

VISTA POINT HOA

DECEMBER 31, 2006

		ASSETS	
CASH			
1010	CASH-BANK OF CHOICE	\$	2,657.86
1022	RES-BANK OF CHOICE		19,338.61
1023	RES-CO STATE CD 95		10,000.00
1024	RES-CO STATE CD 97		14,000.00
1025	RES-CO STATE CD 98		13,000.00
1026	RES-CO STATE CD 99		13,000.00
1027	RES-CO STATE CD		10,000.00
TOTAL CASH			81,996.47
ACCOUNTS RECEIVABLE			
1135	PREPAID EXPENSE		11,021.00
TOTAL RECEIVABLES			11,021.00
TOTAL ASSETS			93,017.47
LIABILITIES			
ACCOUNTS PAYABLE			
2110	ACCOUNTS PAYABLE		8,800.81
2115	PREPAID ASSESSMENTS		1,467.00
2170	INS DEDUCTIBLE		(803.00)
TOTAL LIABILITIES			9,464.81
EQUITY			
2930	WORKING CAPITAL		11,904.00
2940	CURRENT EARNINGS		16,745.68
2941	CURRENT EARNINGS		(16,745.68)
2950	RESERVE FUND-PRIOR		58,799.93
2955	RESERVE FUND-CURRENT		20,172.35
2960	OPERATING FUND-PRIOR		(3,896.95)
2965	OPERATING FD-CURRENT		(3,426.67)
TOTAL EQUITY			83,552.66
TOT LIABILITY AND EQUITY			93,017.47

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Budget Comparison Report  
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PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$ 8,225.00	\$ 8,225.00	\$ 0.00	\$ 98,700.00	\$ 98,700.00	\$ 0.00
5210 LATE FEE CHARGE	10.00	0.00	(10.00)	120.00	130.00	10.00
5215 NSF FEE	0.00	0.00	0.00	0.00	3.00	3.00
5245 INTEREST INCOME	15.00	4.06	(10.94)	180.00	70.96	(109.04)
5450 TRANSFERS TO RESERVE	(1,606.00)	(1,606.00)	0.00	(19,272.00)	(19,272.00)	0.00
<b>TOTAL INCOME</b>	<b>6,644.00</b>	<b>6,623.06</b>	<b>(20.94)</b>	<b>79,728.00</b>	<b>79,631.96</b>	<b>(96.04)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	650.00	650.00	0.00	7,800.00	7,800.00	0.00
7040 LEGAL FEES	75.00	0.00	75.00	900.00	39.70	860.30
7050 OFFICE EXPENSE	2.00	0.00	2.00	24.00	0.00	24.00
7055 AUDIT FEES	0.00	0.00	0.00	1,000.00	1,000.00	0.00
7060 PRINTING & COPYING	25.00	200.00	(175.00)	300.00	800.18	(500.18)
7062 POSTAGE	28.00	14.95	13.05	336.00	294.41	41.59
7070 BANK CHARGES	0.00	0.00	0.00	0.00	3.00	(3.00)
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	135.00	0.00	135.00
7090 MISC ADMINISTRATIVE	7.00	22.70	(15.70)	84.00	1,057.81	(973.81)
<b>TOTAL ADMINISTRATIVE</b>	<b>787.00</b>	<b>887.65</b>	<b>(100.65)</b>	<b>10,579.00</b>	<b>10,995.10</b>	<b>(416.10)</b>
7130 INSURANCE	1,965.00	0.00	1,965.00	23,580.00	17,207.80	6,372.20
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,965.00</b>	<b>0.00</b>	<b>1,965.00</b>	<b>23,580.00</b>	<b>17,207.80</b>	<b>6,372.20</b>
7230 BLDG & FACILITY RPR	33.00	210.00	(177.00)	396.00	689.35	(293.35)
7260 GUTTER MAINTENANCE	0.00	799.00	(799.00)	180.00	1,514.40	(1,334.40)
7270 ROOF REPAIRS	0.00	375.00	(375.00)	300.00	375.00	(75.00)
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	0.00	147.29	(147.29)

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TOTAL BUILDING MAINT	33.00	1,384.00	(1,351.00)	876.00	2,726.04	(1,850.04)
7320 GAS/ELECTRIC	33.00	23.81	9.19	396.00	237.50	158.50
7370 WATER/SEWER	1,042.00	7,028.53	(5,986.53)	12,504.00	16,613.83	(4,109.83)
7380 TRASH REMOVAL	300.00	307.00	(7.00)	3,600.00	4,194.00	(594.00)
TOTAL UTILITIES	1,375.00	7,359.34	(5,984.34)	16,500.00	21,045.33	(4,545.33)
7410 LANDSCAPE MAINT	167.00	250.00	(83.00)	2,004.00	2,364.78	(360.78)
7415 LANDSCAPE CONTRACT	685.00	0.00	685.00	8,220.00	6,850.00	1,370.00
7425 TREE PRUNING	0.00	0.00	0.00	2,781.00	0.00	2,781.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	0.00	3,619.50	(3,619.50)
7428 FLOWERS	0.00	0.00	0.00	150.00	0.00	150.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	2,298.00	3,001.12	(703.12)
TOTAL LANDSCAPE MAINT	852.00	250.00	602.00	15,453.00	15,835.40	(382.40)
7515 CONCRETE REPAIRS	0.00	0.00	0.00	500.00	(1,100.00)	1,600.00
7525 EXTERMINATING CONTR	0.00	0.00	0.00	25.00	0.00	25.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	525.00	(1,100.00)	1,625.00
7630 SNOW REMOVAL	1,000.00	7,978.00	(6,978.00)	6,000.00	10,567.84	(4,567.84)
TOTAL SNOW/ROAD MAINT	1,000.00	7,978.00	(6,978.00)	6,000.00	10,567.84	(4,567.84)
7821 POOL MAINT./BELLA V.	475.00	476.75	(1.75)	5,700.00	5,781.12	(81.12)
7825 RETENTION POND	0.00	0.00	0.00	500.00	0.00	500.00
TOTAL REC/FACILITY EXP	475.00	476.75	(1.75)	6,200.00	5,781.12	418.88

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL EXPENSES	\$ 6,487.00	\$ 18,335.74	\$ (11,848.74)	\$ 79,713.00	\$ 83,058.63	\$ (3,345.63)
NET PROFIT/LOSS	157.00	(11,712.68)	(11,869.68)	15.00	(3,426.67)	(3,441.67)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	1,606.00	\$ 1,606.00	\$ 0.00	\$ 19,272.00	\$ 19,272.00	\$ 0.00
9350 INTEREST INCOME	0.00	37.81	37.81	0.00	900.35	900.35
TOTAL REVENUE	1,606.00	1,643.81	37.81	19,272.00	20,172.35	900.35
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	1,606.00	1,643.81	37.81	19,272.00	20,172.35	900.35