

**Budget Comparison (Accrual)**  
**Summer Glen Estates HOA - (SUMG)**  
**Sep 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
<b>OPERATING INCOME</b>									
Monthly Dues	13,125.00	13,125.00	0.00	0.00	118,125.00	118,125.00	0.00	0.00	157,500.00
Key and Card Fees	0.00	40.00	-40.00	-100.0	0.00	360.00	-360.00	-100.0	480.00
Interest Income	1.96	3.00	-1.04	-34.67	21.48	27.00	-5.52	-20.44	36.00
Late fee-Nsf Charges	45.00	30.00	15.00	50.00	420.00	270.00	150.00	55.56	360.00
Misc Income	0.00	0.00	0.00	0	113.00	0.00	113.00	0	0.00
<b>GROSS OPERATING INCOME</b>	<b>13,171.96</b>	<b>13,198.00</b>	<b>-26.04</b>	<b>-0.20</b>	<b>118,679.48</b>	<b>118,782.00</b>	<b>-102.52</b>	<b>-0.09</b>	<b>158,376.00</b>
<b>OPERATING EXPENSE</b>									
Accounting Fees	0.00	0.00	0.00	0	1,400.00	1,450.00	50.00	3.45	1,450.00
Administration Costs	159.30	166.67	7.37	4.42	1,382.72	1,500.03	117.31	7.82	2,000.00
Electric	51.00	25.00	-26.00	-104.0	596.00	225.00	-371.00	-164.8	300.00
Fence/Wall Repair	0.00	450.00	450.00	100.00	5,800.00	4,050.00	-1,750.00	-43.21	5,400.00
General Mx and Repair	507.10	266.67	-240.43	-90.16	3,303.79	2,400.03	-903.76	-37.66	3,200.00
Gutter Repair	100.00	125.00	25.00	20.00	990.00	1,125.00	135.00	12.00	1,500.00
Insurance Property/Liability	2,065.84	2,166.67	100.83	4.65	18,580.50	19,500.03	919.53	4.72	26,000.00
Insurance-Workmans Comp	0.00	29.17	29.17	100.00	276.00	262.53	-13.47	-5.13	350.00
Landscaping	150.00	1,700.00	1,550.00	91.18	13,587.24	8,500.00	-5,087.24	-59.85	8,500.00
Legal Expense	0.00	0.00	0.00	0	220.00	0.00	-220.00	0	0.00
Lawn Contract	1,075.00	1,291.67	216.67	16.77	10,750.00	11,625.03	875.03	7.53	15,500.00
Light (Electric) Maint/Repair	14.43	20.83	6.40	30.72	338.23	187.47	-150.76	-80.42	250.00
Loan Expense	0.00	16.67	16.67	100.00	0.00	150.03	150.03	100.00	200.00
Management Fees	1,200.00	1,200.00	0.00	0.00	10,850.00	10,800.00	-50.00	-0.46	14,400.00
Painting	0.00	41.67	41.67	100.00	0.00	375.03	375.03	100.00	500.00
Pest Control	845.00	208.33	-636.67	-305.6	2,148.00	1,874.97	-273.03	-14.56	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	1,500.03	1,500.03	100.00	2,000.00
Roof Repair	0.00	333.33	333.33	100.00	2,098.49	2,999.97	901.48	30.05	4,000.00
Siding/Stucco Rpr/Rpl	0.00	1,500.00	1,500.00	100.00	0.00	7,500.00	7,500.00	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	150.03	150.03	100.00	200.00
Sprinkler Repair	1,250.72	250.00	-1,000.72	-400.2	2,938.28	2,250.00	-688.28	-30.59	3,000.00
Sump Pump Maint	0.00	108.33	108.33	100.00	1,407.50	974.97	-432.53	-44.36	1,300.00
Telephone	50.87	54.17	3.30	6.09	456.84	487.53	30.69	6.29	650.00
Trash	866.25	866.67	0.42	0.05	7,796.25	7,800.03	3.78	0.05	10,400.00
Tree Maintenance	0.00	83.33	83.33	100.00	0.00	749.97	749.97	100.00	1,000.00
Water	2,073.72	2,166.66	92.94	4.29	8,815.04	10,833.30	2,018.26	18.63	13,000.00
<b>TOTAL OPERATING EXPENSES</b>	<b>10,409.23</b>	<b>13,254.18</b>	<b>2,844.95</b>	<b>21.46</b>	<b>101,479.88</b>	<b>104,413.82</b>	<b>2,933.94</b>	<b>2.81</b>	<b>134,100.00</b>
<b>RESERVE ALLOCATIONS</b>									
Consolidated	2,023.00	2,023.00	0.00	0.00	18,207.00	18,207.00	0.00	0.00	24,276.00
<b>TOTAL RESERVE ALLOCATIONS</b>	<b>2,023.00</b>	<b>2,023.00</b>	<b>0.00</b>	<b>0.00</b>	<b>18,207.00</b>	<b>18,207.00</b>	<b>0.00</b>	<b>0.00</b>	<b>24,276.00</b>
<b>NET CASH FLOW</b>	<b>739.73</b>	<b>-2,079.18</b>	<b>2,818.91</b>	<b>-135.5</b>	<b>-1,007.40</b>	<b>-3,838.82</b>	<b>2,831.42</b>	<b>-73.76</b>	<b>0.00</b>