

TORREY PINES HOA

DECEMBER 31, 2006

	ASSETS	
CASH		
1010 CASH-BANK OF CHOICE	\$ 11,429.74	
1020 RES-BANK OF CHOICE	1,596.47	

TOTAL CASH		13,026.21
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	28,287.39	
1115 ALLOW FOR BAD DEBT	(8,000.00)	

TOTAL RECEIVABLES		20,287.39
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

TOTAL OTHER ASSETS		39,899.28

TOTAL ASSETS		73,212.88
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LIABILITIES

ACCOUNTS PAYABLE

2110 ACCOUNTS PAYABLE	\$	12,699.00
2115 PREPAID ASSESSMENTS		11,570.60
2190 DUE FROM OPERATING		35,231.88

TOTAL LIABILITIES

59,501.48

EQUITY

2940 CURRENT EARNINGS	39,656.35
2941 CURRENT EARNINGS	(39,656.35)
2950 RESERVE FUND-PRIOR	(15,151.27)
2955 RESERVE FUND-CURRENT	(9,620.90)
2960 OPERATING FUND-PRIOR	(10,793.68)
2965 OPERATING FD-CURRENT	49,277.25

TOTAL EQUITY

(13,711.40)

TOT LIABILITY AND EQUITY

73,212.88

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Budget Comparison Report
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WESTERN STATES PROPERTY SERVICES, INC.

INCOME	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
5110 ASSESSMENTS	\$ 28,036.00	\$ 28,036.00	\$ 0.00	\$ 324,402.00	\$ 324,402.00	\$ 324,402.00
5111 SPECIAL ASSESSMENTS	7,338.82	7,338.82	0.00	14,677.64	14,677.64	14,677.64
5210 LATE FEE CHARGE	35.00	410.00	375.00	420.00	1,520.00	420.00
5215 NSF FEE	0.00	0.00	0.00	0.00	65.00	0.00
5220 COLLECTION COST REC	0.00	644.50	644.50	0.00	6,446.67	0.00
5235 KEY DEPOSIT	0.00	0.00	0.00	0.00	280.00	0.00
5236 LAUNDRY INCOME	600.00	567.99	(32.01)	7,200.00	6,690.09	7,200.00
5245 INTEREST INCOME	10.00	11.47	1.47	120.00	118.57	120.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	143.98	0.00
5450 TRANSFERS TO RESERVE	(4,000.00)	0.00	4,000.00	(48,000.00)	0.00	(48,000.00)
TOTAL INCOME	32,019.82	37,008.78	4,988.96	298,819.64	354,343.95	298,819.64
EXPENSES						
7030 MANAGEMENT FEES	1,350.00	1,350.00	0.00	16,200.00	16,200.00	16,200.00
7040 LEGAL FEES	0.00	456.00	(456.00)	250.00	636.00	250.00
7045 LEGAL COLLECTIONS	0.00	1,019.65	(1,019.65)	2,500.00	6,847.82	2,500.00
7055 AUDIT FEES	0.00	3,000.00	(3,000.00)	1,500.00	3,000.00	1,500.00
7060 PRINTING & COPYING	250.00	776.62	(526.62)	1,100.00	3,194.20	1,100.00
7062 POSTAGE	0.00	60.31	(60.31)	600.00	629.16	600.00
7070 BANK CHARGES	0.00	0.00	0.00	0.00	86.50	0.00
7075 LICENSE, PERMITS, DUES	0.00	250.00	(250.00)	0.00	275.00	0.00
7080 NEWSLETTER PRODUCT	0.00	65.00	(65.00)	260.00	390.00	260.00
7085 ANNUAL MEETING	0.00	0.00	0.00	75.00	19.75	75.00
7086 BAD DEBT EXPENSE	0.00	(260.00)	260.00	0.00	4,937.81	0.00
7090 MISC ADMINISTRATIVE	0.00	266.51	(266.51)	0.00	1,596.59	0.00
TOTAL ADMINISTRATIVE	1,600.00	6,984.09	(5,384.09)	22,485.00	37,812.83	22,485.00

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	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
7120 INCOME TAXES	0.00	0.00	0.00	0.00	3.93	0.00
7130 INSURANCE	1,500.00	1,937.74	(437.74)	16,500.00	13,990.23	16,500.00
TOTAL TAXES & INSURANCE	1,500.00	1,937.74	(437.74)	16,500.00	13,994.16	16,500.00
7230 BLDG & FACILITY RPR	2,000.00	2,254.86	(254.86)	24,000.00	18,214.68	24,000.00
7235 WINDOW PANELS	0.00	0.00	0.00	300.00	0.00	300.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	500.00	426.64	500.00
7250 LIGHT MAINTENANCE	250.00	220.08	29.92	3,000.00	6,075.03	3,000.00
7254 BOILER REPLACEMENT	0.00	11,600.00	(11,600.00)	0.00	11,600.00	0.00
7255 BOILER MAINTENANCE	0.00	0.00	0.00	5,100.00	1,569.00	5,100.00
7260 ELEVATOR MAINTENANCE	150.00	0.00	150.00	900.00	838.35	900.00
7265 ELEVATOR CONTRACT	300.00	360.62	(60.62)	3,600.00	4,021.04	3,600.00
7267 ELEVATOR PHONE	50.00	102.41	(52.41)	600.00	673.05	600.00
7270 ROOF/GUTTERS REPAIRS	0.00	0.00	0.00	750.00	681.75	750.00
7275 CONTRACT CLEANING	1,450.00	2,840.00	(1,390.00)	17,400.00	17,073.56	17,400.00
7280 PLUG & SEWER MAINT	1,500.00	2,459.62	(959.62)	18,000.00	26,604.85	18,000.00
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	0.00	350.00	0.00
TOTAL BUILDING MAINT	5,700.00	19,837.59	(14,137.59)	74,150.00	88,127.95	74,150.00
7320 ELECTRIC	687.00	796.75	(109.75)	8,244.00	9,098.33	8,244.00
7370 WATER/SEWER	4,400.00	11,461.18	(7,061.18)	52,800.00	66,213.12	52,800.00
7380 TRASH REMOVAL	425.00	426.00	(1.00)	5,100.00	5,533.43	5,100.00
7385 GAS/TIGER	4,400.00	7,121.74	(2,721.74)	52,800.00	57,351.25	52,800.00
TOTAL UTILITIES	9,912.00	19,805.67	(9,893.67)	118,944.00	138,196.13	118,944.00
7410 LANDSCAPE MAINT	100.00	250.00	(150.00)	1,200.00	842.38	1,200.00
7415 LANDSCAPE CONTRACT	0.00	400.00	(400.00)	5,404.00	6,350.00	5,404.00
7428 FLOWERS	0.00	0.00	0.00	400.00	0.00	400.00
7430 TREE/BUSH INSTALL	0.00	0.00	0.00	400.00	0.00	400.00
7435 PEST CONTROL	0.00	0.00	0.00	0.00	320.00	0.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7440 SPRINKLER SYS MAINT	0.00	85.00	(85.00)	1,750.00	5,039.98	1,750.00
7460 FENCE REPAIRS	0.00	0.00	0.00	500.00	0.00	500.00
TOTAL LANDSCAPE MAINT	100.00	735.00	(635.00)	9,654.00	12,552.36	9,654.00
7526 PEST CONTROL	75.00	0.00	75.00	900.00	80.00	900.00
TOTAL GROUNDS MAINTENANCE	75.00	0.00	75.00	900.00	80.00	900.00
7610 STREET PAINTING	0.00	0.00	0.00	1,020.00	0.00	1,020.00
7620 STREET SWEEPING	0.00	0.00	0.00	3,790.00	0.00	3,790.00
7625 ICEMENT & SAND	50.00	0.00	50.00	250.00	0.00	250.00
7630 SNOW REMOVAL	2,000.00	7,215.00	(5,215.00)	10,000.00	9,155.80	10,000.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	150.00	0.00	150.00
TOTAL SNOW/ROAD MAINT	2,050.00	7,215.00	(5,165.00)	15,210.00	9,155.80	15,210.00
7710 SECURITY SERVICE	0.00	0.00	0.00	2,800.00	0.00	2,800.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	2,800.00	0.00	2,800.00
7810 POOL/SPA CONTRACT	0.00	0.00	0.00	3,800.00	4,248.59	3,800.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	1,500.00	798.91	1,500.00
7820 POOL REPAIRS	0.00	0.00	0.00	1,000.00	99.97	1,000.00
7832 CLUBHOUSE CLEANING	0.00	0.00	0.00	250.00	0.00	250.00
TOTAL REC/FACILITY EXP	0.00	0.00	0.00	6,550.00	5,147.47	6,550.00
TOTAL EXPENSES	20,937.00	56,515.09	(35,578.09)	267,193.00	305,066.70	267,193.00
NET PROFIT/LOSS	11,082.82	(19,506.31)	(30,589.13)	31,626.64	49,277.25	31,626.64

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BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9200 ASPHALT/CONCRETE	\$ 500.00	\$ 0.00	(500.00)	\$ 6,000.00	\$ 0.00	\$ 6,000.00
9210 BUILDINGS	750.00	0.00	(750.00)	9,000.00	0.00	9,000.00
9215 PAINTING	750.00	0.00	(750.00)	9,000.00	0.00	9,000.00
9230 ROOFING	1,500.00	0.00	(1,500.00)	18,000.00	0.00	18,000.00
9245 POOL	150.00	0.00	(150.00)	1,800.00	0.00	1,800.00
9255 FENCE	350.00	0.00	(350.00)	4,200.00	0.00	4,200.00
9350 INTEREST INCOME	100.00	3.02	(96.98)	1,200.00	184.09	1,200.00
TOTAL REVENUE	4,100.00	3.02	(4,096.98)	49,200.00	184.09	49,200.00
EXPENSE						
9510 PAINTING	0.00	0.00	0.00	35,000.00	0.00	35,000.00
9520 ASPHALT OVERLAY	0.00	0.00	0.00	8,000.00	0.00	8,000.00
9524 BOILER REPLACEMENT	0.00	5,400.00	(5,400.00)	0.00	5,400.00	0.00
9565 COMMON AREA RENOV	0.00	0.00	0.00	0.00	4,404.99	0.00
TOTAL EXPENSES	0.00	5,400.00	(5,400.00)	43,000.00	9,804.99	43,000.00
EXCESS/LOSS OF RESERVES	4,100.00	(5,396.98)	(9,496.98)	6,200.00	(9,620.90)	6,200.00