

SNOWBIRD II PHASE I CONDO ASSOCIATION

AS OF DECEMBER 31, 2008

ASSETS

CASH		
1010 CASH-BANK OF CHOICE	\$	(4,652.50)
1020 RES-WACHOVIA		212,630.06

TOTAL CASH		207,977.56

ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE		4,524.82
1128 PREPAID INSURANCE		6,437.00
1130 DUE FROM OPERATING		36,872.00

TOTAL RECEIVABLES		47,833.82

TOTAL ASSETS		255,811.38
		=====

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2110 ACCOUNTS PAYABLE		2,249.12
2115 PREPAID ASSESSMENTS		3,232.00
2130 DUE TO RESERVES		36,872.00

TOTAL LIABILITIES		42,353.12

EQUITY		
2940 CURRENT EARNINGS		(10,823.82)
2941 CURRENT EARNINGS		10,823.82
2950 RESERVE FUND-PRIOR		216,382.68
2955 RESERVE FUND-CURRENT		(12,142.54)
2960 OPERATING FD-PRIOR		7,899.40
2965 OPERATING FD-CURRENT		1,318.72

TOTAL EQUITY		213,458.26

TOT LIABILITY AND EQUITY		255,811.38
		=====

SNOWBIRD II PHASE I CONDO ASSOCIATION

Budget Comparison Report
AS OF DECEMBER 31, 2008

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 HOMEOWNERS DUES	\$ 13,901.00	\$ 13,901.00	\$ 0.00	\$ 166,812.00	\$ 166,812.00	\$ 166,812.00
5210 LATE FEE CHARGE	0.00	0.00	0.00	400.00	820.00	400.00
5215 NSF FEE	0.00	0.00	0.00	0.00	60.00	0.00
5220 COLLECTION COST REC	0.00	306.00	306.00	1,500.00	3,053.70	1,500.00
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	117.00	0.00
5255 MISC INCOME	0.00	0.00	0.00	120.00	25.00	120.00
5260 CLUBHOUSE RENTAL	0.00	20.00	20.00	0.00	320.00	0.00
5450 TRANSFER TO RESERVES	(3,900.00)	(3,900.00)	0.00	(46,800.00)	(46,800.00)	(46,800.00)
TOTAL INCOME	10,001.00	10,327.00	326.00	122,032.00	124,407.70	122,032.00
EXPENSES						
TAXES & INSURANCE						
7130 INSURANCE	1,200.00	948.33	251.67	12,112.00	12,124.59	12,112.00
TOTAL TAXES & INSURANCES	1,200.00	948.33	251.67	12,112.00	12,124.59	12,112.00
BUILDING MAINTENANCE						
7230 BLDG & FACILITY RPR	200.00	300.00	(100.00)	2,400.00	7,008.62	2,400.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7245 LIGHT CHECK	100.00	320.00	(220.00)	1,200.00	1,974.00	1,200.00
7250 LIGHTING MAINTENANCE	0.00	117.00	(117.00)	1,000.00	712.00	1,000.00
7260 GUTTER MAINTENANCE	0.00	64.50	(64.50)	1,500.00	895.84	1,500.00
7270 ROOF REPAIRS	0.00	0.00	0.00	600.00	145.00	600.00

SNOWBIRD II PHASE I CONDO ASSOCIATION

Budget Comparison Report
AS OF DECEMBER 31, 2008
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
7280 PDBG & SEWER MAINT	0.00	0.00	0.00	1,000.00	1,644.79	1,000.00
TOTAL BUILDING MAINT.	300.00	801.50	(501.50)	8,700.00	12,380.25	8,700.00
7310 GAS & ELECTRIC	900.00	786.30	113.70	10,800.00	9,249.35	10,800.00
7370 WATER & SEWER	2,000.00	0.00	2,000.00	24,000.00	22,703.30	24,000.00
7375 SEWER/BEAR CREEK	0.00	1,961.83	(1,961.83)	3,200.00	9,754.66	3,200.00
7380 TRASH REMOVAL	464.00	491.00	(27.00)	5,568.00	5,696.00	5,568.00
TOTAL UTILITIES	3,364.00	3,239.13	124.87	43,568.00	47,403.31	43,568.00
7410 LANDSCAPE MAINT.	220.00	192.29	27.71	2,400.00	3,067.39	2,400.00
7415 LANDSCAPE CONTRACT	1,050.00	1,039.00	11.00	12,600.00	11,428.00	12,600.00
7420 LANDSCAPE IMPROVMENT	0.00	0.00	0.00	2,684.00	0.00	2,684.00
7425 TREE PRUNING	0.00	0.00	0.00	1,500.00	0.00	1,500.00
7428 FLOWERS	0.00	0.00	0.00	750.00	100.00	750.00
7430 TREE/BUSH INSTALL	0.00	0.00	0.00	1,500.00	0.00	1,500.00
7436 PEST CONTROL	0.00	0.00	0.00	600.00	487.50	600.00
7440 SPRINKLER SYSTEM MTN	0.00	0.00	0.00	1,600.00	1,961.50	1,600.00
7450 FENCE REPAIRS/PTG	0.00	0.00	0.00	0.00	850.00	0.00
7455 SIGN PURCH/REPAIR	0.00	0.00	0.00	1,000.00	85.82	1,000.00
TOTAL GROUNDS MAINTENANCE	1,270.00	1,231.29	38.71	24,634.00	17,980.21	24,634.00
7530 STREET SWEEPING	0.00	0.00	0.00	0.00	765.00	0.00
7550 SNOW REMOVAL	2,000.00	2,580.65	(580.65)	8,500.00	6,845.73	8,500.00
TOTAL ROAD MAINTENANCE	2,000.00	2,580.65	(580.65)	8,500.00	7,610.73	8,500.00
RECREATIONAL FACILITIES						
7710 POOL & SPA CONTRACT	0.00	0.00	0.00	2,900.00	1,997.24	2,900.00
7715 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	1,000.00	749.80	1,000.00
7720 POOL REPAIRS	0.00	0.00	0.00	500.00	1,453.40	500.00

SNOWBIRD II PHASE I CONDO ASSOCIATION

Budget Comparison Report
AS OF DECEMBER 31, 2008
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7730 POOL FURNITURE	0.00	0.00	0.00	500.00	0.00	500.00
7732 CLUBHOUSE CLEANING	0.00	0.00	0.00	250.00	60.00	250.00
TOTAL REC FACILITIES	0.00	0.00	0.00	5,150.00	4,260.44	5,150.00
ADMINISTRATIVE EXPENSES						
7830 MANAGEMENT FEES	1,275.00	1,275.00	0.00	15,300.00	15,300.00	15,300.00
7840 LEGAL FEES	0.00	180.00	(180.00)	0.00	754.00	0.00
7845 LEGAL FEES-COLLECT	0.00	306.00	(306.00)	900.00	2,903.62	900.00
7855 AUDIT FEES	0.00	0.00	0.00	1,100.00	0.00	1,100.00
7860 PRINTING & COPYING	0.00	515.00	(515.00)	830.00	1,358.06	830.00
7862 POSTAGE	50.00	18.82	31.18	600.00	260.05	600.00
7875 LICENSE, PERMIT, DUES	0.00	0.00	0.00	0.00	25.00	0.00
7880 NEWSLETTER PRODUCTIO	0.00	0.00	0.00	600.00	300.00	600.00
7890 MISC ADMINISTRATIVE	0.00	6.25	(6.25)	150.00	428.72	150.00
TOTAL ADMINISTRATIVE	1,325.00	2,301.07	(976.07)	19,480.00	21,329.45	19,480.00
TOTAL EXPENSES	9,459.00	11,101.97	(1,642.97)	122,144.00	123,088.98	122,144.00
NET PROFIT / LOSS	542.00	(774.97)	(1,316.97)	(112.00)	1,318.72	(112.00)

SNOWBIRD II PHASE I CONDO ASSOCIATION

Budget Comparison Report
AS OF DECEMBER 31, 2008
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
REVENUE						
9220 ASPHALT	1,000.00	1,000.00	0.00	12,000.00	12,000.00	12,000.00
9230 ROOFING	1,000.00	1,000.00	0.00	12,000.00	12,000.00	12,000.00
9240 MECHANICAL	200.00	200.00	0.00	2,400.00	2,400.00	2,400.00
9245 STAINING/PAINTING	1,000.00	1,000.00	0.00	12,000.00	12,000.00	12,000.00
9250 CONCRETE	700.00	700.00	0.00	8,400.00	8,400.00	8,400.00
9350 INTEREST INCOME	500.00	142.70	(357.30)	6,000.00	4,919.04	6,000.00
TOTAL REVENUE	4,400.00	4,042.70	(357.30)	52,800.00	51,719.04	52,800.00
9500 ROOF / GUTTERS	0.00	0.00	0.00	25,000.00	0.00	25,000.00
9510 LANDSCAPE RENOVATION	0.00	4,550.96	(4,550.96)	0.00	4,550.96	0.00
9520 ASPHALT-OVERLAY	0.00	0.00	0.00	0.00	1,995.00	0.00
9540 CONCRETE	0.00	0.00	0.00	8,500.00	4,188.50	8,500.00
9555 POOL	0.00	0.00	0.00	0.00	41,127.12	0.00
9559 DECKING	0.00	0.00	0.00	2,000.00	12,000.00	2,000.00
TOTAL EXPENSE	0.00	4,550.96	(4,550.96)	35,500.00	63,861.58	35,500.00
EXCESS/LOSS OF RESERVES	4,400.00	(508.26)	(4,908.26)	17,300.00	(12,142.54)	17,300.00