

MILL RUN HOA

AS OF FEBRUARY 28, 2010

ASSETS

CASH	
1010 CASH-BANK OF CHOICE	\$19,258.20
1022 RES-BANK OF CHOICE	55,989.21
1030 RES-RBC WEALTH MGMT	<u>91,975.87</u>
TOTAL CASH	<u>167,223.28</u>
ACCOUNTS RECEIVABLE	
1110 DUES RECEIVABLE	18,175.13
1115 ALLOW FOR BAD DEBT	(6,000.00)
1135 PREPAID TAX & INS	<u>8,371.00</u>
TOTAL RECEIVABLES	<u>20,546.13</u>
TOTAL ASSETS	<u>187,769.41</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
2115 PREPAID ASSESSMENTS	<u>7,104.47</u>
TOTAL LIABILITIES	<u>7,104.47</u>
EQUITY	
2930 WORKING CAPITAL	19,450.00
2935 RETAINED EARNINGS	(22,885.20)
2940 CURRENT EARNINGS	17,995.95
2941 CURRENT EARNINGS	(17,995.95)
2950 RESERVE FUND-PRIOR	124,944.14
2955 RESERVE FUND-CURRENT	19,426.19
2960 OPERATING FUND-PRIOR	41,160.05
2965 OPERATING FD-CURRENT	<u>(1,430.24)</u>
TOTAL EQUITY	<u>180,664.94</u>
TOT LIABILITY AND EQUITY	<u>187,769.41</u>

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Budget Comparison Report
AS OF FEBRUARY 28, 2010
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	\$104,125.00	\$104,125.00	\$0.00
5210 LATE FEE CHARGE	80.00	75.00	(5.00)	400.00	435.00	35.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	825.00	244.00	(581.00)	4,225.00	2,596.84	(1,628.16)
5240 CAPITALIZATION	0.00	150.00	150.00	0.00	150.00	150.00
5450 TRANSFERS TO RESERVE	(4,900.00)	(4,900.00)	0.00	(24,500.00)	(24,500.00)	0.00
TOTAL INCOME	16,830.00	16,394.00	(436.00)	84,250.00	82,826.84	(1,423.16)
EXPENSES						
7030 MANAGEMENT FEES	1,400.00	1,400.00	0.00	7,000.00	7,000.00	0.00
7040 LEGAL FEES	200.00	0.00	200.00	600.00	0.00	600.00
7045 LEGAL COLLECTIONS	825.00	244.00	581.00	4,225.00	4,443.79	(218.79)
7055 AUDIT FEES	0.00	0.00	0.00	0.00	225.00	(225.00)
7060 PRINTING & COPYING	80.00	52.45	27.55	590.00	667.50	(77.50)
7062 POSTAGE	30.00	45.59	(15.59)	160.00	126.75	33.25
7070 BANK CHARGES	0.00	35.35	(35.35)	0.00	89.24	(89.24)
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	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	0.00	0.00	0.00	1,000.00	8,710.73	(7,710.73)
7090 MISC ADMINISTRATIVE	100.00	57.00	43.00	600.00	784.70	(184.70)
TOTAL ADMINISTRATIVE	2,635.00	1,834.39	800.61	14,825.00	22,310.22	(7,485.22)
7130 INSURANCE	3,000.00	1,994.67	1,005.33	15,000.00	11,968.01	3,031.99
TOTAL TAXES & INSURANCE	3,000.00	1,994.67	1,005.33	15,000.00	11,968.01	3,031.99
7230 BLDG & FACILITY RPR	250.00	0.00	250.00	500.00	0.00	500.00
TOTAL BUILDING MAINT	250.00	0.00	250.00	500.00	0.00	500.00
7320 ELECTRIC	400.00	218.93	181.07	2,000.00	1,219.31	780.69
7370 WATER/SEWER	3,500.00	170.72	3,329.28	17,500.00	14,077.52	3,422.48
7380 TRASH REMOVAL	1,400.00	1,301.53	98.47	7,000.00	6,488.30	511.70

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TOTAL UTILITIES	5,300.00	1,691.18	3,608.82	26,500.00	21,785.13	4,714.87
7415 LANDSCAPE CONTRACT	3,100.00	3,140.73	(40.73)	15,900.00	15,652.65	247.35
7425 TREE CARE	0.00	0.00	0.00	300.00	0.00	300.00
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)
7460 FENCE REPAIRS	0.00	0.00	0.00	0.00	705.00	(705.00)
TOTAL LANDSCAPE MAINT	3,100.00	3,140.73	(40.73)	16,200.00	20,010.02	(3,810.02)
7630 SNOW REMOVAL	1,300.00	922.31	377.69	3,900.00	5,983.24	(2,083.24)
TOTAL SNOW/ROAD MAINT	1,300.00	922.31	377.69	3,900.00	5,983.24	(2,083.24)
7715 ASSOCIATION PICNIC	0.00	0.00	0.00	0.00	146.07	(146.07)
TOTAL OTHER EXPENSES	0.00	0.00	0.00	0.00	146.07	(146.07)
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)
TOTAL REG/FACILITY EXP	0.00	0.00	0.00	0.00	2,054.39	(2,054.39)
TOTAL EXPENSES	15,585.00	9,583.28	6,001.72	76,925.00	84,257.08	(7,332.08)
NET PROFIT/LOSS	1,245.00	6,810.72	5,565.72	7,325.00	(1,430.24)	(8,755.24)

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES	4,900.00	4,900.00	0.00	24,500.00	24,500.00	0.00
9350 INTEREST INCOME	0.00	70.00	70.00	0.00	726.31	726.31
TOTAL REVENUE	4,900.00	4,970.00	70.00	24,500.00	25,226.31	726.31
EXPENSE						
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)
9547 MAILBOXES	0.00	0.00	0.00	0.00	800.12	(800.12)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	5,800.12	(5,800.12)
EXCESS/LOSS OF RESERVES	4,900.00	4,970.00	70.00	24,500.00	19,426.19	(5,073.81)