

TORREY PINES HOA

AS OF SEPTEMBER 30, 2008

ASSETS		
CASH		
1010 CASH-BANK OF CHOICE	\$ 3,874.38	
1020 RES-BANK OF CHOICE	2,556.53	

TOTAL CASH		6,430.91

ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	20,186.89	
1115 ALLOW FOR BAD DEBT	(8,000.00)	
1130 DUE TO RESERVES	27,102.65	
1135 PREPAID INSURANCE	3,630.00	

TOTAL RECEIVABLES		42,919.54

FIXED ASSETS		
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

TOTAL FIXED ASSETS		1,037.40

TOTAL ASSETS		50,387.85
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LIABILITIES & EQUITY		
CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	9,989.58	
2190 DUE FROM OPERATING	27,102.65	

TOTAL LIABILITIES		37,092.23

EQUITY		
2940 CURRENT EARNINGS	(44,839.00)	
2941 CURRENT EARNINGS	44,839.00	
2950 RESERVE FUND-PRIOR	68,928.30	
2955 RESERVE FUND-CURRENT	(28,219.76)	
2960 OPERATING FUND-PRIOR	(10,793.68)	
2965 OPERATING FD-CURRENT	(16,619.24)	

TOTAL EQUITY		(13,295.62)

TOT LIABILITY AND EQUITY		50,387.85
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Budget Comparison Report
AS OF SEPTEMBER 30, 2008
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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	\$ 264,060.00	\$ 264,060.00	\$ 352,080.00
5210 LATE FEE CHARGE	50.00	50.00	0.00	450.00	850.00	600.00
5215 NSF FEE	0.00	0.00	0.00	0.00	40.00	0.00
5220 COLLECTION COST REC	0.00	781.30	781.30	3,000.00	7,603.40	3,000.00
5235 KEY DEPOSIT	0.00	40.00	40.00	0.00	360.00	0.00
5236 LAUNDRY INCOME	630.00	571.06	(58.94)	5,670.00	6,062.44	7,560.00
5237 FINES	0.00	0.00	0.00	0.00	50.00	0.00
5238 INSURANCE PROCEEDS	0.00	0.00	0.00	0.00	19,596.89	0.00
5245 INTEREST INCOME	0.00	0.00	0.00	0.00	(877.70)	0.00
5255 MISC INCOME	9.00	0.00	(9.00)	81.00	144.00	108.00
5450 TRANSFERS TO RESERVE	(3,600.00)	3,600.00	7,200.00	(32,400.00)	(7,200.00)	(43,200.00)
TOTAL INCOME	26,429.00	34,382.36	7,953.36	240,861.00	290,689.03	320,148.00
EXPENSES						
7030 MANAGEMENT FEES	1,450.00	1,450.00	0.00	13,050.00	13,050.00	17,400.00
7040 LEGAL FEES	0.00	0.00	0.00	2,000.00	1,421.02	2,000.00
7045 LEGAL COLLECTIONS	1,200.00	681.30	518.70	5,200.00	8,250.87	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	470.88	(395.88)	675.00	883.13	900.00
7062 POSTAGE	50.00	21.76	28.24	450.00	222.52	600.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	25.00	0.00	25.00
7080 NEWSLETTER PRODUCT	65.00	0.00	65.00	325.00	325.00	390.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	3,000.00	8,881.59	3,000.00
7090 MISC ADMINISTRATIVE	0.00	25.00	(25.00)	750.00	340.11	750.00
TOTAL ADMINISTRATIVE	2,840.00	2,648.94	191.06	26,975.00	33,374.24	31,765.00
7120 INCOME TAXES	0.00	0.00	0.00	0.00	3.69	0.00

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	\$	\$	\$	\$	\$	\$
7130 INSURANCE	1,650.00	761.32	888.68	11,550.00	9,951.48	16,500.00
TOTAL TAXES & INSURANCE	1,650.00	761.32	888.68	11,550.00	9,955.17	16,500.00
7230 BLDG & FACILITY RPR	2,000.00	1,164.66	835.34	20,648.00	21,109.10	26,648.00
7238 FIRE DAMAGE - INS	0.00	0.00	0.00	0.00	4,595.90	0.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	400.00	0.00	600.00
7250 LIGHT MAINTENANCE	75.00	0.00	75.00	4,175.00	2,831.16	4,400.00
7255 BOILER MAINTENANCE	0.00	0.00	0.00	1,500.00	2,516.02	2,000.00
7260 ELEVATOR MAINTENANCE	0.00	0.00	0.00	400.00	9,290.74	600.00
7265 ELEVATOR CONTRACT	330.00	381.90	(51.90)	2,970.00	3,055.20	3,960.00
7267 ELEVATOR PHONE	54.00	112.57	(58.57)	486.00	522.73	648.00
7270 ROOF/GUTTERS REPAIRS	750.00	0.00	750.00	5,750.00	0.00	6,000.00
7275 CONTRACT CLEANING	1,450.00	1,500.00	(50.00)	13,050.00	13,859.15	17,400.00
7280 PLBG & SEWER MAINT	1,000.00	690.00	310.00	9,000.00	20,950.83	12,000.00
7290 OTHER BUILDING MAINT	500.00	0.00	500.00	2,000.00	1,500.00	2,500.00
TOTAL BUILDING MAINT	6,159.00	3,849.13	2,309.87	60,379.00	80,230.83	76,756.00
7320 ELECTRIC	800.00	978.95	(178.95)	7,200.00	7,201.65	9,600.00
7370 WATER/SEWER	5,200.00	9,789.42	(4,589.42)	46,800.00	69,778.09	62,400.00
7380 TRASH REMOVAL	500.00	530.00	(30.00)	4,500.00	5,156.00	6,000.00
7385 GAS/TIGER	3,000.00	3,046.97	(46.97)	42,439.00	66,109.64	65,539.00
TOTAL UTILITIES	9,500.00	14,345.34	(4,845.34)	100,939.00	148,245.38	143,539.00
7410 LANDSCAPE MAINT	300.00	0.00	300.00	2,700.00	763.23	3,600.00
7415 LANDSCAPE CONTRACT	1,100.00	850.00	250.00	6,600.00	4,314.28	7,700.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	4,000.00	14,716.00	4,000.00
7425 TREE/BUSH PRUNING	0.00	0.00	0.00	0.00	880.00	0.00
7426 TREE/WEED SPRAYING	0.00	0.00	0.00	1,500.00	0.00	1,500.00
7428 FLOWERS	0.00	0.00	0.00	500.00	0.00	500.00
7430 TREE/BUSH INSTALL	0.00	0.00	0.00	2,500.00	0.00	2,500.00

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7432 LEAF CLEAN UP	0.00	0.00	0.00	1,000.00	0.00	2,000.00
7440 SPRINKLER SYS MAINT	400.00	141.25	258.75	3,400.00	3,192.88	3,400.00
7460 FENCE REPAIRS	0.00	0.00	0.00	900.00	0.00	1,200.00
TOTAL LANDSCAPE MAINT	1,800.00	991.25	808.75	23,100.00	23,866.39	26,400.00
7525 EXTERMINATING EXP	0.00	0.00	0.00	0.00	356.00	0.00
7526 PEST CONTROL	75.00	0.00	75.00	675.00	318.00	900.00
TOTAL GROUNDS MAINTENANCE	75.00	0.00	75.00	675.00	674.00	900.00
7610 STREET PAINTING	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	2,500.00	0.00	2,500.00
7620 STREET SWEEPING	0.00	0.00	0.00	2,040.00	900.00	2,040.00
7630 SNOW REMOVAL	0.00	0.00	0.00	7,000.00	6,806.25	10,000.00
7635 SIGN FURCH & REPAIRS	0.00	0.00	0.00	600.00	281.61	600.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	14,140.00	7,987.86	17,140.00
7810 POOL/SPA CONTRACT	475.00	0.00	475.00	3,325.00	1,425.00	3,800.00
7815 POOL SUPPLIES/CHEMIC	125.00	0.00	125.00	1,000.00	808.68	1,000.00
7820 POOL REPAIRS	0.00	0.00	0.00	2,000.00	740.72	2,000.00
TOTAL REC/FACILITY EXP	600.00	0.00	600.00	6,325.00	2,974.40	6,800.00
TOTAL EXPENSES	22,624.00	22,595.98	28.02	244,083.00	307,308.27	319,800.00
NET PROFIT/LOSS	3,805.00	11,786.38	7,981.38	(3,222.00)	(16,619.24)	348.00

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RESERVE REVENUE						
9200 ASPHALT/CONCRETE	\$ 1,000.00	\$ (1,000.00)	\$ (2,000.00)	\$ 9,000.00	\$ 2,000.00	\$ 12,000.00
9215 PAINTING	1,000.00	(1,000.00)	(2,000.00)	9,000.00	2,000.00	12,000.00
9230 ROOFING	600.00	(600.00)	(1,200.00)	5,400.00	1,200.00	7,200.00
9240 MECHANICAL	750.00	(750.00)	(1,500.00)	6,750.00	1,500.00	9,000.00
9250 CONCRETE	250.00	(250.00)	(500.00)	2,250.00	500.00	3,000.00
9350 INTEREST INCOME	15.00	0.87	(14.13)	135.00	147.94	180.00
TOTAL REVENUE	3,615.00	(3,599.13)	(7,214.13)	32,535.00	7,347.94	43,380.00
EXPENSE						
9530 ASPHALT SEAL	0.00	0.00	0.00	8,000.00	0.00	8,000.00
9540 CONCRETE	0.00	0.00	0.00	5,000.00	0.00	5,000.00
9560 SPECIAL EQUIPMENT	0.00	0.00	0.00	0.00	30,949.24	0.00
9565 COMMON AREA RENOV	0.00	0.00	0.00	0.00	4,618.46	0.00
TOTAL EXPENSES	0.00	0.00	0.00	13,000.00	35,567.70	13,000.00
EXCESS/LOSS OF RESERVES	3,615.00	(3,599.13)	(7,214.13)	19,535.00	(28,219.76)	30,380.00