

TORREY PINES HOA

AS OF JULY 31, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	(9,776.33)	
1020 RES-BANK OF CHOICE		31,312.35	
		-----	
TOTAL CASH			21,536.02
		-----	
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		24,457.60	
1115 ALLOW FOR BAD DEBT		(10,500.00)	
1130 DUE TO RESERVES		30,102.65	
1135 PREPAID INSURANCE		1,594.00	
		-----	
TOTAL RECEIVABLES			45,654.25
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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
		-----	
TOTAL ASSETS			67,537.57
		=====	
		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		10,640.48	
2190 DUE FROM OPERATING		30,102.65	
		-----	
TOTAL LIABILITIES			40,743.13
		-----	
EQUITY			
2940 CURRENT EARNINGS		14,861.19	
2941 CURRENT EARNINGS		(14,861.19)	
2950 RESERVE FUND-PRIOR		(10,198.98)	
2955 RESERVE FUND-CURRENT		19,207.61	
2960 OPERATING FUND-PRIOR		22,132.23	
2965 OPERATING FD-CURRENT		(4,346.42)	
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TOTAL EQUITY			(26,794.44)
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TOT LIABILITY AND EQUITY			67,537.57
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Budget Comparison Report  
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 WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>INCOME</b>						
5110 ASSESSMENTS	\$ 29,340.00	\$ 29,340.00	\$ 0.00	\$ 205,380.00	\$ 205,380.00	\$ 352,080.00
5210 LATE FEE CHARGE	50.00	100.00	50.00	350.00	540.00	600.00
5220 COLLECTION COST REC	0.00	932.20	932.20	2,000.00	7,769.57	3,000.00
5235 KEY DEPOSIT	0.00	10.00	10.00	0.00	170.00	0.00
5236 LAUNDRY INCOME	660.00	539.11	(120.89)	4,620.00	3,680.69	7,920.00
5237 FINES	0.00	175.00	175.00	0.00	125.00	0.00
5255 MISC INCOME	9.00	0.00	(9.00)	63.00	72.00	108.00
5450 TRANSFERS TO RESERVE	(3,600.00)	0.00	3,600.00	(25,200.00)	0.00	(43,200.00)
<b>TOTAL INCOME</b>	<b>26,459.00</b>	<b>31,096.31</b>	<b>4,637.31</b>	<b>187,213.00</b>	<b>217,737.26</b>	<b>320,508.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,450.00	1,450.00	0.00	10,150.00	10,150.00	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	377.80	(377.80)	4,000.00	7,824.22	5,200.00
7055 AUDIT FEES	0.00	3,150.00	(3,150.00)	1,500.00	3,150.00	1,500.00
7060 PRINTING & COPYING	75.00	395.91	(320.91)	525.00	843.27	900.00
7062 POSTAGE	50.00	24.52	25.48	350.00	165.05	600.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	200.00	0.00	200.00
7080 NEWSLETTER PRODUCT	65.00	0.00	65.00	260.00	0.00	390.00
7086 BAD DEBT EXPENSE	0.00	576.20	(576.20)	0.00	546.20	0.00
7090 MISC ADMINISTRATIVE	0.00	49.52	(49.52)	400.00	224.52	400.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,640.00</b>	<b>6,023.95</b>	<b>(4,383.95)</b>	<b>18,885.00</b>	<b>23,642.26</b>	<b>28,090.00</b>
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	8,250.00	15,968.88	16,500.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,650.00</b>	<b>0.00</b>	<b>1,650.00</b>	<b>8,250.00</b>	<b>15,972.70</b>	<b>16,500.00</b>

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	\$	\$	\$	\$	\$	\$
7230 BLDG & FACILITY RPR	2,000.00	9,591.69	(7,591.69)	16,648.00	31,194.59	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	510.00	(435.00)	525.00	3,645.06	900.00
7255 BOILER MAINTENANCE	500.00	0.00	500.00	1,500.00	10,060.13	2,500.00
7260 ELEVATOR MAINTENANCE	0.00	225.00	(225.00)	300.00	225.00	600.00
7265 ELEVATOR CONTRACT	240.00	480.00	(240.00)	1,680.00	1,920.00	2,880.00
7267 ELEVATOR PHONE	58.00	110.94	(52.94)	406.00	826.09	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	9,800.00	9,800.00	16,800.00
7280 PLBG & SEWER MAINT	1,000.00	4,587.28	(3,587.28)	7,000.00	20,365.22	12,000.00
<b>TOTAL BUILDING MAINT</b>	<b>5,273.00</b>	<b>16,904.91</b>	<b>(11,631.91)</b>	<b>44,859.00</b>	<b>83,438.47</b>	<b>70,774.00</b>
7320 ELECTRIC	900.00	480.67	419.33	6,000.00	5,055.71	10,200.00
7370 WATER/SEWER	6,000.00	7,318.30	(1,318.30)	41,200.00	41,075.14	70,600.00
7380 TRASH REMOVAL	530.00	699.00	(169.00)	3,710.00	4,437.00	6,360.00
7385 GAS/TIGER	2,000.00	2,655.71	(655.71)	39,460.00	34,728.75	71,460.00
<b>TOTAL UTILITIES</b>	<b>9,430.00</b>	<b>11,153.68</b>	<b>(1,723.68)</b>	<b>90,370.00</b>	<b>85,296.60</b>	<b>158,620.00</b>
7410 LANDSCAPE MAINT	200.00	0.00	200.00	1,400.00	347.17	2,400.00
7415 LANDSCAPE CONTRACT	1,100.00	850.00	250.00	4,400.00	2,550.00	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	400.00	584.00	(184.00)	2,400.00	3,134.22	3,400.00
7460 FENCE REPAIRS	0.00	0.00	0.00	300.00	0.00	600.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>1,700.00</b>	<b>1,434.00</b>	<b>266.00</b>	<b>9,000.00</b>	<b>6,377.39</b>	<b>15,600.00</b>
7526 PEST CONTROL	75.00	0.00	75.00	525.00	768.50	900.00

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	\$	\$	\$	\$	\$	\$
TOTAL GROUNDS MAINTENANCE	75.00	0.00	75.00	525.00	768.50	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	5,250.00	0.00	9,000.00
TOTAL OTHER EXPENSES	750.00	0.00	750.00	5,250.00	0.00	9,000.00
7810 POOL/SPA CONTRACT	475.00	475.00	0.00	2,375.00	1,425.00	3,800.00
7815 POOL SUPPLIES/CHEMIC	250.00	650.13	(400.13)	750.00	1,354.26	1,000.00
7820 POOL REPAIRS	0.00	112.50	(112.50)	2,000.00	241.81	2,000.00
TOTAL REC/FACILITY EXP	725.00	1,237.63	(512.63)	5,125.00	3,021.07	6,800.00
TOTAL EXPENSES	21,243.00	36,754.17	(15,511.17)	191,984.00	222,083.68	319,004.00
NET PROFIT/LOSS	5,216.00	(5,657.86)	(10,873.86)	(4,771.00)	(4,346.42)	1,504.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9300 TRANSFER TO RESERVE	3,600.00	0.00	(3,600.00)	25,200.00	0.00	43,200.00
9347 MISC INCOME	0.00	1,212.00	1,212.00	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	27.92	12.92	105.00	49.46	180.00
TOTAL REVENUE	3,615.00	1,239.92	(2,375.08)	25,305.00	29,946.82	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	1,239.92	(2,375.08)	20,305.00	19,207.61	38,380.00