.00	1,340.23	1,340.23	1,500.00	2,593.63	1,093.63
5245 INTEREST INCOME	0.00	0.20	0.20	0.00	0.63	0.63
5246 ADDTL PARKING INCOME	420.00	420.00	0.00	1,260.00	1,260.00	0.00
5255 MISC INCOME	0.00	10.00	10.00	100.00	10.00	(90.00)
5450 TRANSFERS TO RESERVE	(25,466.00)	(25,466.00)	0.00	(76,398.00)	(76,398.00)	0.00
TOTAL INCOME	56,735.00	57,998.11	1,263.11	171,805.00	172,812.46	1,007.46
EXPENSES						
7030 MANAGEMENT FEES	3,000.00	3,000.00	0.00	9,000.00	9,000.00	0.00
7040 LEGAL FEES	2,500.00	0.00	2,500.00	4,000.00	308.00	3,692.00
7045 LEGAL COLLECTIONS	350.00	452.00	(102.00)	1,050.00	1,505.40	(455.40)
7055 AUDIT FEES	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)
7060 PRINTING & COPYING	300.00	6.44	293.56	900.00	44.46	855.54
7062 POSTAGE	125.00	16.36	108.64	600.00	84.60	515.40
7085 ANNUAL MEETING	3,300.00	0.00	3,300.00	3,300.00	0.00	3,300.00
7090 MISC ADMINISTRATIVE	0.00	182.50	(182.50)	2,000.00	672.50	1,327.50
TOTAL ADMINISTRATIVE	9,575.00	3,657.30	5,917.70	20,850.00	13,114.96	7,735.04
7130 INSURANCE	10,740.00	0.00	10,740.00	32,220.00	22,289.85	9,930.15
TOTAL TAXES & INSURANCES	10,740.00	0.00	10,740.00	32,220.00	22,289.85	9,930.15
7230 BLDG & FACILITIES RPR	1,750.00	1,525.00	225.00	5,050.00	2,926.07	2,123.93
7250 LIGHTING MAINT.	750.00	307.03	442.97	2,250.00	1,375.53	874.47
7256 GARAGE REPAIRS	0.00	1,075.00	(1,075.00)	3,000.00	1,075.00	1,925.00

Budget Comparison Report
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WIND STREAM CONDOMINIUM ASSOCIATION

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7260 GUTTER MAINT	1,500.00	675.00	825.00	3,000.00	7,570.00	(4,570.00)
7270 ROOF REPAIRS	0.00	813.15	(813.15)	0.00	813.15	(813.15)
7280 SEWER MAINT	1,000.00	0.00	1,000.00	1,000.00	590.00	410.00
7281 PLUMBING REPAIRS	500.00	0.00	500.00	1,000.00	0.00	1,000.00
TOTAL BUILDING MAINT.	5,500.00	4,395.18	1,104.82	15,300.00	14,349.75	950.25
7320 GAS/ELECTRIC	668.00	664.58	3.42	2,175.00	2,077.78	97.22
7370 WATER/SEWER	9,200.00	9,297.52	(97.52)	25,800.00	27,889.96	(2,089.96)
7380 TRASH REMOVAL	2,952.00	3,534.36	(582.36)	8,856.00	9,344.63	(488.63)
TOTAL UTILITIES	12,820.00	13,496.46	(676.46)	36,831.00	39,312.37	(2,481.37)
7410 LANDSCAPE MAINT	1,900.00	0.00	1,900.00	3,900.00	9,028.19	(5,128.19)
7415 LANDSCAPE CONTRACT	4,264.00	4,263.69	0.31	12,792.00	12,791.07	0.93
7422 ON SITE GROUNDS	4,200.00	0.00	4,200.00	12,600.00	10,381.00	2,219.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	9,441.64	(9,441.64)
TOTAL LANDSCAPE MAINT	10,364.00	4,263.69	6,100.31	29,292.00	41,641.90	(12,349.90)
7526 PEST CONTROL	0.00	475.00	(475.00)	0.00	880.00	(880.00)
TOTAL GROUNDS MAINTENANCE	0.00	475.00	(475.00)	0.00	880.00	(880.00)
7630 SNOW REMOVAL	12,000.00	30,117.00	(18,117.00)	36,000.00	51,168.85	(15,168.85)
TOTAL SNOW/ROAD MAINT	12,000.00	30,117.00	(18,117.00)	36,000.00	51,168.85	(15,168.85)
TOTAL EXPENSES	60,999.00	56,404.63	4,594.37	170,493.00	182,757.68	(12,264.68)
NET PROFIT / LOSS	(4,264.00)	1,593.48	5,857.48	1,312.00	(9,945.22)	(11,257.22)

Budget Comparison Report
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WIND STREAM CONDOMINIUM ASSOCIATION

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	25,466.00	25,466.00	0.00	76,398.00	76,398.00	0.00
9273 UNIT 345 FIRE	0.00	(16,868.00)	16,868.00	0.00	(62,297.62)	62,297.62
9350 INTEREST INCOME	10.00	3.95	(6.05)	30.00	10.98	(19.02)
TOTAL REVENUE	25,476.00	42,337.95	16,861.95	76,428.00	138,706.60	62,278.60
EXPENSE						
9550 RETAINING WALL	0.00	0.00	0.00	175,000.00	0.00	175,000.00
9565 WATER LINE	0.00	42,500.00	(42,500.00)	0.00	42,500.00	(42,500.00)
9611 ILIFF EXPANSION	0.00	1,297.50	(1,297.50)	0.00	3,992.00	(3,992.00)
9615 TREES	0.00	16,040.00	(16,040.00)	0.00	16,040.00	(16,040.00)
TOTAL EXPENSE	0.00	59,837.50	(59,837.50)	175,000.00	62,532.00	112,468.00
EXCESS/LOSS OF RESERVES	25,476.00	(17,499.55)	(42,975.55)	(98,572.00)	76,174.60	174,746.60