

MILL RUN HOA

AS OF OCTOBER 31, 2008

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	9,561.14	
1022 RES-BANK OF CHOICE		42,741.14	
1030 RES-RBC WEALTH MGMT		74,927.55	
TOTAL CASH			127,229.83
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		21,986.73	
1115 ALLOW FOR BAD DEBT		(6,000.00)	
1130 DUE TO RESERVES		10,619.00	
1135 PREPAID TAX & INS		8,371.00	
TOTAL RECEIVABLES			34,976.73
TOTAL ASSETS			162,206.56
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2110 ACCOUNTS PAYABLE		5,000.00	
2115 PREPAID ASSESSMENTS		5,640.49	
2190 DUE FROM OPERATING		10,619.00	
TOTAL LIABILITIES			21,259.49
EQUITY			
2930 WORKING CAPITAL		19,450.00	
2935 RETAINED EARNINGS		(22,885.20)	
2940 CURRENT EARNINGS		(25,235.99)	
2941 CURRENT EARNINGS		25,235.99	
2950 RESERVE FUND-PRIOR		158,267.51	
2955 RESERVE FUND-CURRENT		(33,574.57)	
2960 OPERATING FUND-PRIOR		11,350.75	
2965 OPERATING FD-CURRENT		8,338.58	
TOTAL EQUITY			140,947.07
TOT LIABILITY AND EQUITY			162,206.56

MILL RUN HOA

Budget Comparison Report  
AS OF OCTOBER 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	\$ 20,111.00	\$ 20,111.00	\$ 0.00
5210 LATE FEE CHARGE	80.00	60.00	(20.00)	80.00	60.00	(20.00)
5220 COLLECTION COST REC	1,125.00	483.00	(642.00)	1,125.00	483.00	(642.00)
5450 TRANSFERS TO RESERVE	(5,000.00)	(5,000.00)	0.00	(5,000.00)	(5,000.00)	0.00
<b>TOTAL INCOME</b>	<b>16,316.00</b>	<b>15,654.00</b>	<b>(662.00)</b>	<b>16,316.00</b>	<b>15,654.00</b>	<b>(662.00)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,200.00	1,200.00	0.00	1,200.00	1,200.00	0.00
7045 LEGAL COLLECTIONS	1,125.00	483.00	(642.00)	1,125.00	483.00	(642.00)
7060 PRINTING & COPYING	90.00	5.90	(84.10)	90.00	5.90	(84.10)
7062 POSTAGE	30.00	28.11	(1.89)	30.00	28.11	(1.89)
7080 NEWSLETTER PRODUCT	0.00	18.89	(18.89)	0.00	18.89	(18.89)
7085 ANNUAL MEETING	0.00	373.90	(373.90)	0.00	373.90	(373.90)
7090 MISC ADMINISTRATIVE	50.00	32.00	(18.00)	50.00	32.00	(18.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>2,495.00</b>	<b>2,141.80</b>	<b>353.20</b>	<b>2,495.00</b>	<b>2,141.80</b>	<b>353.20</b>
7130 INSURANCE	2,643.00	1,896.42	(746.58)	2,643.00	1,896.42	(746.58)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>2,643.00</b>	<b>1,896.42</b>	<b>746.58</b>	<b>2,643.00</b>	<b>1,896.42</b>	<b>746.58</b>
7280 PLBG & SEWER MAINT	0.00	(6,881.00)	6,881.00	0.00	(6,881.00)	6,881.00
<b>TOTAL BUILDING MAINT</b>	<b>0.00</b>	<b>(6,881.00)</b>	<b>6,881.00</b>	<b>0.00</b>	<b>(6,881.00)</b>	<b>6,881.00</b>
7320 GAS/ELECTRIC	500.00	705.32	(205.32)	500.00	705.32	(205.32)
7370 WATER/SEWER	3,500.00	3,805.80	(305.80)	3,500.00	3,805.80	(305.80)
7380 TRASH REMOVAL	1,400.00	1,299.35	100.65	1,400.00	1,299.35	100.65

MILL RUN HOA

Budget Comparison Report  
AS OF OCTOBER 31, 2008

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL UTILITIES	\$ 5,400.00	\$ 5,810.47	\$ (410.47)	\$ 5,400.00	\$ 5,810.47	\$ (410.47)
7415 LANDSCAPE CONTRACT	3,100.00	3,032.75	67.25	3,100.00	3,032.75	67.25
7420 LANDSCAPE RENOVATION	0.00	787.92	(787.92)	0.00	787.92	(787.92)
7440 SPRINKLER SYS MAINT	0.00	527.06	(527.06)	0.00	527.06	(527.06)
TOTAL LANDSCAPE MAINT	3,100.00	4,347.73	(1,247.73)	3,100.00	4,347.73	(1,247.73)
TOTAL EXPENSES	13,638.00	7,315.42	6,322.58	13,638.00	7,315.42	6,322.58
NET PROFIT/LOSS	2,678.00	8,338.58	5,660.58	2,678.00	8,338.58	5,660.58

MILL RUN HOA

Budget Comparison Report  
AS OF OCTOBER 31, 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	\$ 5,000.00	\$ 5,000.00	\$ 0.00
9350 INTEREST INCOME	0.00	186.43	186.43	0.00	186.43	186.43
TOTAL REVENUE	5,000.00	5,186.43	186.43	5,000.00	5,186.43	186.43
EXPENSE						
9530 ASPHALT/CONCRETE	0.00	30,961.00	(30,961.00)	0.00	30,961.00	(30,961.00)
9560 SPECIAL EQUIPMENT	0.00	7,800.00	(7,800.00)	0.00	7,800.00	(7,800.00)
TOTAL EXPENSES	0.00	38,761.00	(38,761.00)	0.00	38,761.00	(38,761.00)
EXCESS/LOSS OF RESERVES	5,000.00	(33,574.57)	(38,574.57)	5,000.00	(33,574.57)	(38,574.57)