

WIND STREAM CONDOMINIUM ASSOCIATION

DECEMBER 31, 2006

ASSETS

CASH		
1010 CASH-BANK OF CHOICE	\$	5,549.99
1020 RES-KEY BANK		337,618.44
1022 RES-BANK OF CHOICE		164,041.60

TOTAL CASH		507,210.03
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE		20,523.27
1115 ALLOW FOR BAD DEBT		(6,991.90)
1117 PREPAID INSURANCE		22,165.00

TOTAL RECEIVABLES		35,696.37

TOTAL ASSETS		542,906.40
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LIABILITIES

ACCOUNTS PAYABLE

2110 ACCOUNTS PAYABLE	\$	31,224.68
2115 PREPAID ASSESSMENTS		14,994.95
2120 PAYROLL TAX PAYABLE		(3,374.67)

TOTAL PAYABLES		42,844.96
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RESERVES

2310 RESERVES-UNALLOCATED		209,585.36
2311 RESERVES-INTEREST		237.25

TOTAL RESERVES		209,822.61
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EQUITY

2930 WORKING CAPITAL		35,100.00
2940 CURRENT EARNINGS		116,874.67
2941 CURRENT EARNINGS		(116,874.67)
2950 RESERVE FUND-PRIOR		157,306.79
2955 RESERVE FUND-CURRENT		142,310.41
2960 OPERATING FUND-PRIOR		(19,042.63)
2965 OPERATING FD-CURRENT		(25,435.74)

TOTAL EQUITY		290,238.83
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TOT LIABILITY AND EQUITY

542,906.40

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Budget Comparison Report
 DECEMBER 31, 2006
 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	\$ 645,840.00	\$ 645,840.00	\$ 645,840.00
5210 LATE FEE CHARGE	182.00	96.02	(85.98)	2,184.00	2,109.20	2,184.00
5215 NSF FEE	0.00	0.00	0.00	0.00	40.00	0.00
5220 COLLECTION COST REC	0.00	(331.82)	(331.82)	0.00	3,491.51	0.00
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	150.00	0.00
5245 INTEREST INCOME	60.00	8.20	(51.80)	720.00	513.07	720.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	245.00	0.00
5450 TRANSFERS TO RESERVE	(17,000.00)	(17,000.00)	0.00	(204,000.00)	(204,000.00)	(204,000.00)
TOTAL INCOME	37,062.00	36,592.40	(469.60)	444,744.00	448,388.78	444,744.00
EXPENSES						
7030 MANAGEMENT FEES	2,340.00	2,340.00	0.00	28,080.00	28,080.00	28,080.00
7040 LEGAL FEES	500.00	785.00	(285.00)	2,000.00	13,772.10	2,000.00
7045 LEGAL COLLECTIONS	250.00	1,273.71	(1,023.71)	3,000.00	5,944.54	3,000.00
7055 AUDIT FEES	0.00	0.00	0.00	1,450.00	1,250.00	1,450.00
7060 PRINTING & COPYING	1,100.00	935.90	164.10	1,500.00	1,990.37	1,500.00
7062 POSTAGE	250.00	19.99	230.01	1,000.00	576.35	1,000.00
7070 BANK CHARGES	0.00	0.00	0.00	0.00	13.17	0.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	140.00	50.00	140.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	600.00	0.00	600.00
7085 ANNUAL MEETING	0.00	0.00	0.00	1,800.00	1,531.48	1,800.00
7086 BAD DEBT EXPENSE	5,000.00	0.00	5,000.00	5,000.00	0.00	5,000.00
7090 MISC ADMINISTRATIVE	0.00	127.94	(127.94)	125.00	1,909.28	125.00
TOTAL ADMINISTRATIVE	9,440.00	5,482.54	3,957.46	44,695.00	55,117.29	44,695.00
7130 INSURANCE	7,900.00	4,720.16	3,179.84	79,000.00	54,670.76	79,000.00
7135 WORKERS COMP	0.00	0.00	0.00	0.00	(221.00)	0.00

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TOTAL TAXES & INSURANCES	7,900.00	4,720.16	3,179.84	79,000.00	54,449.76	79,000.00
7230 BLDG & FACILITIES RPR	1,250.00	1,877.55	(627.55)	15,000.00	31,976.92	15,000.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	0.00	869.30	0.00
7245 LIGHT CHECK	450.00	0.00	450.00	5,400.00	832.85	5,400.00
7250 LIGHTING MAINT.	0.00	829.66	(829.66)	4,000.00	8,981.37	4,000.00
7256 GARAGE REPAIRS	200.00	1,310.00	(1,110.00)	2,400.00	7,450.13	2,400.00
7257 ELECTRICAL REPAIRS	0.00	0.00	0.00	0.00	(543.00)	0.00
7258 WOOD DECK REPAIR	0.00	0.00	0.00	0.00	6,030.09	0.00
7260 GUTTER MAINT	0.00	0.00	0.00	6,000.00	2,476.26	6,000.00
7270 ROOF REPAIRS	0.00	0.00	0.00	4,800.00	274.50	4,800.00
7280 SEWER MAINT	750.00	495.00	255.00	9,000.00	8,555.63	9,000.00
7281 PLUMBING REPAIRS	0.00	0.00	0.00	0.00	5,946.43	0.00
TOTAL BUILDING MAINT.	2,650.00	4,512.21	(1,862.21)	46,600.00	72,850.48	46,600.00
7320 GAS/ELECTRIC	792.00	676.81	115.19	9,504.00	11,097.49	9,504.00
7370 WATER/SEWER	5,250.00	9,854.72	(4,604.72)	63,000.00	75,020.20	63,000.00
7380 TRASH REMOVAL	1,535.00	1,567.80	(32.80)	18,420.00	18,813.60	18,420.00
TOTAL UTILITIES	7,577.00	12,099.33	(4,522.33)	90,924.00	104,931.29	90,924.00
7410 LANDSCAPE MAINT	0.00	37.57	(37.57)	7,500.00	9,129.76	7,500.00
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	42,957.00	38,184.00	42,957.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	2,000.00	0.00
7422 ON SITE GROUNDS	3,467.00	3,427.50	39.50	41,604.00	36,622.00	41,604.00
7425 TREE PRUNING	0.00	0.00	0.00	10,000.00	27,949.50	10,000.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	250.00	2,110.00	250.00
7428 FLOWERS	0.00	0.00	0.00	500.00	0.00	500.00
7430 TREE/SHRUBS INSTALL	0.00	0.00	0.00	7,000.00	1,487.94	7,000.00
7431 DEEP ROOT WATERING	250.00	0.00	250.00	500.00	1,890.30	500.00
7432 LEAF CLEAN UP	0.00	1,722.50	(1,722.50)	0.00	2,017.50	0.00

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7440 SPRINKLER SYS MAINT	\$ 0.00	\$ 0.00	\$ 0.00	\$ 6,200.00	\$ 4,857.95	\$ 6,200.00
7460 FENCE REPAIRS	0.00	0.00	0.00	2,000.00	920.92	2,000.00
TOTAL LANDSCAPE MAINT	3,717.00	5,187.57	(1,470.57)	118,511.00	127,169.87	118,511.00
7526 PEST CONTROL	0.00	0.00	0.00	1,000.00	5,549.75	1,000.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	1,000.00	5,549.75	1,000.00
7620 STREET SWEEPING	0.00	0.00	0.00	750.00	0.00	750.00
7625 ICEMELT & SAND	0.00	0.00	0.00	0.00	21.80	0.00
7630 SNOW REMOVAL	4,500.00	31,387.00	(26,887.00)	21,000.00	40,777.00	21,000.00
TOTAL SNOW/ROAD MAINT	4,500.00	31,387.00	(26,887.00)	21,750.00	40,798.80	21,750.00
7710 SECURITY SERVICE	0.00	0.00	0.00	2,000.00	250.55	2,000.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	2,000.00	250.55	2,000.00
7810 POOL/SPA CONTRACT	0.00	0.00	0.00	5,212.00	5,977.32	5,212.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	3,000.00	1,284.36	3,000.00
7820 POOL REPAIRS	0.00	0.00	0.00	2,500.00	5,445.05	2,500.00
TOTAL RECR/FACILITY EXP	0.00	0.00	0.00	10,712.00	12,706.73	10,712.00
TOTAL EXPENSES	35,784.00	63,388.81	(27,604.81)	415,192.00	473,824.52	415,192.00
NET PROFIT / LOSS	1,278.00	(26,796.41)	(28,074.41)	29,552.00	(25,435.74)	29,552.00

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES	\$ 17,000.00	\$ 17,000.00	\$ 0.00	\$ 204,000.00	\$ 204,000.00	\$ 204,000.00
9350 INTEREST INCOME	0.00	2,727.50	2,727.50	0.00	15,417.71	0.00
TOTAL REVENUE	17,000.00	19,727.50	2,727.50	204,000.00	219,417.71	204,000.00
EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	60,000.00	62,337.00	60,000.00
9540 CONCRETE	0.00	0.00	0.00	15,000.00	14,748.00	15,000.00
9570 BANK CHARGES	0.00	0.00	0.00	0.00	22.30	0.00
TOTAL EXPENSE	0.00	0.00	0.00	75,000.00	77,107.30	75,000.00
EXCESS/LOSS OF RESERVES	17,000.00	19,727.50	2,727.50	129,000.00	142,310.41	129,000.00