

SNOWBIRD II PHASE I CONDO ASSOCIATION

AS OF APRIL 30, 2011

**ASSETS**

<b>CASH</b>		
1012 CASH-US BANK	(40.56)	
1021 RES-US BANK MM	188,307.92	
		<u>188,267.36</u>
<b>TOTAL CASH</b>		
<b>ACCOUNTS RECEIVABLE</b>		
1110 DUES RECEIVABLE	5,411.30	
1128 PREPAID INSURANCE	1,336.00	
1130 DUE FROM OPERATING	92,318.38	
		<u>99,065.68</u>
<b>TOTAL RECEIVABLES</b>		
<b>TOTAL ASSETS</b>		<u>287,333.04</u>

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES</b>		
2115 PREPAID ASSESSMENTS	6,053.00	
2130 DUE TO RESERVES	92,318.38	
		<u>98,371.38</u>
<b>TOTAL LIABILITIES</b>		
<b>EQUITY</b>		
2940 CURRENT EARNINGS	(3,617.93)	
2941 CURRENT EARNINGS	3,617.93	
2950 RESERVE FUND-PRIOR	235,961.27	
2955 RESERVE FUND-CURRENT	6,299.53	
2960 OPERATING FD-PRIOR	(43,381.68)	
2965 OPERATING FD-CURRENT	(9,917.46)	
		<u>188,961.66</u>
<b>TOTAL EQUITY</b>		
<b>TOT LIABILITY AND EQUITY</b>		<u>287,333.04</u>

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Budget Comparison Report  
AS OF APRIL 30, 2011  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>INCOME</b>						
5110 HOMEOWNERS DUES	\$13,901.00	\$13,901.00	\$0.00	\$55,604.00	\$55,604.00	\$166,812.00
5210 LATE FEE CHARGE	0.00	50.00	50.00	400.00	180.00	400.00
5220 COLLECTION COST REC	0.00	112.00	112.00	1,500.00	925.85	1,500.00
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	405.00	0.00
5245 INTEREST INCOME	0.00	0.04	0.04	0.00	0.37	0.00
5255 MISC INCOME	0.00	0.00	0.00	120.00	0.00	120.00
5260 CLUBHOUSE RENTAL	0.00	0.00	0.00	0.00	40.00	0.00
5450 TRANSFER TO RESERVES	(3,500.00)	(3,500.00)	0.00	(14,000.00)	(14,000.00)	(42,000.00)
<b>TOTAL INCOME</b>	<b>10,401.00</b>	<b>10,563.04</b>	<b>162.04</b>	<b>43,624.00</b>	<b>43,155.22</b>	<b>126,832.00</b>

<b>EXPENSES</b>						
<b>TAXES &amp; INSURANCE</b>						
7130 INSURANCE	1,496.00	791.00	705.00	5,984.00	5,277.23	17,952.00
<b>TOTAL TAXES &amp; INSURANCES</b>	<b>1,496.00</b>	<b>791.00</b>	<b>705.00</b>	<b>5,984.00</b>	<b>5,277.23</b>	<b>17,952.00</b>
<b>BUILDING MAINTENANCE</b>						
7230 BLDG & FACILITY RPR	300.00	1,457.15	(1,157.15)	1,200.00	2,561.97	3,600.00
7240 LIGHTING SUPPLIES	0.00	96.70	(96.70)	300.00	251.43	300.00
7245 LIGHT CHECK	137.00	160.00	(23.00)	548.00	660.00	1,644.00
7250 LIGHTING MAINTENANCE	650.00	40.00	610.00	650.00	160.18	1,300.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	0.00	808.00	500.00
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	600.00	295.00	1,200.00
<b>TOTAL BUILDING MAINT.</b>	<b>1,087.00</b>	<b>1,753.85</b>	<b>(666.85)</b>	<b>3,298.00</b>	<b>4,736.58</b>	<b>8,544.00</b>
7310 GAS & ELECTRIC	756.00	563.68	192.32	3,024.00	2,575.98	9,072.00
7370 WATER & SEWER	1,525.00	3,964.81	(2,439.81)	6,100.00	6,166.45	18,300.00
7375 SEWER/BEAR CREEK	0.00	0.00	0.00	0.00	1,961.83	7,500.00
7380 TRASH REMOVAL	542.00	522.00	20.00	2,168.00	2,108.00	6,504.00

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<b>TOTAL UTILITIES</b>	2,823.00	5,050.49	(2,227.49)	11,292.00	12,812.26	41,376.00
7410 LANDSCAPE MAINT.	500.00	150.00	350.00	1,500.00	853.50	5,220.00
7415 LANDSCAPE CONTRACT	1,122.00	2,244.00	(1,122.00)	4,488.00	5,610.00	13,464.00
7428 FLOWERS	0.00	0.00	0.00	0.00	0.00	500.00
7430 TREE/BUSH INSTALL	0.00	0.00	0.00	0.00	0.00	750.00
7431 DEEP ROOT WATERING	0.00	0.00	0.00	500.00	285.00	500.00
7436 PEST CONTROL	0.00	107.00	(107.00)	0.00	107.00	400.00
7440 SPRINKLER SYSTEM MTN	0.00	2,269.49	(2,269.49)	0.00	2,369.51	2,800.00
<b>TOTAL GROUNDS MAINTENANCE</b>	1,622.00	4,770.49	(3,148.49)	6,488.00	9,225.01	23,634.00
7520 STREET PAINTING	0.00	0.00	0.00	0.00	0.00	350.00
7550 SNOW REMOVAL	0.00	0.00	0.00	5,446.00	11,807.68	8,946.00
<b>TOTAL ROAD MAINTENANCE</b>	0.00	0.00	0.00	5,446.00	11,807.68	9,296.00
<b>RECREATIONAL FACILITIES</b>						
7710 POOL & SPA CONTRACT	450.00	375.00	75.00	450.00	375.00	3,000.00
7715 POOL SUPPLIES/CHEMIC	400.00	0.00	400.00	400.00	0.00	1,500.00
7720 POOL REPAIRS	0.00	0.00	0.00	0.00	0.00	250.00
7732 CLUBHOUSE CLEANING	50.00	0.00	50.00	100.00	0.00	250.00
<b>TOTAL REC FACILITIES</b>	900.00	375.00	525.00	950.00	375.00	5,000.00
<b>ADMINISTRATIVE EXPENSES</b>						
7830 MANAGEMENT FEES	1,450.00	1,450.00	0.00	5,800.00	5,800.00	17,400.00
7845 LEGAL FEES-COLLECT	150.00	112.00	38.00	400.00	936.85	900.00
7855 AUDIT FEES	0.00	0.00	0.00	0.00	1,200.00	1,100.00
7860 PRINTING & COPYING	85.00	240.03	(155.03)	405.00	630.91	830.00
7862 POSTAGE	50.00	23.17	26.83	100.00	96.36	250.00
7880 NEWSLETTER PRODUCTIO	100.00	0.00	100.00	200.00	0.00	400.00
7890 MISC ADMINISTRATIVE	0.00	69.80	(69.80)	150.00	174.80	150.00
<b>TOTAL ADMINISTRATIVE</b>	1,835.00	1,895.00	(60.00)	7,055.00	8,838.92	21,030.00
<b>TOTAL EXPENSES</b>	9,763.00	14,635.83	(4,872.83)	40,513.00	53,072.68	126,832.00

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BUDGET	ACTUAL	CJRR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
638.00	(4,072.79)	(4,710.79)	3,111.00	(9,917.46)	0.00

NET PROFIT / LOSS

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	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>REVENUE</b>						
9220 ASPHALT	1,000.00	1,000.00	0.00	4,000.00	4,000.00	12,000.00
9230 ROOFING	800.00	800.00	0.00	3,200.00	3,200.00	9,600.00
9240 MECHANICAL	200.00	200.00	0.00	800.00	800.00	2,400.00
9245 STAINING/PAINTING	1,000.00	1,000.00	0.00	4,000.00	4,000.00	12,000.00
9250 CONCRETE	500.00	500.00	0.00	2,000.00	2,000.00	6,000.00
9350 INTEREST INCOME	50.00	6.39	(43.61)	200.00	10.95	600.00
<b>TOTAL REVENUE</b>	<b>3,550.00</b>	<b>3,506.39</b>	<b>(43.61)</b>	<b>14,200.00</b>	<b>14,010.95</b>	<b>42,600.00</b>
<b>RESERVE EXPENSE</b>						
9510 LANDSCAPE RENOVATION	0.00	3,824.86	(3,824.86)	0.00	3,824.86	0.00
9530 ASPHALT-SEAL	0.00	0.00	0.00	0.00	0.00	2,500.00
9540 CONCRETE	0.00	0.00	0.00	0.00	0.00	3,500.00
9558 BLDG REPAIRS	0.00	1,625.00	(1,625.00)	0.00	1,625.00	0.00
9559 DECKING	0.00	0.00	0.00	0.00	0.00	5,000.00
9575 MISC RESERVE EXP	0.00	0.00	0.00	0.00	2,261.56	0.00
<b>TOTAL EXPENSE</b>	<b>0.00</b>	<b>5,449.86</b>	<b>(5,449.86)</b>	<b>0.00</b>	<b>7,711.42</b>	<b>11,000.00</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>3,550.00</b>	<b>(1,943.47)</b>	<b>(5,493.47)</b>	<b>14,200.00</b>	<b>6,299.53</b>	<b>31,600.00</b>