

MILL RUN HOA

NOVEMBER 30, 2007

	ASSETS	
CASH		
1010 CASH-BANK OF CHOICE	\$ 11,779.02	
1022 RES-BANK OF CHOICE	104,378.78	
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TOTAL CASH		116,157.80
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	17,289.88	
1115 ALLOW FOR BAD DEBT	(11,000.00)	
1130 DUE TO RESERVES	30,619.00	
1135 PREPAID TAX & INS	8,307.00	
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TOTAL RECEIVABLES		45,215.88
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TOTAL ASSETS		<u>161,373.68</u>

## MILL RUN HOA

NOVEMBER 30, 2007

## LIABILITIES

## ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS	4,507.09
2190 DUE FROM OPERATING	30,619.00

TOTAL PAYABLES	35,126.09
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TOTAL LIABILITIES	35,126.09
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## EQUITY

2930 WORKING CAPITAL	19,450.00
2935 RETAINED EARNINGS	(22,885.20)
2940 CURRENT EARNINGS	13,494.80
2941 CURRENT EARNINGS	(13,494.80)
2950 RESERVE FUND-PRIOR	118,983.82
2955 RESERVE FUND-CURRENT	9,458.11
2960 OPERATING FUND-PRIOR	(2,795.83)
2965 OPERATING FD-CURRENT	4,036.69

TOTAL EQUITY	126,247.59
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TOT LIABILITY AND EQUITY

161,373.68
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MILL RUN HOA

Budget Comparison Report  
 NOVEMBER 30, 2007  
 PREPARED BY  
 WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$ 19,635.00	\$ 19,635.00	\$ 0.00	\$ 39,270.00	\$ 39,270.00	\$ 0.00
5210 LATE FEE CHARGE	125.00	75.00	(50.00)	250.00	195.00	(55.00)
5220 COLLECTION COST REC	750.00	1,098.75	348.75	1,500.00	1,408.75	(91.25)
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	150.00	150.00
5245 INTEREST INCOME	0.00	13.93	13.93	0.00	28.73	28.73
5260 INSURANCE CLAIM	0.00	(490.78)	(490.78)	0.00	0.00	0.00
5450 TRANSFERS TO RESERVE	(4,500.00)	(4,500.00)	0.00	(9,000.00)	(9,000.00)	0.00
<b>TOTAL INCOME</b>	<b>16,010.00</b>	<b>15,831.90</b>	<b>(178.10)</b>	<b>32,020.00</b>	<b>32,052.48</b>	<b>32.48</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,200.00	1,200.00	0.00	2,400.00	2,400.00	0.00
7040 LEGAL FEES	83.00	192.20	(109.20)	166.00	192.20	(26.20)
7045 LEGAL COLLECTIONS	750.00	1,098.75	(348.75)	1,500.00	1,408.75	91.25
7060 PRINTING & COPYING	133.00	29.00	104.00	266.00	55.30	210.70
7062 POSTAGE	58.00	22.84	35.16	116.00	44.32	71.68
7070 BANK CHARGES	0.00	0.00	0.00	10.00	0.00	10.00
7075 LICENSE, PERMITS, DUES	0.00	25.00	(25.00)	0.00	25.00	(25.00)
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	252.16	(252.16)
7086 BAD DEBT EXPENSE	583.00	0.00	583.00	1,166.00	0.00	1,166.00
7090 MISC ADMINISTRATIVE	0.00	517.00	(517.00)	188.00	529.00	(341.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>2,807.00</b>	<b>3,084.79</b>	<b>(277.79)</b>	<b>5,812.00</b>	<b>4,906.73</b>	<b>905.27</b>
7130 INSURANCE	1,958.00	3,805.74	(1,847.74)	3,916.00	3,805.74	110.26
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,958.00</b>	<b>3,805.74</b>	<b>(1,847.74)</b>	<b>3,916.00</b>	<b>3,805.74</b>	<b>110.26</b>
7230 BLDG & FACILITY RFR	0.00	0.00	0.00	150.00	0.00	150.00

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7250 LIGHT MAINTENANCE	0.00	0.00	0.00	163.00	0.00	163.00
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	100.00	0.00	100.00
TOTAL BUILDING MAINT	0.00	0.00	0.00	413.00	0.00	413.00
7320 GAS/ELECTRIC	200.00	76.79	123.21	700.00	335.49	364.51
7370 WATER/SEWER	75.00	1,060.84	(985.84)	375.00	5,364.92	(4,989.92)
7380 TRASH REMOVAL	1,217.00	1,250.49	(33.49)	2,434.00	2,429.60	4.40
TOTAL UTILITIES	1,492.00	2,388.12	(896.12)	3,509.00	8,130.01	(4,621.01)
7415 LANDSCAPE CONTRACT	3,000.00	2,971.50	28.50	6,000.00	5,943.00	57.00
7420 LANDSCAPE RENOVATION	0.00	1,003.69	(1,003.69)	0.00	1,003.69	(1,003.69)
7425 TREE CARE	0.00	0.00	0.00	500.00	165.00	335.00
7440 SPRINKLER SYS MAINT	0.00	718.57	(718.57)	0.00	1,548.69	(1,548.69)
7460 FENCE REPAIRS	0.00	0.00	0.00	625.00	0.00	625.00
TOTAL LANDSCAPE MAINT	3,000.00	4,693.76	(1,693.76)	7,125.00	8,660.38	(1,535.38)
7630 SNOW REMOVAL	1,083.00	0.00	1,083.00	1,083.00	0.00	1,083.00
TOTAL SNOW/ROAD MAINT	1,083.00	0.00	1,083.00	1,083.00	0.00	1,083.00
7815 POOL SUPPLIES/REPAIR	0.00	295.00	(295.00)	0.00	2,512.93	(2,512.93)
TOTAL REC/FACILITY EXP	0.00	295.00	(295.00)	0.00	2,512.93	(2,512.93)
TOTAL EXPENSES	10,340.00	14,267.41	(3,927.41)	21,858.00	28,015.79	(6,157.79)
NET PROFIT/LOSS	5,670.00	1,564.49	(4,105.51)	10,162.00	4,036.69	(6,125.31)

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BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
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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	\$ 9,000.00	\$ 9,000.00	\$ 0.00
9350 INTEREST INCOME	0.00	223.54	223.54	0.00	458.11	458.11
TOTAL REVENUE	4,500.00	4,723.54	223.54	9,000.00	9,458.11	458.11
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	4,500.00	4,723.54	223.54	9,000.00	9,458.11	458.11