

MILL RUN HOA

FEBRUARY 28, 2007

	ASSETS	
CASH		
1010 CASH-BANK OF CHOICE	\$ 21,190.29	
1022 RES-BANK OF CHOICE	76,946.13	

TOTAL CASH		98,136.42
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	24,799.32	
1115 ALLOW FOR BAD DEBT	(11,000.00)	
1130 DUE TO RESERVES	45,619.00	
1135 PREPAID TAX & INS	8,307.00	

TOTAL RECEIVABLES		67,725.32

TOTAL ASSETS		<u><u>165,861.74</u></u>

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LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS 3,497.11
2190 DUE FROM OPERATING 45,619.00

TOTAL PAYABLES 49,116.11

TOTAL LIABILITIES 49,116.11

EQUITY

2930 WORKING CAPITAL 19,450.00
2935 RETAINED EARNINGS (22,885.20)
2940 CURRENT EARNINGS 40,015.07
2941 CURRENT EARNINGS (40,015.07)
2950 RESERVE FUND-PRIOR 82,961.59
2955 RESERVE FUND-CURRENT 23,242.90
2960 OPERATING FUND-PRIOR (2,795.83)
2965 OPERATING FD-CURRENT 16,772.17

TOTAL EQUITY 116,745.63

TOT LIABILITY AND EQUITY 165,861.74

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Budget Comparison Report
 FEBRUARY 28, 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	\$ 96,033.00	\$ 96,033.00	\$ 0.00
5210 LATE FEE CHARGE	125.00	210.00	85.00	625.00	660.00	35.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	690.00	409.98	(280.02)	3,470.00	6,405.07	2,935.07
5240 CAPITALIZATION	0.00	150.00	150.00	0.00	450.00	450.00
5245 INTEREST INCOME	30.00	23.14	(6.86)	90.00	72.94	(17.06)
5450 TRANSFERS TO RESERVE	(4,500.00)	(4,500.00)	0.00	(22,500.00)	(22,500.00)	0.00
TOTAL INCOME	15,980.00	15,928.12	(51.88)	77,718.00	81,141.01	3,423.01
EXPENSES						
7030 MANAGEMENT FEES	1,200.00	1,200.00	0.00	6,000.00	6,000.00	0.00
7040 LEGAL FEES	250.00	(125.00)	375.00	500.00	75.00	425.00
7045 LEGAL COLLECTIONS	690.00	534.98	155.02	3,470.00	6,410.07	(2,940.07)
7060 PRINTING & COPYING	125.00	8.75	116.25	625.00	956.63	(331.63)
7062 POSTAGE	50.00	36.43	13.57	250.00	237.50	12.50
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	0.00	25.00	(25.00)
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	100.00	0.00	100.00
7085 ANNUAL MEETING	0.00	0.00	0.00	90.00	0.00	90.00
7086 BAD DEBT EXPENSE	250.00	0.00	250.00	1,250.00	3,940.00	(2,690.00)
7090 MISC ADMINISTRATIVE	400.00	12.00	388.00	400.00	373.00	27.00
TOTAL ADMINISTRATIVE	2,965.00	1,667.16	1,297.84	12,688.00	18,017.20	(5,329.20)
7130 INSURANCE	2,300.00	3,805.68	(1,505.68)	11,500.00	9,514.17	1,985.83
TOTAL TAXES & INSURANCE	2,300.00	3,805.68	(1,505.68)	11,500.00	9,514.17	1,985.83

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7320 GAS/ELECTRIC	160.00	172.20	(12.20)	1,210.00	1,108.77	101.23
7370 WATER/SEWER	75.00	139.72	(64.72)	500.00	7,148.43	(6,548.43)
7380 TRASH REMOVAL	1,000.00	1,095.25	(95.25)	5,000.00	4,164.10	835.90
TOTAL UTILITIES	1,235.00	1,407.17	(172.17)	6,810.00	12,421.30	(5,611.30)
7415 LANDSCAPE CONTRACT	3,000.00	2,971.50	28.50	15,000.00	14,512.74	487.26
7425 TREE CARE	0.00	0.00	0.00	0.00	45.00	(45.00)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	223.47	(223.47)
TOTAL LANDSCAPE MAINT	3,000.00	2,971.50	28.50	15,000.00	14,781.21	218.79
7630 SNOW REMOVAL	1,000.00	4,444.81	(3,444.81)	3,850.00	7,392.41	(3,542.41)
TOTAL SNOW/ROAD MAINT	1,000.00	4,444.81	(3,444.81)	3,850.00	7,392.41	(3,542.41)
7815 POOL SUPPLIES/REPAIR	0.00	0.00	0.00	0.00	2,242.55	(2,242.55)
TOTAL REC/FACILITY EXP	0.00	0.00	0.00	0.00	2,242.55	(2,242.55)
TOTAL EXPENSES	10,500.00	14,296.32	(3,796.32)	49,848.00	64,368.84	(14,520.84)
NET PROFIT/LOSS	5,480.00	1,631.80	(3,848.20)	27,870.00	16,772.17	(11,097.83)

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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	\$ 22,500.00	\$ 22,500.00	\$ 0.00
9350 INTEREST INCOME	0.00	155.60	155.60	0.00	742.90	742.90
TOTAL REVENUE	4,500.00	4,655.60	155.60	22,500.00	23,242.90	742.90
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	4,500.00	4,655.60	155.60	22,500.00	23,242.90	742.90