

SNOWBIRD II PHASE I CONDO ASSOCIATION

FEBRUARY 28, 2007

ASSETS

CASH			
1010 CASH-BANK OF CHOICE	\$	(2,882.56)	
1020 RES-AG EDWARDS		193,431.06	

TOTAL CASH			190,548.50
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		4,438.24	
1128 PREPAID INSURANCE		6,437.00	
1130 DUE FROM OPERATING		36,872.00	

TOTAL RECEIVABLES			47,747.24

TOTAL ASSETS			<u>238,295.74</u>

LIABILITIES

ACCOUNTS PAYABLE			
2115 PREPAID ASSESSMENTS		4,644.50	
2130 DUE TO RESERVES		36,872.00	

TOTAL PAYABLES			41,516.50
EQUITY			
2940 CURRENT EARNINGS		5,559.06	
2941 CURRENT EARNINGS		(5,559.06)	
2950 RESERVE FUND-PRIOR		183,320.78	
2955 RESERVE FUND-CURRENT		9,022.50	
2960 OPERATING FD-PRIOR		7,899.40	
2965 OPERATING FD-CURRENT		(3,463.44)	

TOTAL EQUITY			196,779.24

TOT LIABILITY AND EQUITY			<u>238,295.74</u>

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Budget Comparison Report
 FEBRUARY 28, 2007

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	\$ 27,802.00	\$ 27,802.00	\$ 166,812.00
5210 LATE FEE CHARGE	400.00	40.00	(360.00)	400.00	40.00	400.00
5220 COLLECTION COST REC	0.00	215.00	215.00	1,500.00	444.85	1,500.00
5240 CAPITALIZATION	0.00	105.00	105.00	0.00	105.00	0.00
5245 INTEREST INCOME	12.00	6.20	(5.80)	24.00	8.98	144.00
5255 MISC INCOME	0.00	0.00	0.00	120.00	0.00	120.00
5450 TRANSFER TO RESERVES	(3,900.00)	(3,900.00)	0.00	(7,800.00)	(7,800.00)	(46,800.00)
TOTAL INCOME	10,413.00	10,367.20	(45.80)	22,046.00	20,600.83	122,176.00
EXPENSES						
TAXES & INSURANCE						
7130 INSURANCE	1,710.00	1,722.80	(12.80)	3,420.00	3,439.60	17,100.00
TOTAL TAXES & INSURANCES	1,710.00	1,722.80	(12.80)	3,420.00	3,439.60	17,100.00
BUILDING MAINTENANCE						
7230 BLDG & FACILITY RPR	200.00	39.50	160.50	400.00	39.50	2,400.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	350.00	0.00	350.00
7245 LIGHT CHECK	100.00	158.00	(58.00)	200.00	237.00	1,200.00
7250 LIGHTING MAINTENANCE	0.00	0.00	0.00	200.00	79.00	1,000.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	0.00	0.00	1,500.00
7270 ROOF REPAIRS	0.00	0.00	0.00	0.00	0.00	600.00
7280 PLUG & SEWER MAINT	200.00	0.00	200.00	200.00	(110.00)	1,000.00

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TOTAL BUILDING MAINT.	500.00	197.50	302.50	1,350.00	245.50	8,050.00
7310 GAS & ELECTRIC	775.00	808.40	(33.40)	1,550.00	2,454.87	9,300.00
7370 WATER & SEWER	2,000.00	0.00	2,000.00	4,000.00	1,985.12	24,000.00
7375 SEWER/BEAR CREEK	0.00	0.00	0.00	0.00	0.00	3,200.00
7380 TRASH REMOVAL	425.00	425.00	0.00	850.00	850.00	5,100.00
TOTAL UTILITIES	3,200.00	1,233.40	1,966.60	6,400.00	5,289.99	41,600.00
7410 LANDSCAPE MAINT.	100.00	0.00	100.00	200.00	0.00	2,400.00
7415 LANDSCAPE CONTRACT	1,050.00	0.00	1,050.00	2,100.00	1,960.00	12,600.00
7425 TREE PRUNING	0.00	0.00	0.00	0.00	0.00	900.00
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	2,500.00
7431 DEEP ROOT WATERING	0.00	0.00	0.00	1,500.00	0.00	1,500.00
7436 PEST CONTROL	0.00	0.00	0.00	0.00	0.00	600.00
7440 SPRINKLER SYSTEM MTN	0.00	0.00	0.00	0.00	0.00	1,600.00
7450 FENCE REPAIRS/PTG	0.00	0.00	0.00	0.00	0.00	90.00
TOTAL GROUNDS MAINTENANCE	1,150.00	0.00	1,150.00	3,800.00	1,960.00	22,690.00
7530 STREET SWEEPING	0.00	0.00	0.00	0.00	0.00	2,000.00
7550 SNOW REMOVAL	1,500.00	4,332.12	(2,832.12)	2,250.00	10,276.06	6,750.00
TOTAL ROAD MAINTENANCE	1,500.00	4,332.12	(2,832.12)	2,250.00	10,276.06	8,750.00
RECREATIONAL FACILITIES						
7710 POOL & SPA CONTRACT	0.00	0.00	0.00	0.00	0.00	2,900.00
7715 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	0.00	0.00	1,000.00
7720 POOL REPAIRS	0.00	0.00	0.00	0.00	0.00	500.00
7732 CLUBHOUSE CLEANING	50.00	0.00	50.00	100.00	0.00	850.00

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	BUDGET	\$	50.00	\$	ACTUAL	0.00	\$	CURR. VARIANCE	50.00	\$	YTD BUDGET	100.00	\$	YTD ACTUAL	0.00	\$	ANNUAL BUDGET	5,250.00	
TOTAL REC FACILITIES		\$	50.00	\$	0.00	0.00	\$	50.00		\$	100.00	\$	0.00		\$	0.00	\$	5,250.00	
ADMINISTRATIVE EXPENSES																			
7830 MANAGEMENT FEES	1,225.00				1,225.00			0.00			2,450.00			2,450.00			14,700.00		
7845 LEGAL FEES-COLLECT	0.00				215.00		(215.00)				450.00			215.00			1,500.00		
7855 AUDIT FEES	0.00				0.00		0.00				0.00			0.00			1,100.00		
7860 PRINTING & COPYING	85.00				5.00		80.00				85.00			10.00			680.00		
7862 POSTAGE	50.00				20.96		29.04				100.00			48.12			600.00		
7870 BANK CHARGES	0.00				26.00		(26.00)				0.00			26.00			0.00		
7880 NEWSLETTER PRODUCTIO	0.00				80.00		(80.00)				0.00			80.00			0.00		
7890 MISC ADMINISTRATIVE	0.00				12.00		(12.00)				150.00			24.00			150.00		
TOTAL ADMINISTRATIVE	1,360.00				1,583.96		(223.96)				3,235.00			2,853.12			18,730.00		
TOTAL EXPENSES	9,470.00				9,069.78		400.22				20,555.00			24,064.27			122,170.00		
NET PROFIT / LOSS	943.00				1,297.42		354.42				1,491.00			(3,463.44)			6.00		

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REVENUE						
9220 ASPHALT	1,000.00	1,000.00	0.00	2,000.00	2,000.00	12,000.00
9230 ROOFING	1,000.00	1,000.00	0.00	2,000.00	2,000.00	12,000.00
9240 MECHANICAL	200.00	200.00	0.00	400.00	400.00	2,400.00
9245 STAINING/PAINTING	1,000.00	1,000.00	0.00	2,000.00	2,000.00	12,000.00
9250 CONCRETE	700.00	700.00	0.00	1,400.00	1,400.00	8,400.00
9350 INTEREST INCOME	0.00	712.72	712.72	0.00	1,222.50	0.00
TOTAL REVENUE	3,900.00	4,612.72	712.72	7,800.00	9,022.50	46,800.00
9500 ROOF / GUTTERS	0.00	0.00	0.00	0.00	0.00	25,000.00
TOTAL EXPENSE	0.00	0.00	0.00	0.00	0.00	25,000.00
EXCESS/LOSS OF RESERVES	3,900.00	4,612.72	712.72	7,800.00	9,022.50	21,800.00