

Budget Comparison (Accrual)
Summer Glen Estates HOA - (SUMG)
Dec 2005

Prepared For:
 Summer Glen Estates HOA
 6015 Lehman Drive, Suite 205
 Colorado Springs, CO 80918

Prepared By:
 Z&R Property Mgmt Inc
 6015 LEHMAN DRIVE, SUITE 205
 COLO SPRINGS, CO 80918

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
OPERATING INCOME									
Monthly Dues	10,875.00	10,875.00	0.00	0.00	130,500.00	130,500.00	0.00	0.00	130,500.00
Key and Card Fees	0.00	0.00	0.00	0	140.00	0.00	140.00	0	0.00
Interest Income	2.81	12.50	-9.69	-77.52	25.89	150.00	-124.11	-82.74	150.00
Fines	0.00	16.63	-16.63	-100.0	0.00	200.00	-200.00	-100.0	200.00
Late fee-Nsf Charges	15.00	0.00	15.00	0	265.00	0.00	265.00	0	0.00
Misc Income	0.00	0.00	0.00	0	435.00	0.00	435.00	0	0.00
GROSS OPERATING INCOME	10,892.81	10,904.13	-11.32	-0.10	131,365.89	130,850.00	515.89	0.39	130,850.00
OPERATING EXPENSE									
Accounting Fees	0.00	0.00	0.00	0	1,350.00	1,350.00	0.00	0.00	1,350.00
Administration Costs	419.38	166.63	-252.75	-151.6	2,522.60	2,000.00	-522.60	-26.13	2,000.00
Electric	21.00	18.75	-2.25	-12.00	252.00	225.00	-27.00	-12.00	225.00
Fence/Wall Repair	0.00	8.37	8.37	100.00	0.00	100.00	100.00	100.00	100.00
General Mx and Repair	-2,436.94	83.37	2,520.31	3,023.	134.18	1,000.00	865.82	86.58	1,000.00
Gutter Repair	0.00	41.63	41.63	100.00	900.00	500.00	-400.00	-80.00	500.00
Insurance Property/Liability	2,815.50	2,333.37	-482.13	-20.66	32,598.50	28,000.00	-4,598.50	-16.42	28,000.00
Insurance-Workmans Comp	0.00	29.13	29.13	100.00	351.00	350.00	-1.00	-0.29	350.00
Landscaping	231.55	41.63	-189.92	-456.2	2,694.93	500.00	-2,194.93	-438.9	500.00
Legal Expense	0.00	41.63	41.63	100.00	240.00	500.00	260.00	52.00	500.00
**Legal Reimb	0.00	-20.87	-20.87	100.00	0.00	-250.00	-250.00	100.00	-250.00
Lawn Contract	1,372.00	1,208.37	-163.63	-13.54	17,103.00	14,500.00	-2,603.00	-17.95	14,500.00
Light (Electric) Maint/Repair	89.83	125.00	35.17	28.14	1,990.37	1,500.00	-490.37	-32.69	1,500.00
Management Fees	1,125.00	1,125.00	0.00	0.00	13,500.00	13,500.00	0.00	0.00	13,500.00
Painting	75.00	12.50	-62.50	-500.0	75.00	150.00	75.00	50.00	150.00
Pest Control	0.00	83.37	83.37	100.00	1,250.00	1,000.00	-250.00	-25.00	1,000.00
Security Gate-Maintenance	870.00	62.50	-807.50	-1,292	1,215.00	750.00	-465.00	-62.00	750.00
Roof Repair	0.00	125.00	125.00	100.00	1,715.00	1,500.00	-215.00	-14.33	1,500.00
Sign Repair/Replacement	0.00	16.63	16.63	100.00	0.00	200.00	200.00	100.00	200.00
Siding/Stucco Rpr/Rpl	0.00	83.37	83.37	100.00	3,475.00	1,000.00	-2,475.00	-247.5	1,000.00
Snow Removal	323.00	416.63	93.63	22.47	8,629.25	5,000.00	-3,629.25	-72.58	5,000.00
Street Repair/Sweep	0.00	27.12	27.12	100.00	0.00	325.00	325.00	100.00	325.00
Sprinkler Repair	0.00	150.00	150.00	100.00	2,979.43	1,800.00	-1,179.43	-65.52	1,800.00
Sump Pump Maint	2,436.94	62.50	-2,374.44	-3,799	2,723.85	750.00	-1,973.85	-263.1	750.00
Telephone	50.76	45.87	-4.89	-10.66	596.99	550.00	-46.99	-8.54	550.00
Trash	696.43	616.63	-79.80	-12.94	8,090.95	7,400.00	-690.95	-9.34	7,400.00
Tree Maintenance	0.00	200.00	200.00	100.00	1,400.00	2,400.00	1,000.00	41.67	2,400.00
Water	0.00	1,000.00	1,000.00	100.00	12,400.40	12,000.00	-400.40	-3.34	12,000.00
TOTAL OPERATING EXPENSES	8,089.45	8,104.13	14.68	0.18	118,187.45	98,600.00	-19,587.45	-19.87	98,600.00
RESERVE ALLOCATIONS									
Consolidated	2,933.00	2,933.37	0.37	0.01	17,598.00	35,200.00	17,602.00	50.01	35,200.00
TOTAL RESERVE ALLOCATIONS	2,933.00	2,933.37	0.37	0.01	17,598.00	35,200.00	17,602.00	50.01	35,200.00
NET CASH FLOW	-129.64	-133.37	3.73	-2.80	-4,419.56	-2,950.00	-1,469.56	49.82	-2,950.00