

SNOWBIRD II PHASE I CONDO ASSOCIATION

AS OF SEPTEMBER 30, 2009

ASSETS

CASH			
1010 CASH-BANK OF CHOICE	\$	171,614.13	
1020 RES-WELLS FARGO		220,310.25	

TOTAL CASH			391,924.38

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		5,025.19	
1128 PREPAID INSURANCE		3,051.00	
1130 DUE FROM OPERATING		56,872.00	

TOTAL RECEIVABLES			64,948.19

TOTAL ASSETS			456,872.57
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LIABILITIES & EQUITY

CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		5,445.00	
2130 DUE TO RESERVES		36,872.00	
2140 2009 INSUR CLAIM		175,045.00	
2190 OTHER		20,000.00	

TOTAL LIABILITIES			237,362.00

EQUITY			
2940 CURRENT EARNINGS		9,438.31	
2941 CURRENT EARNINGS		(9,438.31)	
2950 RESERVE FUND-PRIOR		206,646.64	
2955 RESERVE FUND-CURRENT		27,680.19	
2960 OPERATING FD-PRIOR		3,425.62	
2965 OPERATING FD-CURRENT		(18,241.88)	

TOTAL EQUITY			219,510.57

TOT LIABILITY AND EQUITY			456,872.57
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Budget Comparison Report
AS OF SEPTEMBER 30, 2009
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME			REVENUE			
5110 HOMEOWNERS DUES	\$ 13,901.00	\$ 13,901.00	\$ 0.00	\$ 125,109.00	\$ 125,109.00	\$ 0.00
5210 LATE FEE CHARGE	0.00	60.00	60.00	400.00	470.00	70.00
5220 COLLECTION COST REC	0.00	596.79	596.79	1,500.00	2,698.14	1,198.14
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	312.00	312.00
5255 MISC INCOME	0.00	50.00	50.00	120.00	50.00	(70.00)
5260 CLUBHOUSE RENTAL	0.00	20.00	20.00	0.00	260.00	260.00
5450 TRANSFER TO RESERVES	(3,900.00)	(3,900.00)	0.00	(35,100.00)	(35,100.00)	0.00
TOTAL INCOME	10,001.00	10,727.79	726.79	92,029.00	93,799.14	1,770.14
EXPENSES						
TAXES & INSURANCE						
7130 INSURANCE	1,200.00	1,069.92	130.08	8,512.00	10,322.41	(1,810.41)
TOTAL TAXES & INSURANCES	1,200.00	1,069.92	130.08	8,512.00	10,322.41	(1,810.41)
BUILDING MAINTENANCE						
7230 BLDG & FACILITY RPR	200.00	2,236.64	(2,036.64)	1,800.00	5,886.71	(4,086.71)
7231 STORM DAMAGE	0.00	0.00	0.00	0.00	1,644.98	(1,644.98)
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	0.00	331.19	(331.19)
7245 LIGHT CHECK	120.00	80.00	40.00	1,080.00	1,349.26	(269.26)
7250 LIGHTING MAINTENANCE	0.00	740.00	(740.00)	800.00	1,677.50	(877.50)
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	750.00	1,629.27	(879.27)
7270 ROOF REPAIRS	250.00	0.00	250.00	600.00	1,500.00	(900.00)
7280 PDBG & SEWER MAINT	0.00	70.00	(70.00)	400.00	2,090.00	(1,690.00)

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	\$	\$	\$	\$	\$	\$
TOTAL BUILDING MAINT.	570.00	3,126.64	(2,556.64)	5,430.00	16,108.91	(10,678.91)
7310 GAS & ELECTRIC	900.00	826.34	73.66	8,100.00	7,189.41	910.59
7370 WATER & SEWER	2,000.00	3,021.20	(1,021.20)	18,000.00	14,396.69	3,603.31
7375 SEWER/BEAR CREEK	0.00	0.00	0.00	3,200.00	5,693.61	(2,493.61)
7380 TRASH REMOVAL	491.00	491.00	0.00	4,419.00	4,813.00	(394.00)
TOTAL UTILITIES	3,391.00	4,338.54	(947.54)	33,719.00	32,092.71	1,626.29
7410 LANDSCAPE MAINT.	220.00	630.98	(410.98)	1,740.00	7,399.98	(5,659.98)
7415 LANDSCAPE CONTRACT	1,050.00	1,065.00	(15.00)	9,450.00	10,571.00	(1,121.00)
7422 TREE SPRAYING	0.00	487.50	(487.50)	0.00	767.50	(767.50)
7425 TREE PRUNING	0.00	1,545.00	(1,545.00)	1,500.00	1,545.00	(45.00)
7428 FLOWERS	0.00	0.00	0.00	500.00	0.00	500.00
7430 TREE/BUSH INSTALL	0.00	0.00	0.00	750.00	0.00	750.00
7431 DEEP ROOT WATERING	0.00	0.00	0.00	0.00	300.00	(300.00)
7436 PEST CONTROL	0.00	139.00	(139.00)	400.00	463.50	(63.50)
7440 SPRINKLER SYSTEM MTN	200.00	808.31	(608.31)	1,400.00	2,362.67	(962.67)
7455 SIGN PURCH/REPAIR	0.00	0.00	0.00	200.00	281.00	(81.00)
TOTAL GROUNDS MAINTENANCE	1,470.00	4,675.79	(3,205.79)	15,940.00	23,690.65	(7,750.65)
7530 STREET SWEEPING	0.00	0.00	0.00	800.00	0.00	800.00
7550 SNOW REMOVAL	0.00	0.00	0.00	5,000.00	5,864.45	(864.45)
TOTAL ROAD MAINTENANCE	0.00	0.00	0.00	5,800.00	5,864.45	(64.45)
RECREATIONAL FACILITIES						
7710 POOL & SPA CONTRACT	350.00	530.92	(180.92)	2,200.00	2,405.92	(205.92)
7715 POOL SUPPLIES/CHEMIC	100.00	388.22	(288.22)	1,000.00	2,732.40	(1,732.40)
7720 POOL REPAIRS	0.00	0.00	0.00	500.00	33.29	466.71
7732 CLUBHOUSE CLEANING	0.00	0.00	0.00	200.00	0.00	200.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
TOTAL REC FACILITIES	450.00	919.14	(469.14)	3,900.00	5,171.61	(1,271.61)
ADMINISTRATIVE EXPENSES						
7830 MANAGEMENT FEES	1,275.00	1,275.00	0.00	11,475.00	11,475.00	0.00
7840 LEGAL FEES	0.00	0.00	0.00	0.00	36.00	(36.00)
7845 LEGAL FEES-COLLECT	0.00	596.79	(596.79)	650.00	2,839.14	(2,189.14)
7855 AUDIT FEES	0.00	0.00	0.00	1,100.00	2,350.00	(1,250.00)
7860 PRINTING & COPYING	0.00	30.00	(30.00)	660.00	564.45	95.55
7862 POSTAGE	50.00	24.52	25.48	450.00	175.34	274.66
7880 NEWSLETTER PRODUCTIO	0.00	0.00	0.00	400.00	100.00	300.00
7886 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	529.60	(529.60)
7890 MISC ADMINISTRATIVE	0.00	0.00	0.00	150.00	720.75	(570.75)
TOTAL ADMINISTRATIVE	1,325.00	1,926.31	(601.31)	14,885.00	18,790.28	(3,905.28)
TOTAL EXPENSES	8,406.00	16,056.34	(7,650.34)	88,186.00	112,041.02	(23,855.02)
NET PROFIT / LOSS	1,595.00	(5,328.55)	(6,923.55)	3,843.00	(18,241.88)	(22,084.88)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
REVENUE						
9220 ASPHALT	1,000.00	1,000.00	0.00	9,000.00	9,000.00	0.00
9230 ROOFING	1,000.00	1,000.00	0.00	9,000.00	9,000.00	0.00
9240 MECHANICAL	200.00	200.00	0.00	1,800.00	1,800.00	0.00
9245 STAINING/PAINTING	1,000.00	1,000.00	0.00	9,000.00	9,000.00	0.00
9250 CONCRETE	700.00	700.00	0.00	6,300.00	6,300.00	0.00
9350 INTEREST INCOME	500.00	0.00	(500.00)	4,500.00	118.79	(4,381.21)
TOTAL REVENUE	4,400.00	3,900.00	(500.00)	39,600.00	35,218.79	(4,381.21)
9500 ROOF / GUTTERS	0.00	0.00	0.00	25,000.00	0.00	25,000.00
9510 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	6,163.60	(6,163.60)
9530 ASPHALT-SEAL	0.00	0.00	0.00	3,600.00	0.00	3,600.00
9540 CONCRETE	0.00	0.00	0.00	2,000.00	1,375.00	625.00
9559 DECKING	0.00	0.00	0.00	3,000.00	0.00	3,000.00
9560 SPECIAL EQUIPMENT	0.00	0.00	0.00	2,400.00	0.00	2,400.00
TOTAL EXPENSE	0.00	0.00	0.00	36,000.00	7,538.60	28,461.40
EXCESS/LOSS OF RESERVES	4,400.00	3,900.00	(500.00)	3,600.00	27,680.19	24,080.19