

MILL RUN HOA

AS OF AUGUST 31, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	5,328.59	
1022 RES-BANK OF CHOICE		143,720.53	
1030 RES-RBC WEALTH MGMT		91,594.06	

TOTAL CASH			240,643.18

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		28,214.85	
1115 ALLOW FOR BAD DEBT		(6,000.00)	
1135 PREPAID TAX & INS		8,371.00	

TOTAL RECEIVABLES			30,585.85

TOTAL ASSETS			271,229.03
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LIABILITIES & EQUITY

CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		7,461.47	

TOTAL LIABILITIES			7,461.47

EQUITY			
2930 WORKING CAPITAL		19,450.00	
2935 RETAINED EARNINGS		(22,885.20)	
2940 CURRENT EARNINGS		97,584.50	
2941 CURRENT EARNINGS		(97,584.50)	
2950 RESERVE FUND-PRIOR		158,267.51	
2955 RESERVE FUND-CURRENT		73,452.33	
2960 OPERATING FUND-PRIOR		11,350.75	
2965 OPERATING FD-CURRENT		24,132.17	

TOTAL EQUITY			263,767.56

TOT LIABILITY AND EQUITY			271,229.03
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Budget Comparison Report
AS OF AUGUST 31, 2009

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$ 20,825.00	\$ 20,825.00	\$ 0.00	\$ 226,933.00	\$ 226,933.00	\$ 0.00
5210 LATE FEE CHARGE	80.00	90.00	10.00	920.00	840.00	(80.00)
5215 NSF FEE	0.00	20.00	20.00	0.00	60.00	60.00
5220 COLLECTION COST REC	1,125.00	1,062.00	(63.00)	12,375.00	8,804.12	(3,570.88)
5240 CAPITALIZATION	0.00	150.00	150.00	0.00	300.00	300.00
5255 MISC INCOME	0.00	250.00	250.00	0.00	500.00	500.00
5450 TRANSFERS TO RESERVE	(5,000.00)	(5,000.00)	0.00	(55,000.00)	(55,000.00)	0.00
TOTAL INCOME	17,030.00	17,397.00	367.00	185,228.00	182,437.12	(2,790.88)
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	6.00	(6.00)	1,500.00	713.00	787.00
7045 LEGAL COLLECTIONS	1,125.00	1,062.00	63.00	12,375.00	8,810.12	3,564.88
7055 AUDIT FEES	0.00	0.00	0.00	1,200.00	225.00	975.00
7060 PRINTING & COPYING	80.00	29.15	50.85	920.00	1,062.93	(142.93)
7062 POSTAGE	30.00	29.91	0.09	370.00	293.36	76.64
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	25.00	0.00	25.00
7080 NEWSLETTER PRODUCT	200.00	0.00	200.00	850.00	434.03	415.97
7085 ANNUAL MEETING	0.00	0.00	0.00	300.00	373.90	(73.90)
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	4,500.00	0.00	4,500.00
7090 MISC ADMINISTRATIVE	50.00	32.00	18.00	1,350.00	1,205.09	144.91
TOTAL ADMINISTRATIVE	2,685.00	2,359.06	325.94	36,590.00	25,317.43	10,272.57
7130 INSURANCE	2,643.00	1,994.66	648.34	23,600.00	25,038.84	(1,438.84)
TOTAL TAXES & INSURANCE	2,643.00	1,994.66	648.34	23,600.00	25,038.84	(1,438.84)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
7230 BLDG & FACILITY RPR	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7250 LIGHT MAINTENANCE	500.00	0.00	500.00	1,500.00	356.00	1,144.00
7255 LOCKS/KEYS	0.00	0.00	0.00	150.00	2,929.63	(2,779.63)
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	0.00	(6,038.33)	6,038.33
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	0.00	216.10	(216.10)
TOTAL BUILDING MAINT	500.00	0.00	500.00	2,650.00	(2,536.60)	5,186.60
7320 GAS/ELECTRIC	500.00	533.44	(33.44)	5,500.00	3,557.69	1,942.31
7370 WATER/SEWER	3,500.00	8,549.46	(5,049.46)	38,500.00	26,602.32	11,897.68
7380 TRASH REMOVAL	1,400.00	1,293.18	106.82	16,100.00	14,391.56	1,708.44
TOTAL UTILITIES	5,400.00	10,376.08	(4,976.08)	60,100.00	44,551.57	15,548.43
7410 LANDSCAPE MAINT	0.00	(3,123.25)	3,123.25	0.00	0.48	(0.48)
7415 LANDSCAPE CONTRACT	3,100.00	6,246.98	(3,146.98)	34,100.00	34,087.61	12.39
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	3,000.00	1,146.12	1,853.88
7425 TREE CARE	0.00	200.00	(200.00)	900.00	1,140.00	(240.00)
7430 TREE/SHRUB INSTALL	0.00	(65.00)	65.00	0.00	0.00	0.00
7440 SPRINKLER SYS MAINT	1,300.00	3,474.66	(2,174.66)	6,700.00	13,249.63	(6,549.63)
7460 FENCE REPAIRS	0.00	0.00	0.00	2,500.00	207.31	2,292.69
TOTAL LANDSCAPE MAINT	4,400.00	6,733.39	(2,333.39)	47,200.00	49,831.15	(2,631.15)
7515 CONCRETE/LOT REPAIRS	0.00	0.00	0.00	1,500.00	0.00	1,500.00
7525 EXTERMINATING CONTR	0.00	0.00	0.00	150.00	0.00	150.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	1,650.00	0.00	1,650.00
7630 SNOW REMOVAL	0.00	0.00	0.00	6,500.00	2,717.72	3,782.28
7635 SIGN FURCH & REPAIRS	0.00	0.00	0.00	250.00	0.00	250.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	6,750.00	2,717.72	4,032.28

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7715 ASSOCIATION PICNIC	0.00	600.00	(600.00)	0.00	600.00	(600.00)
TOTAL OTHER EXPENSES	0.00	600.00	(600.00)	0.00	600.00	(600.00)
7810 POOL/SPA CONTRACT	715.00	750.00	(35.00)	3,585.00	3,750.00	(165.00)
7815 POOL SUPPLIES/REPAIR	0.00	2,140.45	(2,140.45)	1,500.00	6,714.50	(5,214.50)
7828 TENNIS/BB COURT	0.00	250.00	(250.00)	0.00	1,320.34	(1,320.34)
TOTAL REC/FACILITY EXP	715.00	3,140.45	(2,425.45)	5,085.00	11,784.84	(6,699.84)
TOTAL EXPENSES	16,343.00	25,203.64	(8,860.64)	183,625.00	158,304.95	25,320.05
NET PROFIT/LOSS	687.00	(7,806.64)	(8,493.64)	1,603.00	24,132.17	22,529.17

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	5,000.00	\$ 5,000.00	\$ 0.00	\$ 55,000.00	\$ 55,000.00	\$ 0.00
9265 ROOF REPLACE CLAIM	0.00	(411,893.36)	411,893.36	0.00	(411,893.36)	411,893.36
9350 INTEREST INCOME	0.00	251.85	251.85	0.00	2,519.66	2,519.66
TOTAL REVENUE	5,000.00	417,145.21	412,145.21	55,000.00	469,413.02	414,413.02
EXPENSE						
9500 ROOF REPLACEMENT	0.00	300,000.00	(300,000.00)	0.00	300,000.00	(300,000.00)
9528 TREES	0.00	0.00	0.00	0.00	9,720.00	(9,720.00)
9530 ASPHALT/CONCRETE	0.00	0.00	0.00	0.00	30,961.00	(30,961.00)
9549 POOL	0.00	0.00	0.00	0.00	39,377.75	(39,377.75)
9560 SPECIAL EQUIPMENT	0.00	0.00	0.00	0.00	15,901.94	(15,901.94)
TOTAL EXPENSES	0.00	300,000.00	(300,000.00)	0.00	395,960.69	(395,960.69)
EXCESS/LOSS OF RESERVES	5,000.00	117,145.21	112,145.21	55,000.00	73,452.33	18,452.33