

TORREY PINES HOA

AS OF FEBRUARY 28, 2010

ASSETS

CASH		
1010 CASH-BANK OF CHOICE	(20,104.09)	
1020 RES-BANK OF CHOICE	<u>11,036.95</u>	
TOTAL CASH		<u>(9,067.14)</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	37,017.73	
1115 ALLOW FOR BAD DEBT	(10,500.00)	
1130 DUE TO RESERVES	30,102.65	
1135 PREPAID INSURANCE	<u>1,594.00</u>	
TOTAL RECEIVABLES		<u>58,214.38</u>
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	<u>(7,349.16)</u>	347.30
TOTAL FIXED ASSETS		<u>347.30</u>
TOTAL ASSETS		<u><u>49,494.54</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	5,267.48	
2190 DUE FROM OPERATING	<u>30,102.65</u>	
TOTAL LIABILITIES		<u>35,370.13</u>
EQUITY		
2940 CURRENT EARNINGS	(7,020.18)	
2941 CURRENT EARNINGS	7,020.18	
2950 RESERVE FUND-PRIOR	(18,467.30)	
2955 RESERVE FUND-CURRENT	7,200.53	
2960 OPERATING FUND-PRIOR	39,611.89	
2965 OPERATING FD-CURRENT	<u>(14,220.71)</u>	
TOTAL EQUITY		<u>(14,124.41)</u>
TOT LIABILITY AND EQUITY		<u><u>49,494.54</u></u>

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Budget Comparison Report
AS OF FEBRUARY 28, 2010
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	\$58,680.00	\$58,680.00	\$352,080.00
5210 LATE FEE CHARGE	60.00	110.00	50.00	120.00	150.00	720.00
5220 COLLECTION COST REC	0.00	1,268.45	1,268.45	1,000.00	1,292.45	3,000.00
5235 KEY DEPOSIT	0.00	10.00	10.00	0.00	30.00	0.00
5236 LAUNDRY INCOME	522.00	805.09	283.09	1,044.00	1,404.31	6,264.00
5255 MISC INCOME	0.00	0.00	0.00	100.00	0.00	100.00
5450 TRANSFERS TO RESERVE	(3,600.00)	(3,600.00)	0.00	(7,200.00)	(7,200.00)	(43,200.00)
TOTAL INCOME	26,322.00	27,933.54	1,611.54	53,744.00	54,356.76	318,964.00
EXPENSES						
7030 MANAGEMENT FEES	1,450.00	1,450.00	0.00	2,900.00	2,900.00	17,400.00
7040 LEGAL FEES	0.00	0.00	0.00	750.00	0.00	750.00
7045 LEGAL COLLECTIONS	0.00	1,323.95	(1,323.95)	2,000.00	1,347.95	5,200.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	1,500.00
7060 PRINTING & COPYING	75.00	5.00	70.00	150.00	10.00	900.00
7062 POSTAGE	50.00	23.11	26.89	100.00	56.23	600.00
7070 BANK CHARGES	0.00	39.68	(39.68)	200.00	71.51	200.00
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	0.00	0.00	75.00
7090 MISC ADMINISTRATIVE	0.00	48.79	(48.79)	250.00	73.79	250.00
TOTAL ADMINISTRATIVE	1,575.00	2,890.53	(1,315.53)	6,550.00	4,459.48	27,075.00
7130 INSURANCE	2,192.00	1,925.58	266.42	4,384.00	1,925.58	21,920.00
TOTAL TAXES & INSURANCE	2,192.00	1,925.58	266.42	4,384.00	1,925.58	21,920.00
7230 BLDG & FACILITY RPR	2,225.00	2,621.89	(396.89)	4,450.00	4,463.26	26,700.00
7232 INSURANCE CLAIM	0.00	0.00	0.00	0.00	6,113.14	0.00
7250 LIGHT MAINTENANCE	0.00	120.00	(120.00)	2,000.00	705.00	2,000.00
7255 BOILER MAINTENANCE	0.00	1,252.83	(1,252.83)	1,000.00	2,452.83	4,500.00
7260 ELEVATOR MAINTENANCE	0.00	366.60	(366.60)	100.00	366.60	600.00
7265 ELEVATOR CONTRACT	240.00	0.00	240.00	480.00	249.60	2,880.00
7267 ELEVATOR PHONE	58.00	161.95	(103.95)	116.00	212.82	696.00

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7270 ROOF/GUTTERS REPAIRS	0.00	0.00	0.00	1,000.00	0.00	2,250.00
7275 CONTRACT CLEANING	1,400.00	1,400.00	0.00	2,800.00	2,800.00	16,800.00
7276 CLEANING SUPPLIES	0.00	28.62	(28.62)	0.00	28.62	0.00
7280 PLBG & SEWER MAINT	1,000.00	3,272.94	(2,272.94)	3,000.00	5,101.39	13,000.00
TOTAL BUILDING MAINT	4,923.00	9,224.83	(4,301.83)	14,946.00	22,493.26	69,426.00
7320 ELECTRIC	800.00	864.35	(64.35)	1,600.00	1,860.45	10,200.00
7370 WATER/SEWER	5,800.00	5,910.28	(110.28)	11,600.00	11,253.99	70,600.00
7380 TRASH REMOVAL	530.00	589.00	(59.00)	1,060.00	1,198.00	6,360.00
7385 GAS/TIGER	8,000.00	9,803.03	(1,803.03)	18,572.00	19,872.34	71,460.00
TOTAL UTILITIES	15,130.00	17,166.66	(2,036.66)	32,832.00	34,184.78	158,620.00
7410 LANDSCAPE MAINT	284.00	0.00	284.00	568.00	0.00	3,408.00
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	0.00	0.00	7,700.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	0.00	3,400.00
TOTAL LANDSCAPE MAINT	284.00	0.00	284.00	568.00	0.00	14,508.00
7525 EXTERMINATING EXP	98.00	0.00	98.00	196.00	0.00	1,176.00
7526 PEST CONTROL	0.00	377.60	(377.60)	150.00	377.60	921.00
TOTAL GROUNDS MAINTENANCE	98.00	377.60	(279.60)	346.00	377.60	2,097.00
7610 STREET PAINTING	0.00	0.00	0.00	0.00	0.00	1,000.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	0.00	0.00	700.00
7630 SNOW REMOVAL	2,200.00	1,526.25	673.75	4,400.00	3,333.75	7,000.00
TOTAL SNOW/ROAD MAINT	2,200.00	1,526.25	673.75	4,400.00	3,333.75	8,700.00
7710 SECURITY SERVICE	750.00	0.00	750.00	1,500.00	0.00	9,000.00
TOTAL OTHER EXPENSES	750.00	0.00	750.00	1,500.00	0.00	9,000.00
7810 POOL/SPA CONTRACT	0.00	475.00	(475.00)	0.00	475.00	3,800.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	0.00	0.00	1,350.00
7820 POOL REPAIRS	0.00	1,328.02	(1,328.02)	0.00	1,328.02	2,000.00

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TOTAL REC/FACILITY EXP	0.00	1,803.02	(1,803.02)	0.00	1,803.02	7,150.00
TOTAL EXPENSES	27,152.00	34,914.47	(7,762.47)	65,526.00	68,577.47	318,496.00
NET PROFIT/LOSS	(830.00)	(6,980.93)	(6,150.93)	(11,782.00)	(14,220.71)	468.00

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RESERVE REVENUE						
9200 ASPHALT/CONCRETE	1,000.00	1,000.00	0.00	2,000.00	2,000.00	12,000.00
9215 PAINTING	1,000.00	1,000.00	0.00	2,000.00	2,000.00	12,000.00
9230 ROOFING	600.00	600.00	0.00	1,200.00	1,200.00	7,200.00
9240 MECHANICAL	750.00	750.00	0.00	1,500.00	1,500.00	9,000.00
9250 CONCRETE	250.00	250.00	0.00	500.00	500.00	3,000.00
9350 INTEREST INCOME	15.00	0.26	(14.74)	30.00	0.53	180.00
TOTAL REVENUE	3,615.00	3,600.26	(14.74)	7,230.00	7,200.53	43,380.00

RESERVE EXPENSE

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
EXPENSE						
EXCESS/LOSS OF RESERVES	3,615.00	3,600.26	(14.74)	7,230.00	7,200.53	43,380.00