

MILL RUN HOA

JANUARY 31, 2008

	ASSETS	
CASH		
1010 CASH-BANK OF CHOICE	\$ 23,948.77	
1022 RES-BANK OF CHOICE	113,895.52	

TOTAL CASH		137,844.29
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	20,978.38	
1115 ALLOW FOR BAD DEBT	(11,000.00)	
1130 DUE TO RESERVES	30,619.00	
1135 PREPAID TAX & INS	8,307.00	

TOTAL RECEIVABLES		48,904.38

TOTAL ASSETS		<u>186,748.67</u>

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LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS 5,253.09
2190 DUE FROM OPERATING 30,619.00

TOTAL PAYABLES ----- 35,872.09

TOTAL LIABILITIES ----- 35,872.09

EQUITY

2930 WORKING CAPITAL 19,450.00
2935 RETAINED EARNINGS (22,885.20)
2940 CURRENT EARNINGS 38,123.79
2941 CURRENT EARNINGS (38,123.79)
2950 RESERVE FUND-PRIOR 118,983.82
2955 RESERVE FUND-CURRENT 18,974.85
2960 OPERATING FUND-PRIOR (2,795.83)
2965 OPERATING FD-CURRENT 19,148.94

TOTAL EQUITY ----- 150,876.58

TOT LIABILITY AND EQUITY -----
===== 186,748.67

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Budget Comparison Report
 JANUARY 31, 2008

PREPARED BY
 WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$ 20,111.00	\$ 20,111.00	\$ 0.00	\$ 79,016.00	\$ 79,016.00	\$ 0.00
5210 LATE FEE CHARGE	125.00	0.00	(125.00)	500.00	180.00	(320.00)
5220 COLLECTION COST REC	750.00	667.20	(82.80)	3,000.00	3,788.30	788.30
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	150.00	150.00
5245 INTEREST INCOME	0.00	0.00	0.00	0.00	38.10	38.10
5450 TRANSFERS TO RESERVE	(4,500.00)	(4,500.00)	0.00	(18,000.00)	(18,000.00)	0.00
TOTAL INCOME	16,485.00	16,278.20	(207.80)	64,516.00	65,172.40	656.40
EXPENSES						
7030 MANAGEMENT FEES	1,200.00	1,200.00	0.00	4,800.00	4,800.00	0.00
7040 LEGAL FEES	83.00	0.00	83.00	332.00	241.70	90.30
7045 LEGAL COLLECTIONS	750.00	667.20	82.80	3,000.00	3,788.30	(788.30)
7060 PRINTING & COPYING	133.00	10.60	122.40	532.00	605.35	(73.35)
7062 POSTAGE	58.00	21.29	36.71	232.00	85.53	146.47
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)
7080 NEWSLETTER PRODUCT	0.00	196.68	(196.68)	0.00	196.68	(196.68)
7085 ANNUAL MEETING	90.00	0.00	90.00	90.00	252.16	(162.16)
7086 BAD DEBT EXPENSE	583.00	0.00	583.00	2,332.00	0.00	2,332.00
7090 MISC ADMINISTRATIVE	188.00	32.00	156.00	376.00	923.00	(547.00)
TOTAL ADMINISTRATIVE	3,085.00	2,127.77	957.23	11,704.00	10,917.72	786.28
7130 INSURANCE	1,958.00	1,902.87	55.13	7,832.00	5,708.61	2,123.39
TOTAL TAXES & INSURANCE	1,958.00	1,902.87	55.13	7,832.00	5,708.61	2,123.39
7230 BLDG & FACILITY RFR	150.00	0.00	150.00	300.00	0.00	300.00

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7250 LIGHT MAINTENANCE	163.00	0.00	163.00	326.00	0.00	326.00
7290 OTHER BUILDING MAINT	100.00	0.00	100.00	200.00	0.00	200.00
TOTAL BUILDING MAINT	413.00	0.00	413.00	826.00	0.00	826.00
7320 GAS/ELECTRIC	200.00	203.75	(3.75)	1,100.00	713.36	386.64
7370 WATER/SEWER	75.00	280.78	(205.78)	525.00	5,645.70	(5,120.70)
7380 TRASH REMOVAL	1,217.00	1,198.79	18.21	4,868.00	4,833.34	34.66
TOTAL UTILITIES	1,492.00	1,683.32	(191.32)	6,493.00	11,192.40	(4,699.40)
7415 LANDSCAPE CONTRACT	3,000.00	3,032.75	(32.75)	12,000.00	11,947.25	52.75
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	1,003.69	(1,003.69)
7425 TREE CARE	0.00	0.00	0.00	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	625.00	0.00	625.00	1,250.00	0.00	1,250.00
TOTAL LANDSCAPE MAINT	3,625.00	3,032.75	592.25	13,750.00	14,959.63	(1,209.63)
7630 SNOW REMOVAL	1,083.00	732.17	350.83	3,249.00	732.17	2,516.83
TOTAL SNOW/ROAD MAINT	1,083.00	732.17	350.83	3,249.00	732.17	2,516.83
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	11,656.00	9,478.88	2,177.12	43,854.00	46,023.46	(2,169.46)
NET PROFIT/LOSS	4,830.00	6,799.32	1,969.32	20,662.00	19,148.94	(1,513.06)

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<u>BUDGET</u>	<u>ACTUAL</u>	<u>CURR. VARIANCE</u>	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE</u>
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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	18,000.00	\$ 18,000.00	\$ 0.00
9350 INTEREST INCOME	0.00	261.90	261.90	0.00	974.85	974.85
TOTAL REVENUE	4,500.00	4,761.90	261.90	18,000.00	18,974.85	974.85
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	4,500.00	4,761.90	261.90	18,000.00	18,974.85	974.85