

VISTA POINT HOA

AS OF MAY 31, 2009

		ASSETS	
CASH			
1010	CASH-BANK OF CHOICE	\$	(2,913.46)
1022	RES-BANK OF CHOICE		25,379.98
1023	RES-CO STATE CD 95		11,128.60
1024	RES-CO STATE CD 97		15,957.59
1025	RES-CO STATE CD 98		15,016.27
1026	RES-CO STATE CD 99		14,402.29
1027	RES-CO STATE CD 70		11,072.53
TOTAL CASH			90,043.80
ACCOUNTS RECEIVABLE			
1110	DUES RECEIVABLE		410.00
1130	DUE FROM OPERATING		18,000.00
1135	PREPAID EXPENSE		7,311.00
TOTAL RECEIVABLES			25,721.00
TOTAL ASSETS			115,764.80
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115	PREPAID ASSESSMENTS		4,256.00
2190	DUE TO RESERVES		18,000.00
TOTAL LIABILITIES			22,256.00
EQUITY			
2930	WORKING CAPITAL		11,904.00
2940	CURRENT EARNINGS		10,167.40
2941	CURRENT EARNINGS		(10,167.40)
2950	RESERVE FUND-PRIOR		79,766.68
2955	RESERVE FUND-CURRENT		7,111.50
2960	OPERATING FUND-PRIOR		(8,329.28)
2965	OPERATING FD-CURRENT		3,055.90
TOTAL EQUITY			93,508.80
TOT LIABILITY AND EQUITY			115,764.80

VISTA POINT HOA

Budget Comparison Report
AS OF MAY 31, 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	\$ 45,825.00	\$ 45,825.00	\$ 0.00
5210 LATE FEE CHARGE	20.00	20.00	0.00	100.00	50.00	(50.00)
5450 TRANSFERS TO RESERVE	(1,828.00)	(1,828.00)	0.00	(9,140.00)	(9,140.00)	0.00
TOTAL INCOME	7,357.00	7,357.00	0.00	36,785.00	36,735.00	(50.00)
EXPENSES						
7030 MANAGEMENT FEES	800.00	800.00	0.00	4,000.00	4,000.00	0.00
7040 LEGAL FEES	20.00	634.00	(614.00)	100.00	670.00	(570.00)
7055 AUDIT FEES	0.00	0.00	0.00	1,475.00	0.00	1,475.00
7060 PRINTING & COPYING	15.00	5.00	10.00	75.00	65.70	9.30
7062 POSTAGE	25.00	21.32	3.68	125.00	129.61	(4.61)
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	250.00	945.00	(695.00)
TOTAL ADMINISTRATIVE	910.00	1,500.32	(590.32)	6,050.00	5,810.31	239.69
7120 INCOME TAXES	40.00	0.00	40.00	200.00	150.00	50.00
7130 INSURANCE	1,371.00	1,129.20	241.80	6,855.00	5,490.20	1,364.80
TOTAL TAXES & INSURANCE	1,411.00	1,129.20	281.80	7,055.00	5,640.20	1,414.80
7230 BLDG & FACILITY RPR	100.00	960.00	(860.00)	500.00	1,122.79	(622.79)
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	960.00	(860.00)	2,000.00	1,122.79	877.21
7320 GAS/ELECTRIC	20.00	22.44	(2.44)	100.00	95.44	4.56

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	\$	\$	\$	\$	\$	\$
7370 WATER/SEWER	1,030.00	1,248.97	(218.97)	5,150.00	3,569.96	1,580.04
7371 WASTEWATER	0.00	0.00	0.00	7,200.00	0.00	7,200.00
7380 TRASH REMOVAL	430.00	419.00	11.00	2,150.00	2,095.00	55.00
TOTAL UTILITIES	1,480.00	1,690.41	(210.41)	14,600.00	5,760.40	8,839.60
7410 LANDSCAPE MAINT	100.00	0.00	100.00	500.00	262.65	237.35
7415 LANDSCAPE CONTRACT	1,044.00	3,203.90	(2,159.90)	5,220.00	3,729.20	1,490.80
7425 TREE PRUNING	0.00	0.00	0.00	3,934.00	0.00	3,934.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	0.00	3,867.40	(3,867.40)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	500.00	0.00	500.00
TOTAL LANDSCAPE MAINT	1,144.00	3,203.90	(2,059.90)	10,154.00	7,859.25	2,294.75
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	0.00	1,357.80	(1,357.80)	4,500.00	4,726.15	(226.15)
TOTAL SNOW/ROAD MAINT	0.00	1,357.80	(1,357.80)	4,500.00	4,726.15	(226.15)
7821 POOL MAINT./BELLA V.	292.00	552.00	(260.00)	1,460.00	2,760.00	(1,300.00)
TOTAL REC/FACILITY EXP	292.00	552.00	(260.00)	1,460.00	2,760.00	(1,300.00)
TOTAL EXPENSES	5,337.00	10,393.63	(5,056.63)	46,319.00	33,679.10	12,639.90
NET PROFIT/LOSS	2,020.00	(3,036.63)	(5,056.63)	(9,534.00)	3,055.90	12,589.90

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	\$ 1,828.00	\$ 1,828.00	\$ 0.00	\$ 9,140.00	\$ 9,140.00	\$ 0.00
9350 INTEREST INCOME	0.00	412.89	412.89	0.00	1,483.89	1,483.89
TOTAL REVENUE	1,828.00	2,240.89	412.89	9,140.00	10,623.89	1,483.89
EXPENSE						
9562 WATER SETTLEMENT	0.00	0.00	0.00	0.00	3,512.39	(3,512.39)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	3,512.39	(3,512.39)
EXCESS/LOSS OF RESERVES	1,828.00	2,240.89	412.89	9,140.00	7,111.50	(2,028.50)