

VISTA POINT HOA

DECEMBER 31, 2007

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	6,985.16	
1022 RES-BANK OF CHOICE		23,266.16	
1023 RES-CO STATE CD 95		10,542.49	
1024 RES-CO STATE CD 97		14,735.04	
1025 RES-CO STATE CD 98		14,038.11	
1026 RES-CO STATE CD 99		13,000.00	
1027 RES-CO STATE CD 70		10,555.20	
TOTAL CASH			93,122.16
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		790.00	
1130 DUE FROM OPERATING		8,000.00	
1135 PREPAID EXPENSE		7,311.00	
TOTAL RECEIVABLES			16,101.00
TOTAL ASSETS			109,223.16
			=====
		LIABILITIES	
ACCOUNTS PAYABLE			
2110 ACCOUNTS PAYABLE		10,485.82	
2115 PREPAID ASSESSMENTS		2,687.00	
2190 DUE TO RESERVES		8,000.00	
TOTAL LIABILITIES			21,172.82
EQUITY			
2930 WORKING CAPITAL		11,904.00	
2940 CURRENT EARNINGS		9,010.68	
2941 CURRENT EARNINGS		(9,010.68)	
2950 RESERVE FUND-PRIOR		75,912.61	
2955 RESERVE FUND-CURRENT		14,798.39	
2960 OPERATING FUND-PRIOR		(8,776.95)	
2965 OPERATING FD-CURRENT		(5,787.71)	
TOTAL EQUITY			88,050.34
TOT LIABILITY AND EQUITY			109,223.16
			=====

VISTA POINT HOA

Budget Comparison Report  
 DECEMBER 31, 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	\$ 104,340.00	\$ 104,340.00	\$ 0.00
5210 LATE FEE CHARGE	10.00	0.00	(10.00)	120.00	170.00	50.00
5215 NSF FEE	0.00	0.00	0.00	0.00	40.00	40.00
5245 INTEREST INCOME	10.00	4.43	(5.57)	120.00	67.12	(52.88)
5450 TRANSFERS TO RESERVE	(1,694.00)	(1,694.00)	0.00	(20,328.00)	(20,328.00)	0.00
<b>TOTAL INCOME</b>	<b>7,021.00</b>	<b>7,005.43</b>	<b>(15.57)</b>	<b>84,252.00</b>	<b>84,289.12</b>	<b>37.12</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	650.00	650.00	0.00	7,800.00	7,800.00	0.00
7040 LEGAL FEES	25.00	0.00	25.00	300.00	160.00	140.00
7055 AUDIT FEES	0.00	0.00	0.00	1,025.00	1,025.00	0.00
7060 PRINTING & COPYING	25.00	207.05	(182.05)	300.00	727.16	(427.16)
7062 POSTAGE	28.00	42.25	(14.25)	336.00	333.29	2.71
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	0.00	25.00	(25.00)
7090 MISC ADMINISTRATIVE	50.00	362.00	(312.00)	600.00	815.49	(215.49)
<b>TOTAL ADMINISTRATIVE</b>	<b>778.00</b>	<b>1,261.30</b>	<b>(483.30)</b>	<b>10,361.00</b>	<b>10,885.94</b>	<b>(524.94)</b>
7130 INSURANCE	2,000.00	1,133.40	866.60	24,000.00	12,655.30	11,344.70
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>2,000.00</b>	<b>1,133.40</b>	<b>866.60</b>	<b>24,000.00</b>	<b>12,655.30</b>	<b>11,344.70</b>
7230 BLDG & FACILITY RPR	50.00	0.00	50.00	600.00	5,327.02	(4,727.02)
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	2,000.00	681.25	1,318.75
7270 ROOF REPAIRS	0.00	0.00	0.00	750.00	0.00	750.00
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	746.00	696.40	49.60
<b>TOTAL BUILDING MAINT</b>	<b>50.00</b>	<b>0.00</b>	<b>50.00</b>	<b>4,096.00</b>	<b>6,704.67</b>	<b>(2,608.67)</b>

VISTA POINT HOA

Budget Comparison Report  
 DECEMBER 31, 2007

PREPARED BY  
 WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7320 GAS/ELECTRIC	\$ 25.00	\$ 24.34	\$ 0.66	\$ 300.00	\$ 212.57	\$ 87.43
7370 WATER/SEWER	1,010.00	7,424.48	(6,414.48)	12,065.00	17,448.62	(5,383.62)
7380 TRASH REMOVAL	350.00	395.00	(45.00)	4,200.00	3,607.00	593.00
TOTAL UTILITIES	1,385.00	7,843.82	(6,458.82)	16,565.00	21,268.19	(4,703.19)
7410 LANDSCAPE MAINT	200.00	0.00	200.00	2,400.00	1,007.94	1,392.06
7415 LANDSCAPE CONTRACT	250.00	257.50	(7.50)	11,925.00	11,253.95	671.05
7425 TREE PRUNING	0.00	0.00	0.00	2,538.00	7,681.20	(5,143.20)
7428 FLOWERS	0.00	0.00	0.00	147.00	90.65	56.35
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	4,500.00	409.98	4,090.02
TOTAL LANDSCAPE MAINT	450.00	257.50	192.50	21,510.00	20,443.72	1,066.28
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	666.00	2,642.00	(1,976.00)	3,996.00	12,086.50	(8,090.50)
TOTAL SNOW/ROAD MAINT	666.00	2,642.00	(1,976.00)	3,996.00	12,086.50	(8,090.50)
7821 POOL MAINT./BELLA V.	485.00	447.67	37.33	5,820.00	5,456.51	363.49
7825 RETENTION POND	0.00	0.00	0.00	500.00	576.00	(76.00)
TOTAL REC/FACILITY EXP	485.00	447.67	37.33	6,320.00	6,032.51	287.49
TOTAL EXPENSES	5,814.00	13,565.69	(7,771.69)	87,348.00	90,076.83	(2,728.83)
NET PROFIT/LOSS	1,207.00	(6,560.26)	(7,767.26)	(3,096.00)	(5,787.71)	(2,691.71)

VISTA POINT HOA

Budget Comparison Report  
 DECEMBER 31, 2007

PREPARED BY  
 WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	1,694.00	\$ 1,694.00	\$ 0.00	\$ 20,328.00	\$ 20,328.00	\$ 0.00
9350 INTEREST INCOME	258.00	28.32	(229.68)	3,096.00	3,237.00	141.00
TOTAL REVENUE	1,952.00	1,722.32	(229.68)	23,424.00	23,565.00	141.00
EXPENSE						
9520 ASPHALT OVERLAY	0.00	0.00	0.00	0.00	950.00	(950.00)
9535 LANDSCAPING	0.00	0.00	0.00	0.00	7,816.61	(7,816.61)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	8,766.61	(8,766.61)
EXCESS/LOSS OF RESERVES	1,952.00	1,722.32	(229.68)	23,424.00	14,798.39	(8,625.61)