

WIND STREAM CONDOMINIUM ASSOCIATION

AS OF OCTOBER 31, 2011

ASSETS

CASH

1012 CASH-US BANK	(1,129.86)
1020 RES-KEY BANK	150,656.60
1024 RES-US BANK	108,333.48

TOTAL CASH 257,860.22

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	16,242.54
1115 ALLOW FOR BAD DEBT	(13,000.00)
1117 PREPAID INSURANCE	7,658.00
1130 DUE TO RESERVES	33,400.00

TOTAL RECEIVABLES 44,300.54

TOTAL ASSETS 302,160.76

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	18,341.48
2190 DUE FROM OPERATING	33,400.00

TOTAL LIABILITIES 51,741.48

EQUITY

2930 WORKING CAPITAL	35,100.00
2940 CURRENT EARNINGS	(59,345.62)
2941 CURRENT EARNINGS	59,345.62
2950 RESERVE FUND-PRIOR	330,275.39
2955 RESERVE FUND-CURRENT	(27,066.11)
2960 OPERATING FUND-PRIOR	(55,610.49)
2965 OPERATING FD-CURRENT	(32,279.51)

TOTAL EQUITY 250,419.28

TOT LIABILITY AND EQUITY 302,160.76

WIND STREAM CONDOMINIUM ASSOCIATION

Budget Comparison Report
AS OF OCTOBER 31, 2011

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR-VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$56,160.00	\$56,160.00	\$0.00	\$561,600.00	\$561,600.00	\$673,920.00
5210 LATE FEE CHARGE	50.00	213.89	163.89	500.00	1,982.12	600.00
5215 NSF FEE	0.00	20.00	20.00	0.00	80.00	0.00
5220 COLLECTION COST REC	1,000.00	122.92	(877.08)	5,000.00	2,554.30	5,000.00
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	450.00	0.00
5245 INTEREST INCOME	0.00	1.02	1.02	0.00	8.99	0.00
5255 MISC INCOME	0.00	5.00	5.00	0.00	295.00	0.00
5450 TRANSFERS TO RESERVE	(19,340.00)	(19,340.00)	0.00	(193,400.00)	(193,400.00)	(232,080.00)
TOTAL INCOME	37,870.00	37,182.83	(687.17)	373,700.00	373,570.41	447,440.00
EXPENSES						
7030 MANAGEMENT FEES	2,800.00	2,800.00	0.00	28,000.00	28,000.00	33,600.00
7040 LEGAL FEES	0.00	826.14	(826.14)	2,500.00	7,031.38	2,500.00
7045 LEGAL COLLECTIONS	2,500.00	419.64	2,080.36	7,500.00	3,745.59	7,500.00
7055 AUDIT FEES	0.00	0.00	0.00	1,300.00	1,300.00	1,300.00
7060 PRINTING & COPYING	750.00	199.31	550.69	2,250.00	2,509.50	2,250.00
7062 POSTAGE	0.00	30.24	(30.24)	1,000.00	247.36	1,000.00
7085 ANNUAL MEETING	0.00	0.00	0.00	2,400.00	2,436.34	2,400.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	19,976.53	0.00
7090 MISC ADMINISTRATIVE	0.00	30.00	(30.00)	750.00	498.41	750.00
TOTAL ADMINISTRATIVE	6,050.00	4,305.33	1,744.67	45,700.00	65,745.11	51,300.00
7130 INSURANCE	3,830.00	3,718.06	111.94	38,300.00	30,534.41	45,960.00
TOTAL TAXES & INSURANCES	3,830.00	3,718.06	111.94	38,300.00	30,534.41	45,960.00
7230 BLDG & FACILITIES RPR	1,500.00	352.00	1,148.00	20,000.00	16,865.07	23,000.00
7240 LIGHTING SUPPLIES	0.00	31.02	(31.02)	0.00	555.99	0.00
7245 LIGHT CHECK	0.00	361.00	(361.00)	0.00	361.00	0.00
7250 LIGHTING MAINT.	1,000.00	225.50	774.50	4,000.00	5,716.15	4,000.00
7256 GARAGE REPAIRS	0.00	1,227.50	(1,227.50)	10,000.00	9,402.17	12,000.00
7260 GUTTER MAINT	0.00	0.00	0.00	8,000.00	4,314.25	12,000.00
7270 ROOF REPAIRS	0.00	175.00	(175.00)	2,500.00	4,190.00	2,500.00

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7280 SEWER MAINT	0.00	95.00	(95.00)	2,400.00	3,040.34	2,400.00
7281 PLUMBING REPAIRS	0.00	0.00	0.00	500.00	(300.00)	500.00
7297 REPAIR EXP/HOMEOWNER	0.00	0.00	0.00	0.00	1,023.47	0.00
TOTAL BUILDING MAINT.	2,500.00	2,467.02	32.98	47,400.00	45,168.44	56,400.00
7320 GAS/ELECTRIC	800.00	1,213.50	(413.50)	8,000.00	8,239.70	9,600.00
7370 WATER/SEWER	7,500.00	23,208.17	(15,708.17)	71,200.00	88,560.05	83,000.00
7380 TRASH REMOVAL	1,903.00	1,683.39	219.61	19,030.00	20,636.32	22,836.00
TOTAL UTILITIES	10,203.00	26,105.06	(15,902.06)	98,230.00	117,436.07	115,436.00
7410 LANDSCAPE MAINT	2,000.00	5,094.05	(3,094.05)	25,000.00	21,774.76	29,000.00
7415 LANDSCAPE CONTRACT	2,871.00	5,095.00	(2,224.00)	22,988.00	35,665.00	22,968.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	15,000.00	16,744.48	15,000.00
7424 FERTILIZATION	0.00	0.00	0.00	2,460.00	0.00	2,460.00
7425 TREE PRUNING	0.00	0.00	0.00	11,000.00	10,375.00	11,000.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	2,500.00	0.00	2,500.00
7427 SPRING/FALL CLEANUP	0.00	0.00	0.00	5,648.00	6,877.20	7,981.00
7428 FLOWERS	0.00	0.00	0.00	2,500.00	3,201.00	2,500.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	5,000.00	0.00	5,000.00
7431 DEEP ROOT WATERING	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7439 IRRIGATION ADJUST	200.00	0.00	200.00	2,000.00	0.00	2,800.00
7440 SPRINKLER SYS MAINT	850.00	806.10	43.90	6,150.00	6,382.55	6,150.00
7442 ROCK DRAIN MAINT	0.00	0.00	0.00	3,000.00	0.00	3,000.00
7450 AERATION	0.00	0.00	0.00	1,645.00	0.00	1,645.00
TOTAL LANDSCAPE MAINT	5,921.00	10,995.15	(5,074.15)	106,871.00	101,019.99	114,004.00
7515 CONCRETE REPAIRS	0.00	0.00	0.00	2,500.00	0.00	2,500.00
7526 PEST CONTROL	0.00	2,556.00	(2,556.00)	5,500.00	5,300.00	5,500.00
TOTAL GROUNDS MAINTENANCE	0.00	2,556.00	(2,556.00)	8,000.00	5,300.00	8,000.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	4,625.00	0.00	4,625.00
7620 STREET SWEEPING	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7630 SNOW REMOVAL	0.00	0.00	0.00	29,615.00	24,727.50	39,615.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	150.00	254.41	150.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	36,390.00	24,981.91	46,390.00

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7720 CONSULT/ENGINEERING	0.00	0.00	0.00	500.00	112.00	500.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	500.00	112.00	500.00
7810 POOL/SPA CONTRACT	825.00	1,268.70	(443.70)	6,150.00	6,697.92	6,975.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	3,000.00	3,281.66	3,000.00
7820 POOL REPAIRS	0.00	0.00	0.00	1,100.00	3,707.01	1,100.00
7830 POOL FURNITURE	0.00	0.00	0.00	750.00	1,865.40	750.00
7831 POOL KEYS	0.00	0.00	0.00	125.00	0.00	125.00
TOTAL RECR/FACILITY EXP	825.00	1,268.70	(443.70)	11,125.00	15,551.99	11,950.00
TOTAL EXPENSES	29,329.00	51,415.32	(22,086.32)	392,516.00	405,849.92	449,940.00
NET PROFIT / LOSS	8,541.00	(14,232.49)	(22,773.49)	(18,816.00)	(32,279.51)	(2,500.00)

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RESERVE REVENUE						
9201 ASPHALT	5,000.00	5,000.00	0.00	50,000.00	50,000.00	60,000.00
9210 STAINING/PAINTING	3,500.00	3,500.00	0.00	35,000.00	35,000.00	42,000.00
9230 ROOFING	5,000.00	5,000.00	0.00	50,000.00	50,000.00	60,000.00
9240 MECHANICAL	1,000.00	1,000.00	0.00	10,000.00	10,000.00	12,000.00
9250 LANDSCAPE	1,500.00	1,500.00	0.00	15,000.00	15,000.00	18,000.00
9260 UPPER DECKS	1,670.00	1,670.00	0.00	16,700.00	16,700.00	20,040.00
9262 CONCRETE	1,670.00	1,670.00	0.00	16,700.00	16,700.00	20,040.00
9350 INTEREST INCOME	100.00	10.97	(89.03)	1,000.00	153.36	1,200.00
TOTAL REVENUE	19,440.00	19,350.97	(89.03)	194,400.00	193,553.36	233,280.00

RESERVE EXPENSE

EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	28,000.00	0.00	28,000.00
9520 STAINING/PAINTING	0.00	46,588.00	(46,588.00)	40,000.00	46,588.00	40,000.00
9530 ASPHALT SEAL	0.00	0.00	0.00	30,000.00	1,300.00	30,000.00
9540 CONCRETE	0.00	1,742.00	(1,742.00)	15,000.00	7,364.00	15,000.00
9550 RETAINING WALL	0.00	0.00	0.00	35,000.00	51,759.00	35,000.00
9560 ASPHALT REPAIRS	0.00	0.00	0.00	0.00	2,900.00	0.00
9564 DECKING	0.00	0.00	0.00	35,000.00	59,086.00	35,000.00
9575 ASSOCIATION DRAINAGE	0.00	4,710.22	(4,710.22)	0.00	9,014.22	0.00
9577 FENCING	0.00	0.00	0.00	0.00	1,404.00	0.00
9578 LIGHTING	0.00	0.00	0.00	0.00	3,533.75	0.00
9600 RETAINING WALL	0.00	0.00	0.00	0.00	6,142.00	0.00
9605 LANDSCAPE RENOV	0.00	0.00	0.00	0.00	18,368.00	0.00
9613 INSURANCE	0.00	0.00	0.00	0.00	13,160.50	0.00
TOTAL EXPENSE	0.00	53,040.22	(53,040.22)	183,000.00	220,619.47	183,000.00

EXCESS/LOSS OF RESERVES

	19,440.00	(33,689.25)	(53,129.25)	11,400.00	(27,066.11)	50,280.00
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