

WIND STREAM CONDOMINIUM ASSOCIATION

AS OF SEPTEMBER 30, 2009

ASSETS

CASH		
1010 CASH-BANK OF CHOICE	\$	(20,441.98)
1020 RES-KEY BANK		150,474.89
1022 RES-BANK OF CHOICE		130,712.65

TOTAL CASH		260,745.56

ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE		18,114.08
1115 ALLOW FOR BAD DEBT		(1,715.91)
1117 PREPAID INSURANCE		4,797.00

TOTAL RECEIVABLES		21,195.17

TOTAL ASSETS		281,940.73
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LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS		19,234.66

TOTAL LIABILITIES		19,234.66

EQUITY		
2930 WORKING CAPITAL		35,100.00
2940 CURRENT EARNINGS		(161,341.79)
2941 CURRENT EARNINGS		161,341.79
2950 RESERVE FUND-PRIOR		417,390.24
2955 RESERVE FUND-CURRENT		(125,383.50)
2960 OPERATING FUND-PRIOR		(28,442.38)
2965 OPERATING FD-CURRENT		(35,958.29)

TOTAL EQUITY		262,706.07

TOT LIABILITY AND EQUITY		281,940.73
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Budget Comparison Report
AS OF SEPTEMBER 30, 2009
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$ 53,820.00	\$ 53,820.00	\$ 0.00	\$ 484,380.00	\$ 484,380.00	\$ 645,840.00
5210 LATE FEE CHARGE	50.00	155.52	105.52	450.00	2,033.69	600.00
5215 NSF FEE	0.00	0.00	0.00	0.00	60.00	0.00
5220 COLLECTION COST REC	0.00	918.19	918.19	0.00	3,771.50	0.00
5240 CAPITALIZATION	0.00	150.00	150.00	0.00	450.00	0.00
5255 MISC INCOME	0.00	10.00	10.00	0.00	(95.00)	0.00
5450 TRANSFERS TO RESERVE	(17,000.00)	(17,000.00)	0.00	(153,000.00)	(153,000.00)	(204,000.00)
TOTAL INCOME	36,870.00	38,053.71	1,183.71	331,830.00	337,600.19	442,440.00
EXPENSES						
7030 MANAGEMENT FEES	2,700.00	2,700.00	0.00	24,300.00	24,300.00	32,400.00
7040 LEGAL FEES	250.00	752.74	(502.74)	2,250.00	1,592.90	3,000.00
7045 LEGAL COLLECTIONS	0.00	951.71	(951.71)	2,500.00	4,524.42	2,500.00
7055 AUDIT FEES	0.00	0.00	0.00	1,250.00	2,500.00	1,250.00
7060 PRINTING & COPYING	0.00	330.07	(330.07)	1,200.00	1,412.18	1,700.00
7062 POSTAGE	0.00	27.16	(27.16)	800.00	283.09	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	2,000.00	2,439.65	2,000.00
7090 MISC ADMINISTRATIVE	0.00	25.00	(25.00)	500.00	766.82	500.00
TOTAL ADMINISTRATIVE	2,950.00	4,786.68	(1,836.68)	34,875.00	38,003.66	44,325.00
7130 INSURANCE	4,916.00	5,700.49	(784.49)	44,244.00	47,691.21	58,992.00
TOTAL TAXES & INSURANCES	4,916.00	5,700.49	(784.49)	44,244.00	47,691.21	58,992.00
7230 BLDG & FACILITIES RPR	1,500.00	2,528.13	(1,028.13)	13,500.00	29,556.09	18,000.00

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7240 LIGHTING SUPPLIES	0.00	0.00	0.00	1,000.00	83.00	1,000.00
7250 LIGHTING MAINT.	125.00	1,394.25	(1,269.25)	1,125.00	6,057.40	1,500.00
7256 GARAGE REPAIRS	1,000.00	550.00	450.00	4,750.00	5,625.00	5,750.00
7260 GUTTER MAINT	0.00	26.25	(26.25)	4,000.00	9,741.80	4,000.00
7270 ROOF REPAIRS	0.00	0.00	0.00	5,000.00	7,171.00	5,000.00
7280 SEWER MAINT	1,200.00	0.00	1,200.00	6,000.00	4,854.97	7,200.00
7281 PLUMBING REPAIRS	0.00	0.00	0.00	2,000.00	1,089.00	2,000.00
TOTAL BUILDING MAINT.	3,825.00	4,498.63	(673.63)	37,375.00	64,178.25	44,450.00
7320 GAS/ELECTRIC	1,070.00	957.26	112.74	9,630.00	6,765.99	12,840.00
7370 WATER/SEWER	7,000.00	2,295.69	4,704.31	61,900.00	57,213.08	80,700.00
7380 TRASH REMOVAL	2,433.00	3,655.22	(1,222.22)	21,897.00	18,554.76	29,196.00
TOTAL UTILITIES	10,503.00	6,908.17	3,594.83	93,427.00	82,533.83	122,736.00
7410 LANDSCAPE MAINT	750.00	0.00	750.00	25,250.00	30,639.42	27,500.00
7415 LANDSCAPE CONTRACT	2,945.00	5,095.00	(2,150.00)	20,615.00	30,570.00	26,505.00
7420 LANDSCAPE RENOVATION	2,000.00	0.00	2,000.00	15,500.00	0.00	17,500.00
7424 FERTILIZATION	0.00	0.00	0.00	2,460.00	0.00	2,460.00
7425 TREE PRUNING	3,000.00	0.00	3,000.00	7,000.00	4,431.00	7,000.00
7426 TREE/TURF SPRAYING	500.00	0.00	500.00	2,500.00	0.00	2,500.00
7427 SPRING/FALL CLEANUP	2,333.00	0.00	2,333.00	4,663.00	0.00	6,996.00
7428 FLOWERS	0.00	0.00	0.00	4,917.00	2,720.00	6,917.00
7430 TREE/SHRUB INSTALL	0.00	5,242.40	(5,242.40)	11,300.00	5,242.40	11,300.00
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	865.00	0.00
7440 SPRINKLER SYS MAINT	800.00	7,952.90	(7,152.90)	6,300.00	13,877.40	7,100.00
7442 ROCK DRAIN MAINT	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7460 FENCE REPAIRS	300.00	0.00	300.00	600.00	585.00	600.00
TOTAL LANDSCAPE MAINT	12,628.00	18,290.30	(5,662.30)	105,105.00	88,930.22	120,378.00

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7526 PEST CONTROL	0.00	1,800.00	(1,800.00)	5,000.00	10,646.32	5,000.00
TOTAL GROUNDS MAINTENANCE	0.00	1,800.00	(1,800.00)	5,000.00	10,646.32	5,000.00
7620 STREET SWEEPING	1,500.00	0.00	1,500.00	3,000.00	0.00	3,000.00
7630 SNOW REMOVAL	0.00	0.00	0.00	25,540.00	29,805.00	31,309.00
7635 SIGH PURCH & REPAIRS	0.00	0.00	0.00	500.00	0.00	500.00
TOTAL SNOW/ROAD MAINT	1,500.00	0.00	1,500.00	29,040.00	29,805.00	34,809.00
7720 CONSULT/ENGINEERING	0.00	0.00	0.00	1,000.00	0.00	1,000.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7810 POOL/SPA CONTRACT	825.00	812.50	12.50	4,950.00	4,875.00	6,600.00
7815 POOL SUPPLIES/CHEMIC	250.00	961.50	(711.50)	2,000.00	3,916.43	2,000.00
7820 POOL REPAIRS	0.00	0.00	0.00	1,100.00	2,487.76	1,100.00
7830 POOL FURNITURE	0.00	0.00	0.00	500.00	490.79	500.00
7831 POOL KEYS	0.00	0.00	0.00	550.00	0.00	550.00
TOTAL REGR/FACILITY EXP	1,075.00	1,774.00	(699.00)	9,100.00	11,769.98	10,750.00
TOTAL EXPENSES	37,397.00	43,758.27	(6,361.27)	359,166.00	373,558.48	442,440.00
NET PROFIT / LOSS	(527.00)	(5,704.56)	(5,177.56)	(27,336.00)	(35,958.29)	0.00

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RESERVE REVENUE						
9201 ASPHALT	5,000.00	5,000.00	0.00	45,000.00	45,000.00	60,000.00
9210 STAINING/PAINTING	3,500.00	3,500.00	0.00	31,500.00	31,500.00	42,000.00
9230 ROOFING	5,000.00	5,000.00	0.00	45,000.00	45,000.00	60,000.00
9240 MECHANICAL	1,000.00	1,000.00	0.00	9,000.00	9,000.00	12,000.00
9250 LANDSCAPE	500.00	500.00	0.00	4,500.00	4,500.00	6,000.00
9260 UPPER DECKS	1,000.00	1,000.00	0.00	9,000.00	9,000.00	12,000.00
9262 CONCRETE	1,000.00	1,000.00	0.00	9,000.00	9,000.00	12,000.00
9350 INTEREST INCOME	1,000.00	110.93	(889.07)	9,000.00	1,407.50	12,000.00
TOTAL REVENUE	18,000.00	17,110.93	(889.07)	162,000.00	154,407.50	216,000.00
EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	100,000.00	89,212.00	100,000.00
9505 PUMP HOUSE	0.00	0.00	0.00	7,500.00	6,600.00	7,500.00
9520 STAINING/PAINTING	0.00	0.00	0.00	60,000.00	84,751.00	60,000.00
9540 CONCRETE	0.00	0.00	0.00	0.00	9,545.00	0.00
9555 ROOF/GUTTER REPAIRS	0.00	0.00	0.00	0.00	0.00	27,000.00
9564 DECKING	0.00	0.00	0.00	35,000.00	63,502.00	35,000.00
9577 FENCING	0.00	0.00	0.00	0.00	9,800.00	0.00
9578 LIGHTING	0.00	0.00	0.00	0.00	3,375.00	0.00
9605 LANDSCAPE RENOV	0.00	0.00	0.00	0.00	13,006.00	0.00
TOTAL EXPENSE	0.00	0.00	0.00	202,500.00	279,791.00	229,500.00
EXCESS/LOSS OF RESERVES	18,000.00	17,110.93	(889.07)	(40,500.00)	(125,383.50)	(13,500.00)