

MILL RUN HOA

AS OF JULY 31, 2008

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	44,189.68	
1022 RES-BANK OF CHOICE		54,681.03	
1030 RES-DAIN RAUSCHER		74,598.18	
		-----	
TOTAL CASH			173,468.89
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ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		17,859.12	
1115 ALLOW FOR BAD DEBT		(6,000.00)	
1130 DUE TO RESERVES		30,619.00	
1135 PREPAID TAX & INS		8,371.00	
		-----	
TOTAL RECEIVABLES			50,849.12
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TOTAL ASSETS			224,318.01
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LIABILITIES & EQUITY

CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		8,127.59	
2190 DUE FROM OPERATING		30,619.00	
		-----	
TOTAL LIABILITIES			38,746.59
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EQUITY			
2930 WORKING CAPITAL		19,450.00	
2935 RETAINED EARNINGS		(22,885.20)	
2940 CURRENT EARNINGS		67,754.63	
2941 CURRENT EARNINGS		(67,754.63)	
2950 RESERVE FUND-PRIOR		109,901.24	
2955 RESERVE FUND-CURRENT		34,358.54	
2960 OPERATING FUND-PRIOR		11,350.75	
2965 OPERATING FD-CURRENT		33,396.09	
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TOTAL EQUITY			185,571.42
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TOT LIABILITY AND EQUITY			224,318.01
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Budget Comparison Report  
AS OF JULY 31, 2008

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$ 20,111.00	\$ 20,111.00	\$ 0.00	\$ 199,682.00	\$ 199,682.00	\$ 0.00
5210 LATE FEE CHARGE	125.00	45.00	(80.00)	1,250.00	600.00	(650.00)
5220 COLLECTION COST REC	750.00	1,265.15	515.15	7,500.00	11,741.64	4,241.64
5240 CAPITALIZATION	0.00	150.00	150.00	0.00	450.00	450.00
5245 INTEREST INCOME	0.00	0.00	0.00	0.00	38.10	38.10
5255 MISC INCOME	0.00	0.00	0.00	0.00	50.00	50.00
5450 TRANSFERS TO RESERVE	(4,500.00)	(4,500.00)	0.00	(45,000.00)	(45,000.00)	0.00
<b>TOTAL INCOME</b>	<b>16,486.00</b>	<b>17,071.15</b>	<b>585.15</b>	<b>163,432.00</b>	<b>167,561.74</b>	<b>4,129.74</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,200.00	1,200.00	0.00	12,000.00	12,000.00	0.00
7040 LEGAL FEES	83.00	0.00	83.00	830.00	1,171.20	(341.20)
7045 LEGAL COLLECTIONS	750.00	1,265.15	(515.15)	7,500.00	11,747.64	(4,247.64)
7055 AUDIT FEES	0.00	0.00	0.00	1,500.00	1,050.00	450.00
7060 PRINTING & COPYING	133.00	21.65	111.35	1,330.00	894.15	435.85
7062 POSTAGE	58.00	31.84	26.16	580.00	224.10	355.90
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	25.00	25.00	0.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	0.00	561.03	(561.03)
7085 ANNUAL MEETING	0.00	0.00	0.00	90.00	252.16	(162.16)
7086 BAD DEBT EXPENSE	583.00	927.00	(344.00)	5,830.00	3,905.00	1,925.00
7090 MISC ADMINISTRATIVE	188.00	32.00	156.00	752.00	1,284.77	(532.77)
<b>TOTAL ADMINISTRATIVE</b>	<b>2,995.00</b>	<b>3,477.64</b>	<b>(482.64)</b>	<b>30,447.00</b>	<b>33,135.05</b>	<b>(2,688.05)</b>
<b>7130 INSURANCE</b>	<b>1,958.00</b>	<b>3,634.00</b>	<b>(1,676.00)</b>	<b>19,580.00</b>	<b>20,761.47</b>	<b>(1,181.47)</b>
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,958.00</b>	<b>3,634.00</b>	<b>(1,676.00)</b>	<b>19,580.00</b>	<b>20,761.47</b>	<b>(1,181.47)</b>

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
7230 BLDG & FACILITY RPR	150.00	0.00	150.00	600.00	0.00	600.00
7250 LIGHT MAINTENANCE	163.00	0.00	163.00	652.00	1,500.00	(848.00)
7255 LOCKS/KEYS	50.00	0.00	50.00	100.00	0.00	100.00
7290 OTHER BUILDING MAINT	100.00	0.00	100.00	400.00	0.00	400.00
<b>TOTAL BUILDING MAINT</b>	<b>463.00</b>	<b>0.00</b>	<b>463.00</b>	<b>1,752.00</b>	<b>1,500.00</b>	<b>252.00</b>
7320 GAS/ELECTRIC	500.00	1,083.83	(583.83)	3,200.00	2,929.10	270.90
7370 WATER/SEWER	9,650.00	0.00	9,650.00	29,700.00	10,068.56	19,631.44
7380 TRASH REMOVAL	1,217.00	1,671.23	(454.23)	12,170.00	13,922.13	(1,752.13)
<b>TOTAL UTILITIES</b>	<b>11,367.00</b>	<b>2,755.06</b>	<b>8,611.94</b>	<b>45,070.00</b>	<b>26,919.79</b>	<b>18,150.21</b>
7415 LANDSCAPE CONTRACT	3,000.00	3,032.75	(32.75)	30,000.00	30,143.75	(143.75)
7420 LANDSCAPE RENOVATION	1,000.00	65.00	935.00	2,000.00	1,529.81	470.19
7425 TREE CARE	500.00	0.00	500.00	1,500.00	732.50	767.50
7440 SPRINKLER SYS MAINT	1,150.00	1,367.95	(217.95)	4,600.00	7,353.33	(2,753.33)
7460 FENCE REPAIRS	625.00	0.00	625.00	2,500.00	0.00	2,500.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>6,275.00</b>	<b>4,465.70</b>	<b>1,809.30</b>	<b>40,600.00</b>	<b>39,759.39</b>	<b>840.61</b>
7515 CONCRETE/LOT REPAIRS	1,000.00	0.00	1,000.00	2,000.00	0.00	2,000.00
7525 EXTERMINATING CONTR	150.00	0.00	150.00	150.00	0.00	150.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>1,150.00</b>	<b>0.00</b>	<b>1,150.00</b>	<b>2,150.00</b>	<b>0.00</b>	<b>2,150.00</b>
7630 SNOW REMOVAL	0.00	0.00	0.00	6,498.00	3,496.65	3,001.35
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	250.00	0.00	250.00
<b>TOTAL SNOW/ROAD MAINT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,748.00</b>	<b>3,496.65</b>	<b>3,251.35</b>
<b>7810 POOL/SFA CONTRACT</b>	<b>717.00</b>	<b>1,676.00</b>	<b>(959.00)</b>	<b>2,868.00</b>	<b>4,190.00</b>	<b>(1,322.00)</b>

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7815 POOL SUPPLIES/REPAIR	\$ 475.00	\$ 1,890.37	\$ (1,415.37)	\$ 2,375.00	\$ 4,403.30	\$ (2,028.30)
TOTAL REC/FACILITY EXP	1,192.00	3,566.37	(2,374.37)	5,243.00	8,593.30	(3,350.30)
TOTAL EXPENSES	25,400.00	17,898.77	7,501.23	151,590.00	134,165.65	17,424.35
NET PROFIT/LOSS	(8,914.00)	(827.62)	8,086.38	11,842.00	33,396.09	21,554.09

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES	\$ 4,500.00	\$ 4,500.00	\$ 0.00	\$ 45,000.00	\$ 45,000.00	\$ 0.00
9350 INTEREST INCOME	0.00	186.84	186.84	0.00	1,893.54	1,893.54
TOTAL REVENUE	4,500.00	4,686.84	186.84	45,000.00	46,893.54	1,893.54
EXPENSE						
9528 TREES	0.00	0.00	0.00	0.00	12,535.00	(12,535.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	12,535.00	(12,535.00)
EXCESS/LOSS OF RESERVES	4,500.00	4,686.84	186.84	45,000.00	34,358.54	(10,641.46)