

Budget Comparison (Accrual)
Summer Glen Estates HOA - (SUMG)
Oct 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	131,250.00	131,250.00	0.00	0.00	157,500.00
Key and Card Fees	0.00	40.00	-40.00	-100.0	0.00	400.00	-400.00	-100.0	480.00
Interest Income	2.12	3.00	-0.88	-29.33	23.60	30.00	-6.40	-21.33	36.00
Late fee-Nsf Charges	30.00	30.00	0.00	0.00	450.00	300.00	150.00	50.00	360.00
Misc Income	0.00	0.00	0.00	0	113.00	0.00	113.00	0	0.00
GROSS OPERATING INCOME	13,157.12	13,198.00	-40.88	-0.31	131,836.60	131,980.00	-143.40	-0.11	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	247.93	166.67	-81.26	-48.76	1,630.65	1,666.70	36.05	2.16	2,000.00
Electric	51.00	25.00	-26.00	-104.0	647.00	250.00	-397.00	-158.8	300.00
Fence/Wall Repair	0.00	450.00	450.00	100.00	5,800.00	4,500.00	-1,300.00	-28.89	5,400.00
General Mx and Repair	0.00	266.67	266.67	100.00	3,303.79	2,666.70	-637.09	-23.89	3,200.00
Gutter Repair	0.00	125.00	125.00	100.00	990.00	1,250.00	260.00	20.80	1,500.00
Insurance Property/Liability	0.00	2,166.67	2,166.67	100.00	18,580.50	21,666.70	3,086.20	14.24	26,000.00
Insurance-Workmans Comp	0.00	29.17	29.17	100.00	276.00	291.70	15.70	5.38	350.00
Landscaping	0.00	0.00	0.00	0	13,587.24	8,500.00	-5,087.24	-59.85	8,500.00
Legal Expense	273.00	0.00	-273.00	0	493.00	0.00	-493.00	0	0.00
**Legal Reimb	-273.00	0.00	273.00	0	-273.00	0.00	273.00	0	0.00
Lawn Contract	1,075.00	1,291.67	216.67	16.77	11,825.00	12,916.70	1,091.70	8.45	15,500.00
Light (Electric) Maint/Repair	134.92	20.83	-114.09	-547.7	473.15	208.30	-264.85	-127.1	250.00
Loan Expense	0.00	16.67	16.67	100.00	0.00	166.70	166.70	100.00	200.00
Management Fees	1,200.00	1,200.00	0.00	0.00	12,050.00	12,000.00	-50.00	-0.42	14,400.00
Painting	0.00	41.67	41.67	100.00	0.00	416.70	416.70	100.00	500.00
Pest Control	69.00	208.33	139.33	66.88	2,217.00	2,083.30	-133.70	-6.42	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	1,666.70	1,666.70	100.00	2,000.00
Roof Repair	83.02	333.33	250.31	75.09	2,181.51	3,333.30	1,151.79	34.55	4,000.00
Siding/Stucco Rpr/Rpl	6,000.00	0.00	-6,000.00	0	6,000.00	7,500.00	1,500.00	20.00	7,500.00
Snow Removal	0.00	1,285.71	1,285.71	100.00	7,010.00	6,428.55	-581.45	-9.04	9,000.00
Street Repair/Sweep	0.00	16.67	16.67	100.00	0.00	166.70	166.70	100.00	200.00
Sprinkler Repair	0.00	250.00	250.00	100.00	2,938.28	2,500.00	-438.28	-17.53	3,000.00
Sump Pump Maint	0.00	108.33	108.33	100.00	1,407.50	1,083.30	-324.20	-29.93	1,300.00
Telephone	50.82	54.17	3.35	6.18	507.66	541.70	34.04	6.28	650.00
Trash	866.25	866.67	0.42	0.05	8,662.50	8,666.70	4.20	0.05	10,400.00
Tree Maintenance	0.00	83.33	83.33	100.00	0.00	833.30	833.30	100.00	1,000.00
Water	2,327.10	2,166.70	-160.40	-7.40	11,142.14	13,000.00	1,857.86	14.29	13,000.00
TOTAL OPERATING EXPENSES	12,105.04	11,339.93	-765.11	-6.75	113,584.92	115,753.75	2,168.83	1.87	134,100.00
RESERVE ALLOCATIONS									
Consolidated	2,023.00	2,023.00	0.00	0.00	20,230.00	20,230.00	0.00	0.00	24,276.00
TOTAL RESERVE ALLOCATIONS	2,023.00	2,023.00	0.00	0.00	20,230.00	20,230.00	0.00	0.00	24,276.00
NET CASH FLOW	-970.92	-164.93	-805.99	488.69	-1,978.32	-4,003.75	2,025.43	-50.59	0.00