

VISTA POINT HOA

AS OF SEPTEMBER 30, 2008

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	(4,393.97)	
1022 RES-BANK OF CHOICE		31,684.10	
1023 RES-CO STATE CD 95		11,128.60	
1024 RES-CO STATE CD 97		15,552.29	
1025 RES-CO STATE CD 98		14,038.11	
1026 RES-CO STATE CD 99		14,402.29	
1027 RES-CO STATE CD 70		11,072.53	
TOTAL CASH			93,483.95
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		335.00	
1130 DUE FROM OPERATING		8,000.00	
1135 PREPAID EXPENSE		7,311.00	
TOTAL RECEIVABLES			15,646.00
TOTAL ASSETS			109,129.95
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		4,661.00	
2190 DUE TO RESERVES		8,000.00	
TOTAL LIABILITIES			12,661.00
EQUITY			
2930 WORKING CAPITAL		11,904.00	
2940 CURRENT EARNINGS		7,970.94	
2941 CURRENT EARNINGS		(7,970.94)	
2950 RESERVE FUND-PRIOR		84,923.29	
2955 RESERVE FUND-CURRENT		11,740.92	
2960 OPERATING FUND-PRIOR		(8,329.28)	
2965 OPERATING FD-CURRENT		(3,769.98)	
TOTAL EQUITY			96,468.95
TOT LIABILITY AND EQUITY			109,129.95

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Budget Comparison Report  
AS OF SEPTEMBER 30, 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	\$ 78,255.00	\$ 78,255.00	\$ 0.00
5210 LATE FEE CHARGE	10.00	40.00	30.00	90.00	180.00	90.00
5450 TRANSFERS TO RESERVE	(2,301.00)	(2,301.00)	0.00	(20,709.00)	(20,709.00)	0.00
TOTAL INCOME	6,404.00	6,434.00	30.00	57,636.00	57,726.00	90.00
EXPENSES						
7030 MANAGEMENT FEES	800.00	800.00	0.00	7,200.00	7,200.00	0.00
7040 LEGAL FEES	20.00	0.00	20.00	180.00	143.00	37.00
7055 AUDIT FEES	300.00	0.00	300.00	300.00	300.00	0.00
7060 PRINTING & COPYING	36.00	11.00	25.00	324.00	99.50	224.50
7062 POSTAGE	27.00	20.91	6.09	243.00	221.24	21.76
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	25.00	25.00	0.00
7090 MISC ADMINISTRATIVE	50.00	40.00	10.00	450.00	460.00	(10.00)
TOTAL ADMINISTRATIVE	1,233.00	871.91	361.09	8,722.00	8,448.74	273.26
7120 INCOME TAXES	0.00	0.00	0.00	0.00	347.00	(347.00)
7130 INSURANCE	1,306.00	0.00	1,306.00	11,754.00	13,244.60	(1,490.60)
TOTAL TAXES & INSURANCE	1,306.00	0.00	1,306.00	11,754.00	13,591.60	(1,837.60)
7230 BLDG & FACILITY RPR	100.00	0.00	100.00	900.00	187.22	712.78
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	1,000.00	894.00	106.00
7270 ROOF REPAIRS	0.00	0.00	0.00	500.00	0.00	500.00
TOTAL BUILDING MAINT	100.00	0.00	100.00	2,400.00	1,081.22	1,318.78
7320 GAS/ELECTRIC	25.00	20.06	4.94	225.00	170.02	54.98

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7370 WATER/SEWER	\$ 660.00	\$ 3,181.16	\$ (2,521.16)	\$ 5,940.00	\$ 8,421.17	\$ (2,481.17)
7380 TRASH REMOVAL	460.00	419.00	41.00	4,140.00	3,681.41	458.59
TOTAL UTILITIES	1,145.00	3,620.22	(2,475.22)	10,305.00	12,272.60	(1,967.60)
7410 LANDSCAPE MAINT	200.00	145.45	54.55	1,800.00	2,319.40	(519.40)
7415 LANDSCAPE CONTRACT	1,023.00	1,570.54	(547.54)	9,207.00	10,453.24	(1,246.24)
7425 TREE PRUNING	202.00	0.00	202.00	1,818.00	0.00	1,818.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	0.00	222.00	(222.00)
7428 FLOWERS	0.00	0.00	0.00	150.00	0.00	150.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	0.00	64.50	(64.50)
7440 SPRINKLER SYS MAINT	25.00	0.00	25.00	150.00	5,742.18	(5,592.18)
TOTAL LANDSCAPE MAINT	1,450.00	1,715.99	(265.99)	13,125.00	18,801.32	(5,676.32)
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	4,500.00	4,798.50	(298.50)
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	4,500.00	4,798.50	(298.50)
7821 POOL MAINT./BELLA V.	465.00	278.00	187.00	4,185.00	2,502.00	1,683.00
7825 RETENTION FOND	0.00	0.00	0.00	700.00	0.00	700.00
TOTAL REC/FACILITY EXP	465.00	278.00	187.00	4,885.00	2,502.00	2,383.00
TOTAL EXPENSES	5,699.00	6,486.12	(787.12)	56,191.00	61,495.98	(5,304.98)
NET PROFIT/LOSS	705.00	(52.12)	(757.12)	1,445.00	(3,769.98)	(5,214.98)

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<u>BUDGET</u>	<u>ACTUAL</u>	<u>CURR. VARIANCE</u>	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE</u>
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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	2,301.00	\$ 2,301.00	\$ 0.00	\$ 20,709.00	\$ 20,709.00	\$ 0.00
9350 INTEREST INCOME	0.00	572.64	572.64	0.00	3,714.32	3,714.32
TOTAL REVENUE	2,301.00	2,873.64	572.64	20,709.00	24,423.32	3,714.32
EXPENSE						
9535 LANDSCAPING	0.00	0.00	0.00	0.00	8,553.00	(8,553.00)
9569 RESERVE EXPENSE	0.00	4,129.40	(4,129.40)	0.00	4,129.40	(4,129.40)
TOTAL EXPENSES	0.00	4,129.40	(4,129.40)	0.00	12,682.40	(12,682.40)
EXCESS/LOSS OF RESERVES	2,301.00	(1,255.76)	(3,556.76)	20,709.00	11,740.92	(8,968.08)