

TORREY PINES HOA

AS OF JUNE 30, 2010

**ASSETS**

**CASH**

1010 CASH-BANK OF CHOICE	<u>(\$7,671.67)</u>	
<b>TOTAL CASH</b>		<u>(7,671.67)</u>

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	47,012.58	
1115 ALLOW FOR BAD DEBT	(10,500.00)	
1130 DUE TO RESERVES	30,102.65	
1135 PREPAID INSURANCE	<u>1,594.00</u>	
<b>TOTAL RECEIVABLES</b>		<u>68,209.23</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
<b>TOTAL FIXED ASSETS</b>		<u>347.30</u>

**TOTAL ASSETS** 60,884.86

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	7,064.98	
2190 DUE FROM OPERATING	<u>30,102.65</u>	
<b>TOTAL LIABILITIES</b>		<u>37,167.63</u>

**EQUITY**

2940 CURRENT EARNINGS	2,572.64	
2941 CURRENT EARNINGS	(2,572.64)	
2950 RESERVE FUND-PRIOR	(18,467.30)	
2955 RESERVE FUND-CURRENT	1.12	
2960 OPERATING FUND-PRIOR	39,611.89	
2965 OPERATING FD-CURRENT	<u>2,571.52</u>	
<b>TOTAL EQUITY</b>		<u>(23,717.23)</u>

**TOT LIABILITY AND EQUITY** 60,884.86

TORREY PINES HOA

Budget Comparison Report  
AS OF JUNE 30, 2010  
PREPARED BY  
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	\$176,040.00	\$176,040.00	\$352,080.00
5210 LATE FEE CHARGE	60.00	(190.00)	(250.00)	360.00	230.00	720.00
5220 COLLECTION COST REC	0.00	1,262.40	1,262.40	2,000.00	8,298.55	3,000.00
5235 KEY DEPOSIT	0.00	50.00	50.00	0.00	130.00	0.00
5236 LAUNDRY INCOME	522.00	539.93	17.93	3,132.00	3,588.72	6,264.00
5237 FINES	0.00	(100.00)	(100.00)	0.00	(100.00)	0.00
5255 MISC INCOME	0.00	0.00	0.00	100.00	0.00	100.00
5450 TRANSFERS TO RESERVE	(3,600.00)	0.00	3,600.00	(21,600.00)	0.00	(43,200.00)
<b>TOTAL INCOME</b>	<b>26,322.00</b>	<b>30,902.33</b>	<b>4,580.33</b>	<b>160,032.00</b>	<b>188,187.27</b>	<b>318,964.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,450.00	1,450.00	0.00	8,700.00	8,700.00	17,400.00
7040 LEGAL FEES	0.00	0.00	0.00	750.00	0.00	750.00
7045 LEGAL COLLECTIONS	0.00	1,262.40	(1,262.40)	4,000.00	8,354.05	5,200.00
7055 AUDIT FEES	0.00	0.00	0.00	1,500.00	0.00	1,500.00
7060 PRINTING & COPYING	75.00	5.00	70.00	450.00	40.00	900.00
7062 POSTAGE	50.00	24.02	25.98	300.00	154.46	600.00
7070 BANK CHARGES	0.00	41.93	(41.93)	200.00	212.43	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
7086 BAD DEBT EXPENSE	0.00	775.42	(775.42)	0.00	536.25	0.00
7090 MISC ADMINISTRATIVE	0.00	40.00	(40.00)	250.00	185.00	250.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,575.00</b>	<b>3,598.77</b>	<b>(2,023.77)</b>	<b>16,350.00</b>	<b>18,182.19</b>	<b>27,075.00</b>
7130 INSURANCE	0.00	1,925.58	(1,925.58)	8,768.00	12,717.48	21,920.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>0.00</b>	<b>1,925.58</b>	<b>(1,925.58)</b>	<b>8,768.00</b>	<b>12,717.48</b>	<b>21,920.00</b>
7230 BLDG & FACILITY RPR	2,225.00	838.22	1,386.78	13,350.00	12,422.16	26,700.00
7232 INSURANCE CLAIM	0.00	0.00	0.00	0.00	6,113.14	0.00
7240 LIGHTING SUPPLIES	0.00	30.00	(30.00)	0.00	30.00	0.00
7250 LIGHT MAINTENANCE	0.00	229.04	(229.04)	2,000.00	2,866.54	2,000.00
7255 BOILER MAINTENANCE	0.00	0.00	0.00	2,000.00	2,452.83	4,500.00

TORREY PINES HOA

Budget Comparison Report  
AS OF JUNE 30, 2010  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7260 ELEVATOR MAINTENANCE	0.00	0.00	0.00	300.00	626.86	600.00
7265 ELEVATOR CONTRACT	240.00	499.20	(259.20)	1,440.00	1,248.00	2,880.00
7267 ELEVATOR PHONE	58.00	160.34	(102.34)	348.00	857.16	696.00
7270 ROOF/GUTTERS REPAIRS	0.00	0.00	0.00	1,500.00	0.00	2,250.00
7275 CONTRACT CLEANING	1,400.00	1,400.00	0.00	8,400.00	8,400.00	16,800.00
7276 CLEANING SUPPLIES	0.00	0.00	0.00	0.00	28.62	0.00
7280 PLBG & SEWER MAINT	1,000.00	974.26	25.74	7,000.00	18,203.80	13,000.00
<b>TOTAL BUILDING MAINT</b>	<b>4,923.00</b>	<b>4,131.06</b>	<b>791.94</b>	<b>36,338.00</b>	<b>53,249.11</b>	<b>69,426.00</b>
7320 ELECTRIC	900.00	980.74	(80.74)	5,100.00	5,529.49	10,200.00
7370 WATER/SEWER	6,000.00	4,510.94	1,489.06	35,200.00	32,278.33	70,600.00
7380 TRASH REMOVAL	530.00	524.00	6.00	3,180.00	3,369.00	6,360.00
7385 GAS/TIGER	2,000.00	4,362.32	(2,362.32)	37,460.00	45,756.00	71,460.00
<b>TOTAL UTILITIES</b>	<b>9,430.00</b>	<b>10,378.00</b>	<b>(948.00)</b>	<b>80,940.00</b>	<b>86,932.82</b>	<b>158,620.00</b>
7410 LANDSCAPE MAINT	284.00	0.00	284.00	1,704.00	0.00	3,408.00
7415 LANDSCAPE CONTRACT	1,100.00	1,700.00	(600.00)	3,300.00	1,700.00	7,700.00
7440 SPRINKLER SYS MAINT	600.00	1,416.12	(816.12)	2,000.00	1,416.12	3,400.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>1,984.00</b>	<b>3,116.12</b>	<b>(1,132.12)</b>	<b>7,004.00</b>	<b>3,116.12</b>	<b>14,508.00</b>
7525 EXTERMINATING EXP	98.00	0.00	98.00	588.00	0.00	1,176.00
7526 PEST CONTROL	150.00	0.00	150.00	621.00	792.40	921.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>248.00</b>	<b>0.00</b>	<b>248.00</b>	<b>1,209.00</b>	<b>792.40</b>	<b>2,097.00</b>
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
7630 SNOW REMOVAL	0.00	0.00	0.00	5,400.00	5,355.63	7,000.00
<b>TOTAL SNOW/ROAD MAINT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,100.00</b>	<b>5,355.63</b>	<b>8,700.00</b>
7710 SECURITY SERVICE	750.00	1,094.00	(344.00)	4,500.00	1,094.00	9,000.00
<b>TOTAL OTHER EXPENSES</b>	<b>750.00</b>	<b>1,094.00</b>	<b>(344.00)</b>	<b>4,500.00</b>	<b>1,094.00</b>	<b>9,000.00</b>
7810 POOL/SPA CONTRACT	475.00	475.00	0.00	1,900.00	1,900.00	3,800.00
7815 POOL SUPPLIES/CHEMIC	250.00	569.56	(319.56)	850.00	780.03	1,350.00

TORREY PINES HOA

Budget Comparison Report  
AS OF JUNE 30, 2010

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7820 POOL REPAIRS	0.00	167.95	(167.95)	2,000.00	1,495.97	2,000.00
TOTAL REC/FACILITY EXP	725.00	1,212.51	(487.51)	4,750.00	4,176.00	7,150.00
TOTAL EXPENSES	19,635.00	25,456.04	(5,821.04)	166,959.00	185,615.75	318,496.00
NET PROFIT/LOSS	6,687.00	5,446.29	(1,240.71)	(6,927.00)	2,571.52	468.00

