

MILL RUN HOA

AS OF NOVEMBER 30, 2008

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	9,867.82	
1022 RES-BANK OF CHOICE		47,804.25	
1030 RES-RBC WEALTH MGMT		74,927.55	
TOTAL CASH			132,599.62
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		20,406.76	
1115 ALLOW FOR BAD DEBT		(6,000.00)	
1130 DUE TO RESERVES		10,619.00	
1135 PREPAID TAX & INS		8,371.00	
TOTAL RECEIVABLES			33,396.76
TOTAL ASSETS			165,996.38
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		4,445.53	
2190 DUE FROM OPERATING		10,619.00	
TOTAL LIABILITIES			15,064.53
EQUITY			
2930 WORKING CAPITAL		19,450.00	
2935 RETAINED EARNINGS		(22,885.20)	
2940 CURRENT EARNINGS		(15,251.21)	
2941 CURRENT EARNINGS		15,251.21	
2950 RESERVE FUND-PRIOR		158,267.51	
2955 RESERVE FUND-CURRENT		(28,511.46)	
2960 OPERATING FUND-PRIOR		11,350.75	
2965 OPERATING FD-CURRENT		13,260.25	
TOTAL EQUITY			150,931.85
TOT LIABILITY AND EQUITY			165,996.38

MILL RUN HOA

Budget Comparison Report
AS OF NOVEMBER 30, 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	\$ 40,222.00	\$ 40,222.00	\$ 0.00
5210 LATE FEE CHARGE	80.00	75.00	(5.00)	160.00	135.00	(25.00)
5220 COLLECTION COST REC	1,125.00	782.00	(343.00)	2,250.00	1,265.00	(985.00)
5450 TRANSFERS TO RESERVE	(5,000.00)	(5,000.00)	0.00	(10,000.00)	(10,000.00)	0.00
TOTAL INCOME	16,316.00	15,968.00	(348.00)	32,632.00	31,622.00	(1,010.00)
EXPENSES						
7030 MANAGEMENT FEES	1,200.00	1,200.00	0.00	2,400.00	2,400.00	0.00
7040 LEGAL FEES	250.00	0.00	250.00	250.00	0.00	250.00
7045 LEGAL COLLECTIONS	1,125.00	782.00	343.00	2,250.00	1,265.00	985.00
7060 PRINTING & COPYING	90.00	29.90	60.10	180.00	35.80	144.20
7062 POSTAGE	30.00	15.62	14.38	60.00	43.73	16.27
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	0.00	18.89	(18.89)
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	373.90	(373.90)
7090 MISC ADMINISTRATIVE	50.00	57.00	(7.00)	100.00	89.00	11.00
TOTAL ADMINISTRATIVE	2,745.00	2,084.52	660.48	5,240.00	4,226.32	1,013.68
7130 INSURANCE	2,643.00	1,909.42	733.58	5,286.00	3,805.84	1,480.16
TOTAL TAXES & INSURANCE	2,643.00	1,909.42	733.58	5,286.00	3,805.84	1,480.16
7280 PDBG & SEWER MAINT	0.00	842.67	(842.67)	0.00	(6,038.33)	6,038.33
TOTAL BUILDING MAINT	0.00	842.67	(842.67)	0.00	(6,038.33)	6,038.33
7320 GAS/ELECTRIC	500.00	183.91	316.09	1,000.00	889.23	110.77
7370 WATER/SEWER	3,500.00	692.20	2,807.80	7,000.00	4,498.00	2,502.00

MILL RUN HOA

Budget Comparison Report
AS OF NOVEMBER 30, 2008

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
7380 TRASH REMOVAL	1,400.00	1,270.55	129.45	2,800.00	2,569.90	230.10
TOTAL UTILITIES	5,400.00	2,146.66	3,253.34	10,800.00	7,957.13	2,842.87
7415 LANDSCAPE CONTRACT	3,100.00	3,032.75	67.25	6,200.00	6,065.50	134.50
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	787.92	(787.92)
7440 SPRINKLER SYS MAINT	0.00	756.02	(756.02)	0.00	1,283.08	(1,283.08)
7460 FENCE REPAIRS	0.00	191.12	(191.12)	0.00	191.12	(191.12)
TOTAL LANDSCAPE MAINT	3,100.00	3,979.89	(879.89)	6,200.00	8,327.62	(2,127.62)
7815 POOL SUPPLIES/REPAIR	1,500.00	83.17	1,416.83	1,500.00	83.17	1,416.83
TOTAL REC/FACILITY EXP	1,500.00	83.17	1,416.83	1,500.00	83.17	1,416.83
TOTAL EXPENSES	15,388.00	11,046.33	4,341.67	29,026.00	18,361.75	10,664.25
NET PROFIT/LOSS	928.00	4,921.67	3,993.67	3,606.00	13,260.25	9,654.25

MILL RUN HOA

Budget Comparison Report
AS OF NOVEMBER 30, 2008
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	\$ 5,000.00	\$ 5,000.00	\$ 0.00	\$ 10,000.00	\$ 10,000.00	\$ 0.00
9350 INTEREST INCOME	0.00	63.11	63.11	0.00	249.54	249.54
TOTAL REVENUE	5,000.00	5,063.11	63.11	10,000.00	10,249.54	249.54
EXPENSE						
9530 ASPHALT/CONCRETE	0.00	0.00	0.00	0.00	30,961.00	(30,961.00)
9560 SPECIAL EQUIPMENT	0.00	0.00	0.00	0.00	7,800.00	(7,800.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	38,761.00	(38,761.00)
EXCESS/LOSS OF RESERVES	5,000.00	5,063.11	63.11	10,000.00	(28,511.46)	(38,511.46)