

WIND STREAM CONDOMINIUM ASSOCIATION

AS OF FEBRUARY 28, 2009

ASSETS

CASH			
1010 CASH-BANK OF CHOICE	\$	16,912.13	
1020 RES-KEY BANK		245,160.84	
1022 RES-BANK OF CHOICE		177,984.01	
		-----	
TOTAL CASH			440,056.98
			-----
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		22,008.46	
1115 ALLOW FOR BAD DEBT		(3,817.19)	
1117 PREPAID INSURANCE		4,700.00	
		-----	
TOTAL RECEIVABLES			22,891.27
			-----
TOTAL ASSETS			462,948.25
			=====

LIABILITIES & EQUITY

CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		14,379.79	
2160 INCOME TAX PAYABLE		908.00	
		-----	
TOTAL LIABILITIES			15,287.79
			-----
EQUITY			
2930 WORKING CAPITAL		35,100.00	
2940 CURRENT EARNINGS		24,617.60	
2941 CURRENT EARNINGS		(24,617.60)	
2950 RESERVE FUND-PRIOR		417,390.24	
2955 RESERVE FUND-CURRENT		16,573.81	
2960 OPERATING FUND-PRIOR		(29,447.38)	
2965 OPERATING FD-CURRENT		8,043.79	
		-----	
TOTAL EQUITY			447,660.46
			-----
TOT LIABILITY AND EQUITY			462,948.25
			=====

WIND STREAM CONDOMINIUM ASSOCIATION

Budget Comparison Report  
AS OF FEBRUARY 28, 2009

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>INCOME</b>						
5110 ASSESSMENTS	\$ 53,820.00	\$ 53,820.00	\$ 0.00	\$ 107,640.00	\$ 107,640.00	\$ 645,840.00
5210 LATE FEE CHARGE	50.00	0.00	(50.00)	100.00	0.00	600.00
5220 COLLECTION COST REC	0.00	289.68	289.68	0.00	419.76	0.00
5450 TRANSFERS TO RESERVE	(17,000.00)	(17,000.00)	0.00	(34,000.00)	(34,000.00)	(204,000.00)
<b>TOTAL INCOME</b>	<b>36,870.00</b>	<b>37,109.68</b>	<b>239.68</b>	<b>73,740.00</b>	<b>74,059.76</b>	<b>442,440.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	2,700.00	2,700.00	0.00	5,400.00	5,400.00	32,400.00
7040 LEGAL FEES	2,500.00	343.22	2,156.78	5,000.00	343.22	10,000.00
7045 LEGAL COLLECTIONS	1,000.00	289.68	710.32	1,000.00	1,131.74	2,500.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	1,250.00
7060 PRINTING & COPYING	0.00	5.00	(5.00)	600.00	10.00	1,700.00
7062 POSTAGE	0.00	19.80	(19.80)	600.00	57.53	900.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	75.00	0.00	75.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	0.00	184.60	0.00
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	0.00	2,000.00
7090 MISC ADMINISTRATIVE	0.00	40.00	(40.00)	500.00	65.00	1,000.00
<b>TOTAL ADMINISTRATIVE</b>	<b>6,200.00</b>	<b>3,397.70</b>	<b>2,802.30</b>	<b>13,175.00</b>	<b>7,192.09</b>	<b>51,825.00</b>
<b>7130 INSURANCE</b>	<b>4,916.00</b>	<b>4,797.16</b>	<b>118.84</b>	<b>9,832.00</b>	<b>9,594.32</b>	<b>58,992.00</b>
<b>TOTAL TAXES &amp; INSURANCES</b>	<b>4,916.00</b>	<b>4,797.16</b>	<b>118.84</b>	<b>9,832.00</b>	<b>9,594.32</b>	<b>58,992.00</b>
<b>7230 BLDG &amp; FACILITIES RPR</b>	<b>1,500.00</b>	<b>2,351.07</b>	<b>(851.07)</b>	<b>3,000.00</b>	<b>2,902.20</b>	<b>18,000.00</b>
<b>7240 LIGHTING SUPPLIES</b>	<b>1,000.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>1,000.00</b>
<b>7250 LIGHTING MAINT.</b>	<b>700.00</b>	<b>251.55</b>	<b>448.45</b>	<b>2,400.00</b>	<b>921.84</b>	<b>11,400.00</b>
<b>7256 GARAGE REPAIRS</b>	<b>0.00</b>	<b>325.00</b>	<b>(325.00)</b>	<b>1,000.00</b>	<b>420.00</b>	<b>5,750.00</b>



WIND STREAM CONDOMINIUM ASSOCIATION

Budget Comparison Report  
AS OF FEBRUARY 28, 2009  
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	0.00	0.00	5,000.00
7620 STREET SWEEPING	0.00	0.00	0.00	0.00	0.00	3,000.00
7630 SNOW REMOVAL	7,040.00	7,785.00	(745.00)	14,540.00	16,972.50	31,309.00
7635 SIGH PURCH & REPAIRS	0.00	0.00	0.00	500.00	0.00	500.00
<b>TOTAL SNOW/ROAD MAINT</b>	<b>7,040.00</b>	<b>7,785.00</b>	<b>(745.00)</b>	<b>15,040.00</b>	<b>16,972.50</b>	<b>34,809.00</b>
7720 CONSULT/ENGINEERING	0.00	0.00	0.00	1,000.00	0.00	1,000.00
<b>TOTAL OTHER EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>1,000.00</b>
7810 POOL/SPA CONTRACT	0.00	0.00	0.00	0.00	0.00	6,600.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	0.00	0.00	2,000.00
7820 POOL REPAIRS	0.00	0.00	0.00	0.00	0.00	1,100.00
7830 POOL FURNITURE	0.00	0.00	0.00	0.00	0.00	500.00
7831 POOL KEYS	0.00	0.00	0.00	0.00	0.00	550.00
<b>TOTAL RECR/FACILITY EXP</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,750.00</b>
<b>TOTAL EXPENSES</b>	<b>31,759.00</b>	<b>38,671.22</b>	<b>(6,912.22)</b>	<b>78,353.00</b>	<b>66,015.97</b>	<b>442,440.00</b>
<b>NET PROFIT / LOSS</b>	<b>5,111.00</b>	<b>(1,561.54)</b>	<b>(6,672.54)</b>	<b>(4,613.00)</b>	<b>8,043.79</b>	<b>0.00</b>

WIND STREAM CONDOMINIUM ASSOCIATION

Budget Comparison Report  
AS OF FEBRUARY 28, 2009

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9201 ASPHALT	5,000.00	5,000.00	0.00	10,000.00	10,000.00	60,000.00
9210 STAINING/PAINTING	3,500.00	3,500.00	0.00	7,000.00	7,000.00	42,000.00
9230 ROOFING	5,000.00	5,000.00	0.00	10,000.00	10,000.00	60,000.00
9240 MECHANICAL	1,000.00	1,000.00	0.00	2,000.00	2,000.00	12,000.00
9250 LANDSCAPE	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
9260 UPPER DECKS	1,000.00	1,000.00	0.00	2,000.00	2,000.00	12,000.00
9262 CONCRETE	1,000.00	1,000.00	0.00	2,000.00	2,000.00	12,000.00
9350 INTEREST INCOME	1,000.00	229.12	(770.88)	2,000.00	368.81	12,000.00
TOTAL REVENUE	18,000.00	17,229.12	(770.88)	36,000.00	34,368.81	216,000.00

RESERVE EXPENSE

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	0.00	100,000.00
9505 PUMP HOUSE	0.00	0.00	0.00	0.00	0.00	7,500.00
9520 STAINING/PAINTING	0.00	0.00	0.00	0.00	0.00	60,000.00
9555 ROOF/GUTTER REPAIRS	0.00	0.00	0.00	0.00	0.00	27,000.00
9564 DECKING	0.00	8,559.00	(8,559.00)	0.00	14,420.00	35,000.00
9578 LIGHTING	0.00	3,375.00	(3,375.00)	0.00	3,375.00	0.00
TOTAL EXPENSE	0.00	11,934.00	(11,934.00)	0.00	17,795.00	229,500.00
EXCESS/LOSS OF RESERVES	18,000.00	5,295.12	(12,704.88)	36,000.00	16,573.81	(13,500.00)