

VISTA POINT HOA

APRIL 30, 2007

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	1,756.16	
1022 RES-BANK OF CHOICE		18,242.28	
1023 RES-CO STATE CD 95		10,000.00	
1024 RES-CO STATE CD 97		14,735.04	
1025 RES-CO STATE CD 98		13,000.00	
1026 RES-CO STATE CD 99		13,000.00	
1027 RES-CO STATE CD		10,000.00	
TOTAL CASH			80,733.48
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		625.00	
1130 DUE FROM OPERATING		8,000.00	
1135 PREPAID EXPENSE		11,021.00	
TOTAL RECEIVABLES			19,646.00
TOTAL ASSETS			<u>100,379.48</u>
		LIABILITIES	
ACCOUNTS PAYABLE			
2115 PREPAID ASSESSMENTS		3,847.00	
2170 INS DEDUCTIBLE		(803.00)	
2190 DUE TO RESERVES		8,000.00	
TOTAL LIABILITIES			11,044.00
EQUITY			
2930 WORKING CAPITAL		11,904.00	
2940 CURRENT EARNINGS		5,782.82	
2941 CURRENT EARNINGS		(5,782.82)	
2950 RESERVE FUND-PRIOR		75,545.61	
2955 RESERVE FUND-CURRENT		7,638.71	
2960 OPERATING FUND-PRIOR		(3,896.95)	
2965 OPERATING FD-CURRENT		(1,855.89)	
TOTAL EQUITY			89,335.48
TOT LIABILITY AND EQUITY			<u>100,379.48</u>

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Budget Comparison Report  
 APRIL 30, 2007  
 PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$ 8,695.00	\$ 8,695.00	\$ 0.00	\$ 34,780.00	\$ 34,780.00	\$ 0.00
5210 LATE FEE CHARGE	10.00	10.00	0.00	40.00	60.00	20.00
5215 NSF FEE	0.00	40.00	40.00	0.00	40.00	40.00
5245 INTEREST INCOME	10.00	5.20	(4.80)	40.00	18.98	(21.02)
5450 TRANSFERS TO RESERVE	(1,694.00)	(1,694.00)	0.00	(6,776.00)	(6,776.00)	0.00
<b>TOTAL INCOME</b>	<b>7,021.00</b>	<b>7,056.20</b>	<b>35.20</b>	<b>28,084.00</b>	<b>28,122.98</b>	<b>38.98</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	650.00	650.00	0.00	2,600.00	2,600.00	0.00
7040 LEGAL FEES	25.00	0.00	25.00	100.00	0.00	100.00
7060 PRINTING & COPYING	25.00	40.10	(15.10)	100.00	136.45	(36.45)
7062 POSTAGE	28.00	25.81	2.19	112.00	137.60	(25.60)
7075 LICENSE, PERMITS, DUES	0.00	25.00	(25.00)	0.00	25.00	(25.00)
7090 MISC ADMINISTRATIVE	50.00	22.00	28.00	200.00	88.00	112.00
<b>TOTAL ADMINISTRATIVE</b>	<b>778.00</b>	<b>762.91</b>	<b>15.09</b>	<b>3,112.00</b>	<b>2,987.05</b>	<b>124.95</b>
7130 INSURANCE	2,000.00	0.00	2,000.00	8,000.00	5,770.75	2,229.25
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>2,000.00</b>	<b>0.00</b>	<b>2,000.00</b>	<b>8,000.00</b>	<b>5,770.75</b>	<b>2,229.25</b>
7230 BLDG & FACILITY RPR	50.00	0.00	50.00	200.00	1,726.79	(1,526.79)
7290 OTHER BUILDING MAINT	373.00	0.00	373.00	373.00	0.00	373.00
<b>TOTAL BUILDING MAINT</b>	<b>423.00</b>	<b>0.00</b>	<b>423.00</b>	<b>573.00</b>	<b>1,726.79</b>	<b>(1,153.79)</b>
7320 GAS/ELECTRIC	25.00	0.00	25.00	100.00	57.29	42.71
7370 WATER/SEWER	1,005.00	0.00	1,005.00	4,020.00	1,909.62	2,110.38

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
7380 TRASH REMOVAL	350.00	302.00	48.00	1,400.00	1,208.00	192.00
TOTAL UTILITIES	1,380.00	302.00	1,078.00	5,520.00	3,174.91	2,345.09
7410 LANDSCAPE MAINT	200.00	0.00	200.00	800.00	0.00	800.00
7415 LANDSCAPE CONTRACT	1,525.00	1,524.85	0.15	2,275.00	2,274.85	0.15
7425 TREE PRUNING	423.00	704.00	(281.00)	423.00	3,704.70	(3,281.70)
7440 SPRINKLER SYS MAINT	750.00	0.00	750.00	750.00	0.00	750.00
TOTAL LANDSCAPE MAINT	2,898.00	2,228.85	669.15	4,248.00	5,979.55	(1,731.55)
7515 CONCRETE REPAIRS	500.00	0.00	500.00	500.00	0.00	500.00
TOTAL GROUNDS MAINTENANCE	500.00	0.00	500.00	500.00	0.00	500.00
7630 SNOW REMOVAL	0.00	0.00	0.00	1,998.00	9,444.50	(7,446.50)
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	1,998.00	9,444.50	(7,446.50)
7821 POOL MAINT./BELLA V.	485.00	0.00	485.00	1,940.00	895.32	1,044.68
TOTAL REC/FACILITY EXP	485.00	0.00	485.00	1,940.00	895.32	1,044.68
TOTAL EXPENSES	8,464.00	3,293.76	5,170.24	25,891.00	29,978.87	(4,087.87)
NET PROFIT/LOSS	(1,443.00)	3,762.44	5,205.44	2,193.00	(1,855.89)	(4,048.89)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	1,694.00	\$ 1,694.00	\$ 0.00	\$ 6,776.00	\$ 6,776.00	\$ 0.00
9350 INTEREST INCOME	258.00	759.29	501.29	1,032.00	862.71	(169.29)
TOTAL REVENUE	1,952.00	2,453.29	501.29	7,808.00	7,638.71	(169.29)
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	1,952.00	2,453.29	501.29	7,808.00	7,638.71	(169.29)