

VISTA POINT HOA

SEPTEMBER 30, 2007

ASSETS

CASH			
1010 CASH-BANK OF CHOICE	\$	(8,508.67)	
1022 RES-BANK OF CHOICE		25,915.23	
1023 RES-CO STATE CD 95		10,542.49	
1024 RES-CO STATE CD 97		14,735.04	
1025 RES-CO STATE CD 98		13,000.00	
1026 RES-CO STATE CD 99		13,000.00	
1027 RES-CO STATE CD 70		10,555.20	

TOTAL CASH			79,239.29
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		215.00	
1130 DUE FROM OPERATING		8,000.00	
1135 PREPAID EXPENSE		7,311.00	

TOTAL RECEIVABLES			15,526.00

TOTAL ASSETS			<u>94,765.29</u>

LIABILITIES

ACCOUNTS PAYABLE			
2115 PREPAID ASSESSMENTS		3,682.00	
2190 DUE TO RESERVES		8,000.00	

TOTAL LIABILITIES			11,682.00
EQUITY			
2930 WORKING CAPITAL		11,904.00	
2940 CURRENT EARNINGS		4,043.63	
2941 CURRENT EARNINGS		(4,043.63)	
2950 RESERVE FUND-PRIOR		75,912.61	
2955 RESERVE FUND-CURRENT		16,409.35	
2960 OPERATING FUND-PRIOR		(8,776.95)	
2965 OPERATING FD-CURRENT		(12,365.72)	

TOTAL EQUITY			83,083.29

TOT LIABILITY AND EQUITY			<u>94,765.29</u>

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Budget Comparison Report
 SEPTEMBER 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	\$ 78,255.00	\$ 78,255.00	\$ 0.00
5210 LATE FEE CHARGE	10.00	20.00	10.00	90.00	100.00	10.00
5215 NSF FEE	0.00	0.00	0.00	0.00	40.00	40.00
5245 INTEREST INCOME	10.00	3.09	(6.91)	90.00	52.54	(37.46)
5450 TRANSFERS TO RESERVE	(1,694.00)	(1,694.00)	0.00	(15,246.00)	(15,246.00)	0.00
TOTAL INCOME	7,021.00	7,024.09	3.09	63,189.00	63,201.54	12.54
EXPENSES						
7030 MANAGEMENT FEES	650.00	650.00	0.00	5,850.00	5,850.00	0.00
7040 LEGAL FEES	25.00	0.00	25.00	225.00	160.00	65.00
7055 AUDIT FEES	1,025.00	0.00	1,025.00	1,025.00	1,025.00	0.00
7060 PRINTING & COPYING	25.00	127.18	(102.18)	225.00	418.48	(193.48)
7062 POSTAGE	28.00	28.60	(0.60)	252.00	241.07	10.93
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	0.00	25.00	(25.00)
7090 MISC ADMINISTRATIVE	50.00	32.00	18.00	450.00	409.49	40.51
TOTAL ADMINISTRATIVE	1,803.00	837.78	965.22	8,027.00	8,129.04	(102.04)
7130 INSURANCE	2,000.00	1,568.86	431.14	18,000.00	11,521.90	6,478.10
TOTAL TAXES & INSURANCE	2,000.00	1,568.86	431.14	18,000.00	11,521.90	6,478.10
7230 BLDG & FACILITY RPR	50.00	409.27	(359.27)	450.00	5,327.02	(4,877.02)
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	750.00	0.00	750.00
7290 OTHER BUILDING MAINT	0.00	33.57	(33.57)	746.00	630.46	115.54
TOTAL BUILDING MAINT	50.00	442.84	(392.84)	2,946.00	5,957.48	(3,011.48)

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7320 GAS/ELECTRIC	\$ 25.00	\$ 29.80	(4.80)	\$ 225.00	\$ 147.40	\$ 77.60
7370 WATER/SEWER	1,005.00	2,662.35	(1,657.35)	9,045.00	7,452.26	1,592.74
7380 TRASH REMOVAL	350.00	320.00	30.00	3,150.00	2,772.00	378.00
TOTAL UTILITIES	1,380.00	3,012.15	(1,632.15)	12,420.00	10,371.66	2,048.34
7410 LANDSCAPE MAINT	200.00	1,906.25	(1,706.25)	1,800.00	8,239.55	(6,439.55)
7415 LANDSCAPE CONTRACT	1,525.00	1,524.85	0.15	9,900.00	9,214.10	685.90
7425 TREE PRUNING	423.00	1,771.00	(1,348.00)	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	750.00	65.03	684.97	4,500.00	227.68	4,272.32
TOTAL LANDSCAPE MAINT	2,898.00	5,267.13	(2,369.13)	18,885.00	25,453.18	(6,568.18)
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	0.00	0.00	1,998.00	9,444.50	(7,446.50)
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	1,998.00	9,444.50	(7,446.50)
7821 POOL MAINT./BELLA V.	485.00	447.68	37.32	4,365.00	4,113.50	251.50
7825 RETENTION POND	0.00	0.00	0.00	500.00	576.00	(76.00)
TOTAL REC/FACILITY EXP	485.00	447.68	37.32	4,865.00	4,689.50	175.50
TOTAL EXPENSES	8,616.00	11,576.44	(2,960.44)	67,641.00	75,567.26	(7,926.26)
NET PROFIT/LOSS	(1,595.00)	(4,552.35)	(2,957.35)	(4,452.00)	(12,365.72)	(7,913.72)

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	1,694.00	\$ 1,694.00	\$ 0.00	\$ 15,246.00	\$ 15,246.00	\$ 0.00
9350 INTEREST INCOME	258.00	587.46	329.46	2,322.00	2,113.35	(208.65)
TOTAL REVENUE	1,952.00	2,281.46	329.46	17,568.00	17,359.35	(208.65)
EXPENSE						
9520 ASPHALT OVERLAY	0.00	950.00	(950.00)	0.00	950.00	(950.00)
TOTAL EXPENSES	0.00	950.00	(950.00)	0.00	950.00	(950.00)
EXCESS/LOSS OF RESERVES	1,952.00	1,331.46	(620.54)	17,568.00	16,409.35	(1,158.65)