

VISTA POINT HOA

JANUARY 31, 2007

ASSETS

|                          |    |            |                  |
|--------------------------|----|------------|------------------|
| CASH                     |    |            |                  |
| 1010 CASH-BANK OF CHOICE | \$ | (7,833.65) |                  |
| 1022 RES-BANK OF CHOICE  |    | 21,077.11  |                  |
| 1023 RES-CO STATE CD 95  |    | 10,000.00  |                  |
| 1024 RES-CO STATE CD 97  |    | 14,000.00  |                  |
| 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               |    |            | 73,243.46        |
| ACCOUNTS RECEIVABLE      |    |            |                  |
| 1110 DUES RECEIVABLE     |    | 360.00     |                  |
| 1135 PREPAID EXPENSE     |    | 11,021.00  |                  |
|                          |    | -----      |                  |
| TOTAL RECEIVABLES        |    |            | 11,381.00        |
|                          |    |            | -----            |
| TOTAL ASSETS             |    |            | <u>84,624.46</u> |

LIABILITIES

|                           |  |            |                  |
|---------------------------|--|------------|------------------|
| ACCOUNTS PAYABLE          |  |            |                  |
| 2110 ACCOUNTS PAYABLE     |  | 1,694.00   |                  |
| 2115 PREPAID ASSESSMENTS  |  | 1,852.00   |                  |
| 2170 INS DEDUCTIBLE       |  | (803.00)   |                  |
|                           |  | -----      |                  |
| TOTAL LIABILITIES         |  |            | 2,743.00         |
| EQUITY                    |  |            |                  |
| 2930 WORKING CAPITAL      |  | 11,904.00  |                  |
| 2940 CURRENT EARNINGS     |  | (1,671.20) |                  |
| 2941 CURRENT EARNINGS     |  | 1,671.20   |                  |
| 2950 RESERVE FUND-PRIOR   |  | 75,545.61  |                  |
| 2955 RESERVE FUND-CURRENT |  | 1,738.50   |                  |
| 2960 OPERATING FUND-PRIOR |  | (3,896.95) |                  |
| 2965 OPERATING FD-CURRENT |  | (3,409.70) |                  |
|                           |  | -----      |                  |
| TOTAL EQUITY              |  |            | 81,881.46        |
|                           |  |            | -----            |
| TOT LIABILITY AND EQUITY  |  |            | <u>84,624.46</u> |

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Budget Comparison Report  
 JANUARY 31, 2007  
 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        | \$ 8,695.00 | \$ 8,695.00 | \$ 0.00      |
| 5210 LATE FEE CHARGE      | 10.00       | 0.00        | (10.00)        | 10.00       | 0.00        | (10.00)      |
| 5245 INTEREST INCOME      | 10.00       | 6.02        | (3.98)         | 10.00       | 6.02        | (3.98)       |
| 5450 TRANSFERS TO RESERVE | (1,694.00)  | (1,694.00)  | 0.00           | (1,694.00)  | (1,694.00)  | 0.00         |
| TOTAL INCOME              | 7,021.00    | 7,007.02    | (13.98)        | 7,021.00    | 7,007.02    | (13.98)      |
| EXPENSES                  |             |             |                |             |             |              |
| 7030 MANAGEMENT FEES      | 650.00      | 650.00      | 0.00           | 650.00      | 650.00      | 0.00         |
| 7040 LEGAL FEES           | 25.00       | 0.00        | 25.00          | 25.00       | 0.00        | 25.00        |
| 7060 PRINTING & COPYING   | 25.00       | 32.90       | (7.90)         | 25.00       | 32.90       | (7.90)       |
| 7062 POSTAGE              | 28.00       | 41.02       | (13.02)        | 28.00       | 41.02       | (13.02)      |
| 7090 MISC ADMINISTRATIVE  | 50.00       | 22.00       | 28.00          | 50.00       | 22.00       | 28.00        |
| TOTAL ADMINISTRATIVE      | 778.00      | 745.92      | 32.08          | 778.00      | 745.92      | 32.08        |
| 7130 INSURANCE            | 2,000.00    | 2,631.90    | (631.90)       | 2,000.00    | 2,631.90    | (631.90)     |
| TOTAL TAXES & INSURANCE   | 2,000.00    | 2,631.90    | (631.90)       | 2,000.00    | 2,631.90    | (631.90)     |
| 7230 BLDG & FACILITY RPR  | 50.00       | 0.00        | 50.00          | 50.00       | 0.00        | 50.00        |
| TOTAL BUILDING MAINT      | 50.00       | 0.00        | 50.00          | 50.00       | 0.00        | 50.00        |
| 7320 GAS/ELECTRIC         | 25.00       | 0.00        | 25.00          | 25.00       | 0.00        | 25.00        |
| 7370 WATER/SEWER          | 1,005.00    | 1,001.90    | 3.10           | 1,005.00    | 1,001.90    | 3.10         |
| 7380 TRASH REMOVAL        | 350.00      | 302.00      | 48.00          | 350.00      | 302.00      | 48.00        |
| TOTAL UTILITIES           | 1,380.00    | 1,303.90    | 76.10          | 1,380.00    | 1,303.90    | 76.10        |

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|                           | BUDGET    | ACTUAL     | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|---------------------------|-----------|------------|----------------|------------|------------|--------------|
| 7410 LANDSCAPE MAINT      | \$ 200.00 | \$ 0.00    | \$ 200.00      | \$ 200.00  | \$ 0.00    | \$ 200.00    |
| 7415 LANDSCAPE CONTRACT   | 250.00    | 250.00     | 0.00           | 250.00     | 250.00     | 0.00         |
| TOTAL LANDSCAPE MAINT     | 450.00    | 250.00     | 200.00         | 450.00     | 250.00     | 200.00       |
| 7630 SNOW REMOVAL         | 666.00    | 5,485.00   | (4,819.00)     | 666.00     | 5,485.00   | (4,819.00)   |
| TOTAL SNOW/ROAD MAINT     | 666.00    | 5,485.00   | (4,819.00)     | 666.00     | 5,485.00   | (4,819.00)   |
| 7821 POOL MAINT./BELLA V. | 485.00    | 0.00       | 485.00         | 485.00     | 0.00       | 485.00       |
| TOTAL REC/FACILITY EXP    | 485.00    | 0.00       | 485.00         | 485.00     | 0.00       | 485.00       |
| TOTAL EXPENSES            | 5,809.00  | 10,416.72  | (4,607.72)     | 5,809.00   | 10,416.72  | (4,607.72)   |
| NET PROFIT/LOSS           | 1,212.00  | (3,409.70) | (4,621.70)     | 1,212.00   | (3,409.70) | (4,621.70)   |

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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        | 1,694.00   | \$ 1,694.00 | \$ 0.00      |
| 9350 INTEREST INCOME         | 258.00   | 44.50    | (213.50)       | 258.00     | 44.50       | (213.50)     |
| TOTAL REVENUE                | 1,952.00 | 1,738.50 | (213.50)       | 1,952.00   | 1,738.50    | (213.50)     |
| EXPENSE                      |          |          |                |            |             |              |
| RESERVE EXPENSE              |          |          |                |            |             |              |
| EXCESS/LOSS OF RESERVES      | 1,952.00 | 1,738.50 | (213.50)       | 1,952.00   | 1,738.50    | (213.50)     |