

MILL RUN HOA

DECEMBER 31, 2007

	ASSETS	
CASH		
1010 CASH-BANK OF CHOICE	\$ 18,867.85	
1022 RES-BANK OF CHOICE	109,133.62	

TOTAL CASH		128,001.47
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	19,127.98	
1115 ALLOW FOR BAD DEBT	(11,000.00)	
1130 DUE TO RESERVES	30,619.00	
1135 PREPAID TAX & INS	8,307.00	

TOTAL RECEIVABLES		47,053.98

TOTAL ASSETS		<u>175,055.45</u>

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LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS	5,121.09
2190 DUE FROM OPERATING	30,619.00

TOTAL PAYABLES 35,740.09

TOTAL LIABILITIES 35,740.09

EQUITY

2930 WORKING CAPITAL	19,450.00
2935 RETAINED EARNINGS	(22,885.20)
2940 CURRENT EARNINGS	26,562.57
2941 CURRENT EARNINGS	(26,562.57)
2950 RESERVE FUND-PRIOR	118,983.82
2955 RESERVE FUND-CURRENT	14,212.95
2960 OPERATING FUND-PRIOR	(2,795.83)
2965 OPERATING FD-CURRENT	12,349.62

TOTAL EQUITY 139,315.36

TOT LIABILITY AND EQUITY 175,055.45

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

INCOME	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
5110 ASSESSMENTS	\$ 19,635.00	\$ 19,635.00	\$ 0.00	\$ 58,905.00	\$ 58,905.00	\$ 0.00
5210 LATE FEE CHARGE	125.00	(15.00)	(140.00)	375.00	180.00	(195.00)
5220 COLLECTION COST REC	750.00	1,712.35	962.35	2,250.00	3,121.10	871.10
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	150.00	150.00
5245 INTEREST INCOME	0.00	9.37	9.37	0.00	38.10	38.10
5450 TRANSFERS TO RESERVE	(4,500.00)	(4,500.00)	0.00	(13,500.00)	(13,500.00)	0.00
TOTAL INCOME	16,010.00	16,841.72	831.72	48,030.00	48,894.20	864.20
EXPENSES						
7030 MANAGEMENT FEES	1,200.00	1,200.00	0.00	3,600.00	3,600.00	0.00
7040 LEGAL FEES	83.00	49.50	33.50	249.00	241.70	7.30
7045 LEGAL COLLECTIONS	750.00	1,712.35	(962.35)	2,250.00	3,121.10	(871.10)
7060 PRINTING & COPYING	133.00	539.45	(406.45)	399.00	594.75	(195.75)
7062 POSTAGE	58.00	19.92	38.08	174.00	64.24	109.76
7070 BANK CHARGES	0.00	0.00	0.00	10.00	0.00	10.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	0.00	25.00	(25.00)
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	252.16	(252.16)
7086 BAD DEBT EXPENSE	583.00	0.00	583.00	1,749.00	0.00	1,749.00
7090 MISC ADMINISTRATIVE	0.00	362.00	(362.00)	188.00	891.00	(703.00)
TOTAL ADMINISTRATIVE	2,807.00	3,883.22	(1,076.22)	8,619.00	8,789.95	(170.95)
7130 INSURANCE	1,958.00	0.00	1,958.00	5,874.00	3,805.74	2,068.26
TOTAL TAXES & INSURANCE	1,958.00	0.00	1,958.00	5,874.00	3,805.74	2,068.26
7230 BLDG & FACILITY RPR	0.00	0.00	0.00	150.00	0.00	150.00
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	163.00	0.00	163.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	100.00	0.00	100.00
TOTAL BUILDING MAINT	0.00	0.00	0.00	413.00	0.00	413.00
7320 GAS/ELECTRIC	200.00	174.12	25.88	900.00	509.61	390.39
7370 WATER/SEWER	75.00	0.00	75.00	450.00	5,364.92	(4,914.92)
7380 TRASH REMOVAL	1,217.00	1,204.95	12.05	3,651.00	3,634.55	16.45
TOTAL UTILITIES	1,492.00	1,379.07	112.93	5,001.00	9,509.08	(4,508.08)
7415 LANDSCAPE CONTRACT	3,000.00	2,971.50	28.50	9,000.00	8,914.50	85.50
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	1,003.69	(1,003.69)
7425 TREE CARE	0.00	295.00	(295.00)	500.00	460.00	40.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	1,548.69	(1,548.69)
7460 FENCE REPAIRS	0.00	0.00	0.00	625.00	0.00	625.00
TOTAL LANDSCAPE MAINT	3,000.00	3,266.50	(266.50)	10,125.00	11,926.88	(1,801.88)
7630 SNOW REMOVAL	1,083.00	0.00	1,083.00	2,166.00	0.00	2,166.00
TOTAL SNOW/ROAD MAINT	1,083.00	0.00	1,083.00	2,166.00	0.00	2,166.00
7815 POOL SUPPLIES/REPAIR	0.00	0.00	0.00	0.00	2,512.93	(2,512.93)
TOTAL REC/FACILITY EXP	0.00	0.00	0.00	0.00	2,512.93	(2,512.93)
TOTAL EXPENSES	10,340.00	8,528.79	1,811.21	32,198.00	36,544.58	(4,346.58)
NET PROFIT/LOSS	5,670.00	8,312.93	2,642.93	15,832.00	12,349.62	(3,482.38)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	4,500.00	\$ 4,500.00	\$ 0.00	\$ 13,500.00	\$ 13,500.00	\$ 0.00
9350 INTEREST INCOME	0.00	254.84	254.84	0.00	712.95	712.95
TOTAL REVENUE	4,500.00	4,754.84	254.84	13,500.00	14,212.95	712.95
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	4,500.00	4,754.84	254.84	13,500.00	14,212.95	712.95