

VISTA POINT HOA

JANUARY 31, 2008

ASSETS

CASH		
1010 CASH-BANK OF CHOICE	\$	(3,054.47)
1022 RES-BANK OF CHOICE		25,597.31
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		85,413.68
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE		430.00
1130 DUE FROM OPERATING		8,000.00
1135 PREPAID EXPENSE		7,311.00

TOTAL RECEIVABLES		15,741.00

TOTAL ASSETS		<u><u>101,154.68</u></u>

LIABILITIES

ACCOUNTS PAYABLE		
2110 ACCOUNTS PAYABLE		2,301.00
2115 PREPAID ASSESSMENTS		3,405.00
2190 DUE TO RESERVES		8,000.00

TOTAL LIABILITIES		13,706.00
EQUITY		
2930 WORKING CAPITAL		11,904.00
2940 CURRENT EARNINGS		(601.66)
2941 CURRENT EARNINGS		601.66
2950 RESERVE FUND-PRIOR		84,923.29
2955 RESERVE FUND-CURRENT		2,331.15
2960 OPERATING FUND-PRIOR		(8,776.95)
2965 OPERATING FD-CURRENT		(2,932.81)

TOTAL EQUITY		87,448.68

TOT LIABILITY AND EQUITY		<u><u>101,154.68</u></u>

VISTA POINT HOA

Budget Comparison Report
JANUARY 31, 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	\$ 8,695.00	\$ 8,695.00	\$ 0.00
5210 LATE FEE CHARGE	10.00	0.00	(10.00)	10.00	0.00	(10.00)
5450 TRANSFERS TO RESERVE	(2,301.00)	(2,301.00)	0.00	(2,301.00)	(2,301.00)	0.00
TOTAL INCOME	6,404.00	6,394.00	(10.00)	6,404.00	6,394.00	(10.00)
EXPENSES						
7030 MANAGEMENT FEES	800.00	800.00	0.00	800.00	800.00	0.00
7040 LEGAL FEES	20.00	0.00	20.00	20.00	0.00	20.00
7060 PRINTING & COPYING	36.00	5.00	31.00	36.00	5.00	31.00
7062 POSTAGE	27.00	19.89	7.11	27.00	19.89	7.11
7075 LICENSE, PERMITS, DUES	25.00	0.00	25.00	25.00	0.00	25.00
7090 MISC ADMINISTRATIVE	50.00	40.00	10.00	50.00	40.00	10.00
TOTAL ADMINISTRATIVE	958.00	864.89	93.11	958.00	864.89	93.11
7130 INSURANCE	1,306.00	4,181.40	(2,875.40)	1,306.00	4,181.40	(2,875.40)
TOTAL TAXES & INSURANCE	1,306.00	4,181.40	(2,875.40)	1,306.00	4,181.40	(2,875.40)
7230 BLDG & FACILITY RPR	100.00	0.00	100.00	100.00	0.00	100.00
7260 GUTTER MAINTENANCE	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00
7270 ROOF REPAIRS	500.00	0.00	500.00	500.00	0.00	500.00
TOTAL BUILDING MAINT	1,600.00	0.00	1,600.00	1,600.00	0.00	1,600.00
7320 GAS/ELECTRIC	25.00	0.00	25.00	25.00	0.00	25.00
7370 WATER/SEWER	660.00	1,071.02	(411.02)	660.00	1,071.02	(411.02)
7380 TRASH REMOVAL	460.00	395.00	65.00	460.00	395.00	65.00

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TOTAL UTILITIES	\$ 1,145.00	\$ 1,466.02	\$ (321.02)	\$ 1,145.00	\$ 1,466.02	\$ (321.02)
7410 LANDSCAPE MAINT	200.00	0.00	200.00	200.00	0.00	200.00
7415 LANDSCAPE CONTRACT	1,023.00	515.00	508.00	1,023.00	515.00	508.00
7425 TREE PRUNING	202.00	0.00	202.00	202.00	0.00	202.00
TOTAL LANDSCAPE MAINT	1,425.00	515.00	910.00	1,425.00	515.00	910.00
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	1,500.00	2,299.50	(799.50)	1,500.00	2,299.50	(799.50)
TOTAL SNOW/ROAD MAINT	1,500.00	2,299.50	(799.50)	1,500.00	2,299.50	(799.50)
7821 POOL MAINT./BELLA V.	465.00	0.00	465.00	465.00	0.00	465.00
7825 RETENTION POND	700.00	0.00	700.00	700.00	0.00	700.00
TOTAL REC/FACILITY EXP	1,165.00	0.00	1,165.00	1,165.00	0.00	1,165.00
TOTAL EXPENSES	9,599.00	9,326.81	272.19	9,599.00	9,326.81	272.19
NET PROFIT/LOSS	(3,195.00)	(2,932.81)	262.19	(3,195.00)	(2,932.81)	262.19

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	2,301.00	\$ 2,301.00	\$ 0.00	\$ 2,301.00	\$ 2,301.00	\$ 0.00
9350 INTEREST INCOME	0.00	30.15	30.15	0.00	30.15	30.15
TOTAL REVENUE	2,301.00	2,331.15	30.15	2,301.00	2,331.15	30.15
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	2,301.00	2,331.15	30.15	2,301.00	2,331.15	30.15