

TORREY PINES HOA

AS OF AUGUST 31, 2009

ASSETS		
CASH		
1010 CASH-BANK OF CHOICE	\$ (5,541.79)	
1020 RES-BANK OF CHOICE	31,339.80	
TOTAL CASH		25,798.01
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ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	25,939.78	
1115 ALLOW FOR BAD DEBT	(10,500.00)	
1130 DUE TO RESERVES	30,102.65	
1135 PREPAID INSURANCE	1,594.00	
TOTAL RECEIVABLES		47,136.43
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FIXED ASSETS		
1160 LAWN EQUIPMENT	5,204.36	
1165 LAWN EQUIP-ACCUM DEP	(5,204.36)	0.00
1170 FIXTURES & EQUIPMENT	7,696.46	
1175 FIX&EQUIP-ACCUM DEPR	(7,349.16)	347.30
TOTAL FIXED ASSETS		347.30
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TOTAL ASSETS		73,281.74
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LIABILITIES & EQUITY		
CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	8,582.48	
2190 DUE FROM OPERATING	30,102.65	
TOTAL LIABILITIES		38,685.13
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EQUITY		
2940 CURRENT EARNINGS	22,663.36	
2941 CURRENT EARNINGS	(22,663.36)	
2950 RESERVE FUND-PRIOR	(10,198.98)	
2955 RESERVE FUND-CURRENT	19,235.06	
2960 OPERATING FUND-PRIOR	22,132.23	
2965 OPERATING FD-CURRENT	3,428.30	
TOTAL EQUITY		(34,596.61)
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TOT LIABILITY AND EQUITY		73,281.74
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TORREY PINES HOA

Budget Comparison Report
AS OF AUGUST 31, 2009
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$ 29,340.00	\$ 29,340.00	\$ 0.00	\$ 234,720.00	\$ 234,720.00	\$ 352,080.00
5210 LATE FEE CHARGE	50.00	110.00	60.00	400.00	650.00	600.00
5220 COLLECTION COST REC	1,000.00	372.18	(627.82)	3,000.00	8,141.75	3,000.00
5235 KEY DEPOSIT	0.00	30.00	30.00	0.00	200.00	0.00
5236 LAUNDRY INCOME	660.00	529.64	(130.36)	5,280.00	4,210.33	7,920.00
5237 FINES	0.00	0.00	0.00	0.00	125.00	0.00
5255 MISC INCOME	9.00	72.00	63.00	72.00	144.00	108.00
5450 TRANSFERS TO RESERVE	(3,600.00)	0.00	3,600.00	(28,800.00)	0.00	(43,200.00)
TOTAL INCOME	27,459.00	30,453.82	2,994.82	214,672.00	248,191.08	320,508.00
EXPENSES						
7030 MANAGEMENT FEES	1,450.00	1,450.00	0.00	11,600.00	11,600.00	17,400.00
7040 LEGAL FEES	0.00	0.00	0.00	1,500.00	739.00	1,500.00
7045 LEGAL COLLECTIONS	0.00	378.18	(378.18)	4,000.00	8,202.40	5,200.00
7055 AUDIT FEES	0.00	0.00	0.00	1,500.00	3,150.00	1,500.00
7060 PRINTING & COPYING	75.00	46.38	28.62	600.00	889.65	900.00
7062 POSTAGE	50.00	61.04	(11.04)	400.00	226.09	600.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	200.00	0.00	200.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	260.00	0.00	390.00
7086 BAD DEBT EXPENSE	0.00	(100.00)	100.00	0.00	446.20	0.00
7090 MISC ADMINISTRATIVE	0.00	0.00	0.00	400.00	224.52	400.00
TOTAL ADMINISTRATIVE	1,575.00	1,835.60	(260.60)	20,460.00	25,477.86	28,090.00
7120 INCOME TAXES	0.00	0.00	0.00	0.00	3.82	0.00
7130 INSURANCE	1,650.00	0.00	1,650.00	9,900.00	15,968.88	16,500.00
TOTAL TAXES & INSURANCE	1,650.00	0.00	1,650.00	9,900.00	15,972.70	16,500.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
7230 BLDG & FACILITY RPR	2,000.00	2,060.42	(60.42)	18,648.00	33,255.01	26,648.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	3,500.00	159.53	3,500.00
7250 LIGHT MAINTENANCE	75.00	56.25	18.75	600.00	3,701.31	900.00
7255 BOILER MAINTENANCE	0.00	0.00	0.00	1,500.00	10,060.13	2,500.00
7260 ELEVATOR MAINTENANCE	100.00	0.00	100.00	400.00	225.00	600.00
7265 ELEVATOR CONTRACT	240.00	0.00	240.00	1,920.00	1,920.00	2,880.00
7267 ELEVATOR PHONE	58.00	109.85	(51.85)	464.00	935.94	696.00
7269 ELEVATOR REPLACE.	0.00	0.00	0.00	0.00	4,977.85	0.00
7270 ROOF/GUTTERS REPAIRS	0.00	0.00	0.00	3,500.00	265.00	4,250.00
7275 CONTRACT CLEANING	1,400.00	1,400.00	0.00	11,200.00	11,200.00	16,800.00
7280 PIBC & SEWER MAINT	1,000.00	0.00	1,000.00	8,000.00	20,365.22	12,000.00
TOTAL BUILDING MAINT	4,873.00	3,626.52	1,246.48	49,732.00	87,064.99	70,774.00
7320 ELECTRIC	900.00	933.37	(33.37)	6,900.00	5,989.08	10,200.00
7370 WATER/SEWER	6,000.00	8,516.60	(2,516.60)	47,200.00	49,591.74	70,600.00
7380 TRASH REMOVAL	530.00	1,240.00	(710.00)	4,240.00	5,677.00	6,360.00
7385 GAS/TIGER	2,000.00	1,777.71	222.29	41,460.00	36,506.46	71,460.00
TOTAL UTILITIES	9,430.00	12,467.68	(3,037.68)	99,800.00	97,764.28	158,620.00
7410 LANDSCAPE MAINT	200.00	150.00	50.00	1,600.00	497.17	2,400.00
7415 LANDSCAPE CONTRACT	1,100.00	850.00	250.00	5,500.00	3,400.00	7,700.00
7428 FLOWERS	0.00	0.00	0.00	500.00	0.00	500.00
7432 LEAF CLEAN UP	0.00	0.00	0.00	0.00	0.00	1,000.00
7435 PEST CONTROL	0.00	0.00	0.00	0.00	346.00	0.00
7440 SPRINKLER SYS MAINT	600.00	2,765.25	(2,165.25)	3,000.00	5,899.47	3,400.00
7460 FENCE REPAIRS	300.00	0.00	300.00	600.00	0.00	600.00
TOTAL LANDSCAPE MAINT	2,200.00	3,765.25	(1,565.25)	11,200.00	10,142.64	15,600.00
7526 PEST CONTROL	75.00	160.00	(85.00)	600.00	928.50	900.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
TOTAL GROUNDS MAINTENANCE	75.00	160.00	(85.00)	600.00	928.50	900.00
7610 STREET PAINTING	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	700.00	0.00	700.00
7620 STREET SWEEPING	0.00	0.00	0.00	1,020.00	0.00	1,020.00
7630 SNOW REMOVAL	0.00	0.00	0.00	7,000.00	3,205.63	10,000.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	0.00	361.06	0.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	9,720.00	3,566.69	12,720.00
7710 SECURITY SERVICE	750.00	0.00	750.00	6,000.00	0.00	9,000.00
TOTAL OTHER EXPENSES	750.00	0.00	750.00	6,000.00	0.00	9,000.00
7810 POOL/SPA CONTRACT	475.00	475.00	0.00	2,850.00	1,900.00	3,800.00
7815 POOL SUPPLIES/CHEMIC	125.00	349.05	(224.05)	875.00	1,703.31	1,000.00
7820 POOL REPAIRS	0.00	0.00	0.00	2,000.00	241.81	2,000.00
TOTAL REC/FACILITY EXP	600.00	824.05	(224.05)	5,725.00	3,845.12	6,800.00
TOTAL EXPENSES	21,153.00	22,679.10	(1,526.10)	213,137.90	244,762.78	319,004.00
NET PROFIT/LOSS	6,306.00	7,774.72	1,468.72	1,535.00	3,428.30	1,504.00

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RESERVE REVENUE						
9300 TRANSFER TO RESERVE	3,600.00	0.00	(3,600.00)	28,800.00	0.00	43,200.00
9347 MISC INCOME	0.00	0.00	0.00	0.00	1,212.00	0.00
9348 INSURANCE CLAIM	0.00	0.00	0.00	0.00	28,685.36	0.00
9350 INTEREST INCOME	15.00	27.45	12.45	120.00	76.91	180.00
TOTAL REVENUE	3,615.00	27.45	(3,587.55)	28,920.00	29,974.27	43,380.00
EXPENSE						
9540 CONCRETE	0.00	0.00	0.00	5,000.00	0.00	5,000.00
9565 COMMON AREA RENOV	0.00	0.00	0.00	0.00	10,739.21	0.00
TOTAL EXPENSES	0.00	0.00	0.00	5,000.00	10,739.21	5,000.00
EXCESS/LOSS OF RESERVES	3,615.00	27.45	(3,587.55)	23,920.00	19,235.06	38,380.00