

WIND STREAM CONDOMINIUM ASSOCIATION

AS OF FEBRUARY 28, 2010

**ASSETS**

<b>CASH</b>	
1010 CASH-BANK OF CHOICE	\$4,470.51
1020 RES-KEY BANK	150,524.99
1022 RES-BANK OF CHOICE	<u>114,511.08</u>
<b>TOTAL CASH</b>	<u>269,506.58</u>
<b>ACCOUNTS RECEIVABLE</b>	
1110 DUES RECEIVABLE	25,977.11
1115 ALLOW FOR BAD DEBT	(1,715.91)
1117 PREPAID INSURANCE	<u>4,797.00</u>
<b>TOTAL RECEIVABLES</b>	<u>29,058.20</u>
<b>TOTAL ASSETS</b>	<u>298,564.78</u>

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES</b>	
2115 PREPAID ASSESSMENTS	<u>16,598.30</u>
<b>TOTAL LIABILITIES</b>	<u>16,598.30</u>
<b>EQUITY</b>	
2930 WORKING CAPITAL	35,100.00
2940 CURRENT EARNINGS	(7,407.75)
2941 CURRENT EARNINGS	7,407.75
2950 RESERVE FUND-PRIOR	271,390.08
2955 RESERVE FUND-CURRENT	4,465.19
2960 OPERATING FUND-PRIOR	(17,115.85)
2965 OPERATING FD-CURRENT	<u>(11,872.94)</u>
<b>TOTAL EQUITY</b>	<u>281,966.48</u>
<b>TOT LIABILITY AND EQUITY</b>	<u>298,564.78</u>

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Budget Comparison Report  
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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	\$112,320.00	\$112,320.00	\$673,920.00
5210 LATE FEE CHARGE	50.00	252.11	202.11	100.00	139.78	600.00
5215 NSF FEE	0.00	20.00	20.00	0.00	20.00	0.00
5220 COLLECTION COST REC	0.00	1,511.84	1,511.84	0.00	1,884.55	0.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	4.00	0.00
5450 TRANSFERS TO RESERVE	(19,340.00)	(19,340.00)	0.00	(38,680.00)	(38,680.00)	(232,080.00)
<b>TOTAL INCOME</b>	<b>36,870.00</b>	<b>38,603.95</b>	<b>1,733.95</b>	<b>73,740.00</b>	<b>75,688.33</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	0.00	0.00	0.00	500.00	0.00	1,500.00
7045 LEGAL COLLECTIONS	2,000.00	1,619.32	380.68	2,000.00	1,947.03	4,000.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	2,500.00
7060 PRINTING & COPYING	0.00	25.00	(25.00)	600.00	331.35	1,700.00
7062 POSTAGE	0.00	17.48	(17.48)	600.00	41.73	900.00
7070 BANK CHARGES	0.00	70.64	(70.64)	0.00	107.27	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	0.00	0.00	2,400.00
7090 MISC ADMINISTRATIVE	0.00	375.00	(375.00)	750.00	471.00	750.00
<b>TOTAL ADMINISTRATIVE</b>	<b>4,700.00</b>	<b>4,807.44</b>	<b>(107.44)</b>	<b>9,925.00</b>	<b>8,298.38</b>	<b>46,225.00</b>
7130 INSURANCE	6,000.00	5,700.49	299.51	12,000.00	11,400.98	60,000.00
<b>TOTAL TAXES &amp; INSURANCES</b>	<b>6,000.00</b>	<b>5,700.49</b>	<b>299.51</b>	<b>12,000.00</b>	<b>11,400.98</b>	<b>60,000.00</b>
7230 BLDG & FACILITIES RPR	1,500.00	1,366.38	133.62	3,000.00	1,964.59	18,000.00
7250 LIGHTING MAINT.	0.00	3,351.55	(3,351.55)	1,000.00	3,427.80	4,000.00
7256 GARAGE REPAIRS	0.00	1,810.00	(1,810.00)	1,000.00	4,885.00	5,750.00
7260 GUTTER MAINT	0.00	2,063.00	(2,063.00)	0.00	4,955.68	10,000.00
7270 ROOF REPAIRS	0.00	0.00	0.00	0.00	0.00	5,000.00
7280 SEWER MAINT	0.00	410.00	(410.00)	1,200.00	560.00	6,000.00
7281 PLUMBING REPAIRS	0.00	0.00	0.00	0.00	250.00	1,500.00

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<b>TOTAL BUILDING MAINT.</b>	1,500.00	9,000.93	(7,500.93)	6,200.00	16,043.07	50,250.00
7320 GAS/ELECTRIC	750.00	636.78	113.22	1,500.00	1,348.97	9,000.00
7370 WATER/SEWER	5,900.00	0.00	5,900.00	11,800.00	21,962.57	80,700.00
7380 TRASH REMOVAL	1,862.00	1,890.04	(28.04)	3,724.00	3,781.81	22,344.00
<b>TOTAL UTILITIES</b>	8,512.00	2,526.82	5,985.18	17,024.00	27,093.35	112,044.00
7410 LANDSCAPE MAINT	2,000.00	445.03	1,554.97	4,000.00	445.03	29,000.00
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	0.00	0.00	22,968.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	10,000.00	4,559.86	10,000.00
7424 FERTILIZATION	0.00	0.00	0.00	0.00	0.00	2,460.00
7425 TREE PRUNING	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	2,800.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	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>	2,000.00	445.03	1,554.97	16,000.00	6,002.99	111,954.00
7515 CONCRETE REPAIRS	0.00	0.00	0.00	0.00	0.00	2,000.00
7526 PEST CONTROL	0.00	0.00	0.00	0.00	0.00	8,500.00
<b>TOTAL GROUNDS MAINTENANCE</b>	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	1,500.00
7630 SNOW REMOVAL	7,040.00	1,520.00	5,520.00	14,540.00	18,722.50	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>	7,040.00	1,520.00	5,520.00	14,690.00	18,722.50	39,142.00
7720 CONSULT/ENGINEERING	0.00	0.00	0.00	500.00	0.00	500.00

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<b>TOTAL OTHER EXPENSES</b>	0.00	0.00	0.00	500.00	0.00	500.00
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	3,000.00
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	1,000.00
7831 POOL KEYS	0.00	0.00	0.00	0.00	0.00	125.00
<b>TOTAL RECR/FACILITY EXP</b>	0.00	0.00	0.00	0.00	0.00	11,825.00
<b>TOTAL EXPENSES</b>	29,752.00	24,000.71	5,751.29	76,339.00	87,561.27	442,440.00
<b>NET PROFIT / LOSS</b>	7,118.00	14,603.24	7,485.24	(2,599.00)	(11,872.94)	0.00

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<b>RESERVE REVENUE</b>						
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	1,500.00	1,500.00	0.00	3,000.00	3,000.00	18,000.00
9260 UPPER DECKS	1,670.00	1,670.00	0.00	3,340.00	3,340.00	20,040.00
9262 CONCRETE	1,670.00	1,670.00	0.00	3,340.00	3,340.00	20,040.00
9350 INTEREST INCOME	100.00	59.29	(40.71)	200.00	140.19	1,200.00
<b>TOTAL REVENUE</b>	19,440.00	19,399.29	(40.71)	38,880.00	38,820.19	233,280.00
<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	26,750.00	(26,750.00)	0.00	26,750.00	27,000.00
9564 DECKING	0.00	7,605.00	(7,605.00)	0.00	7,605.00	20,000.00
<b>TOTAL EXPENSE</b>	0.00	34,355.00	(34,355.00)	0.00	34,355.00	206,000.00
<b>EXCESS/LOSS OF RESERVES</b>	19,440.00	(14,955.71)	(34,395.71)	38,880.00	4,465.19	27,280.00