

## TORREY PINES HOA

MAY 31, 2007

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	(3,942.47)	
1020 RES-BANK OF CHOICE		8,810.69	
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TOTAL CASH			4,868.22
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		34,991.48	
1115 ALLOW FOR BAD DEBT		(8,000.00)	
		-----	
TOTAL RECEIVABLES			26,991.48
1130 DUE TO RESERVES		35,231.88	
1135 PREPAID INSURANCE		3,630.00	
1160 LAWN EQUIPMENT		5,204.36	
1165 LAWN EQUIP-ACCUM DEP		(5,204.26)	0.10
1170 FIXTURES & EQUIPMENT		7,696.46	
1175 FIX&EQUIP-ACCUM DEPR		(6,659.16)	1,037.30
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TOTAL OTHER ASSETS			39,899.28
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TOTAL ASSETS			71,758.98
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TORREY PINES HOA

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LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS	8,723.84
2190 DUE FROM OPERATING	35,231.88

TOTAL LIABILITIES

43,955.72

EQUITY

2940 CURRENT EARNINGS	14,091.86
2941 CURRENT EARNINGS	(14,091.86)
2950 RESERVE FUND-PRIOR	24,505.08
2955 RESERVE FUND-CURRENT	7,214.22
2960 OPERATING FUND-PRIOR	(10,793.68)
2965 OPERATING FD-CURRENT	6,877.64

TOTAL EQUITY

(27,803.26)

TOT LIABILITY AND EQUITY

71,758.98

TORREY PINES HOA

Budget Comparison Report  
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PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

INCOME	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
5110 ASSESSMENTS	\$ 29,340.00	\$ 29,340.00	\$ 0.00	\$ 146,700.00	\$ 146,700.00	\$ 352,080.00
5111 SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00	29,355.28	0.00
5210 LATE FEE CHARGE	40.00	170.00	130.00	200.00	900.00	480.00
5220 COLLECTION COST REC	0.00	528.70	528.70	2,000.00	3,781.21	3,000.00
5235 KEY DEPOSIT	0.00	30.00	30.00	0.00	90.00	0.00
5236 LAUNDRY INCOME	500.00	536.71	36.71	2,500.00	3,339.32	6,000.00
5238 INSURANCE PROCEEDS	0.00	0.00	0.00	0.00	1,536.94	0.00
5245 INTEREST INCOME	10.00	19.08	9.08	50.00	127.75	120.00
5255 MISC INCOME	9.00	0.00	(9.00)	45.00	75.28	108.00
5450 TRANSFERS TO RESERVE	(3,600.00)	(3,600.00)	0.00	(18,000.00)	(7,200.00)	(43,200.00)
<b>TOTAL INCOME</b>	<b>26,299.00</b>	<b>27,024.49</b>	<b>725.49</b>	<b>133,495.00</b>	<b>178,705.78</b>	<b>318,588.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,400.00	1,400.00	0.00	7,000.00	7,000.00	16,800.00
7040 LEGAL FEES	0.00	0.00	0.00	175.00	0.00	175.00
7045 LEGAL COLLECTIONS	1,500.00	528.70	971.30	3,000.00	3,297.50	4,200.00
7055 AUDIT FEES	0.00	0.00	0.00	1,500.00	0.00	1,500.00
7060 PRINTING & COPYING	100.00	15.00	85.00	500.00	767.33	1,200.00
7062 POSTAGE	60.00	30.28	29.72	300.00	168.59	720.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	25.00	20.00	25.00
7080 NEWSLETTER PRODUCT	65.00	0.00	65.00	195.00	130.00	390.00
7086 BAD DEBT EXPENSE	0.00	1,406.50	(1,406.50)	1,500.00	(1,589.45)	1,500.00
7090 MISC ADMINISTRATIVE	0.00	12.00	(12.00)	50.00	142.83	150.00
<b>TOTAL ADMINISTRATIVE</b>	<b>3,125.00</b>	<b>3,392.48</b>	<b>(267.48)</b>	<b>14,245.00</b>	<b>9,936.80</b>	<b>26,660.00</b>
<b>7130 INSURANCE</b>	<b>0.00</b>	<b>2,610.12</b>	<b>(2,610.12)</b>	<b>6,600.00</b>	<b>7,447.93</b>	<b>16,500.00</b>

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
TOTAL TAXES & INSURANCE	0.00	2,610.12	(2,610.12)	6,600.00	7,447.93	16,500.00
7230 BLDG & FACILITY RPR	2,000.00	11,174.63	(9,174.63)	10,000.00	15,855.90	24,000.00
7240 LIGHTING SUPPLIES	0.00	642.49	(642.49)	200.00	642.49	600.00
7250 LIGHT MAINTENANCE	0.00	414.75	(414.75)	3,500.00	2,180.96	3,500.00
7254 BOILER REPLACEMENT	0.00	1,892.00	(1,892.00)	0.00	27,892.00	0.00
7255 BOILER MAINTENANCE	0.00	1,455.85	(1,455.85)	1,000.00	3,848.53	2,000.00
7256 GARAGE REPAIRS	0.00	0.00	0.00	750.00	0.00	750.00
7260 ELEVATOR MAINTENANCE	0.00	738.40	(738.40)	200.00	1,983.46	600.00
7265 ELEVATOR CONTRACT	330.00	360.62	(30.62)	1,650.00	1,442.48	3,960.00
7267 ELEVATOR PHONE	54.00	51.54	2.46	270.00	204.38	648.00
7269 ELEVATOR REPLACE.	0.00	0.00	0.00	0.00	7,316.73	0.00
7270 ROOF/GUTTERS REPAIRS	250.00	222.50	27.50	1,000.00	222.50	2,000.00
7275 CONTRACT CLEANING	1,450.00	2,840.00	(1,390.00)	7,250.00	7,128.08	17,400.00
7280 PLBG & SEWER MAINT	2,000.00	1,972.92	27.08	10,000.00	6,544.66	24,000.00
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	2,500.00	0.00	5,500.00
7295 WATER DAMAGE	0.00	0.00	0.00	0.00	3,500.00	0.00
<b>TOTAL BUILDING MAINT</b>	<b>6,084.00</b>	<b>21,765.70</b>	<b>(15,681.70)</b>	<b>38,320.00</b>	<b>78,762.17</b>	<b>84,958.00</b>
7320 ELECTRIC	800.00	1,540.59	(740.59)	4,000.00	4,233.02	9,600.00
7370 WATER/SEWER	5,200.00	6,080.66	(880.66)	26,000.00	23,507.27	62,400.00
7380 TRASH REMOVAL	490.00	510.00	(20.00)	2,450.00	2,214.00	5,880.00
7385 GAS/TIGER	5,718.00	4,178.14	1,539.86	37,557.00	35,382.85	73,729.00
<b>TOTAL UTILITIES</b>	<b>12,208.00</b>	<b>12,309.39</b>	<b>(101.39)</b>	<b>70,007.00</b>	<b>65,337.14</b>	<b>151,609.00</b>
7410 LANDSCAPE MAINT	300.00	372.50	(72.50)	1,500.00	462.50	3,600.00
7415 LANDSCAPE CONTRACT	772.00	850.00	(78.00)	1,544.00	850.00	5,404.00
7426 TREE/WEED SPRAYING	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00
7428 FLOWERS	0.00	0.00	0.00	0.00	0.00	400.00
7435 PEST CONTROL	0.00	168.00	(168.00)	0.00	252.00	0.00
7440 SPRINKLER SYS MAINT	400.00	640.60	(240.60)	1,150.00	640.60	3,100.00

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7460 FENCE REPAIRS	0.00	0.00	0.00	600.00	0.00	1,200.00
TOTAL LANDSCAPE MAINT	2,972.00	2,031.10	940.90	6,294.00	2,205.10	15,204.00
7525 PEST CONTROL	75.00	0.00	75.00	375.00	84.00	900.00
TOTAL GROUNDS MAINTENANCE	75.00	0.00	75.00	375.00	84.00	900.00
7610 STREET PAINTING	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00
7615 ASPHALT REPAIRS	1,750.00	0.00	1,750.00	1,750.00	0.00	1,750.00
7620 STREET SWEEPING	0.00	1,020.00	(1,020.00)	2,000.00	1,020.00	2,000.00
7630 SNOW REMOVAL	0.00	0.00	0.00	7,000.00	7,035.00	10,000.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	300.00	0.00	300.00
TOTAL SNOW/ROAD MAINT	2,750.00	1,020.00	1,730.00	12,050.00	8,055.00	15,050.00
7810 POOL/SPA CONTRACT	475.00	0.00	475.00	1,425.00	0.00	3,800.00
7815 POOL SUPPLIES/CHEMIC	250.00	0.00	250.00	250.00	0.00	1,000.00
7820 POOL REPAIRS	2,000.00	0.00	2,000.00	2,000.00	0.00	2,300.00
TOTAL REC/FACILITY EXP	2,725.00	0.00	2,725.00	3,675.00	0.00	7,100.00
TOTAL EXPENSES	29,939.00	43,128.79	(13,189.79)	151,566.00	171,828.14	317,981.00
NET PROFIT/LOSS	(3,640.00)	(16,104.30)	(12,464.30)	(18,071.00)	6,877.64	607.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9200 ASPHALT/CONCRETE	\$ 500.00	\$ 500.00	0.00	\$ 2,500.00	\$ 1,000.00	\$ 6,000.00
9210 BUILDINGS	750.00	750.00	0.00	3,750.00	1,500.00	9,000.00
9215 PAINTING	750.00	750.00	0.00	3,750.00	1,500.00	9,000.00
9230 ROOFING	1,500.00	1,500.00	0.00	7,500.00	3,000.00	18,000.00
9245 POOL	100.00	100.00	0.00	500.00	200.00	1,200.00
9350 INTEREST INCOME	100.00	4.49	(95.51)	500.00	14.22	1,200.00
TOTAL REVENUE	3,700.00	3,604.49	(95.51)	18,500.00	7,214.22	44,400.00
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	3,700.00	3,604.49	(95.51)	18,500.00	7,214.22	44,400.00