

VISTA POINT HOA

AS OF SEPTEMBER 30, 2009

ASSETS

CASH		
1010 CASH-BANK OF CHOICE	\$	(3,213.70)
1022 RES-BANK OF CHOICE		6,004.14
1023 RES-CO STATE CD 95		11,490.32
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		11,410.73

TOTAL CASH		71,067.64

ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE		1,544.00
1130 DUE FROM OPERATING		27,000.00
1132 ACCRUED INT RECVBL		1,152.00
1135 PREPAID EXPENSE		10,042.00

TOTAL RECEIVABLES		39,738.00

TOTAL ASSETS		110,805.64
		=====

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS		3,241.00
2160 INCOME TAX PAYABLE		406.00
2190 DUE TO RESERVES		27,000.00

TOTAL LIABILITIES		30,647.00

EQUITY		
2930 WORKING CAPITAL		11,904.00
2940 CURRENT EARNINGS		(6,659.76)
2941 CURRENT EARNINGS		6,659.76
2950 RESERVE FUND-PRIOR		90,132.68
2955 RESERVE FUND-CURRENT		(2,564.42)
2960 OPERATING FUND-PRIOR		(15,218.28)
2965 OPERATING FD-CURRENT		(4,095.34)

TOTAL EQUITY		80,158.64

TOT LIABILITY AND EQUITY		110,805.64
		=====

VISTA POINT HOA

Budget Comparison Report
AS OF SEPTEMBER 30, 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	\$ 82,485.00	\$ 82,485.00	\$ 0.00
5210 LATE FEE CHARGE	20.00	20.00	0.00	180.00	110.00	(70.00)
5220 COLLECTION COST REC	0.00	0.00	0.00	0.00	129.00	129.00
5450 TRANSFERS TO RESERVE	(1,828.00)	(1,828.00)	0.00	(16,452.00)	(16,452.00)	0.00
TOTAL INCOME	7,357.00	7,357.00	0.00	66,213.00	66,272.00	59.00
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	670.00	(490.00)
7045 LEGAL COLLECTIONS	0.00	598.00	(598.00)	0.00	727.00	(727.00)
7055 AUDIT FEES	0.00	0.00	0.00	1,475.00	1,475.00	0.00
7060 PRINTING & COPYING	15.00	17.00	(2.00)	135.00	120.70	14.30
7062 POSTAGE	25.00	49.72	(24.72)	225.00	247.17	(22.17)
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	450.00	1,617.48	(1,167.48)
TOTAL ADMINISTRATIVE	910.00	1,504.72	(594.72)	9,690.00	12,057.35	(2,367.35)
7120 INCOME TAXES	40.00	0.00	40.00	360.00	150.00	210.00
7130 INSURANCE	1,371.00	0.00	1,371.00	12,339.00	9,995.00	2,344.00
TOTAL TAXES & INSURANCE	1,411.00	0.00	1,411.00	12,699.00	10,145.00	2,554.00
7230 BLDG & FACILITY RPR	100.00	0.00	100.00	900.00	2,917.01	(2,017.01)
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	1,730.00	(1,230.00)
TOTAL BUILDING MAINT	100.00	0.00	100.00	2,400.00	4,647.01	(2,247.01)

VISTA POINT HOA

Budget Comparison Report
AS OF SEPTEMBER 30, 2009
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7320 GAS/ELECTRIC	\$ 20.00	\$ 22.65	\$ (2.65)	\$ 180.00	\$ 180.60	\$ (0.60)
7370 WATER/SEWER	1,030.00	1,682.04	(652.04)	9,270.00	9,680.98	(410.98)
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	3,870.00	3,771.00	99.00
TOTAL UTILITIES	1,480.00	2,123.69	(643.69)	20,520.00	13,632.58	6,887.42
7410 LANDSCAPE MAINT	100.00	0.00	100.00	900.00	4,502.10	(3,602.10)
7415 LANDSCAPE CONTRACT	1,044.00	1,601.95	(557.95)	9,396.00	8,619.86	776.14
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	6,738.90	(6,738.90)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	500.00	330.39	169.61
TOTAL LANDSCAPE MAINT	1,144.00	1,601.95	(457.95)	14,730.00	20,191.25	(5,461.25)
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	4,726.15	(226.15)
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	4,500.00	4,726.15	(226.15)
7821 POOL MAINT./BELLA V.	292.00	552.00	(260.00)	2,628.00	4,968.00	(2,340.00)
TOTAL REC/FACILITY EXP	292.00	552.00	(260.00)	2,628.00	4,968.00	(2,340.00)
TOTAL EXPENSES	5,337.00	5,782.36	(445.36)	67,667.00	70,367.34	(2,700.34)
NET PROFIT/LOSS	2,020.00	1,574.64	(445.36)	(1,454.00)	(4,095.34)	(2,641.34)

VISTA POINT HOA

Budget Comparison Report
AS OF SEPTEMBER 30, 2009
PREPARED BY
WESTERN STRIES PROPERTY SERVICES, INC.

BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
--------	--------	----------------	------------	------------	--------------

VISTA POINT HOA

Budget Comparison Report
AS OF SEPTEMBER 30, 2009
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	1,828.00	\$ 1,828.00	\$ 0.00	\$ 16,452.00	\$ 16,452.00	\$ 0.00
9350 INTEREST INCOME	0.00	340.84	340.84	0.00	2,219.06	2,219.06
TOTAL REVENUE	1,828.00	2,168.84	340.84	16,452.00	18,671.06	2,219.06
EXPENSE						
9530 ASPHALT SEAL	0.00	6,670.79	(6,670.79)	0.00	6,670.79	(6,670.79)
9535 LANDSCAPING	0.00	0.00	0.00	0.00	11,052.30	(11,052.30)
9562 WATER SETTLEMENT	0.00	0.00	0.00	0.00	3,512.39	(3,512.39)
TOTAL EXPENSES	0.00	6,670.79	(6,670.79)	0.00	21,235.48	(21,235.48)
EXCESS/LOSS OF RESERVES	1,828.00	(4,501.95)	(6,329.95)	16,452.00	(2,564.42)	(19,016.42)