

Budget Comparison (Accrual)
Summer Glen Estates HOA - (SUMG)
May 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	65,625.00	65,625.00	0.00	0.00	157,500.00
Key and Card Fees	0.00	40.00	-40.00	-100.0	0.00	200.00	-200.00	-100.0	480.00
Interest Income	1.23	3.00	-1.77	-59.00	11.73	15.00	-3.27	-21.80	36.00
Late fee-Nsf Charges	15.00	30.00	-15.00	-50.00	180.00	150.00	30.00	20.00	360.00
Misc Income	113.00	0.00	113.00	0	113.00	0.00	113.00	0	0.00
GROSS OPERATING INCOME	13,254.23	13,198.00	56.23	0.43	65,929.73	65,990.00	-60.27	-0.09	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	110.91	166.67	55.76	33.46	931.53	833.35	-98.18	-11.78	2,000.00
Electric	306.00	25.00	-281.00	-1,124	390.00	125.00	-265.00	-212.0	300.00
Fence/Wall Repair	0.00	450.00	450.00	100.00	0.00	2,250.00	2,250.00	100.00	5,400.00
General Mx and Repair	300.00	266.67	-33.33	-12.50	307.63	1,333.35	1,025.72	76.93	3,200.00
Gutter Repair	735.00	125.00	-610.00	-488.0	815.00	625.00	-190.00	-30.40	1,500.00
Insurance Property/Liability	307.96	2,166.67	1,858.71	85.79	10,317.15	10,833.35	516.20	4.76	26,000.00
Insurance-Workmans Comp	0.00	29.17	29.17	100.00	0.00	145.85	145.85	100.00	350.00
Landscaping	165.17	1,700.00	1,534.83	90.28	8,331.44	1,700.00	-6,631.44	-390.0	8,500.00
Lawn Contract	0.00	1,291.67	1,291.67	100.00	5,375.00	6,458.35	1,083.35	16.77	15,500.00
Light (Electric) Maint/Repair	0.00	20.83	20.83	100.00	249.36	104.15	-145.21	-139.4	250.00
Loan Expense	0.00	16.67	16.67	100.00	0.00	83.35	83.35	100.00	200.00
Management Fees	1,200.00	1,200.00	0.00	0.00	6,000.00	6,000.00	0.00	0.00	14,400.00
Painting	0.00	41.67	41.67	100.00	0.00	208.35	208.35	100.00	500.00
Pest Control	0.00	208.33	208.33	100.00	0.00	1,041.65	1,041.65	100.00	2,500.00
Gate-Maintenance	0.00	0.00	0.00	0	575.00	0.00	-575.00	0	0.00
Security	0.00	166.67	166.67	100.00	0.00	833.35	833.35	100.00	2,000.00
Roof Repair	0.00	333.33	333.33	100.00	1,480.27	1,666.65	186.38	11.18	4,000.00
Siding/Stucco Rpr/Rpl	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	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	83.35	83.35	100.00	200.00
Sprinkler Repair	393.37	250.00	-143.37	-57.35	393.37	1,250.00	856.63	68.53	3,000.00
Sump Pump Maint	1,305.00	108.33	-1,196.67	-1,104	1,305.00	541.65	-763.35	-140.9	1,300.00
Telephone	50.68	54.17	3.49	6.44	253.48	270.85	17.37	6.41	650.00
Trash	866.25	866.67	0.42	0.05	4,331.25	4,333.35	2.10	0.05	10,400.00
Tree Maintenance	0.00	83.33	83.33	100.00	0.00	416.65	416.65	100.00	1,000.00
Water	44.24	2,166.66	2,122.42	97.96	44.24	2,166.66	2,122.42	97.96	13,000.00
TOTAL OPERATING EXPENSES	5,784.58	13,254.18	7,469.60	56.36	49,509.72	51,397.10	1,887.38	3.67	134,100.00
RESERVE ALLOCATIONS									
Consolidated	2,023.00	2,023.00	0.00	0.00	10,115.00	10,115.00	0.00	0.00	24,276.00
TOTAL RESERVE ALLOCATIONS	2,023.00	2,023.00	0.00	0.00	10,115.00	10,115.00	0.00	0.00	24,276.00
NET CASH FLOW	5,446.65	-2,079.18	7,525.83	-361.9	6,305.01	4,477.90	1,827.11	40.80	0.00