

## MILL RUN HOA

AS OF DECEMBER 31, 2009

## ASSETS

<b>CASH</b>		
1010 CASH-BANK OF CHOICE	\$16,269.69	
1022 RES-BANK OF CHOICE	34,938.55	
1030 RES-RBC WEALTH MGMT	91,853.31	
		<u>143,061.55</u>
<b>TOTAL CASH</b>		
<b>ACCOUNTS RECEIVABLE</b>		
1110 DUES RECEIVABLE	29,525.27	
1115 ALLOW FOR BAD DEBT	(6,000.00)	
1130 DUE TO RESERVES	12,000.00	
1135 PREPAID TAX & INS	8,371.00	
		<u>43,896.27</u>
<b>TOTAL RECEIVABLES</b>		
<b>TOTAL ASSETS</b>		<u>186,957.82</u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
2115 PREPAID ASSESSMENTS	4,586.47	
2190 DUE FROM OPERATING	12,000.00	
		<u>16,586.47</u>
<b>TOTAL LIABILITIES</b>		
<b>EQUITY</b>		
2930 WORKING CAPITAL	19,450.00	
2935 RETAINED EARNINGS	(22,885.20)	
2940 CURRENT EARNINGS	7,702.36	
2941 CURRENT EARNINGS	(7,702.36)	
2950 RESERVE FUND-PRIOR	124,944.14	
2955 RESERVE FUND-CURRENT	10,252.97	
2960 OPERATING FUND-PRIOR	41,160.05	
2965 OPERATING FD-CURRENT	(2,550.61)	
		<u>170,371.35</u>
<b>TOTAL EQUITY</b>		
<b>TOT LIABILITY AND EQUITY</b>		<u>186,957.82</u>

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

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$20,825.00	\$20,825.00	\$0.00	\$62,475.00	\$62,475.00	\$0.00
5210 LATE FEE CHARGE	80.00	180.00	100.00	240.00	330.00	90.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	825.00	74.50	(750.50)	2,575.00	2,096.00	(479.00)
5450 TRANSFERS TO RESERVE	(4,900.00)	(4,900.00)	0.00	(14,700.00)	(14,700.00)	0.00
<b>TOTAL INCOME</b>	<b>16,830.00</b>	<b>16,179.50</b>	<b>(650.50)</b>	<b>50,590.00</b>	<b>50,221.00</b>	<b>(369.00)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,400.00	1,400.00	0.00	4,200.00	4,200.00	0.00
7040 LEGAL FEES	200.00	0.00	200.00	400.00	0.00	400.00
7045 LEGAL COLLECTIONS	825.00	74.50	750.50	2,575.00	4,111.95	(1,536.95)
7060 PRINTING & COPYING	80.00	541.85	(461.85)	430.00	609.00	(179.00)
7062 POSTAGE	30.00	22.22	7.78	90.00	59.38	30.62
7070 BANK CHARGES	0.00	24.29	(24.29)	0.00	24.29	(24.29)
7080 NEWSLETTER PRODUCT	250.00	0.00	250.00	250.00	0.00	250.00
7085 ANNUAL MEETING	0.00	0.00	0.00	400.00	262.51	137.49
7086 BAD DEBT EXPENSE	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00
7090 MISC ADMINISTRATIVE	200.00	37.00	163.00	400.00	640.70	(240.70)
<b>TOTAL ADMINISTRATIVE</b>	<b>3,985.00</b>	<b>2,099.86</b>	<b>1,885.14</b>	<b>9,745.00</b>	<b>9,907.83</b>	<b>(162.83)</b>
7130 INSURANCE	3,000.00	0.00	3,000.00	9,000.00	5,984.00	3,016.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>3,000.00</b>	<b>0.00</b>	<b>3,000.00</b>	<b>9,000.00</b>	<b>5,984.00</b>	<b>3,016.00</b>
7230 BLDG & FACILITY RPR	250.00	0.00	250.00	250.00	0.00	250.00
<b>TOTAL BUILDING MAINT</b>	<b>250.00</b>	<b>0.00</b>	<b>250.00</b>	<b>250.00</b>	<b>0.00</b>	<b>250.00</b>
7320 ELECTRIC	400.00	194.51	205.49	1,200.00	801.69	398.31
7370 WATER/SEWER	3,500.00	159.04	3,340.96	10,500.00	13,745.50	(3,245.50)
7380 TRASH REMOVAL	1,400.00	1,295.05	104.95	4,200.00	3,885.16	314.84

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<b>TOTAL UTILITIES</b>	5,300.00	1,648.60	3,651.40	15,900.00	18,432.35	(2,532.35)
7415 LANDSCAPE CONTRACT	3,100.00	3,123.73	(23.73)	9,700.00	9,371.19	328.81
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	0.00	125.00	(125.00)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	3,527.37	(3,527.37)
<b>TOTAL LANDSCAPE MAINT</b>	3,100.00	3,123.73	(23.73)	9,700.00	13,023.56	(3,323.56)
7630 SNOW REMOVAL	1,300.00	782.24	517.76	1,300.00	3,369.48	(2,069.48)
<b>TOTAL SNOW/ROAD MAINT</b>	1,300.00	782.24	517.76	1,300.00	3,369.48	(2,069.48)
7810 POOL/SPA CONTRACT	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)
7815 POOL SUPPLIES/REPAIR	0.00	0.00	0.00	0.00	554.39	(554.39)
<b>TOTAL REC/FACILITY EXP</b>	0.00	0.00	0.00	0.00	2,054.39	(2,054.39)
<b>TOTAL EXPENSES</b>	16,935.00	7,654.43	9,280.57	45,895.00	52,771.61	(6,876.61)
<b>NET PROFIT/LOSS</b>	(105.00)	8,525.07	8,630.07	4,695.00	(2,550.61)	(7,245.61)

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVES	4,900.00	4,900.00	0.00	14,700.00	14,700.00	0.00
9350 INTEREST INCOME	0.00	89.99	89.99	0.00	552.97	552.97
<b>TOTAL REVENUE</b>	<b>4,900.00</b>	<b>4,989.99</b>	<b>89.99</b>	<b>14,700.00</b>	<b>15,252.97</b>	<b>552.97</b>
<b>EXPENSE</b>						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	2,500.00	(2,500.00)
9525 LANDSCAPING	0.00	0.00	0.00	0.00	2,500.00	(2,500.00)
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,000.00</b>	<b>(5,000.00)</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>4,900.00</b>	<b>4,989.99</b>	<b>89.99</b>	<b>14,700.00</b>	<b>10,252.97</b>	<b>(4,447.03)</b>