

MILL RUN HOA

AUGUST 31, 2007

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	6,858.93	
1022 RES-BANK OF CHOICE		118,664.70	

TOTAL CASH			125,523.63
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		18,054.11	
1115 ALLOW FOR BAD DEBT		(11,000.00)	
1130 DUE TO RESERVES		30,619.00	
1135 PREPAID TAX & INS		8,307.00	

TOTAL RECEIVABLES			45,980.11

TOTAL ASSETS			<u>171,503.74</u>

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LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS 5,138.59
2190 DUE FROM OPERATING 30,619.00

TOTAL PAYABLES 35,757.59

TOTAL LIABILITIES 35,757.59

EQUITY

2930 WORKING CAPITAL 19,450.00
2935 RETAINED EARNINGS (22,885.20)
2940 CURRENT EARNINGS 59,015.59
2941 CURRENT EARNINGS (59,015.59)
2950 RESERVE FUND-PRIOR 82,961.59
2955 RESERVE FUND-CURRENT 49,961.47
2960 OPERATING FUND-PRIOR (2,795.83)
2965 OPERATING FD-CURRENT 9,054.12

TOTAL EQUITY 135,746.15

TOT LIABILITY AND EQUITY 171,503.74

MILL RUN HOA

Budget Comparison Report
 AUGUST 31, 2007
 PREPARED BY
 WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$ 19,635.00	\$ 19,635.00	\$ 0.00	\$ 213,843.00	\$ 213,843.00	\$ 0.00
5210 LATE FEE CHARGE	125.00	165.00	40.00	1,375.00	1,610.00	235.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	690.00	280.85	(409.15)	7,610.00	9,425.80	1,815.80
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	1,200.00	1,200.00
5245 INTEREST INCOME	15.00	59.33	44.33	185.00	245.75	60.75
5255 MISC INCOME	0.00	0.00	0.00	50.00	75.00	25.00
5450 TRANSFERS TO RESERVE	(4,500.00)	(4,500.00)	0.00	(49,500.00)	(49,500.00)	0.00
TOTAL INCOME	15,965.00	15,640.18	(324.82)	173,563.00	176,919.55	3,356.55
EXPENSES						
7030 MANAGEMENT FEES	1,200.00	1,200.00	0.00	13,200.00	13,200.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	1,000.00	625.00	375.00
7045 LEGAL COLLECTIONS	690.00	280.85	409.15	7,610.00	9,541.80	(1,931.80)
7055 AUDIT FEES	0.00	200.00	(200.00)	1,050.00	1,225.00	(175.00)
7060 PRINTING & COPYING	125.00	23.60	101.40	1,375.00	1,173.53	201.47
7062 POSTAGE	50.00	18.78	31.22	550.00	548.33	1.67
7070 BANK CHARGES	0.00	0.00	0.00	3.00	0.00	3.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	25.00	25.00	0.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	200.00	206.61	(6.61)
7085 ANNUAL MEETING	0.00	14.88	(14.88)	90.00	14.88	75.12
7086 BAD DEBT EXPENSE	250.00	0.00	250.00	2,750.00	5,808.40	(3,058.40)
7090 MISC ADMINISTRATIVE	0.00	12.00	(12.00)	400.00	568.95	(168.95)
TOTAL ADMINISTRATIVE	2,315.00	1,750.11	564.89	28,253.00	32,937.50	(4,684.50)
7130 INSURANCE	2,300.00	5,641.74	(3,341.74)	26,700.00	26,322.50	377.50

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
TOTAL TAXES & INSURANCE	2,300.00	5,641.74	(3,341.74)	26,700.00	26,322.50	377.50
7230 BLDG & FACILITY RPR	0.00	0.00	0.00	500.00	99.60	400.40
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	650.00	0.00	650.00
7255 LOCKS/KEYS	0.00	0.00	0.00	150.00	0.00	150.00
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	400.00	0.00	400.00
TOTAL BUILDING MAINT	0.00	0.00	0.00	1,700.00	99.60	1,600.40
7320 GAS/ELECTRIC	570.00	513.54	56.46	3,830.00	3,203.32	626.68
7370 WATER/SEWER	9,650.00	11,710.71	(2,060.71)	39,350.00	36,584.57	2,765.43
7380 TRASH REMOVAL	1,000.00	1,174.26	(174.26)	11,020.00	11,368.62	(348.62)
TOTAL UTILITIES	11,220.00	13,398.51	(2,178.51)	54,200.00	51,156.51	3,043.49
7415 LANDSCAPE CONTRACT	3,000.00	2,971.50	28.50	33,000.00	32,341.74	658.26
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	2,500.00	0.00	2,500.00
7425 TREE CARE	0.00	392.50	(392.50)	0.00	1,108.99	(1,108.99)
7440 SPRINKLER SYS MAINT	2,000.00	2,102.97	(102.97)	10,000.00	7,491.75	2,508.25
7460 FENCE REPAIRS	0.00	0.00	0.00	550.00	0.00	550.00
TOTAL LANDSCAPE MAINT	5,000.00	5,466.97	(466.97)	46,050.00	40,942.48	5,107.52
7525 EXTERMINATING CONTR	0.00	0.00	0.00	150.00	0.00	150.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	150.00	0.00	150.00
7630 SNOW REMOVAL	0.00	0.00	0.00	5,750.00	7,503.41	(1,753.41)
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	250.00	0.00	250.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	6,000.00	7,503.41	(1,503.41)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7810 POOL/SPA CONTRACT	800.00	0.00	800.00	4,000.00	4,190.00	(190.00)
7815 POOL SUPPLIES/REPAIR	200.00	2,318.52	(2,118.52)	600.00	4,713.43	(4,113.43)
TOTAL REC/FACILITY EXP	1,000.00	2,318.52	(1,318.52)	4,600.00	8,903.43	(4,303.43)
TOTAL EXPENSES	21,835.00	28,575.85	(6,740.85)	167,653.00	167,865.43	(212.43)
NET PROFIT/LOSS	(5,870.00)	(12,935.67)	(7,065.67)	5,910.00	9,054.12	3,144.12

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES	\$ 4,500.00	\$ 4,500.00	\$ 0.00	\$ 49,500.00	\$ 49,500.00	\$ 0.00
9350 INTEREST INCOME	0.00	291.98	291.98	0.00	2,211.47	2,211.47
TOTAL REVENUE	4,500.00	4,791.98	291.98	49,500.00	51,711.47	2,211.47
EXPENSE						
9525 LANDSCAPING	0.00	0.00	0.00	0.00	1,750.00	(1,750.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	1,750.00	(1,750.00)
EXCESS/LOSS OF RESERVES	4,500.00	4,791.98	291.98	49,500.00	49,961.47	461.47