

MILL RUN HOA

AS OF JUNE 30, 2010

**ASSETS**

<b>CASH</b>	
1010 CASH-BANK OF CHOICE	\$28,992.97
1022 RES-BANK OF CHOICE	41,315.23
1030 RES-RBC WEALTH MGMT	<u>92,092.24</u>
<b>TOTAL CASH</b>	<u>162,400.44</u>
<b>ACCOUNTS RECEIVABLE</b>	
1110 DUES RECEIVABLE	12,474.75
1115 ALLOW FOR BAD DEBT	(6,000.00)
1135 PREPAID TAX & INS	<u>8,371.00</u>
<b>TOTAL RECEIVABLES</b>	<u>14,845.75</u>
<b>TOTAL ASSETS</b>	<u>177,246.19</u>

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES</b>	
2115 PREPAID ASSESSMENTS	<u>5,690.57</u>
<b>TOTAL LIABILITIES</b>	<u>5,690.57</u>
<b>EQUITY</b>	
2930 WORKING CAPITAL	19,450.00
2935 RETAINED EARNINGS	(22,885.20)
2940 CURRENT EARNINGS	8,886.63
2941 CURRENT EARNINGS	(8,886.63)
2950 RESERVE FUND-PRIOR	124,944.14
2955 RESERVE FUND-CURRENT	4,868.58
2960 OPERATING FUND-PRIOR	41,160.05
2965 OPERATING FD-CURRENT	<u>4,018.05</u>
<b>TOTAL EQUITY</b>	<u>171,555.62</u>
<b>TOT LIABILITY AND EQUITY</b>	<u>177,246.19</u>

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Budget Comparison Report  
AS OF JUNE 30, 2010  
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	\$187,425.00	\$187,425.00	\$0.00
5210 LATE FEE CHARGE	80.00	90.00	10.00	760.00	795.00	35.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	825.00	460.95	(364.05)	7,525.00	4,425.89	(3,099.11)
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	150.00	150.00
5255 MISC INCOME	0.00	150.00	150.00	0.00	400.00	400.00
5450 TRANSFERS TO RESERVE	(4,900.00)	(4,900.00)	0.00	(44,100.00)	(59,100.00)	(15,000.00)
<b>TOTAL INCOME</b>	16,830.00	16,625.95	(204.05)	151,610.00	134,115.89	(17,494.11)
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,400.00	1,400.00	0.00	12,600.00	12,600.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	1,000.00	140.00	860.00
7045 LEGAL COLLECTIONS	825.00	466.95	358.05	7,525.00	6,278.84	1,246.16
7055 AUDIT FEES	1,200.00	0.00	1,200.00	1,200.00	225.00	975.00
7060 PRINTING & COPYING	80.00	12.10	67.90	910.00	815.80	94.20
7062 POSTAGE	30.00	28.04	1.96	300.00	237.05	62.95
7070 BANK CHARGES	0.00	21.04	(21.04)	0.00	188.24	(188.24)
7075 LICENSE,PERMITS,DUES	0.00	0.00	0.00	25.00	0.00	25.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	650.00	217.69	432.31
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	3,000.00	15,307.52	(12,307.52)
7090 MISC ADMINISTRATIVE	100.00	37.00	63.00	1,000.00	932.70	67.30
<b>TOTAL ADMINISTRATIVE</b>	4,635.00	1,965.13	2,669.87	28,610.00	37,205.35	(8,595.35)
7130 INSURANCE	3,000.00	1,214.00	1,786.00	21,000.00	15,176.68	5,823.32
<b>TOTAL TAXES &amp; INSURANCE</b>	3,000.00	1,214.00	1,786.00	21,000.00	15,176.68	5,823.32
7230 BLDG & FACILITY RPR	0.00	0.00	0.00	750.00	0.00	750.00
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	500.00	0.00	500.00
7255 LOCKS/KEYS	150.00	250.00	(100.00)	250.00	250.00	0.00
<b>TOTAL BUILDING MAINT</b>	150.00	250.00	(100.00)	1,500.00	250.00	1,250.00

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7320 ELECTRIC	400.00	361.38	38.62	3,600.00	2,239.31	1,360.69
7370 WATER/SEWER	3,500.00	0.00	3,500.00	31,500.00	14,806.76	16,693.24
7380 TRASH REMOVAL	2,100.00	1,332.49	767.51	13,300.00	11,815.42	1,484.58
<b>TOTAL UTILITIES</b>	6,000.00	1,693.87	4,306.13	48,400.00	28,861.49	19,538.51
7415 LANDSCAPE CONTRACT	3,100.00	3,140.73	(40.73)	28,300.00	28,215.57	84.43
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7425 TREE CARE	300.00	0.00	300.00	900.00	0.00	900.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	0.00	178.00	(178.00)
7440 SPRINKLER SYS MAINT	1,300.00	679.03	620.97	4,100.00	5,158.06	(1,058.06)
7460 FENCE REPAIRS	0.00	0.00	0.00	1,000.00	769.87	230.13
<b>TOTAL LANDSCAPE MAINT</b>	4,700.00	3,819.76	880.24	35,300.00	34,321.50	978.50
7515 CONCRETE/LOT REPAIRS	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00
<b>TOTAL GROUNDS MAINTENANCE</b>	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00
7630 SNOW REMOVAL	0.00	0.00	0.00	6,500.00	8,542.72	(2,042.72)
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	250.00	0.00	250.00
<b>TOTAL SNOW/ROAD MAINT</b>	0.00	0.00	0.00	6,750.00	8,542.72	(1,792.72)
7715 ASSOCIATION PICNIC	0.00	0.00	0.00	0.00	146.07	(146.07)
<b>TOTAL OTHER EXPENSES</b>	0.00	0.00	0.00	0.00	146.07	(146.07)
7810 POOL/SPA CONTRACT	1,000.00	750.00	250.00	3,000.00	3,750.00	(750.00)
7815 POOL SUPPLIES/REPAIR	400.00	652.18	(252.18)	1,600.00	1,580.03	19.97
7828 TENNIS/BB COURT	0.00	0.00	0.00	0.00	264.00	(264.00)
<b>TOTAL REC/FACILITY EXP</b>	1,400.00	1,402.18	(2.18)	4,600.00	5,594.03	(994.03)
<b>TOTAL EXPENSES</b>	21,385.00	10,344.94	11,040.06	147,660.00	130,097.84	17,562.16
<b>NET PROFIT/LOSS</b>	(4,555.00)	6,281.01	10,836.01	3,950.00	4,018.05	68.05

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVES	4,900.00	4,900.00	0.00	44,100.00	59,100.00	15,000.00
9350 INTEREST INCOME	0.00	49.30	49.30	0.00	986.70	986.70
<b>TOTAL REVENUE</b>	<b>4,900.00</b>	<b>4,949.30</b>	<b>49.30</b>	<b>44,100.00</b>	<b>60,086.70</b>	<b>15,986.70</b>
<b>EXPENSE</b>						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	2,500.00	(2,500.00)
9511 SIDING/TRIM REPLACE	0.00	20,461.50	(20,461.50)	0.00	27,786.50	(27,786.50)
9515 PAINT	0.00	0.00	0.00	0.00	20,461.50	(20,461.50)
9525 LANDSCAPING	0.00	0.00	0.00	0.00	2,500.00	(2,500.00)
9528 TREES	0.00	0.00	0.00	0.00	1,170.00	(1,170.00)
9547 MAILBOXES	0.00	0.00	0.00	0.00	800.12	(800.12)
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>20,461.50</b>	<b>(20,461.50)</b>	<b>0.00</b>	<b>55,218.12</b>	<b>(55,218.12)</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>4,900.00</b>	<b>(15,512.20)</b>	<b>(20,412.20)</b>	<b>44,100.00</b>	<b>4,868.58</b>	<b>(39,231.42)</b>