

TORREY PINES HOA

AS OF DECEMBER 31, 2009

ASSETS

CASH

1010 CASH-BANK OF CHOICE	\$2,432.07	
1020 RES-BANK OF CHOICE	3,836.42	
		6,268.49
TOTAL CASH		6,268.49

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	32,077.28	
1115 ALLOW FOR BAD DEBT	(10,500.00)	
1130 DUE TO RESERVES	30,102.65	
1135 PREPAID INSURANCE	1,594.00	
		53,273.93
TOTAL RECEIVABLES		53,273.93

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
		347.30
TOTAL FIXED ASSETS		347.30

TOTAL ASSETS

59,889.72

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	8,642.48	
2190 DUE FROM OPERATING	30,102.65	
		38,745.13
TOTAL LIABILITIES		38,745.13

EQUITY

2940 CURRENT EARNINGS	9,211.34	
2941 CURRENT EARNINGS	(9,211.34)	
2950 RESERVE FUND-PRIOR	(10,198.98)	
2955 RESERVE FUND-CURRENT	(8,268.32)	
2960 OPERATING FUND-PRIOR	22,132.23	
2965 OPERATING FD-CURRENT	17,479.66	
		(21,144.59)
TOTAL EQUITY		(21,144.59)

TOT LIABILITY AND EQUITY

59,889.72

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Budget Comparison Report
AS OF DECEMBER 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	\$352,080.00	\$352,080.00	\$352,080.00
5210 LATE FEE CHARGE	50.00	80.00	30.00	600.00	1,090.00	600.00
5220 COLLECTION COST REC	0.00	2,174.25	2,174.25	3,000.00	11,459.00	3,000.00
5235 KEY DEPOSIT	0.00	40.00	40.00	0.00	280.00	0.00
5236 LAUNDRY INCOME	660.00	503.14	(156.86)	7,920.00	6,237.93	7,920.00
5237 FINES	0.00	(92.00)	(92.00)	0.00	(117.00)	0.00
5255 MISC INCOME	9.00	0.00	(9.00)	108.00	184.00	108.00
5450 TRANSFERS TO RESERVE	(3,600.00)	0.00	3,600.00	(43,200.00)	0.00	(43,200.00)
TOTAL INCOME	26,459.00	32,045.39	5,586.39	320,508.00	371,213.93	320,508.00
EXPENSES						
7030 MANAGEMENT FEES	1,450.00	1,450.00	0.00	17,400.00	17,400.00	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	2,186.25	(2,186.25)	5,200.00	11,525.65	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	868.74	(793.74)	900.00	2,324.04	900.00
7062 POSTAGE	50.00	23.64	26.36	600.00	324.41	600.00
7070 BANK CHARGES	0.00	27.05	(27.05)	0.00	27.05	0.00
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	390.00	0.00	390.00
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	21.16	0.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	446.20	0.00
7090 MISC ADMINISTRATIVE	0.00	25.00	(25.00)	400.00	324.52	400.00
TOTAL ADMINISTRATIVE	1,575.00	4,580.68	(3,005.68)	28,090.00	36,282.03	28,090.00
7120 INCOME TAXES	0.00	0.00	0.00	0.00	3.82	0.00
7130 INSURANCE	1,650.00	1,925.58	(275.58)	16,500.00	25,438.02	16,500.00
TOTAL TAXES & INSURANCE	1,650.00	1,925.58	(275.58)	16,500.00	25,441.84	16,500.00
7230 BLDG & FACILITY RPR	2,000.00	3,511.77	(1,511.77)	26,648.00	40,645.06	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	310.00	(235.00)	900.00	5,174.40	900.00

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7255 BOILER MAINTENANCE	500.00	3,795.72	(3,295.72)	2,500.00	13,855.85	2,500.00
7260 ELEVATOR MAINTENANCE	100.00	80.00	20.00	600.00	305.00	600.00
7265 ELEVATOR CONTRACT	240.00	249.60	(9.60)	2,880.00	2,649.60	2,880.00
7267 ELEVATOR PHONE	58.00	159.93	(101.93)	696.00	1,851.72	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	4,250.00	265.00	4,250.00
7275 CONTRACT CLEANING	1,400.00	1,400.00	0.00	16,800.00	17,100.00	16,800.00
7280 PLBG & SEWER MAINT	1,000.00	6,049.35	(5,049.35)	12,000.00	30,719.32	12,000.00
TOTAL BUILDING MAINT	5,373.00	15,556.37	(10,183.37)	70,774.00	117,703.33	70,774.00
7320 ELECTRIC	800.00	981.76	(181.76)	10,200.00	9,468.76	10,200.00
7370 WATER/SEWER	5,800.00	5,229.09	570.91	70,600.00	71,086.41	70,600.00
7380 TRASH REMOVAL	530.00	634.00	(104.00)	6,360.00	8,302.20	6,360.00
7385 GAS/TIGER	9,500.00	7,236.15	2,263.85	71,460.00	54,212.38	71,460.00
TOTAL UTILITIES	16,630.00	14,081.00	2,549.00	158,620.00	143,069.75	158,620.00
7410 LANDSCAPE MAINT	200.00	0.00	200.00	2,400.00	1,267.17	2,400.00
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	7,700.00	5,950.00	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	1,000.00	0.00	1,000.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	3,400.00	6,643.85	3,400.00
7460 FENCE REPAIRS	0.00	0.00	0.00	600.00	0.00	600.00
TOTAL LANDSCAPE MAINT	200.00	0.00	200.00	15,600.00	13,861.02	15,600.00
7526 PEST CONTROL	75.00	0.00	75.00	900.00	4,314.50	900.00
TOTAL GROUNDS MAINTENANCE	75.00	0.00	75.00	900.00	4,314.50	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	1,165.96	700.00
7620 STREET SWEEPING	0.00	0.00	0.00	1,020.00	0.00	1,020.00
7630 SNOW REMOVAL	1,500.00	472.50	1,027.50	10,000.00	5,088.13	10,000.00
7635 SIGN PURCH & REPAIRS	0.00	207.74	(207.74)	0.00	568.80	0.00
TOTAL SNOW/ROAD MAINT	1,500.00	680.24	819.76	12,720.00	6,822.89	12,720.00
7710 SECURITY SERVICE	750.00	0.00	750.00	9,000.00	0.00	9,000.00

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7715 ASSOCIATION PICNIC	0.00	0.00	0.00	0.00	503.88	0.00
TOTAL OTHER EXPENSES	750.00	0.00	750.00	9,000.00	503.88	9,000.00
7810 POOL/SPA CONTRACT	0.00	0.00	0.00	3,800.00	3,075.88	3,800.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	1,000.00	2,275.18	1,000.00
7820 POOL REPAIRS	0.00	0.00	0.00	2,000.00	383.97	2,000.00
TOTAL REC/FACILITY EXP	0.00	0.00	0.00	6,800.00	5,735.03	6,800.00
TOTAL EXPENSES	27,753.00	36,823.87	(9,070.87)	319,004.00	353,734.27	319,004.00
NET PROFIT/LOSS	(1,294.00)	(4,778.48)	(3,484.48)	1,504.00	17,479.66	1,504.00

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RESERVE REVENUE						
9300 TRANSFER TO RESERVE	3,600.00	0.00	(3,600.00)	43,200.00	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	1,146.20	0.00
9350 INTEREST INCOME	15.00	0.29	(14.71)	180.00	112.69	180.00
TOTAL REVENUE	3,615.00	0.29	(3,614.71)	43,380.00	2,470.89	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	0.29	(3,614.71)	38,380.00	(8,268.32)	38,380.00