

VISTA POINT HOA

FEBRUARY 29, 2008

ASSETS

CASH			
1010 CASH-BANK OF CHOICE	\$	(6,582.63)	
1022 RES-BANK OF CHOICE		27,920.06	
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			84,208.27
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		255.00	
1130 DUE FROM OPERATING		8,000.00	
1135 PREPAID EXPENSE		7,311.00	

TOTAL RECEIVABLES			15,566.00

TOTAL ASSETS			<u>99,774.27</u>

LIABILITIES

ACCOUNTS PAYABLE			
2115 PREPAID ASSESSMENTS		2,680.00	
2190 DUE TO RESERVES		8,000.00	

TOTAL LIABILITIES			10,680.00
EQUITY			
2930 WORKING CAPITAL		11,904.00	
2940 CURRENT EARNINGS		1,043.93	
2941 CURRENT EARNINGS		(1,043.93)	
2950 RESERVE FUND-PRIOR		84,923.29	
2955 RESERVE FUND-CURRENT		4,653.90	
2960 OPERATING FUND-PRIOR		(8,776.95)	
2965 OPERATING FD-CURRENT		(3,609.97)	

TOTAL EQUITY			89,094.27

TOT LIABILITY AND EQUITY			<u>99,774.27</u>

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Budget Comparison Report
 FEBRUARY 29, 2008
 PREPARED BY
 WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$ 8,695.00	\$ 8,695.00	\$ 0.00	\$ 17,390.00	\$ 17,390.00	\$ 0.00
5210 LATE FEE CHARGE	10.00	20.00	10.00	20.00	20.00	0.00
5450 TRANSFERS TO RESERVE	(2,301.00)	(2,301.00)	0.00	(4,602.00)	(4,602.00)	0.00
TOTAL INCOME	6,404.00	6,414.00	10.00	12,808.00	12,808.00	0.00
EXPENSES						
7030 MANAGEMENT FEES	800.00	800.00	0.00	1,600.00	1,600.00	0.00
7040 LEGAL FEES	20.00	0.00	20.00	40.00	0.00	40.00
7055 AUDIT FEES	0.00	300.00	(300.00)	0.00	300.00	(300.00)
7060 PRINTING & COPYING	36.00	17.00	19.00	72.00	22.00	50.00
7062 POSTAGE	27.00	55.47	(28.47)	54.00	75.36	(21.36)
7075 LICENSE, PERMITS, DUES	0.00	25.00	(25.00)	25.00	25.00	0.00
7090 MISC ADMINISTRATIVE	50.00	40.00	10.00	100.00	80.00	20.00
TOTAL ADMINISTRATIVE	933.00	1,237.47	(304.47)	1,891.00	2,102.36	(211.36)
7120 INCOME TAXES	0.00	347.00	(347.00)	0.00	347.00	(347.00)
7130 INSURANCE	1,306.00	4,543.60	(3,237.60)	2,612.00	8,725.00	(6,113.00)
TOTAL TAXES & INSURANCE	1,306.00	4,890.60	(3,584.60)	2,612.00	9,072.00	(6,460.00)
7230 BLDG & FACILITY RPR	100.00	0.00	100.00	200.00	0.00	200.00
7260 GUTTER MAINTENANCE	0.00	95.00	(95.00)	1,000.00	95.00	905.00
7270 ROOF REPAIRS	0.00	0.00	0.00	500.00	0.00	500.00
TOTAL BUILDING MAINT	100.00	95.00	5.00	1,700.00	95.00	1,605.00
7320 GAS/ELECTRIC	25.00	45.92	(20.92)	50.00	45.92	4.08

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7370 WATER/SEWER	\$ 660.00	\$ 0.00	\$ 660.00	\$ 1,320.00	\$ 1,071.02	\$ 248.98
7380 TRASH REMOVAL	460.00	395.00	65.00	920.00	790.00	130.00
TOTAL UTILITIES	1,145.00	440.92	704.08	2,290.00	1,906.94	383.06
7410 LANDSCAPE MAINT	200.00	0.00	200.00	400.00	0.00	400.00
7415 LANDSCAPE CONTRACT	1,023.00	257.50	765.50	2,046.00	772.50	1,273.50
7425 TREE PRUNING	202.00	0.00	202.00	404.00	0.00	404.00
TOTAL LANDSCAPE MAINT	1,425.00	257.50	1,167.50	2,850.00	772.50	2,077.50
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	1,500.00	0.00	1,500.00	3,000.00	2,299.50	700.50
TOTAL SNOW/ROAD MAINT	1,500.00	0.00	1,500.00	3,000.00	2,299.50	700.50
7821 POOL MAINT./BELLA V.	465.00	169.67	295.33	930.00	169.67	760.33
7825 RETENTION FOND	0.00	0.00	0.00	700.00	0.00	700.00
TOTAL REC/FACILITY EXP	465.00	169.67	295.33	1,630.00	169.67	1,460.33
TOTAL EXPENSES	6,874.00	7,091.16	(217.16)	16,473.00	16,417.97	55.03
NET PROFIT/LOSS	(470.00)	(677.16)	(207.16)	(3,665.00)	(3,609.97)	55.03

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	2,301.00	\$ 2,301.00	\$ 0.00	\$ 4,602.00	\$ 4,602.00	\$ 0.00
9350 INTEREST INCOME	0.00	21.75	21.75	0.00	51.90	51.90
TOTAL REVENUE	2,301.00	2,322.75	21.75	4,602.00	4,653.90	51.90
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	2,301.00	2,322.75	21.75	4,602.00	4,653.90	51.90