

VISTA POINT HOA

NOVEMBER 30, 2007

ASSETS

| | | |
|--------------------------|----|--------------------------|
| CASH | | |
| 1010 CASH-BANK OF CHOICE | \$ | 4,354.60 |
| 1022 RES-BANK OF CHOICE | | 21,543.84 |
| 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 | | 88,769.28 |
| ACCOUNTS RECEIVABLE | | |
| 1110 DUES RECEIVABLE | | 245.00 |
| 1130 DUE FROM OPERATING | | 8,000.00 |
| 1135 PREPAID EXPENSE | | 7,311.00 |
| | | ----- |
| TOTAL RECEIVABLES | | 15,556.00 |
| | | ----- |
| TOTAL ASSETS | | <u><u>104,325.28</u></u> |

LIABILITIES

| | | |
|---------------------------|--|--------------------------|
| ACCOUNTS PAYABLE | | |
| 2115 PREPAID ASSESSMENTS | | 3,417.00 |
| 2190 DUE TO RESERVES | | 8,000.00 |
| | | ----- |
| TOTAL LIABILITIES | | 11,417.00 |
| EQUITY | | |
| 2930 WORKING CAPITAL | | 11,904.00 |
| 2940 CURRENT EARNINGS | | 13,868.62 |
| 2941 CURRENT EARNINGS | | (13,868.62) |
| 2950 RESERVE FUND-PRIOR | | 75,912.61 |
| 2955 RESERVE FUND-CURRENT | | 13,076.07 |
| 2960 OPERATING FUND-PRIOR | | (8,776.95) |
| 2965 OPERATING FD-CURRENT | | 792.55 |
| | | ----- |
| TOTAL EQUITY | | 92,908.28 |
| | | ----- |
| TOT LIABILITY AND EQUITY | | <u><u>104,325.28</u></u> |

VISTA POINT HOA

Budget Comparison Report
 NOVEMBER 30, 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 | \$ 95,645.00 | \$ 95,645.00 | \$ 0.00 |
| 5210 LATE FEE CHARGE | 10.00 | 20.00 | 10.00 | 110.00 | 170.00 | 60.00 |
| 5215 NSF FEE | 0.00 | 0.00 | 0.00 | 0.00 | 40.00 | 40.00 |
| 5245 INTEREST INCOME | 10.00 | 4.48 | (5.52) | 110.00 | 62.69 | (47.31) |
| 5450 TRANSFERS TO RESERVE | (1,694.00) | (1,694.00) | 0.00 | (18,634.00) | (18,634.00) | 0.00 |
| TOTAL INCOME | 7,021.00 | 7,025.48 | 4.48 | 77,231.00 | 77,283.69 | 52.69 |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 650.00 | 650.00 | 0.00 | 7,150.00 | 7,150.00 | 0.00 |
| 7040 LEGAL FEES | 25.00 | 0.00 | 25.00 | 275.00 | 160.00 | 115.00 |
| 7055 AUDIT FEES | 0.00 | 0.00 | 0.00 | 1,025.00 | 1,025.00 | 0.00 |
| 7060 PRINTING & COPYING | 25.00 | 96.63 | (71.63) | 275.00 | 520.11 | (245.11) |
| 7062 POSTAGE | 28.00 | 27.52 | 0.48 | 308.00 | 291.04 | 16.96 |
| 7075 LICENSE, PERMITS, DUES | 0.00 | 0.00 | 0.00 | 0.00 | 25.00 | (25.00) |
| 7090 MISC ADMINISTRATIVE | 50.00 | 22.00 | 28.00 | 550.00 | 453.49 | 96.51 |
| TOTAL ADMINISTRATIVE | 778.00 | 796.15 | (18.15) | 9,583.00 | 9,624.64 | (41.64) |
| 7130 INSURANCE | 2,000.00 | 0.00 | 2,000.00 | 22,000.00 | 11,521.90 | 10,478.10 |
| TOTAL TAXES & INSURANCE | 2,000.00 | 0.00 | 2,000.00 | 22,000.00 | 11,521.90 | 10,478.10 |
| 7230 BLDG & FACILITY RPR | 50.00 | 0.00 | 50.00 | 550.00 | 5,327.02 | (4,777.02) |
| 7260 GUTTER MAINTENANCE | 1,000.00 | 0.00 | 1,000.00 | 2,000.00 | 681.25 | 1,318.75 |
| 7270 ROOF REPAIRS | 0.00 | 0.00 | 0.00 | 750.00 | 0.00 | 750.00 |
| 7290 OTHER BUILDING MAINT | 0.00 | 65.94 | (65.94) | 746.00 | 696.40 | 49.60 |
| TOTAL BUILDING MAINT | 1,050.00 | 65.94 | 984.06 | 4,046.00 | 6,704.67 | (2,658.67) |

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|---------------------------|----------|----------|----------------|------------|------------|--------------|
| 7320 GAS/ELECTRIC | \$ 25.00 | \$ 40.83 | (15.83) | \$ 275.00 | \$ 188.23 | \$ 86.77 |
| 7370 WATER/SEWER | 1,005.00 | 2,571.88 | (1,566.88) | 11,055.00 | 10,024.14 | 1,030.86 |
| 7380 TRASH REMOVAL | 350.00 | 0.00 | 350.00 | 3,850.00 | 3,212.00 | 638.00 |
| TOTAL UTILITIES | 1,380.00 | 2,612.71 | (1,232.71) | 15,180.00 | 13,424.37 | 1,755.63 |
| 7410 LANDSCAPE MAINT | 200.00 | 0.00 | 200.00 | 2,200.00 | 1,007.94 | 1,192.06 |
| 7415 LANDSCAPE CONTRACT | 250.00 | 257.50 | (7.50) | 11,675.00 | 10,996.45 | 678.55 |
| 7425 TREE PRUNING | 0.00 | 0.00 | 0.00 | 2,538.00 | 7,681.20 | (5,143.20) |
| 7428 FLOWERS | 0.00 | 0.00 | 0.00 | 147.00 | 90.65 | 56.35 |
| 7440 SPRINKLER SYS MAINT | 0.00 | 182.30 | (182.30) | 4,500.00 | 409.98 | 4,090.02 |
| TOTAL LANDSCAPE MAINT | 450.00 | 439.80 | 10.20 | 21,060.00 | 20,186.22 | 873.78 |
| 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 | 666.00 | 0.00 | 666.00 | 3,330.00 | 9,444.50 | (6,114.50) |
| TOTAL SNOW/ROAD MAINT | 666.00 | 0.00 | 666.00 | 3,330.00 | 9,444.50 | (6,114.50) |
| 7821 POOL MAINT./BELLA V. | 485.00 | 447.67 | 37.33 | 5,335.00 | 5,008.84 | 326.16 |
| 7825 RETENTION FOND | 0.00 | 0.00 | 0.00 | 500.00 | 576.00 | (76.00) |
| TOTAL REC/FACILITY EXP | 485.00 | 447.67 | 37.33 | 5,835.00 | 5,584.84 | 250.16 |
| TOTAL EXPENSES | 6,809.00 | 4,362.27 | 2,446.73 | 81,534.00 | 76,491.14 | 5,042.86 |
| NET PROFIT/LOSS | 212.00 | 2,663.21 | 2,451.21 | (4,303.00) | 792.55 | 5,095.55 |

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|--------|--------|----------------|------------|------------|--------------|
|--------|--------|----------------|------------|------------|--------------|

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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 | \$ 18,634.00 | \$ 18,634.00 | \$ 0.00 |
| 9350 INTEREST INCOME | 258.00 | 26.33 | (231.67) | 2,838.00 | 3,208.68 | 370.68 |
| TOTAL REVENUE | 1,952.00 | 1,720.33 | (231.67) | 21,472.00 | 21,842.68 | 370.68 |
| EXPENSE | | | | | | |
| 9520 ASPHALT OVERLAY | 0.00 | 0.00 | 0.00 | 0.00 | 950.00 | (950.00) |
| 9535 LANDSCAPING | 0.00 | 0.00 | 0.00 | 0.00 | 7,816.61 | (7,816.61) |
| TOTAL EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 8,766.61 | (8,766.61) |
| EXCESS/LOSS OF RESERVES | 1,952.00 | 1,720.33 | (231.67) | 21,472.00 | 13,076.07 | (8,395.93) |