

PACIFIC TERRACE HOMEOWNERS ASS'N
BALANCE SHEET
AUG 2006

9/19/2006
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ASSETS

CURRENT ASSETS

1030	CASH CHECKING	2,466.52
1050	CASH MONEY MARKET	46,478.11
1060	CASH - RENOVATION PROJECT	150,481.39
1110	ACCOUNTS RECEIVABLE	(4,979.77)
1150	RENOVATION PROJECT RECEIV	(3,280.00)
1330	PREPAID INSURANCE	16,100.48
1333	PREPAID OR & FED TAXES	1,188.00
1400	INVESTMENTS STOCK	3,680.00
	TOTAL ASSETS	212,134.73

LIABILITIES

CURRENT LIABILITIES

2050	ACCOUNTS PAYABLE	12,651.02
2400	GARAGE RESERVE FUND	881.38
2401-2446	CAP. REPLACE. RESERVE	21,025.98
2510	INSURANCE LOAN	(919.66)
	TOTAL LIABILITIES	33,638.72

EQUITY

OWNER EQUITY

2740	ASSOCIATION EQUITY	10,709.78
2745	MAINT RESERVE	48,798.36
2746	RENOVATION PROJECT FUND	129,471.63
2750	YTD INCOME	(10,483.76)
	TOTAL OWNER EQUITY	178,496.01

TOTAL LIABILITIES & EQUITY	212,134.73
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PACIFIC TERRACE HOMEOWNERS ASS'N
INCOME STATEMENT
AUG 2006

9/19/2006
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	08/01/06 08/31/06	BUDGET	VARIANCE CUR-BUD	11/01/05 08/31/06	YTD BUDGET	VARIANCE YTD-BUD
INCOME						
3000 OWNERS FEE	11,040.00	11,040.00	0.00	110,400.00	110,400.00	0.00
3130 TELEVISION SYSTEM INCOME	690.00	690.84	(0.84)	6,900.00	6,908.32	(8.32)
3150 INTEREST	58.18	33.34	24.84	2,111.34	333.32	1,778.02
TOTAL INCOME	11,788.18	11,764.18	24.00	119,411.34	117,641.64	1,769.70
OPERATING EXPENSES						
6100 MANAGEMENT FEE	2,300.00	2,300.00	0.00	20,700.00	23,000.00	(2,300.00)
6200 INSURANCE	2,891.19	2,916.66	(25.47)	30,238.78	29,166.68	1,072.10
6300 WELL ELECTRIC	17.70	0.00	17.70	236.41	0.00	236.41
65.. MAINT/OUTSIDE SERVICES	1,809.99	1,150.00	659.99	21,194.59	11,500.00	9,694.59
6610 SWIMMING POOL EXPENSE	690.00	690.84	(0.84)	6,900.00	6,908.32	(8.32)
6700 WATER	2,384.00	1,833.34	550.66	11,155.00	9,166.66	1,988.34
6800 OFFICE EXPENSE	0.00	833.34	(833.34)	458.04	8,333.32	(7,875.28)
6900 LEGAL & ACCOUNTING	1,460.15	0.00	1,460.15	6,873.88	0.00	6,873.88
7000 BOARD EXPENSE	284.86	91.66	193.20	1,775.11	916.68	858.43
7010 HOMEOWNERS BREAKFAST	0.00	0.00	0.00	189.00	0.00	189.00
7100 GARDENING	1,042.70	1,416.66	(373.96)	19,826.39	14,166.68	5,659.71
7200 CABLE EXPENSE	690.00	690.84	(0.84)	6,900.00	6,908.32	(8.32)
7300 CONTINGENCIES	0.00	333.50	(333.50)	0.00	3,335.00	(3,335.00)
7400 TAXES & LICENSES	0.00	8.34	(8.34)	120.00	83.32	36.68
7500 SECURITY	332.79	333.33	(0.54)	3,327.90	3,333.34	(5.44)
TOTAL OPERATING EXPENSE	13,903.38	12,598.51	1,304.87	129,895.10	116,818.32	13,076.78
NET OPERATING INCOME	(2,115.20)	(834.33)	(1,280.87)	(10,483.76)	823.32	(11,307.08)
CAPITAL PROJECT EXPENSE						
3020 SPECIAL IMPROVEMENT FUND	(2,120.00)	0.00	(2,120.00)	1,114,216.00	1,211,823.00	(97,607.00)
7950 RENOVATIONS PROJECT COSTS	28,809.51	0.00	28,809.51	999,771.33	40,000.00	959,771.33
NET CAPITAL PROJECT INCOME	(30,929.51)	0.00	(30,929.51)	114,444.67	1,171,823.00	(1,057,378.33)
TOTAL NET PROFIT (LOSS)	(33,044.71)	(834.33)	(32,210.38)	103,960.91	1,172,646.32	(1,068,685.41)

DETAIL ACTIVITY REPORT 8/31/06

Beginning Balance Nov 1, 2005
Revenue at \$50/Month
Net Available for Repairs

Actual Expenses:

11/30/06 428/443 batteries & build G pests

12/31/05 smoke alarms / exten

12/31/05 leak

1/31/06 bldg b - phone
1/31/06 build c - water

1/31/06 build c - water

2/28/06 buckets to 423

2/28/06 bldg f

2/28/06 maid clean up - contractor

3/31/06 smoke alarms etc
3/31/06 move glass

3/31/06 move glass
3/31/06 locks

3/31/06 clean

3/31/06 maid

4/30/06 unlock storage dr

4/30/06 repair door
4/30/06 fire alarm

4/30/06 tire alarm ck
5/31/2006 move planters

5/31/2006 move planters
5/31/06 garb can hole

5/31/06 storage room

6/02/06 wadsworth

6/30/06 photo lites

6/30/06 phone lines
6/30/06 carnet 418

6/30/06 carpet 418
6/30/06 closet 405

6/30/06 water bldg F

7/12/06 door matt

7/31/06 gutter

7/31/06 locks

7/31/06 move planters / wood for painters

8/31/08 move wood / planters for painters

DETAIL ACTIVITY REPORT	BUILDING A	BUILDING B
TOTAL BUILDING	Unit #401 Unit #402 Unit #403 Unit #404	TOTAL BUILDING Unit #405 Unit #406 Unit #407 Unit #408
Beginning Balance Nov 1, 2005	- - - -	- - - -
Revenue at \$50/Month	500 500 500 500	500 500 500 500
Net Available for Repairs	500 500 500 500	500 500 500 500
Actual Expenses:		
11/30/06 428/443 batteries & build G pests		
12/31/05 smoke alarms / exten		
12/31/05 leak	3 3 3 3	3 3 3 3
1/31/06 bldg b - phone		
1/31/06 build c - water		
1/31/06 build c - borland		
2/28/06 buckets to 423		
2/28/06 bldg f		
2/28/06 maid clean up - contractor		
3/31/06 smoke alarms etc	17 17 17 17	17 17 17 17
3/31/06 move glass	1 1 1 1	1 1 1 1
3/31/06 locks		
3/31/06 clean up		
3/31/06 maid		
4/30/06 unlock storage dr		
4/30/06 repair door		
4/30/06 fire alarm ck		
5/31/2006 move planters		
5/31/06 garb can hole		
5/31/06 storage room		
6/02/06 wadsworth		
6/30/06 photo lites	19 19 19 19	19 19 19 19
6/30/06 phone lines	3 3 3 3	3 3 3 3
6/30/06 carpet 418		
6/30/06 closet 405		
6/30/06 water bldg F		
7/12/06 door matt		
7/31/06 gutter		
7/31/06 locks		
7/31/06 move planters / wood for painters		
8/31/06 move wood / planters for painters		
Total Actual Expenses	43 27 43 43	197 76 175 105
Net Balance Remaining	457 473 457 457	303 424 325 395

DETAIL ACTIVITY REPORT 8/31/06

Beginning Balance Nov 1, 2005
Revenue at \$50/Month
Net Available for Repairs

Actual Expenses:

11/30/06 428/443 batteries & build G pests	
12/31/05 smoke alarms / exten	
12/31/05 leak	
1/31/06 bldg b - phone	
1/31/06 build c - water	
1/31/06 build c - borland	
2/28/06 buckets to 423	
2/28/06 bldg f	
2/28/06 maid clean up - contractor	
3/31/06 smoke alarms etc	
3/31/06 move glass	
3/31/06 locks	
3/31/06 clean up	
3/31/06 maid	
4/30/06 unlock storage dr	
4/30/06 repair door	
4/30/06 fire alarm ck	
5/31/2006 move planters	
5/31/06 garb can hole	
5/31/06 storage room	
6/02/06 wadsworth	
6/30/06 photo lites	
6/30/06 phone lines	
6/30/06 carpet 418	
6/30/06 closet 405	
6/30/06 water bidg F	
7/12/06 door matt	
7/31/06 gutter	
7/31/06 locks	
7/31/06 move planters / wood for painters	
8/31/06 move wood / planters for painters	

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DETAIL ACTIVITY REPORT 8/31/06

Beginning Balance Nov 1, 2005
Revenue at \$50/Month
Net Available for Repairs

Actual Expenses:

11/30/06 428/443 batteries & build G pests
12/31/05 smoke alarms / exten
12/31/05 leak
1/31/06 bldg b - phone
1/31/06 build c - water
1/31/06 build c - borland
2/28/06 buckets to 423
2/28/06 bldg f
2/28/06 maid clean up - contractor
3/31/05 smoke alarms etc
3/31/05 move glass
3/31/06 locks
3/31/06 clean up
3/31/06 maid
4/30/06 unlock storage dr
4/30/06 repair door
4/30/06 fire alarm ck
5/31/2006 move planters
5/31/06 garb can hole
5/31/06 storage room
6/02/06 wadsworth
6/30/06 photo lites
6/30/06 phone lines
6/30/06 carpet 418
6/30/06 closet 405
6/30/06 water bldg F
7/12/06 door matt
7/31/06 gutter
7/31/06 locks
7/31/06 move planters / wood for painters
8/31/06 move wood / planters for painters

	TOTAL BUILDING	BUILDING E			
		Unit #419	Unit #420	Unit #421	Unit #422
Beginning Balance Nov 1, 2005	-	-	-	-	-
Revenue at \$50/Month	2,000	500	500	500	500
Net Available for Repairs	2,000	500	500	500	500
Actual Expenses:	-				
11/30/06 428/443 batteries & build G pests	13	3	3	3	3
12/31/05 smoke alarms / exten	-				
12/31/05 leak	-				
1/31/06 bldg b - phone	-				
1/31/06 build c - water	-				
1/31/06 build c - borland	-				
2/28/06 buckets to 423	-				
2/28/06 bldg f	-				
2/28/06 maid clean up - contractor	-				
3/31/06 smoke alarms etc	33		17	17	
3/31/06 move glass	-				
3/31/06 locks	-				
3/31/06 clean up	-				
3/31/06 maid	-				
4/30/06 unlock storage dr	-				
4/30/06 repair door	-				
4/30/06 fire alarm ck	-				
5/31/2006 move planters	-				
5/31/06 garb can hole	-				
5/31/06 storage room	-				
6/02/06 wadsworth	-				
6/30/06 photo lites	-				
6/30/06 phone lines	-				
6/30/06 carpet 418	-				
6/30/06 closet 405	-				
6/30/06 water bldg F	-				
7/12/06 door matt	-				
7/31/06 gutter	-				
7/31/06 locks	62	15	15	15	15
7/31/06 move planters / wood for painters	-				
8/31/06 move wood / planters for painters	-				
Total Actual Expenses	108	19	35	35	19
Net Balance Remaining	1,892	481	465	465	481

DETAIL ACTIVITY REPORT 8/31/06

	BUILDING F										
	TOTAL BUILDING	Unit #423	Unit #424	Unit #425	Unit #426	Unit #427	Unit #428	Unit #429	Unit #430		
Beginning Balance Nov 1, 2005	-	-	-	-	-	-	-	-	-	-	-
Revenue at \$50/Month	4,000	500	500	500	500	500	500	500	500	500	500
Net Available for Repairs	4,000	500	500	500	500	500	500	500	500	500	500
Actual Expenses:											
11/30/06 428/443 batteries & build G pests	2										
12/31/05 smoke alarms / exten	26	3	3	3	3	3	2	3	3	3	3
12/31/05 leak	-										
1/31/06 bldg b - phone	-										
1/31/06 build c - water	-										
1/31/06 build c - borland	-										
2/28/06 buckets to 423	17	17									
2/28/06 bldg f	23	3	3	3	3	3	3	3	3	3	3
2/28/06 maid clean up - contractor	63				16		16	16	16	16	16
3/31/06 smoke alarms etc	17						17				
3/31/06 move glass	-										
3/31/06 locks	17					17					
3/31/06 clean up	12			12							
3/31/06 maid	-										
4/30/06 unlock storage dr	12		12								
4/30/06 repair door	-										
4/30/06 fire alarm ck	-										
5/31/2006 move planters	-										
5/31/06 garb can hole	-										
5/31/06 storage room	-										
6/02/06 wadsworth	-										
6/30/06 photo lites	-										
6/30/06 phone lines	-										
6/30/06 carpet 418	-										
6/30/06 closet 405	-										
6/30/06 water bldg F	46	6	6	6	6	6	6	6	6	6	6
7/12/06 door matt	-										
7/31/06 gutter	-										
7/31/06 locks	-										
7/31/06 move planters / wood for painters	12				12						
8/31/06 move wood / planters for painters	-										
Total Actual Expenses	243	29	23	23	39	29	46	27	27	27	27
Net Balance Remaining	3,757	471	477	477	461	471	454	473	473	473	473

DETAIL ACTIVITY REPORT 8/31/06

Beginning Balance Nov 1, 2005
Revenue at \$50/Month
Net Available for Repairs

Actual Expenses:

11/30/06 428/443 batteries & build G pests

12/31/05 smoke alarms / exten

12/31/05 leak

1/31/06 bldg b - p

1/31/06 build c - water

1/31/06 build c - borland
2/28/06 buckets to 423

2/28/06 buckets to 423
2/28/06 bldg f

2/28/06 maid clean up - contract

2/28/00 Hazard clean up - Contractor
3/31/06 smoke alarms etc

3/31/06 move glass

3/31/06 locks

3/31/06 clean

3/31/06 maid

4/30/06 unlock storage dr
4/30/06 repair door

4/30/06 repair door
4/30/06 fire alarm ck

4/30/06 fire alarm ck
5/31/2006 move planters

5/31/2006 move planters
5/31/06 garb can hole

5/31/06 storage room

6/02/06 wadsworth

6/30/06 photo lites

6/30/06 phone lines

6/30/06 carpet 418
6/30/06 closet 405

6/30/06 closet 405
6/30/06 water bldg F

6/30/06 water bldg F
7/12/06 door matt

7/12/06 door matt
7/31/06 gutter

7/31/06 gutter
7/31/06 locks

7/31/06 move planters / work

8/31/06 move wood / plant

DETAIL ACTIVITY REPORT 8/31/06									
BUILDING G									
TOTAL BUILDING	Unit #431	Unit #432	Unit #433	Unit #434	Unit #435	Unit #436	Unit #437	Unit #438	Unit
Beginning Balance Nov 1, 2005	-	-	-	-	-	-	-	-	-
Revenue at \$50/Month	4,000	500	500	500	500	500	500	500	500
Net Available for Repairs	4,000	500	500	500	500	500	500	500	500
Actual Expenses:									
11/30/06 428/443 batteries & build G pests	6	1	1	1	1	1	1	1	1
12/31/05 smoke alarms / exten	26	3	3	3	3	3	3	3	3
12/31/05 leak	-	-	-	-	-	-	-	-	-
1/31/06 bldg b - phone	-	-	-	-	-	-	-	-	-
1/31/06 build c - water	-	-	-	-	-	-	-	-	-
1/31/06 build c - borland	-	-	-	-	-	-	-	-	-
2/28/06 buckets to 423	-	-	-	-	-	-	-	-	-
2/28/06 bldg f	-	-	-	-	-	-	-	-	-
2/28/06 maid clean up - contractor	-	-	-	-	-	-	-	-	-
3/31/06 smoke alarms etc	50	-	17	17	-	17	-	-	17
3/31/06 move glass	-	-	-	-	-	-	-	-	-
3/31/06 locks	12	12	-	-	-	-	-	-	-
3/31/06 clean up	-	-	-	-	-	-	-	-	-
3/31/06 maid	150	-	-	31	-	-	-	50	69
4/30/06 unlock storage dr	-	-	-	-	-	-	-	-	-
4/30/06 repair door	-	-	-	-	-	-	-	-	-
4/30/06 fire alarm ck	12	-	-	-	12	-	-	-	-
5/31/2006 move planters	-	-	-	-	-	-	-	-	-
5/31/06 garb can hole	-	-	-	-	-	-	-	-	-
5/31/06 storage room	-	-	-	-	-	-	-	-	-
6/02/06 wadsworth	-	-	-	-	-	-	-	-	-
6/30/06 photo lites	-	-	-	-	-	-	-	-	-
6/30/06 phone lines	-	-	-	-	-	-	-	-	-
6/30/06 carpet 418	-	-	-	-	-	-	-	-	-
6/30/06 closet 405	-	-	-	-	-	-	-	-	-
6/30/06 water bldg F	-	-	-	-	-	-	-	-	-
7/12/06 door matt	-	-	-	-	-	-	-	-	-
7/31/06 gutter	-	-	-	-	-	-	-	-	-
7/31/06 locks	-	-	-	-	-	-	-	-	-
7/31/06 move planters / wood for painters	92	-	-	-	40	-	-	52	-
8/31/06 move wood / planters for painters	17	-	-	-	17	-	-	-	-
Total Actual Expenses	358	15	4	21	52	73	21	106	73
Net Balance Remaining	3,642	485	496	479	448	427	479	394	427

DETAIL ACTIVITY REPORT 8/31/06

Beginning Balance Nov 1, 2005
Revenue at \$50/Month
Net Available for Repairs

Actual Expenses:

11/30/06 428/443 batteries & build G pests
12/31/05 smoke alarms / exten
12/31/05 leak
1/31/06 bldg b - phone
1/31/06 build c - water
1/31/06 build c - borland
2/28/06 buckets to 423
2/28/06 bldg f
2/28/06 maid clean up - contractor
3/31/06 smoke alarms etc
3/31/06 move glass
3/31/06 locks
3/31/06 clean up
3/31/06 maid
4/30/06 unlock storage dr
4/30/06 repair door
4/30/06 fire alarm ck
5/31/2006 move planters
5/31/06 garb can hole
5/31/06 storage room
6/02/06 wadsworth
6/30/06 photo lites
6/30/06 phone lines
6/30/06 carpet 418
6/30/06 closet 405
6/30/06 water bldg F
7/12/06 door matt
7/31/06 gutter
7/31/06 locks
7/31/06 move planters / wood for painters
8/31/06 move wood / planters for painters

BUILDING H											
TOTAL BUILDING	Unit #439	Unit #440	Unit #441	Unit #442	Unit #443	Unit #444	Unit #445	Unit #446	TOTAL UNITS		
-	-	-	-	-	-	-	-	-	-	-	-
4,000	500	500	500	500	500	500	500	500	500	500	23,000
4,000	500	500	500	500	500	500	500	500	500	500	23,000
8	3	3	3	3	8	3	3	3	3	3	15
26	3	3	3	3	3	3	3	3	3	3	150
-	-	-	-	-	-	-	-	-	-	-	35
-	-	-	-	-	-	-	-	-	-	-	108
-	-	-	-	-	-	-	-	-	-	-	12
-	-	-	-	-	-	-	-	-	-	-	12
-	-	-	-	-	-	-	-	-	-	-	17
-	-	-	-	-	-	-	-	-	-	-	23
-	-	-	-	-	-	-	-	-	-	-	63
-	-	-	-	-	-	-	-	-	-	-	167
-	-	-	-	-	-	-	-	-	-	-	11
-	-	-	-	-	-	-	-	-	-	-	29
-	-	-	-	-	-	-	-	-	-	-	12
-	-	-	-	-	-	-	-	-	-	-	12
12	-	-	-	12	-	-	-	-	-	-	150
-	-	-	-	-	-	-	-	-	-	-	12
-	-	-	-	-	-	-	-	-	-	-	12
-	-	-	-	-	-	-	-	-	-	-	35
-	-	-	-	-	-	-	-	-	-	-	40
29	-	29	-	-	-	-	-	-	-	-	29
-	-	-	-	-	-	-	-	-	-	-	242
-	-	-	-	-	-	-	-	-	-	-	153
-	-	-	-	-	-	-	-	-	-	-	35
-	-	-	-	-	-	-	-	-	-	-	100
-	-	-	-	-	-	-	-	-	-	-	12
-	-	-	-	-	-	-	-	-	-	-	46
20	-	-	-	20	-	-	-	-	-	-	20
-	-	-	-	-	-	-	-	-	-	-	12
-	-	-	-	-	-	-	-	-	-	-	123
58	58	-	-	-	-	-	-	-	-	-	276
-	-	-	-	-	-	-	-	-	-	-	17
151	61	32	3	35	11	3	3	3	3	3	1,974
3,849	439	468	497	465	489	497	497	497	497	497	21,026

Total Actual Expenses

Net Balance Remaining