November 2008 Financials

REVENUES: ASSESSMENTS (lots & commerical)	November 2008 current month.	November 2007 month	Nov-08 YTD	Nov-08 YTD BUDGET	Nov-07 YTD
Assessment revenues	$ 1,099,400	$ 1,096,700	$ 12,107,700	$ 12,088,900	$ 12,097,800
Assessment - cash received	$ 662,800	$ 734,200	$ 9,894,000	$ 11,714,000	$ 10,592,000
Cash Flow Above (Below) Assessments	$ (436,600)	$ (362,500)	$ (2,213,700)	$ (374,900)	$ (1,505,800)
			-18.28%		-12.447%

FEES FOR SERVICE:	Nov-08 ACTUAL	Nov-08 BUDGET	LAST YEAR ACTUAL	BUDGET Variance
Finance, Administration & D.P.	$ 741,100	$ 784,700	$ 900,200	-5.56%
*Public Safety	$ 492,200	$ 549,600	$ 48,400	-10.44%
**Club Service	$ 250,400	$ 283,000	$ 162,000	-11.52%
***Recreational Facilities	$ 1,067,100	$ 1,037,900	$ 1,092,400	2.81%
****Golf Courses (excludes sur charge)	$ 5,924,100	$ 6,789,100	$ 5,910,000	-12.74%
Golf Course sur charge	$ 631,100	$ 732,000	$ 674,900	-13.78%
*****Planning and Inspections	$ 372,100	$ 496,700	$ 421,100	-25.09%
*****Public Works	$ 4,516,200	$ 4,701,800	$ 4,506,900	-3.95%
TOTAL FEE REVENUE	$ 13,994,300	$ 15,374,800	$ 13,715,900	-8.98%
TOTAL FEE AND ASSESSMENT REVENUE	26,102,000	27,463,700	$ 25,813,700	-4.96%
TOTAL REVENUE ABOVE (BELOW) BUDGET	$ (1,361,700)			

	over (under) budget		over (under) budget
		gate cards, photo Ids & interest	$ (63,741)
Green Fee, surcharge & Range Revenue	$ (637,989)	Building permit & connect fees	$ (241,342)
Cart Revenue	$ (321,466)	lot transfer fees	$ (42,915)
Tee Time and Handicap	$ 4,388	sanitation	$ 29,867
Fitness Center fees	$ 10,017	water revenue	$ (85,316)
Tennis	$ 4,845	waste water revenue	$ 56,490

*AMBULANCE FEES AND CONTRACT EXPENSE IS ASSIGNED TO PUBLIC SAFETY BEGINNING JAN. 2008.

** Balboa Club sales down from closing.

*** fitness center increase in revenues from improved facilities

**** golf revenue down from budget $965,900 from decrease in rounds mostly due to weather conditions.

*****slump in housing permits

OPERATIONAL EXPENSES: (excluding depreciation)	YEAR TO DATE Nov-08 ACTUAL	Nov-08 BUDGET	LAST YEAR ACTUAL	Variance from budget
Finance, Administration & D.P.	$ 2,974,800	$ 3,068,900	$ 2,683,600	-3.07%
Public Safety	$ 3,676,200	$ 3,740,300	$ 2,976,500	-1.71%
*Club Service	$ 480,200	$ 429,500	$ 286,300	11.80%
Recreational Facilities	$ 1,949,800	$ 1,856,800	$ 1,913,700	5.01%
**Golf Courses	$ 6,539,300	$ 6,610,900	$ 6,173,900	-1.08%
Planning and Inspections	$ 327,500	$ 321,200	$ 310,300	1.96%
Public Works	$ 5,451,700	$ 5,817,800	$ 5,110,700	-6.29%
***Debt interest and cost	$ 308,200	$ 305,200	$ 334,700	0.98%
TOTAL EXPENSES	$ 21,707,700	$ 22,150,600	$ 19,789,700	-2.00%
TOTAL ABOVE (BELOW) BUDGET	$ (442,900)			

	over(under) budget	by expense groupings:	over(under) budget
Lot foreclosure expenses	$ 157,332		
uncollectable assessments	$ (155,798)	total payroll incl. taxes and benefits (300s)	$ (142,499)
general insurance	$ (30,854)	total supplies (400s)	$ 179,288
electricity	$ 71,996	total maintenance (500s)	$ (457,585)
fuel	$ 224,960	total operating expense 600s)	$ (155,237)
Arch. and Eng. Services	$ (132,932)		
contracts	$ (200,304)		

* Balboa Club closed

** payroll expense down and Cortez course is closed 9 months

*** paid one month in advance to keep current with payment float

SUMMARY OF OPERATIONS:		Actual YTD	Budget YTD	Last Year YTD
Year to Date	Assessments	$ 12,107,700	$ 12,088,900	$ 12,097,800
Year to Date	Fee income	$ 13,994,300	$ 15,374,800	$ 13,715,900
Year to Date	Operational expense	$ (21,707,700)	$ (22,150,600)	$ (19,789,700)
Year to Date	Income less operating expenses	$ 4,394,300	$ 5,313,100	$ 6,024,000
Other Cash				
Sources:	capital carryover	$ 375,252	$ -	$ 824,410
	transfer from reserves	$ 278,000	$ 178,000	$ 1,855,910
	money to work with after operating expenses	$ 5,047,552	$ 5,491,100	$ 8,704,320
non operating	revenue from utility construction	$ 75,600	$ 234,200	$ 169,000
construction	Utility construction expense	$ (1,749,700)	$ (2,285,300)	$ (3,212,700)
	allocation consturction capital	$ 1,551,100	$ 2,173,100	$ 3,128,700
capital	purchased & constructed capital	$ (2,458,500)	$ (4,060,600)	$ (5,391,900)
non expense	Bond principal payments	$ (622,680)	$ (616,680)	$ (704,970)
NET OPERATIONAL INCOME BEFORE BALANCE SHEET CHANGES		$ 1,843,372	$ 935,820	$ 2,692,450
balanse sheet changes:				
uncollected current assessments		$ (2,213,700)	$ (374,900)	$ (1,505,800)
operating cash before balance sheet changes		$ (370,328)	$ 560,920	$ 1,186,650

CAPITAL	Nov-08 ACTUAL	YEAR TO DATE Nov-08 BUDGET	LAST YEAR ACTUAL	Variance from Budget
Finance, Administration & D.P.	$ 79,100	$ 134,500	$ 235,300	-41.19%
Public Safety	$ 156,100	$ 178,500	$ 513,200	-12.55%
Club Service	$ 50,800	$ 288,500	$ 121,900	-82.39%
Recreational Facilities	$ 145,900	$ 282,800	$ 499,900	-48.41%
Golf Courses	$ 1,183,500	$ 1,214,400	$ 1,546,900	-2.54%
Planning and Inspections	$ -	$ 8,000	$ 4,100	-100.00%
Public Works	$ 165,800	$ 599,000	$ 379,800	-72.32%
Utility Construction	$ 36,500	$ 116,500	$ 171,000	-68.67%
TOTAL CAPITAL PURCHASED	$ 1,817,700	$ 2,822,200	$ 3,472,100	-35.59%
Constructed Capital	$ 640,800	$ 1,238,400	$ 1,919,800	-48.26%
TOTAL CAPITAL NOTE	$ 2,458,500	$ 4,060,600	$ 5,391,900	-39.45%

NOTE - ACTUAL YEAR TO DATE FIGURE INCLUDES ALL CAPITAL EXPENDITURES IN O8, BUDGET YEAR TO DATE INCLUDES ONLY THE DOLLARS BUDGET FOR O8

PAYROLL:(regular and O.T. $)	Nov-08 ACTUAL YTD 24	Nov-08 BUDGET 24	LAST YEAR ACTUAL 24	Current Employee Count	IN ACTIVE	Budgeted Employee Count	Last year Employee Count	IN ACTIVE
Finance, Administration & D.P.	$ 1,134,100	$ 1,121,300	$ 1,069,900	36		37	35	1
Public Safety	$ 2,157,100	$ 2,167,200	$ 2,066,200	77	2	84	78	4
Clubs	$ 72,900	$ 66,200	$ 52,400	11	1	13	12	1
Recreational Facilities	$ 1,054,000	$ 984,300	$ 962,800	115	7	110	93	15
Golf Courses	$ 3,719,400	$ 3,822,300	$ 3,633,600	197	0	205	183	4
Planning and Inspections	$ 200,400	$ 199,900	$ 193,400	6		7	7	
Public Works	$ 1,940,400	$ 1,982,800	$ 1,831,200	63.5	0	70	66.5	
Utility Construction	$ 547,600	$ 614,300	$ 543,300	17.5	0	20	20.5	1
TOTAL	$ 10,825,900	$ 10,958,300	$ 10,352,800	523	10	546	495	26
Hours Worked	722,100	768,983	708,778					
FTE	376	401	369					

CASH POSITION:	November 2007 balance	November 2008 balance
Total cash and cash equivalents	$ 6,714,600	$ 6,058,510
restricted and reserved cash	$ 5,830,160	$ 6,568,590
operational cash	$ 884,440	$ (510,070)

Restricted Cash	beginning balance 2008	NET CHANGE	November-08 YTD ending balance
Bond Reserve Fund 2005 Trust fund-DSR	$ 388,000	$ -	$ 388,000
Bond Reserve Fund 2004 Trust fund-DSR	$ 400,000	$ -	$ 400,000
2005 Bond Escrow Trust fund	$ 143,430	$ (33,870)	$ 109,570
2004 Bond Escrow Trust fund	$ 93,420	$ (27,820)	$ 65,600
TOTAL	$ 1,024,850	$ (61,690)	$ 963,170

The trust funds are with BNY and funded as set out by bond documents. The escrow funds are used for semi annual interest and principal payments and are funded with accordance to a schedule from the trustee. The DSR,debt service reserve fund, was funded from the bond fund to meet the requirements of the bond issue. DSR is at least the amount equal to the annual debt service on all bonds outstanding.

Reserve Cash Accounts:	beginning balance 2008	NET CHANGE	November-08 YTD ending balance
Dental Plan	$ 7,360	$ 3,820	$ 11,180
W/C Fund	$ 254,490	$ (54,480)	$ 200,000
Reserve for Water Plant expansion	$ 2,682,000	$ 700,000	$ 3,382,000
Health insurance liability	$ 758,850	$ 62,100	$ 820,940
Building Maintenance Reserve Fund	$ 300,000	$ -	$ 300,000
Capital development reserve fund	$ 716,200	$ 96,403	$ 812,600
Carry over Projects (attached schedule)	$ 435,750	$ (357,050)	$ 78,700
TOTAL	$5,154,650	$ 450,793	$ 5,605,420

Surchage position:

Final cost to the POA for Isabella II 9 holes was $1,152,286.65. When payment for Granada is complete the surcharge will than be applied against the Isabella II cost.

Total POA construction expense for Granada Golf Course	$3,431,658
surcharge to date	$2,128,138
Granada balance to be collected by surcharge	$1,303,520

	Nov-08 THIS YEAR	LAST YEAR	November-08 THIS YEAR	November-07 LAST YEAR
foreclosed lots on hand	97	67		
TOTAL MEMBERSHIP			34,142	34,140

A/R Summary

	OVER 730 DAYS	365-729 DAYS	121-365 DAYS	61-120 DAYS	total of 61 days and over
2008	0.887%	1.107%	9.668%	1.927%	13.590%
	303	378	3301	658	4640
2007	1.183%	0.636%	1.965%	1.301%	5.085%
	404	217	671	444	1736