

VISTA POINT HOA

AS OF APRIL 30, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	(266.83)	
1022 RES-BANK OF CHOICE		23,544.39	
1023 RES-CO STATE CD 95		11,128.60	
1024 RES-CO STATE CD 97		15,552.29	
1025 RES-CO STATE CD 98		15,016.27	
1026 RES-CO STATE CD 99		14,402.29	
1027 RES-CO STATE CD 70		11,072.53	
TOTAL CASH			90,449.54
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		410.00	
1130 DUE FROM OPERATING		18,000.00	
1135 PREPAID EXPENSE		7,311.00	
TOTAL RECEIVABLES			25,721.00
TOTAL ASSETS			116,170.54
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		3,866.00	
2190 DUE TO RESERVES		18,000.00	
TOTAL LIABILITIES			21,866.00
EQUITY			
2930 WORKING CAPITAL		11,904.00	
2940 CURRENT EARNINGS		10,963.14	
2941 CURRENT EARNINGS		(10,963.14)	
2950 RESERVE FUND-PRIOR		79,766.68	
2955 RESERVE FUND-CURRENT		4,870.61	
2960 OPERATING FUND-PRIOR		(8,329.28)	
2965 OPERATING FD-CURRENT		6,092.53	
TOTAL EQUITY			94,304.54
TOT LIABILITY AND EQUITY			116,170.54

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Budget Comparison Report  
AS OF APRIL 30, 2009  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$ 9,165.00	\$ 9,165.00	\$ 0.00	\$ 36,660.00	\$ 36,660.00	\$ 0.00
5210 LATE FEE CHARGE	20.00	20.00	0.00	80.00	30.00	(50.00)
5450 TRANSFERS TO RESERVE	(1,828.00)	(1,828.00)	0.00	(7,312.00)	(7,312.00)	0.00
<b>TOTAL INCOME</b>	<b>7,357.00</b>	<b>7,357.00</b>	<b>0.00</b>	<b>29,428.00</b>	<b>29,378.00</b>	<b>(50.00)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	800.00	800.00	0.00	3,200.00	3,200.00	0.00
7040 LEGAL FEES	20.00	0.00	20.00	80.00	36.00	44.00
7055 AUDIT FEES	0.00	0.00	0.00	1,475.00	0.00	1,475.00
7060 PRINTING & COPYING	15.00	0.00	15.00	60.00	60.70	(0.70)
7062 POSTAGE	25.00	49.57	(24.57)	100.00	108.29	(8.29)
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	25.00	0.00	25.00
7090 MISC ADMINISTRATIVE	50.00	65.00	(15.00)	200.00	905.00	(705.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>910.00</b>	<b>914.57</b>	<b>(4.57)</b>	<b>5,140.00</b>	<b>4,309.99</b>	<b>830.01</b>
7120 INCOME TAXES	40.00	0.00	40.00	160.00	150.00	10.00
7130 INSURANCE	1,371.00	2,262.40	(891.40)	5,484.00	4,361.00	1,123.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,411.00</b>	<b>2,262.40</b>	<b>(851.40)</b>	<b>5,644.00</b>	<b>4,511.00</b>	<b>1,133.00</b>
7230 BLDG & FACILITY RPR	100.00	0.00	100.00	400.00	162.79	237.21
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7270 ROOF REPAIRS	0.00	0.00	0.00	500.00	0.00	500.00
<b>TOTAL BUILDING MAINT</b>	<b>100.00</b>	<b>0.00</b>	<b>100.00</b>	<b>1,900.00</b>	<b>162.79</b>	<b>1,737.21</b>
7320 GAS/ELECTRIC	20.00	21.76	(1.76)	80.00	73.00	7.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7370 WATER/SEWER	\$ 1,030.00	\$ 0.00	\$ 1,030.00	\$ 4,120.00	\$ 2,320.99	\$ 1,799.01
7371 WASTEWATER	0.00	0.00	0.00	7,200.00	0.00	7,200.00
7380 TRASH REMOVAL	430.00	419.00	11.00	1,720.00	1,676.00	44.00
TOTAL UTILITIES	1,480.00	440.76	1,039.24	13,120.00	4,069.99	9,050.01
7410 LANDSCAPE MAINT	100.00	0.00	100.00	400.00	262.65	137.35
7415 LANDSCAPE CONTRACT	1,044.00	262.65	781.35	4,176.00	525.30	3,650.70
7425 TREE PRUNING	0.00	0.00	0.00	3,934.00	0.00	3,934.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	0.00	3,867.40	(3,867.40)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	500.00	0.00	500.00
TOTAL LANDSCAPE MAINT	1,144.00	262.65	881.35	9,010.00	4,655.35	4,354.65
7515 CONCRETE REPAIRS	0.00	0.00	0.00	500.00	0.00	500.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	500.00	0.00	500.00
7630 SNOW REMOVAL	0.00	739.35	(739.35)	4,500.00	3,368.35	1,131.65
TOTAL SNOW/ROAD MAINT	0.00	739.35	(739.35)	4,500.00	3,368.35	1,131.65
7821 POOL MAINT./BELLA V.	292.00	552.00	(260.00)	1,168.00	2,208.00	(1,040.00)
TOTAL REC/FACILITY EXP	292.00	552.00	(260.00)	1,168.00	2,208.00	(1,040.00)
TOTAL EXPENSES	5,337.00	5,171.73	165.27	40,982.00	23,285.47	17,696.53
NET PROFIT/LOSS	2,020.00	2,185.27	165.27	(11,554.00)	6,092.53	17,646.53

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	1,828.00	\$ 1,828.00	\$ 0.00	\$ 7,312.00	\$ 7,312.00	\$ 0.00
9350 INTEREST INCOME	0.00	995.84	995.84	0.00	1,071.00	1,071.00
TOTAL REVENUE	1,828.00	2,823.84	995.84	7,312.00	8,383.00	1,071.00
EXPENSE						
9562 WATER SETTLEMENT	0.00	3,512.39	(3,512.39)	0.00	3,512.39	(3,512.39)
TOTAL EXPENSES	0.00	3,512.39	(3,512.39)	0.00	3,512.39	(3,512.39)
EXCESS/LOSS OF RESERVES	1,828.00	(688.55)	(2,516.55)	7,312.00	4,870.61	(2,441.39)