

MILL RUN HOA

AS OF NOVEMBER 30, 2009

ASSETS

CASH		
1010 CASH-BANK OF CHOICE	\$2,460 14	
1022 RES-BANK OF CHOICE	30,014 07	
1030 RES-RBC WEALTH MGMT	<u>91,787.80</u>	
TOTAL CASH		<u>124,262 01</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	34,393 75	
1115 ALLOW FOR BAD DEBT	(6,000 00)	
1130 DUE TO RESERVES	12,000 00	
1135 PREPAID TAX & INS	<u>8,371.00</u>	
TOTAL RECEIVABLES		<u>48,764 75</u>
TOTAL ASSETS		<u>173,026 76</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	4,170 47	
2190 DUE FROM OPERATING	<u>12,000.00</u>	
TOTAL LIABILITIES		<u>16,170 47</u>
EQUITY		
2930 WORKING CAPITAL	19,450 00	
2935 RETAINED EARNINGS	(22,885 20)	
2940 CURRENT EARNINGS	(5,812 70)	
2941 CURRENT EARNINGS	5,812 70	
2950 RESERVE FUND-PRIOR	124,944 14	
2955 RESERVE FUND-CURRENT	5,262 98	
2960 OPERATING FUND-PRIOR	41,160 05	
2965 OPERATING FD-CURRENT	<u>(11,075.68)</u>	
TOTAL EQUITY		<u>156,856 29</u>
TOT LIABILITY AND EQUITY		<u>173,026 76</u>

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Budget Comparison Report
AS OF NOVEMBER 30, 2009

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$20,825.00	\$20,825.00	\$0.00	\$41,650.00	\$41,650.00	\$0.00
5210 LATE FEE CHARGE	80.00	165.00	85.00	160.00	150.00	(10.00)
5215 NSF FEE	0.00	20.00	20.00	0.00	20.00	20.00
5220 COLLECTION COST REC	825.00	1,318.30	493.30	1,750.00	2,021.50	271.50
5255 MISC INCOME	0.00	(150.00)	(150.00)	0.00	0.00	0.00
5450 TRANSFERS TO RESERVE	(4,900.00)	(4,900.00)	0.00	(9,800.00)	(9,800.00)	0.00
TOTAL INCOME	16,830.00	17,278.30	448.30	33,760.00	34,041.50	281.50
EXPENSES						
7030 MANAGEMENT FEES	1,400.00	1,600.00	(200.00)	2,800.00	2,800.00	0.00
7040 LEGAL FEES	200.00	0.00	200.00	200.00	0.00	200.00
7045 LEGAL COLLECTIONS	825.00	1,318.30	(493.30)	1,750.00	4,037.45	(2,287.45)
7060 PRINTING & COPYING	80.00	7.40	72.60	350.00	67.15	282.85
7062 POSTAGE	30.00	14.40	15.60	60.00	37.16	22.84
7085 ANNUAL MEETING	0.00	0.00	0.00	400.00	262.51	137.49
7090 MISC ADMINISTRATIVE	100.00	566.70	(466.70)	200.00	603.70	(403.70)
TOTAL ADMINISTRATIVE	2,635.00	3,506.80	(871.80)	5,760.00	7,807.97	(2,047.97)
7130 INSURANCE	3,000.00	1,994.67	1,005.33	6,000.00	5,984.00	16.00
TOTAL TAXES & INSURANCE	3,000.00	1,994.67	1,005.33	6,000.00	5,984.00	16.00
7320 ELECTRIC	400.00	193.33	206.67	800.00	607.18	192.82
7370 WATER/SEWER	3,500.00	159.04	3,340.96	7,000.00	13,586.46	(6,586.46)
7380 TRASH REMOVAL	1,400.00	1,305.77	94.23	2,800.00	2,590.11	209.89
TOTAL UTILITIES	5,300.00	1,658.14	3,641.86	10,600.00	16,783.75	(6,183.75)
7415 LANDSCAPE CONTRACT	3,100.00	3,123.73	(23.73)	6,600.00	6,247.46	352.54
7426 TREE/TURF SPRAYING	0.00	125.00	(125.00)	0.00	125.00	(125.00)
7440 SPRINKLER SYS MAINT	0.00	510.84	(510.84)	0.00	3,527.37	(3,527.37)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL LANDSCAPE MAINT	3,100.00	3,759.57	(659.57)	6,600.00	9,899.83	(3,299.83)
7630 SNOW REMOVAL	0.00	2,587.24	(2,587.24)	0.00	2,587.24	(2,587.24)
TOTAL SNOW/ROAD MAINT	0.00	2,587.24	(2,587.24)	0.00	2,587.24	(2,587.24)
7810 POOL/SPA CONTRACT	0.00	750.00	(750.00)	0.00	1,500.00	(1,500.00)
7815 POOL SUPPLIES/REPAIR	0.00	0.00	0.00	0.00	554.39	(554.39)
TOTAL REC/FACILITY EXP	0.00	750.00	(750.00)	0.00	2,054.39	(2,054.39)
TOTAL EXPENSES	14,035.00	14,256.42	(221.42)	28,960.00	45,117.18	(16,157.18)
NET PROFIT/LOSS	2,795.00	3,021.86	226.86	4,800.00	(11,075.68)	(15,875.68)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	4,900.00	4,900.00	0.00	9,800.00	9,800.00	0.00
9350 INTEREST INCOME	0.00	221.81	221.81	0.00	462.98	462.98
TOTAL REVENUE	4,900.00	5,121.81	221.81	9,800.00	10,262.98	462.98
EXPENSE						
9500 ROOF REPLACEMENT	0.00	2,500.00	(2,500.00)	0.00	2,500.00	(2,500.00)
9525 LANDSCAPING	0.00	0.00	0.00	0.00	2,500.00	(2,500.00)
TOTAL EXPENSES	0.00	2,500.00	(2,500.00)	0.00	5,000.00	(5,000.00)
EXCESS/LOSS OF RESERVES	4,900.00	2,621.81	(2,278.19)	9,800.00	5,262.98	(4,537.02)