

WIND STREAM CONDOMINIUM ASSOCIATION

AS OF JUNE 30, 2010

**ASSETS**

**CASH**

1010 CASH-BANK OF CHOICE	(\$8,533.49)
1020 RES-KEY BANK	150,555.92
1022 RES-BANK OF CHOICE	145,625.24

**TOTAL CASH** 287,647.67

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	20,846.11
1115 ALLOW FOR BAD DEBT	(4,806.20)
1117 PREPAID INSURANCE	5,700.49

**TOTAL RECEIVABLES** 21,740.40

**TOTAL ASSETS** 309,388.07

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	15,299.60
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**TOTAL LIABILITIES** 15,299.60

**EQUITY**

2930 WORKING CAPITAL	35,100.00
2940 CURRENT EARNINGS	7,594.84
2941 CURRENT EARNINGS	(7,594.84)
2950 RESERVE FUND-PRIOR	271,390.08
2955 RESERVE FUND-CURRENT	35,610.28
2960 OPERATING FUND-PRIOR	(19,996.45)
2965 OPERATING FD-CURRENT	(28,015.44)

**TOTAL EQUITY** 294,088.47

**TOT LIABILITY AND EQUITY** 309,388.07

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Budget Comparison Report  
AS OF JUNE 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	\$336,960.00	\$336,960.00	\$673,920.00
5210 LATE FEE CHARGE	50.00	1,797.48	1,747.48	300.00	2,518.53	600.00
5215 NSF FEE	0.00	0.00	0.00	0.00	80.00	0.00
5220 COLLECTION COST REC	0.00	369.40	369.40	0.00	3,459.05	0.00
5255 MISC INCOME	0.00	45.00	45.00	0.00	213.00	0.00
5450 TRANSFERS TO RESERVE	(19,340.00)	(19,340.00)	0.00	(116,040.00)	(116,040.00)	(232,080.00)
<b>TOTAL INCOME</b>	<b>36,870.00</b>	<b>39,031.88</b>	<b>2,161.88</b>	<b>221,220.00</b>	<b>227,190.58</b>	<b>442,440.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	2,700.00	2,700.00	0.00	16,200.00	16,200.00	32,400.00
7040 LEGAL FEES	500.00	0.00	500.00	1,000.00	1,826.56	1,500.00
7045 LEGAL COLLECTIONS	2,000.00	275.95	1,724.05	4,000.00	4,393.01	4,000.00
7055 AUDIT FEES	0.00	0.00	0.00	2,500.00	1,300.00	2,500.00
7060 PRINTING & COPYING	600.00	338.11	261.89	1,200.00	1,713.15	1,700.00
7062 POSTAGE	0.00	24.96	(24.96)	700.00	128.21	900.00
7070 BANK CHARGES	0.00	45.13	(45.13)	0.00	281.63	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	571.00	750.00
<b>TOTAL ADMINISTRATIVE</b>	<b>5,800.00</b>	<b>3,409.15</b>	<b>2,390.85</b>	<b>28,825.00</b>	<b>28,856.92</b>	<b>46,225.00</b>
7130 INSURANCE	6,000.00	18,018.83	(12,018.83)	36,000.00	47,259.78	60,000.00
<b>TOTAL TAXES &amp; INSURANCES</b>	<b>6,000.00</b>	<b>18,018.83</b>	<b>(12,018.83)</b>	<b>36,000.00</b>	<b>47,259.78</b>	<b>60,000.00</b>
7230 BLDG & FACILITIES RPR	1,500.00	3,139.66	(1,639.66)	9,000.00	11,846.60	18,000.00
7245 LIGHT CHECK	0.00	40.00	(40.00)	0.00	110.00	0.00
7250 LIGHTING MAINT.	0.00	298.45	(298.45)	2,000.00	10,032.73	4,000.00
7256 GARAGE REPAIRS	0.00	0.00	0.00	2,750.00	7,825.00	5,750.00
7260 GUTTER MAINT	0.00	877.50	(877.50)	5,000.00	6,479.18	10,000.00
7270 ROOF REPAIRS	0.00	1,431.00	(1,431.00)	2,500.00	2,453.91	5,000.00
7280 SEWER MAINT	0.00	190.00	(190.00)	2,400.00	1,385.00	6,000.00
7281 PLUMBING REPAIRS	0.00	0.00	0.00	1,500.00	250.00	1,500.00

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<b>TOTAL BUILDING MAINT.</b>	1,500.00	5,976.61	(4,476.61)	25,150.00	40,382.42	50,250.00
7320 GAS/ELECTRIC	750.00	1,219.21	(469.21)	4,500.00	4,330.88	9,000.00
7370 WATER/SEWER	8,000.00	5,947.20	2,052.80	39,200.00	38,786.31	80,700.00
7380 TRASH REMOVAL	1,862.00	1,907.36	(45.36)	11,172.00	11,519.51	22,344.00
<b>TOTAL UTILITIES</b>	10,612.00	9,073.77	1,538.23	54,872.00	54,636.70	112,044.00
7410 LANDSCAPE MAINT	3,000.00	4,480.00	(1,480.00)	14,000.00	14,022.53	29,000.00
7415 LANDSCAPE CONTRACT	3,828.00	5,095.00	(1,267.00)	8,613.00	15,285.00	22,968.00
7420 LANDSCAPE RENOVATION	0.00	1,786.00	(1,786.00)	10,000.00	6,845.86	10,000.00
7424 FERTILIZATION	0.00	0.00	0.00	1,230.00	0.00	2,460.00
7425 TREE PRUNING	2,500.00	0.00	2,500.00	10,000.00	45.00	13,000.00
7426 TREE/TURF SPRAYING	500.00	0.00	500.00	1,000.00	0.00	2,500.00
7427 SPRING/FALL CLEANUP	0.00	0.00	0.00	3,315.00	1,980.00	7,981.00
7428 FLOWERS	2,500.00	832.00	1,668.00	2,500.00	832.00	2,500.00
7430 TREE/SHRUB INSTALL	0.00	3,980.60	(3,980.60)	3,000.00	7,166.60	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	200.00	0.00	200.00	1,200.00	0.00	2,800.00
7440 SPRINKLER SYS MAINT	1,500.00	1,248.70	251.30	4,500.00	2,543.70	7,100.00
7442 ROCK DRAIN MAINT	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00
7450 AERATION	0.00	0.00	0.00	1,645.00	0.00	1,645.00
<b>TOTAL LANDSCAPE MAINT</b>	16,028.00	17,422.30	(1,394.30)	65,003.00	49,718.79	111,954.00
7515 CONCRETE REPAIRS	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7526 PEST CONTROL	2,000.00	337.00	1,663.00	3,500.00	2,314.01	8,500.00
<b>TOTAL GROUNDS MAINTENANCE</b>	2,000.00	337.00	1,663.00	5,500.00	2,314.01	10,500.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	3,183.00	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	0.00	0.00	0.00	28,540.00	27,140.00	34,309.00
7635 SIGN PURCH & REPAIRS	0.00	403.82	(403.82)	150.00	403.82	150.00
<b>TOTAL SNOW/ROAD MAINT</b>	0.00	403.82	(403.82)	33,373.00	27,543.82	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	825.00	825.00	0.00	2,475.00	2,535.00	6,600.00
7815 POOL SUPPLIES/CHEMIC	750.00	407.10	342.90	1,750.00	1,195.53	3,000.00
7820 POOL REPAIRS	300.00	271.04	28.96	800.00	271.04	1,100.00
7830 POOL FURNITURE	0.00	492.01	(492.01)	1,000.00	492.01	1,000.00
7831 POOL KEYS	0.00	0.00	0.00	125.00	0.00	125.00
<b>TOTAL RECR/FACILITY EXP</b>	1,875.00	1,995.15	(120.15)	6,150.00	4,493.58	11,825.00
<b>TOTAL EXPENSES</b>	43,815.00	56,636.63	(12,821.63)	255,373.00	255,206.02	442,440.00
<b>NET PROFIT / LOSS</b>	(6,945.00)	(17,604.75)	(10,659.75)	(34,153.00)	(28,015.44)	0.00

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<b>RESERVE REVENUE</b>						
9201 ASPHALT	5,000.00	5,000.00	0.00	30,000.00	30,000.00	60,000.00
9210 STAINING/PAINTING	3,500.00	3,500.00	0.00	21,000.00	21,000.00	42,000.00
9230 ROOFING	5,000.00	5,000.00	0.00	30,000.00	30,000.00	60,000.00
9240 MECHANICAL	1,000.00	1,000.00	0.00	6,000.00	6,000.00	12,000.00
9250 LANDSCAPE	1,500.00	1,500.00	0.00	9,000.00	9,000.00	18,000.00
9260 UPPER DECKS	1,670.00	1,670.00	0.00	10,020.00	10,020.00	20,040.00
9262 CONCRETE	1,670.00	1,670.00	0.00	10,020.00	10,020.00	20,040.00
9350 INTEREST INCOME	100.00	94.96	(5.04)	600.00	493.30	1,200.00
<b>TOTAL REVENUE</b>	19,440.00	19,434.96	(5.04)	116,640.00	116,533.30	233,280.00

**RESERVE EXPENSE**

<b>EXPENSE</b>						
9500 ROOF REPLACEMENT	28,000.00	0.00	28,000.00	56,000.00	0.00	84,000.00
9520 STAINING/PAINTING	60,000.00	0.00	60,000.00	60,000.00	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	10,680.00	(10,680.00)	20,000.00	51,410.00	20,000.00
9578 LIGHTING	0.00	2,763.02	(2,763.02)	0.00	2,763.02	0.00
<b>TOTAL EXPENSE</b>	88,000.00	13,443.02	74,556.98	136,000.00	80,923.02	206,000.00

**EXCESS/LOSS OF RESERVES**

	(68,560.00)	5,991.94	74,551.94	(19,360.00)	35,610.28	27,280.00
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