

TORREY PINES HOA

AS OF DECEMBER 31, 2008

		ASSETS		
CASH				
1010 CASH-BANK OF CHOICE	\$	1,431.88		
1020 RES-BANK OF CHOICE		15,104.74		
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TOTAL CASH				16,536.62
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ACCOUNTS RECEIVABLE				
1110 DUES RECEIVABLE		23,500.08		
1115 ALLOW FOR BAD DEBT		(8,000.00)		
1130 DUE TO RESERVES		27,102.65		
1135 PREPAID INSURANCE		3,630.00		
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TOTAL RECEIVABLES				46,232.73
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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	
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TOTAL FIXED ASSETS				1,037.40
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TOTAL ASSETS				63,806.75
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LIABILITIES & EQUITY				
CURRENT LIABILITIES				
2110 ACCOUNTS PAYABLE		14,222.33		
2115 PREPAID ASSESSMENTS		5,322.42		
2190 DUE FROM OPERATING		27,102.65		
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TOTAL LIABILITIES				46,647.40
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EQUITY				
2940 CURRENT EARNINGS		(40,975.27)		
2941 CURRENT EARNINGS		40,975.27		
2950 RESERVE FUND-PRIOR		68,928.30		
2955 RESERVE FUND-CURRENT		(15,671.55)		
2960 OPERATING FUND-PRIOR		(10,793.68)		
2965 OPERATING FD-CURRENT		(25,303.72)		
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TOTAL EQUITY				(17,159.35)
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TOT LIABILITY AND EQUITY				63,806.75

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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	\$ 352,080.00	\$ 352,080.00	\$ 352,080.00
5210 LATE FEE CHARGE	50.00	(20.00)	(70.00)	600.00	1,030.00	600.00
5215 NSF FEE	0.00	0.00	0.00	0.00	40.00	0.00
5220 COLLECTION COST REC	0.00	1,498.45	1,498.45	3,000.00	9,942.45	3,000.00
5235 KEY DEPOSIT	0.00	10.00	10.00	0.00	440.00	0.00
5236 LAUNDRY INCOME	630.00	605.94	(24.06)	7,560.00	7,714.00	7,560.00
5237 FINES	0.00	100.00	100.00	0.00	800.00	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)	108.00	144.00	108.00
5450 TRANSFERS TO RESERVE	(3,600.00)	(3,600.00)	0.00	(43,200.00)	(18,000.00)	(43,200.00)
<b>TOTAL INCOME</b>	<b>26,429.00</b>	<b>27,934.39</b>	<b>1,505.39</b>	<b>320,148.00</b>	<b>372,909.64</b>	<b>320,148.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,450.00	1,450.00	0.00	17,400.00	17,400.00	17,400.00
7040 LEGAL FEES	0.00	180.00	(180.00)	2,000.00	1,601.02	2,000.00
7045 LEGAL COLLECTIONS	0.00	1,649.05	(1,649.05)	5,200.00	10,740.52	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	570.75	(495.75)	900.00	1,600.41	900.00
7062 POSTAGE	50.00	57.60	(7.60)	600.00	333.72	600.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	25.00	200.00	25.00
7080 NEWSLETTER PRODUCT	0.00	65.00	(65.00)	390.00	455.00	390.00
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	21.16	0.00
7086 BAD DEBT EXPENSE	0.00	262.50	(262.50)	3,000.00	10,366.29	3,000.00
7090 MISC ADMINISTRATIVE	0.00	70.00	(70.00)	750.00	728.53	750.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,575.00</b>	<b>4,304.90</b>	<b>(2,729.90)</b>	<b>31,765.00</b>	<b>43,446.65</b>	<b>31,765.00</b>

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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	3.69	0.00
7130 INSURANCE	1,650.00	761.33	888.67	16,500.00	11,285.69	16,500.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,650.00</b>	<b>761.33</b>	<b>888.67</b>	<b>16,500.00</b>	<b>11,289.38</b>	<b>16,500.00</b>
7230 BLDG & FACILITY RPR	2,000.00	2,767.35	(767.35)	26,648.00	28,135.87	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	600.00	0.00	600.00
7250 LIGHT MAINTENANCE	75.00	288.00	(213.00)	4,400.00	4,688.16	4,400.00
7255 BOILER MAINTENANCE	0.00	0.00	0.00	2,000.00	3,573.77	2,000.00
7260 ELEVATOR MAINTENANCE	100.00	2,488.93	(2,388.93)	600.00	12,304.15	600.00
7265 ELEVATOR CONTRACT	330.00	0.00	330.00	3,960.00	3,437.10	3,960.00
7267 ELEVATOR PHONE	54.00	57.89	(3.89)	648.00	791.94	648.00
7269 ELEVATOR REPLACE.	0.00	2,488.93	(2,488.93)	0.00	2,488.93	0.00
7270 ROOF/GUTTERS REPAIRS	0.00	0.00	0.00	6,000.00	0.00	6,000.00
7275 CONTRACT CLEANING	1,450.00	1,400.00	50.00	17,400.00	17,459.15	17,400.00
7280 PLBG & SEWER MAINT	1,000.00	3,857.72	(2,857.72)	12,000.00	28,377.34	12,000.00
7290 OTHER BUILDING MAINT	500.00	0.00	500.00	2,500.00	1,500.00	2,500.00
<b>TOTAL BUILDING MAINT</b>	<b>5,509.00</b>	<b>13,348.82</b>	<b>(7,839.82)</b>	<b>76,756.00</b>	<b>107,352.31</b>	<b>76,756.00</b>
7320 ELECTRIC	800.00	937.07	(137.07)	9,600.00	12,788.32	9,600.00
7370 WATER/SEWER	5,200.00	13,939.44	(8,739.44)	62,400.00	99,382.53	62,400.00
7380 TRASH REMOVAL	500.00	640.00	(140.00)	6,000.00	7,259.00	6,000.00
7385 GAS/TIGER	9,000.00	4,225.22	4,774.78	65,539.00	76,119.43	65,539.00
<b>TOTAL UTILITIES</b>	<b>15,500.00</b>	<b>19,741.73</b>	<b>(4,241.73)</b>	<b>143,539.00</b>	<b>195,549.28</b>	<b>143,539.00</b>
7410 LANDSCAPE MAINT	300.00	0.00	300.00	3,600.00	863.23	3,600.00
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	7,700.00	6,014.28	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

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	\$	\$	\$	\$	\$	\$
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
7432 LEAF CLEAN UP	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7435 PEST CONTROL	0.00	0.00	0.00	0.00	89.00	0.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	3,400.00	4,151.88	3,400.00
7460 FENCE REPAIRS	300.00	0.00	300.00	1,200.00	0.00	1,200.00
TOTAL LANDSCAPE MAINT	600.00	0.00	600.00	26,400.00	26,714.39	26,400.00
7525 EXTERMINATING EXP	0.00	0.00	0.00	0.00	356.00	0.00
7526 PEST CONTROL	75.00	178.00	(103.00)	900.00	585.00	900.00
TOTAL GROUNDS MAINTENANCE	75.00	178.00	(103.00)	900.00	941.00	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	1,500.00	1,751.26	(251.26)	10,000.00	8,557.51	10,000.00
7635 SIGN FURCH & REPAIRS	0.00	0.00	0.00	600.00	281.61	600.00
TOTAL SNOW/ROAD MAINT	1,500.00	1,751.26	(251.26)	17,140.00	9,739.12	17,140.00
7810 POOL/SPA CONTRACT	0.00	0.00	0.00	3,800.00	1,425.00	3,800.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	1,000.00	1,015.51	1,000.00
7820 POOL REPAIRS	0.00	0.00	0.00	2,000.00	740.72	2,000.00
TOTAL REC/FACILITY EXP	0.00	0.00	0.00	6,800.00	3,181.23	6,800.00
TOTAL EXPENSES	26,409.00	40,086.04	(13,677.04)	319,800.00	398,213.36	319,800.00
NET PROFIT/LOSS	20.00	(12,151.65)	(12,171.65)	348.00	(25,303.72)	348.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9200 ASPHALT/CONCRETE	\$ 1,000.00	\$ 1,000.00	\$ 0.00	\$ 12,000.00	\$ 5,000.00	\$ 12,000.00
9215 PAINTING	1,000.00	1,000.00	0.00	12,000.00	5,000.00	12,000.00
9230 ROOFING	600.00	600.00	0.00	7,200.00	3,000.00	7,200.00
9240 MECHANICAL	750.00	750.00	0.00	9,000.00	3,750.00	9,000.00
9250 CONCRETE	250.00	250.00	0.00	3,000.00	1,250.00	3,000.00
9348 INSURANCE CLAIM	0.00	1,739.20	1,739.20	0.00	1,739.20	0.00
9350 INTEREST INCOME	15.00	5.94	(9.06)	180.00	156.95	180.00
TOTAL REVENUE	3,615.00	5,345.14	1,730.14	43,380.00	19,896.15	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	5,345.14	1,730.14	30,380.00	(15,671.55)	30,380.00