

WIND STREAM CONDOMINIUM ASSOCIATION

AS OF APRIL 30, 2010

**ASSETS**

**CASH**

|                          |             |
|--------------------------|-------------|
| 1010 CASH-BANK OF CHOICE | \$21,852.77 |
| 1020 RES-KEY BANK        | 150,537.15  |
| 1022 RES-BANK OF CHOICE  | 120,227.98  |

**TOTAL CASH** 292,617.90

**ACCOUNTS RECEIVABLE**

|                         |            |
|-------------------------|------------|
| 1110 DUES RECEIVABLE    | 19,040.37  |
| 1115 ALLOW FOR BAD DEBT | (4,806.20) |
| 1117 PREPAID INSURANCE  | 5,700.49   |

**TOTAL RECEIVABLES** 19,934.66

**TOTAL ASSETS** 312,552.56

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

|                          |           |
|--------------------------|-----------|
| 2115 PREPAID ASSESSMENTS | 18,099.32 |
|--------------------------|-----------|

**TOTAL LIABILITIES** 18,099.32

**EQUITY**

|                           |             |
|---------------------------|-------------|
| 2930 WORKING CAPITAL      | 35,100.00   |
| 2940 CURRENT EARNINGS     | 7,959.61    |
| 2941 CURRENT EARNINGS     | (7,959.61)  |
| 2950 RESERVE FUND-PRIOR   | 271,390.08  |
| 2955 RESERVE FUND-CURRENT | 10,194.25   |
| 2960 OPERATING FUND-PRIOR | (19,996.45) |
| 2965 OPERATING FD-CURRENT | (2,234.64)  |

**TOTAL EQUITY** 294,453.24

**TOT LIABILITY AND EQUITY** 312,552.56

WIND STREAM CONDOMINIUM ASSOCIATION

Budget Comparison Report  
AS OF APRIL 30, 2010

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

|                                     | BUDGET           | ACTUAL           | CURR.VARIANCE     | YTD BUDGET        | YTD ACTUAL        | ANNUAL BUDGET     |
|-------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| <b>INCOME</b>                       |                  |                  |                   |                   |                   |                   |
| 5110 ASSESSMENTS                    | \$56,160.00      | \$56,160.00      | \$0.00            | \$224,640.00      | \$224,640.00      | \$673,920.00      |
| 5210 LATE FEE CHARGE                | 50.00            | (69.42)          | (119.42)          | 200.00            | 456.14            | 600.00            |
| 5215 NSF FEE                        | 0.00             | 20.00            | 20.00             | 0.00              | 80.00             | 0.00              |
| 5220 COLLECTION COST REC            | 0.00             | 930.44           | 930.44            | 0.00              | 2,866.70          | 0.00              |
| 5255 MISC INCOME                    | 0.00             | 158.00           | 158.00            | 0.00              | 168.00            | 0.00              |
| 5450 TRANSFERS TO RESERVE           | (19,340.00)      | (19,340.00)      | 0.00              | (77,360.00)       | (77,360.00)       | (232,080.00)      |
| <b>TOTAL INCOME</b>                 | <b>36,870.00</b> | <b>37,859.02</b> | <b>989.02</b>     | <b>147,480.00</b> | <b>150,850.84</b> | <b>442,440.00</b> |
| <b>EXPENSES</b>                     |                  |                  |                   |                   |                   |                   |
| 7030 MANAGEMENT FEES                | 2,700.00         | 2,700.00         | 0.00              | 10,800.00         | 10,800.00         | 32,400.00         |
| 7040 LEGAL FEES                     | 0.00             | 1,826.56         | (1,826.56)        | 500.00            | 1,826.56          | 1,500.00          |
| 7045 LEGAL COLLECTIONS              | 0.00             | 2,170.03         | (2,170.03)        | 2,000.00          | 4,117.06          | 4,000.00          |
| 7055 AUDIT FEES                     | 0.00             | 1,300.00         | (1,300.00)        | 0.00              | 1,300.00          | 2,500.00          |
| 7060 PRINTING & COPYING             | 0.00             | 212.10           | (212.10)          | 600.00            | 1,365.04          | 1,700.00          |
| 7062 POSTAGE                        | 100.00           | 18.20            | 81.80             | 700.00            | 85.33             | 900.00            |
| 7070 BANK CHARGES                   | 0.00             | 42.28            | (42.28)           | 0.00              | 180.86            | 0.00              |
| 7075 LICENSE,PERMITS,DUES           | 0.00             | 0.00             | 0.00              | 75.00             | 0.00              | 75.00             |
| 7085 ANNUAL MEETING                 | 0.00             | 0.00             | 0.00              | 2,400.00          | 2,443.36          | 2,400.00          |
| 7090 MISC ADMINISTRATIVE            | 0.00             | 25.00            | (25.00)           | 750.00            | 521.00            | 750.00            |
| <b>TOTAL ADMINISTRATIVE</b>         | <b>2,800.00</b>  | <b>8,294.17</b>  | <b>(5,494.17)</b> | <b>17,825.00</b>  | <b>22,639.21</b>  | <b>46,225.00</b>  |
| 7130 INSURANCE                      | 6,000.00         | 6,008.49         | (8.49)            | 24,000.00         | 23,109.96         | 60,000.00         |
| <b>TOTAL TAXES &amp; INSURANCES</b> | <b>6,000.00</b>  | <b>6,008.49</b>  | <b>(8.49)</b>     | <b>24,000.00</b>  | <b>23,109.96</b>  | <b>60,000.00</b>  |
| 7230 BLDG & FACILITIES RPR          | 1,500.00         | 2,296.06         | (796.06)          | 6,000.00          | 4,570.59          | 18,000.00         |
| 7250 LIGHTING MAINT.                | 1,000.00         | 5,365.80         | (4,365.80)        | 2,000.00          | 8,851.93          | 4,000.00          |
| 7256 GARAGE REPAIRS                 | 0.00             | 1,375.00         | (1,375.00)        | 1,750.00          | 6,495.00          | 5,750.00          |
| 7260 GUTTER MAINT                   | 0.00             | 495.00           | (495.00)          | 5,000.00          | 5,450.68          | 10,000.00         |
| 7270 ROOF REPAIRS                   | 2,500.00         | 650.41           | 1,849.59          | 2,500.00          | 650.41            | 5,000.00          |
| 7280 SEWER MAINT                    | 0.00             | 280.00           | (280.00)          | 1,200.00          | 840.00            | 6,000.00          |
| 7281 PLUMBING REPAIRS               | 1,500.00         | 0.00             | 1,500.00          | 1,500.00          | 250.00            | 1,500.00          |

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Budget Comparison Report  
AS OF APRIL 30, 2010

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

|                                  | BUDGET    | ACTUAL    | CURR.VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|----------------------------------|-----------|-----------|---------------|------------|------------|---------------|
| <b>TOTAL BUILDING MAINT.</b>     | 6,500.00  | 10,462.27 | (3,962.27)    | 19,950.00  | 27,108.61  | 50,250.00     |
| 7320 GAS/ELECTRIC                | 750.00    | 570.15    | 179.85        | 3,000.00   | 2,529.25   | 9,000.00      |
| 7370 WATER/SEWER                 | 6,500.00  | 4,830.59  | 1,669.41      | 24,200.00  | 27,415.83  | 80,700.00     |
| 7380 TRASH REMOVAL               | 1,862.00  | 1,903.89  | (41.89)       | 7,448.00   | 7,582.67   | 22,344.00     |
| <b>TOTAL UTILITIES</b>           | 9,112.00  | 7,304.63  | 1,807.37      | 34,648.00  | 37,527.75  | 112,044.00    |
| 7410 LANDSCAPE MAINT             | 2,000.00  | 1,860.00  | 140.00        | 8,000.00   | 2,305.03   | 29,000.00     |
| 7415 LANDSCAPE CONTRACT          | 957.00    | 5,095.00  | (4,138.00)    | 957.00     | 5,095.00   | 22,968.00     |
| 7420 LANDSCAPE RENOVATION        | 0.00      | 500.00    | (500.00)      | 10,000.00  | 5,059.86   | 10,000.00     |
| 7424 FERTILIZATION               | 1,230.00  | 0.00      | 1,230.00      | 1,230.00   | 0.00       | 2,460.00      |
| 7425 TREE PRUNING                | 7,500.00  | 0.00      | 7,500.00      | 7,500.00   | 0.00       | 13,000.00     |
| 7426 TREE/TURF SPRAYING          | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 2,500.00      |
| 7427 SPRING/FALL CLEANUP         | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 7,981.00      |
| 7428 FLOWERS                     | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 2,500.00      |
| 7430 TREE/SHRUB INSTALL          | 3,000.00  | 0.00      | 3,000.00      | 3,000.00   | 0.00       | 6,000.00      |
| 7431 DEEP ROOT WATERING          | 0.00      | 0.00      | 0.00          | 2,000.00   | 0.00       | 2,000.00      |
| 7432 LEAF CLEAN UP               | 0.00      | 0.00      | 0.00          | 0.00       | 998.10     | 0.00          |
| 7439 IRRIGATION ADJUST           | 800.00    | 0.00      | 800.00        | 800.00     | 0.00       | 2,800.00      |
| 7440 SPRINKLER SYS MAINT         | 1,500.00  | 0.00      | 1,500.00      | 1,500.00   | 0.00       | 7,100.00      |
| 7442 ROCK DRAIN MAINT            | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 2,000.00      |
| 7450 AERATION                    | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 1,645.00      |
| <b>TOTAL LANDSCAPE MAINT</b>     | 16,987.00 | 7,455.00  | 9,532.00      | 34,987.00  | 13,457.99  | 111,954.00    |
| 7515 CONCRETE REPAIRS            | 2,000.00  | 0.00      | 2,000.00      | 2,000.00   | 0.00       | 2,000.00      |
| 7526 PEST CONTROL                | 0.00      | 1,346.01  | (1,346.01)    | 0.00       | 1,346.01   | 8,500.00      |
| <b>TOTAL GROUNDS MAINTENANCE</b> | 2,000.00  | 1,346.01  | 653.99        | 2,000.00   | 1,346.01   | 10,500.00     |
| 7615 ASPHALT REPAIRS             | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 3,183.00      |
| 7620 STREET SWEEPING             | 0.00      | 0.00      | 0.00          | 1,500.00   | 0.00       | 1,500.00      |
| 7630 SNOW REMOVAL                | 7,000.00  | 8,137.50  | (1,137.50)    | 28,540.00  | 26,860.00  | 34,309.00     |
| 7635 SIGH PURCH & REPAIRS        | 0.00      | 0.00      | 0.00          | 150.00     | 0.00       | 150.00        |
| <b>TOTAL SNOW/ROAD MAINT</b>     | 7,000.00  | 8,137.50  | (1,137.50)    | 30,190.00  | 26,860.00  | 39,142.00     |
| 7720 CONSULT/ENGINEERING         | 0.00      | 0.00      | 0.00          | 500.00     | 0.00       | 500.00        |

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|                                | BUDGET      | ACTUAL      | CURR.VARIANCE | YTD BUDGET  | YTD ACTUAL | ANNUAL BUDGET |
|--------------------------------|-------------|-------------|---------------|-------------|------------|---------------|
| <b>TOTAL OTHER EXPENSES</b>    | 0.00        | 0.00        | 0.00          | 500.00      | 0.00       | 500.00        |
| 7810 POOL/SPA CONTRACT         | 825.00      | 825.00      | 0.00          | 825.00      | 825.00     | 6,600.00      |
| 7815 POOL SUPPLIES/CHEMIC      | 0.00        | 210.95      | (210.95)      | 0.00        | 210.95     | 3,000.00      |
| 7820 POOL REPAIRS              | 0.00        | 0.00        | 0.00          | 0.00        | 0.00       | 1,100.00      |
| 7830 POOL FURNITURE            | 1,000.00    | 0.00        | 1,000.00      | 1,000.00    | 0.00       | 1,000.00      |
| 7831 POOL KEYS                 | 125.00      | 0.00        | 125.00        | 125.00      | 0.00       | 125.00        |
| <b>TOTAL RECR/FACILITY EXP</b> | 1,950.00    | 1,035.95    | 914.05        | 1,950.00    | 1,035.95   | 11,825.00     |
| <b>TOTAL EXPENSES</b>          | 52,349.00   | 50,044.02   | 2,304.98      | 166,050.00  | 153,085.48 | 442,440.00    |
| <b>NET PROFIT / LOSS</b>       | (15,479.00) | (12,185.00) | 3,294.00      | (18,570.00) | (2,234.64) | 0.00          |

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WESTERN STATES PROPERTY SERVICES, INC.

|                        | BUDGET    | ACTUAL    | CURR.VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|------------------------|-----------|-----------|---------------|------------|------------|---------------|
| <b>RESERVE REVENUE</b> |           |           |               |            |            |               |
| 9201 ASPHALT           | 5,000.00  | 5,000.00  | 0.00          | 20,000.00  | 20,000.00  | 60,000.00     |
| 9210 STAINING/PAINTING | 3,500.00  | 3,500.00  | 0.00          | 14,000.00  | 14,000.00  | 42,000.00     |
| 9230 ROOFING           | 5,000.00  | 5,000.00  | 0.00          | 20,000.00  | 20,000.00  | 60,000.00     |
| 9240 MECHANICAL        | 1,000.00  | 1,000.00  | 0.00          | 4,000.00   | 4,000.00   | 12,000.00     |
| 9250 LANDSCAPE         | 1,500.00  | 1,500.00  | 0.00          | 6,000.00   | 6,000.00   | 18,000.00     |
| 9260 UPPER DECKS       | 1,670.00  | 1,670.00  | 0.00          | 6,680.00   | 6,680.00   | 20,040.00     |
| 9262 CONCRETE          | 1,670.00  | 1,670.00  | 0.00          | 6,680.00   | 6,680.00   | 20,040.00     |
| 9350 INTEREST INCOME   | 100.00    | 88.06     | (11.94)       | 400.00     | 314.25     | 1,200.00      |
| <b>TOTAL REVENUE</b>   | 19,440.00 | 19,428.06 | (11.94)       | 77,760.00  | 77,674.25  | 233,280.00    |

**RESERVE EXPENSE**

|                                | BUDGET    | ACTUAL      | CURR.VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|--------------------------------|-----------|-------------|---------------|------------|------------|---------------|
| <b>EXPENSE</b>                 |           |             |               |            |            |               |
| 9500 ROOF REPLACEMENT          | 0.00      | 0.00        | 0.00          | 0.00       | 0.00       | 84,000.00     |
| 9520 STAINING/PAINTING         | 0.00      | 0.00        | 0.00          | 0.00       | 0.00       | 60,000.00     |
| 9540 CONCRETE                  | 0.00      | 0.00        | 0.00          | 0.00       | 0.00       | 15,000.00     |
| 9550 RETAINING WALL            | 0.00      | 0.00        | 0.00          | 0.00       | 26,750.00  | 27,000.00     |
| 9564 DECKING                   | 0.00      | 33,125.00   | (33,125.00)   | 0.00       | 40,730.00  | 20,000.00     |
| <b>TOTAL EXPENSE</b>           | 0.00      | 33,125.00   | (33,125.00)   | 0.00       | 67,480.00  | 206,000.00    |
| <b>EXCESS/LOSS OF RESERVES</b> | 19,440.00 | (13,696.94) | (33,136.94)   | 77,760.00  | 10,194.25  | 27,280.00     |