

Budget Comparison (Accrual)
Summer Glen Estates HOA - (SUMG)
Aug 2009

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	13,125.00	13,125.00	0.00	0.00	105,000.00	105,000.00	0.00	0.00	157,500.00
Key and Card Fees	0.00	40.00	-40.00	-100.0	0.00	320.00	-320.00	-100.0	480.00
Interest Income	3.42	3.00	0.42	14.00	19.52	24.00	-4.48	-18.67	36.00
Late fee-Nsf Charges	45.00	30.00	15.00	50.00	375.00	240.00	135.00	56.25	360.00
Misc Income	0.00	0.00	0.00	0	113.00	0.00	113.00	0	0.00
GROSS OPERATING INCOME	13,173.42	13,198.00	-24.58	-0.19	105,507.52	105,584.00	-76.48	-0.07	158,376.00
OPERATING EXPENSE									
Accounting Fees	0.00	0.00	0.00	0	1,400.00	1,450.00	50.00	3.45	1,450.00
Administration Costs	140.41	166.67	26.26	15.76	1,223.42	1,333.36	109.94	8.25	2,000.00
Electric	53.00	25.00	-28.00	-112.0	545.00	200.00	-345.00	-172.5	300.00
Fence/Wall Repair	0.00	450.00	450.00	100.00	5,800.00	3,600.00	-2,200.00	-61.11	5,400.00
General Mx and Repair	85.00	266.67	181.67	68.13	2,796.69	2,133.36	-663.33	-31.09	3,200.00
Gutter Repair	75.00	125.00	50.00	40.00	890.00	1,000.00	110.00	11.00	1,500.00
Insurance Property/Liability	2,065.84	2,166.67	100.83	4.65	16,514.66	17,333.36	818.70	4.72	26,000.00
Insurance-Workmans Comp	276.00	29.17	-246.83	-846.1	276.00	233.36	-42.64	-18.27	350.00
Landscaping	185.00	1,700.00	1,515.00	89.12	13,437.24	6,800.00	-6,637.24	-97.61	8,500.00
Legal Expense	220.00	0.00	-220.00	0	220.00	0.00	-220.00	0	0.00
Lawn Contract	1,075.00	1,291.67	216.67	16.77	9,675.00	10,333.36	658.36	6.37	15,500.00
Light (Electric) Maint/Repair	0.00	20.83	20.83	100.00	323.80	166.64	-157.16	-94.31	250.00
Loan Expense	0.00	16.67	16.67	100.00	0.00	133.36	133.36	100.00	200.00
Management Fees	1,200.00	1,200.00	0.00	0.00	9,650.00	9,600.00	-50.00	-0.52	14,400.00
Painting	0.00	41.67	41.67	100.00	0.00	333.36	333.36	100.00	500.00
Pest Control	0.00	208.33	208.33	100.00	1,303.00	1,666.64	363.64	21.82	2,500.00
Gate-Maintenance	0.00	0.00	0.00	0	735.00	0.00	-735.00	0	0.00
Security	0.00	166.67	166.67	100.00	0.00	1,333.36	1,333.36	100.00	2,000.00
Roof Repair	471.99	333.33	-138.66	-41.60	2,098.49	2,666.64	568.15	21.31	4,000.00
Siding/Stucco Rpr/Rpl	0.00	1,500.00	1,500.00	100.00	0.00	6,000.00	6,000.00	100.00	7,500.00
Snow Removal	0.00	0.00	0.00	0	7,010.00	5,142.84	-1,867.16	-36.31	9,000.00
Street Repair/Sweep	0.00	16.67	16.67	100.00	0.00	133.36	133.36	100.00	200.00
Sprinkler Repair	438.98	250.00	-188.98	-75.59	1,687.56	2,000.00	312.44	15.62	3,000.00
Sump Pump Maint	0.00	108.33	108.33	100.00	1,407.50	866.64	-540.86	-62.41	1,300.00
Telephone	50.87	54.17	3.30	6.09	405.97	433.36	27.39	6.32	650.00
Trash	866.25	866.67	0.42	0.05	6,930.00	6,933.36	3.36	0.05	10,400.00
Tree Maintenance	0.00	83.33	83.33	100.00	0.00	666.64	666.64	100.00	1,000.00
Water	2,714.58	2,166.66	-547.92	-25.29	6,741.32	8,666.64	1,925.32	22.22	13,000.00
TOTAL OPERATING EXPENSES	9,917.92	13,254.18	3,336.26	25.17	91,070.65	91,159.64	88.99	0.10	134,100.00
RESERVE ALLOCATIONS									
Consolidated	2,023.00	2,023.00	0.00	0.00	16,184.00	16,184.00	0.00	0.00	24,276.00
TOTAL RESERVE ALLOCATIONS	2,023.00	2,023.00	0.00	0.00	16,184.00	16,184.00	0.00	0.00	24,276.00
NET CASH FLOW	1,232.50	-2,079.18	3,311.68	-159.2	-1,747.13	-1,759.64	12.51	-0.71	0.00