

MILL RUN HOA

AS OF SEPTEMBER 30, 2008

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	(2,259.79)	
1022 RES-BANK OF CHOICE		76,398.72	
1030 RES-RBC WEALTH MGMT		74,844.54	

TOTAL CASH			148,983.47

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		20,312.08	
1115 ALLOW FOR BAD DEBT		(6,000.00)	
1130 DUE TO RESERVES		10,619.00	
1135 PREPAID TAX & INS		8,371.00	

TOTAL RECEIVABLES			33,302.08

TOTAL ASSETS			182,285.55
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LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		5,483.49	
2190 DUE FROM OPERATING		10,619.00	

TOTAL LIABILITIES			16,102.49

EQUITY			
2930 WORKING CAPITAL		19,450.00	
2935 RETAINED EARNINGS		(22,885.20)	
2940 CURRENT EARNINGS		48,366.27	
2941 CURRENT EARNINGS		(48,366.27)	
2950 RESERVE FUND-PRIOR		109,901.24	
2955 RESERVE FUND-CURRENT		36,322.59	
2960 OPERATING FUND-PRIOR		11,350.75	
2965 OPERATING FD-CURRENT		12,043.68	

TOTAL EQUITY			166,183.06

TOT LIABILITY AND EQUITY			182,285.55
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Budget Comparison Report
AS OF SEPTEMBER 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	\$ 239,904.00	\$ 239,904.00	\$ 0.00
5210 LATE FEE CHARGE	125.00	90.00	(35.00)	1,500.00	735.00	(765.00)
5220 COLLECTION COST REC	750.00	579.00	(171.00)	9,000.00	13,293.70	4,293.70
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	450.00	450.00
5245 INTEREST INCOME	0.00	0.00	0.00	0.00	38.10	38.10
5255 MISC INCOME	0.00	0.00	0.00	0.00	50.00	50.00
5450 TRANSFERS TO RESERVE	(4,500.00)	(4,500.00)	0.00	(54,000.00)	(54,000.00)	0.00
TOTAL INCOME	16,486.00	16,280.00	(206.00)	196,404.00	200,470.80	4,066.80
EXPENSES						
7030 MANAGEMENT FEES	1,200.00	1,200.00	0.00	14,400.00	14,400.00	0.00
7040 LEGAL FEES	83.00	0.00	83.00	996.00	1,171.20	(175.20)
7045 LEGAL COLLECTIONS	750.00	579.00	171.00	9,000.00	13,305.70	(4,305.70)
7055 AUDIT FEES	0.00	0.00	0.00	1,500.00	1,050.00	450.00
7060 PRINTING & COPYING	133.00	55.05	77.95	1,596.00	1,009.95	586.05
7062 POSTAGE	58.00	29.74	28.26	696.00	272.24	423.76
7070 BANK CHARGES	0.00	0.00	0.00	10.00	0.00	10.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	25.00	25.00	0.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	0.00	581.03	(581.03)
7085 ANNUAL MEETING	0.00	0.00	0.00	90.00	252.16	(162.16)
7086 BAD DEBT EXPENSE	583.00	0.00	583.00	6,996.00	3,905.00	3,091.00
7090 MISC ADMINISTRATIVE	0.00	32.00	(32.00)	752.00	1,348.77	(596.77)
TOTAL ADMINISTRATIVE	2,807.00	1,895.79	911.21	36,061.00	37,321.05	(1,260.05)
7130 INSURANCE	1,958.00	1,909.41	48.59	23,496.00	26,489.70	(2,993.70)
TOTAL TAXES & INSURANCE	1,958.00	1,909.41	48.59	23,496.00	26,489.70	(2,993.70)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
7230 BLDG & FACILITY RPR	0.00	33.10	(33.10)	600.00	33.10	566.90
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	652.00	1,500.00	(848.00)
7255 LOCKS/KEYS	50.00	0.00	50.00	150.00	0.00	150.00
7280 PLBG & SEWER MAINT	0.00	7,800.00	(7,800.00)	0.00	7,800.00	(7,800.00)
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	400.00	0.00	400.00
TOTAL BUILDING MAINT	50.00	7,833.10	(7,783.10)	1,802.00	9,333.10	(7,531.10)
7320 GAS/ELECTRIC	500.00	944.09	(444.09)	4,200.00	4,613.70	(413.70)
7370 WATER/SEWER	9,650.00	4,901.92	4,748.08	49,000.00	30,757.98	18,242.02
7380 TRASH REMOVAL	1,217.00	1,312.39	(95.39)	14,604.00	15,340.47	(736.47)
TOTAL UTILITIES	11,367.00	7,158.40	4,208.60	67,804.00	50,712.15	17,091.85
7415 LANDSCAPE CONTRACT	3,000.00	3,032.75	(32.75)	36,000.00	36,209.25	(209.25)
7420 LANDSCAPE RENOVATION	1,000.00	0.00	1,000.00	3,000.00	1,629.81	1,370.19
7425 TREE CARE	0.00	0.00	0.00	1,500.00	732.50	767.50
7440 SPRINKLER SYS MAINT	1,150.00	1,697.61	(547.61)	6,900.00	10,786.80	(3,886.80)
7460 FENCE REPAIRS	0.00	0.00	0.00	2,500.00	0.00	2,500.00
TOTAL LANDSCAPE MAINT	5,150.00	4,730.36	419.64	49,900.00	49,358.36	541.64
7515 CONCRETE/LOT REPAIRS	0.00	0.00	0.00	3,000.00	0.00	3,000.00
7525 EXTERMINATING CONTR	0.00	0.00	0.00	150.00	0.00	150.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	3,150.00	0.00	3,150.00
7630 SNOW REMOVAL	0.00	0.00	0.00	6,498.00	3,496.65	3,001.35
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	250.00	0.00	250.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	6,748.00	3,496.65	3,251.35

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7810 POOL/SPA CONTRACT	717.00	0.00	717.00	4,302.00	4,190.00	112.00
7815 POOL SUPPLIES/REPAIR	0.00	1,264.43	(1,264.43)	2,850.00	7,391.11	(4,541.11)
7820 POOL REPAIRS	0.00	135.00	(135.00)	0.00	135.00	(135.00)
TOTAL REC/FACILITY EXP	717.00	1,399.43	(682.43)	7,152.00	11,716.11	(4,564.11)
TOTAL EXPENSES	22,049.00	24,926.49	(2,877.49)	196,113.00	188,427.12	7,685.88
NET PROFIT/LOSS	(5,563.00)	(8,646.49)	(3,083.49)	291.00	12,043.68	11,752.68

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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	\$ 54,000.00	\$ 54,000.00	\$ 0.00
9350 INTEREST INCOME	0.00	301.64	301.64	0.00	2,342.59	2,342.59
TOTAL REVENUE	4,500.00	4,801.64	301.64	54,000.00	56,342.59	2,342.59
EXPENSE						
9525 LANDSCAPING	0.00	0.00	0.00	0.00	7,485.00	(7,485.00)
9528 TREES	0.00	0.00	0.00	0.00	12,535.00	(12,535.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	20,020.00	(20,020.00)
EXCESS/LOSS OF RESERVES	4,500.00	4,801.64	301.64	54,000.00	36,322.59	(17,677.41)