

MILL RUN HOA

AS OF DECEMBER 31, 2008

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	17,506.04	
1022 RES-BANK OF CHOICE		52,895.76	
1030 RES-RBC WEALTH MGMT		75,335.92	

TOTAL CASH			145,737.72

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		20,314.66	
1115 ALLOW FOR BAD DEBT		(6,000.00)	
1130 DUE TO RESERVES		10,619.00	
1135 PREPAID TAX & INS		8,371.00	

TOTAL RECEIVABLES			33,304.66

TOTAL ASSETS			179,042.38
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LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		4,233.73	
2190 DUE FROM OPERATING		10,619.00	

TOTAL LIABILITIES			14,852.73

EQUITY			
2930 WORKING CAPITAL		19,450.00	
2935 RETAINED EARNINGS		(22,885.20)	
2940 CURRENT EARNINGS		(1,993.41)	
2941 CURRENT EARNINGS		1,993.41	
2950 RESERVE FUND-PRIOR		158,267.51	
2955 RESERVE FUND-CURRENT		(23,011.58)	
2960 OPERATING FUND-PRIOR		11,350.75	
2965 OPERATING FD-CURRENT		21,018.17	

TOTAL EQUITY			164,189.65

TOT LIABILITY AND EQUITY			179,042.38
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Budget Comparison Report
AS OF DECEMBER 31, 2008
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

INCOME	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
5110 ASSESSMENTS	\$ 20,111.00	\$ 20,111.00	\$ 0.00	\$ 60,333.00	\$ 60,333.00	\$ 0.00
5210 LATE FEE CHARGE	80.00	0.00	(80.00)	240.00	135.00	(105.00)
5220 COLLECTION COST REC	1,125.00	501.40	(623.60)	3,375.00	1,766.40	(1,608.60)
5255 MISC INCOME	0.00	50.00	50.00	0.00	50.00	50.00
5450 TRANSFERS TO RESERVE	(5,000.00)	(5,000.00)	0.00	(15,000.00)	(15,000.00)	0.00
TOTAL INCOME	16,316.00	15,662.40	(653.60)	48,948.00	47,284.40	(1,663.60)
EXPENSES						
7030 MANAGEMENT FEES	1,200.00	1,200.00	0.00	3,600.00	3,600.00	0.00
7040 LEGAL FEES	250.00	0.00	250.00	500.00	0.00	500.00
7045 LEGAL COLLECTIONS	1,125.00	501.40	(623.60)	3,375.00	1,766.40	1,608.60
7055 AUDIT FEES	0.00	225.00	(225.00)	0.00	225.00	(225.00)
7060 PRINTING & COPYING	90.00	725.68	(635.68)	270.00	761.48	(491.48)
7062 POSTAGE	30.00	68.37	(38.37)	90.00	112.10	(22.10)
7080 NEWSLETTER PRODUCT	250.00	0.00	250.00	250.00	18.89	231.11
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	373.90	(373.90)
7086 BAD DEBT EXPENSE	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00
7090 MISC ADMINISTRATIVE	50.00	557.00	(507.00)	150.00	646.00	(496.00)
TOTAL ADMINISTRATIVE	4,495.00	3,277.45	1,217.55	9,735.00	7,503.77	2,231.23
7130 INSURANCE	2,643.00	0.00	2,643.00	7,929.00	3,805.84	4,123.16
TOTAL TAXES & INSURANCE	2,643.00	0.00	2,643.00	7,929.00	3,805.84	4,123.16
7230 BLDG & FACILITY RPR	250.00	0.00	250.00	250.00	0.00	250.00
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	0.00	(6,038.33)	6,038.33
7290 OTHER BUILDING MAINT	0.00	175.00	(175.00)	0.00	175.00	(175.00)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL BUILDING MAINT	250.00	175.00	75.00	250.00	(5,863.33)	6,113.33
7320 GAS/ELECTRIC	500.00	183.48	316.52	1,500.00	1,072.71	427.29
7370 WATER/SEWER	3,500.00	0.00	3,500.00	10,500.00	4,498.00	6,002.00
7380 TRASH REMOVAL	1,400.00	1,235.80	164.20	4,200.00	3,805.70	394.30
TOTAL UTILITIES	5,400.00	1,419.28	3,980.72	16,200.00	9,376.41	6,823.59
7415 LANDSCAPE CONTRACT	3,100.00	3,032.75	67.25	9,300.00	9,098.25	201.75
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	787.92	(787.92)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	1,283.08	(1,283.08)
7460 FENCE REPAIRS	0.00	0.00	0.00	0.00	191.12	(191.12)
TOTAL LANDSCAPE MAINT	3,100.00	3,032.75	67.25	9,300.00	11,360.37	(2,060.37)
7630 SNOW REMOVAL	1,300.00	0.00	1,300.00	1,300.00	0.00	1,300.00
TOTAL SNOW/ROAD MAINT	1,300.00	0.00	1,300.00	1,300.00	0.00	1,300.00
7815 POOL SUPPLIES/REPAIR	0.00	0.00	0.00	1,500.00	83.17	1,416.83
TOTAL REC/FACILITY EXP	0.00	0.00	0.00	1,500.00	83.17	1,416.83
TOTAL EXPENSES	17,188.00	7,904.48	9,283.52	46,214.00	26,266.23	19,947.77
NET PROFIT/LOSS	(872.00)	7,757.92	8,629.92	2,734.00	21,018.17	18,284.17

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	5,000.00	\$ 5,000.00	\$ 0.00	\$ 15,000.00	\$ 15,000.00	\$ 0.00
9350 INTEREST INCOME	0.00	499.88	499.88	0.00	749.42	749.42
TOTAL REVENUE	5,000.00	5,499.88	499.88	15,000.00	15,749.42	749.42
EXPENSE						
9530 ASPHALT/CONCRETE	0.00	0.00	0.00	0.00	30,961.00	(30,961.00)
9560 SPECIAL EQUIPMENT	0.00	0.00	0.00	0.00	7,800.00	(7,800.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	38,761.00	(38,761.00)
EXCESS/LOSS OF RESERVES	5,000.00	5,499.88	499.88	15,000.00	(23,011.58)	(38,011.58)