

VISTA POINT HOA

AS OF FEBRUARY 28, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	248.32	
1022 RES-BANK OF CHOICE		23,361.43	
1023 RES-CO STATE CD 95		11,128.60	
1024 RES-CO STATE CD 97		15,552.29	
1025 RES-CO STATE CD 98		14,038.11	
1026 RES-CO STATE CD 99		14,402.29	
1027 RES-CO STATE CD 70		11,072.53	
TOTAL CASH			89,803.57
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		217.62	
1130 DUE FROM OPERATING		18,000.00	
1135 PREPAID EXPENSE		7,311.00	
TOTAL RECEIVABLES			25,528.62
TOTAL ASSETS			<u>115,332.19</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		4,286.00	
2190 DUE TO RESERVES		18,000.00	
TOTAL LIABILITIES			22,286.00
EQUITY			
2930 WORKING CAPITAL		11,904.00	
2940 CURRENT EARNINGS		9,704.79	
2941 CURRENT EARNINGS		(9,704.79)	
2950 RESERVE FUND-PRIOR		79,766.68	
2955 RESERVE FUND-CURRENT		3,709.49	
2960 OPERATING FUND-PRIOR		(8,329.28)	
2965 OPERATING FD-CURRENT		5,995.30	
TOTAL EQUITY			93,046.19
TOT LIABILITY AND EQUITY			<u>115,332.19</u>

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Budget Comparison Report
AS OF FEBRUARY 28, 2009
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$ 9,165.00	\$ 9,165.00	\$ 0.00	\$ 18,330.00	\$ 18,330.00	\$ 0.00
5210 LATE FEE CHARGE	20.00	10.00	(10.00)	40.00	10.00	(30.00)
5450 TRANSFERS TO RESERVE	(1,828.00)	(1,828.00)	0.00	(3,656.00)	(3,656.00)	0.00
TOTAL INCOME	7,357.00	7,347.00	(10.00)	14,714.00	14,684.00	(30.00)
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	36.00	4.00
7055 AUDIT FEES	0.00	0.00	0.00	1,475.00	0.00	1,475.00
7060 PRINTING & COPYING	15.00	32.55	(17.55)	30.00	52.55	(22.55)
7062 POSTAGE	25.00	21.94	3.06	50.00	40.84	9.16
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	25.00	0.00	25.00
7090 MISC ADMINISTRATIVE	50.00	40.00	10.00	100.00	80.00	20.00
TOTAL ADMINISTRATIVE	910.00	894.49	15.51	3,320.00	1,809.39	1,510.61
7120 INCOME TAXES	40.00	0.00	40.00	80.00	0.00	80.00
7130 INSURANCE	1,371.00	1,129.20	241.80	2,742.00	2,098.60	643.40
TOTAL TAXES & INSURANCE	1,411.00	1,129.20	281.80	2,822.00	2,098.60	723.40
7230 BLDG & FACILITY RPR	100.00	0.00	100.00	200.00	0.00	200.00
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
TOTAL BUILDING MAINT	100.00	0.00	100.00	1,700.00	0.00	1,700.00
7320 GAS/ELECTRIC	20.00	27.98	(7.98)	40.00	27.98	12.02

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7370 WATER/SEWER	\$ 1,030.00	\$ 0.00	\$ 1,030.00	\$ 2,060.00	\$ 1,269.08	\$ 790.92
7371 WASTEWATER	0.00	0.00	0.00	7,200.00	0.00	7,200.00
7380 TRASH REMOVAL	430.00	389.00	41.00	860.00	808.00	52.00
TOTAL UTILITIES	1,480.00	416.98	1,063.02	10,160.00	2,105.06	8,054.94
7410 LANDSCAPE MAINT	100.00	0.00	100.00	200.00	0.00	200.00
7415 LANDSCAPE CONTRACT	1,044.00	0.00	1,044.00	2,088.00	262.65	1,825.35
7425 TREE PRUNING	0.00	0.00	0.00	3,934.00	0.00	3,934.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	500.00	0.00	500.00
TOTAL LANDSCAPE MAINT	1,144.00	0.00	1,144.00	6,722.00	262.65	6,459.35
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	1,309.00	191.00	3,000.00	1,309.00	1,691.00
TOTAL SNOW/ROAD MAINT	1,500.00	1,309.00	191.00	3,000.00	1,309.00	1,691.00
7821 POOL MAINT./BELLA V.	292.00	0.00	292.00	584.00	1,104.00	(520.00)
TOTAL REC/FACILITY EXP	292.00	0.00	292.00	584.00	1,104.00	(520.00)
TOTAL EXPENSES	6,837.00	3,749.67	3,087.33	28,808.00	8,688.70	20,119.30
NET PROFIT/LOSS	520.00	3,597.33	3,077.33	(14,094.00)	5,995.30	20,089.30

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	1,828.00	1,828.00	\$ 0.00	\$ 3,656.00	\$ 3,656.00	\$ 0.00
9350 INTEREST INCOME	0.00	10.70	10.70	0.00	53.49	53.49
TOTAL REVENUE	1,828.00	1,838.70	10.70	3,656.00	3,709.49	53.49
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	1,828.00	1,838.70	10.70	3,656.00	3,709.49	53.49