

SNOWBIRD II PHASE I CONDO ASSOCIATION

MARCH 31, 2007

ASSETS

CASH

1010 CASH-BANK OF CHOICE \$ 2,446.96  
 1020 RES-AG EDWARDS 198,002.33

TOTAL CASH

200,449.29

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE 3,349.35  
 1128 PREPAID INSURANCE 6,437.00  
 1130 DUE FROM OPERATING 36,872.00

TOTAL RECEIVABLES

46,658.35

TOTAL ASSETS

247,107.64

LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS 4,855.50  
 2130 DUE TO RESERVES 36,872.00

TOTAL PAYABLES

41,727.50

EQUITY

2940 CURRENT EARNINGS 14,159.96  
 2941 CURRENT EARNINGS (14,159.96)  
 2950 RESERVE FUND-PRIOR 183,320.78  
 2955 RESERVE FUND-CURRENT 13,593.77  
 2960 OPERATING FD-PRIOR 7,899.40  
 2965 OPERATING FD-CURRENT 566.19

TOTAL EQUITY

205,380.14

TOT LIABILITY AND EQUITY

247,107.64



SNOWBIRD II PHASE I CONDO ASSOCIATION

Budget Comparison Report  
 MARCH 31, 2007

PREPARED BY  
 WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
7280 FLAG & SEWER MAINT	0.00	0.00	0.00	200.00	(110.00)	1,000.00
TOTAL BUILDING MAINT.	300.00	98.75	201.25	1,650.00	344.25	8,050.00
7310 GAS & ELECTRIC	775.00	771.35	3.65	2,325.00	3,226.22	9,300.00
7370 WATER & SEWER	2,000.00	0.00	2,000.00	6,000.00	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	1,275.00	1,275.00	5,100.00
TOTAL UTILITIES	3,200.00	1,196.35	2,003.65	9,600.00	6,486.34	41,600.00
7410 LANDSCAPE MAINT.	220.00	0.00	220.00	420.00	0.00	2,400.00
7415 LANDSCAPE CONTRACT	1,050.00	985.00	65.00	3,150.00	2,945.00	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 MTH	0.00	0.00	0.00	0.00	0.00	1,600.00
7450 FENCE REPAIRS/PKG	0.00	0.00	0.00	0.00	0.00	90.00
TOTAL GROUNDS MAINTENANCE	1,270.00	985.00	285.00	5,070.00	2,945.00	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	2,736.13	(1,236.13)	3,750.00	13,012.19	6,750.00
TOTAL ROAD MAINTENANCE	1,500.00	2,736.13	(1,236.13)	3,750.00	13,012.19	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	150.00	0.00	850.00

SHOBIARD II PHASE I CONDO ASSOCIATION

Budget Comparison Report  
MARCH 31, 2007

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
TOTAL REC FACILITIES	50.00	0.00	50.00	150.00	0.00	5,250.00
ADMINISTRATIVE EXPENSES						
7830 MANAGEMENT FEES	1,225.00	1,225.00	0.00	3,675.00	3,675.00	14,700.00
7845 LEGAL FEES-COLLECT	0.00	54.80	(54.80)	450.00	269.80	1,500.00
7855 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	1,100.00
7860 PRINTING & COPYING	85.00	271.65	(186.65)	170.00	281.65	680.00
7862 POSTAGE	50.00	16.24	33.76	150.00	64.36	600.00
7870 BANK CHARGES	0.00	5.00	(5.00)	0.00	31.00	0.00
7880 NEWSLETTER PRODUCTIO	0.00	0.00	0.00	0.00	80.00	0.00
7890 MISC ADMINISTRATIVE	0.00	12.00	(12.00)	150.00	36.00	150.00
TOTAL ADMINISTRATIVE	1,360.00	1,584.69	(224.69)	4,595.00	4,437.81	18,730.00
TOTAL EXPENSES	9,390.00	6,600.92	2,789.08	29,945.00	30,665.19	122,170.00
NET PROFIT / LOSS	623.00	4,028.63	3,406.63	2,114.00	566.19	6.00

SNOWBIRD II PHASE I CONDO ASSOCIATION

Budget Comparison Report

MARCH 31, 2007

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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	3,000.00	3,000.00	12,000.00
9230 ROOFING	1,000.00	1,000.00	0.00	3,000.00	3,000.00	12,000.00
9240 MECHANICAL	200.00	200.00	0.00	600.00	600.00	2,400.00
9245 STAINING/PAINING	1,000.00	1,000.00	0.00	3,000.00	3,000.00	12,000.00
9250 CONCRETE	700.00	700.00	0.00	2,100.00	2,100.00	8,400.00
9350 INTEREST INCOME	0.00	671.27	671.27	0.00	1,893.77	0.00
TOTAL REVENUE	3,900.00	4,571.27	671.27	11,700.00	13,593.77	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	4,571.27	671.27	11,700.00	13,593.77	21,800.00