

Budget Comparison (Accrual)
AUTUMN HEIGHTS - (AUTM)
Dec 2005

Prepared For:
 Autumn Heights 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	27,712.00	27,720.00	-8.00	-0.03	332,552.00	332,640.00	-88.00	-0.03	332,640.00
Interest Income	3.09	8.37	-5.28	-63.08	58.89	100.00	-41.11	-41.11	100.00
Fines	0.00	20.87	-20.87	-100.0	11,350.00	250.00	11,100.00	4,440.0	250.00
Late fee-Nsf Charges	160.00	104.13	55.87	53.65	2,240.00	1,250.00	990.00	79.20	1,250.00
Misc Income	0.00	0.00	0.00	0	4.83	0.00	4.83	0	0.00
GROSS OPERATING INCOME	27,875.09	27,853.37	21.72	0.08	346,205.72	334,240.00	11,965.72	3.58	334,240.00
OPERATING EXPENSE									
Accounting Fees	0.00	0.00	0.00	0	1,250.00	1,350.00	100.00	7.41	1,350.00
Administration Costs	205.40	366.63	161.23	43.98	2,897.72	4,400.00	1,502.28	34.14	4,400.00
Clubhouse Maint	0.00	150.00	150.00	100.00	480.56	1,800.00	1,319.44	73.30	1,800.00
Concrete Repair	0.00	20.87	20.87	100.00	240.00	250.00	10.00	4.00	250.00
Electric	374.25	390.00	15.75	4.04	4,663.55	4,680.00	16.45	0.35	4,680.00
Fence/Wall Repair	0.00	83.37	83.37	100.00	3,220.00	1,000.00	-2,220.00	-222.0	1,000.00
Gas	130.94	200.00	69.06	34.53	1,954.11	2,400.00	445.89	18.58	2,400.00
General Mx and Repair	434.00	291.63	-142.37	-48.82	5,804.16	3,500.00	-2,304.16	-65.83	3,500.00
Gutter Repair	800.00	625.00	-175.00	-28.00	7,970.00	7,500.00	-470.00	-6.27	7,500.00
Insurance Property/Liability	2,323.17	3,041.63	718.46	23.62	35,095.26	36,500.00	1,404.74	3.85	36,500.00
Insurance-Workmans Comp	0.00	0.00	0.00	0	470.00	0.00	-470.00	0	0.00
Janitorial	0.00	237.50	237.50	100.00	2,472.12	2,850.00	377.88	13.26	2,850.00
Landscaping	0.00	416.63	416.63	100.00	3,308.77	5,000.00	1,691.23	33.82	5,000.00
Legal Expense	636.46	41.63	-594.83	-1,428	1,822.33	500.00	-1,322.33	-264.4	500.00
**Legal Reimb	-636.46	-41.63	594.83	-1,428	-1,610.33	-500.00	1,110.33	-222.0	-500.00
Lawn Contract	2,317.00	2,333.37	16.37	0.70	25,419.83	28,000.00	2,580.17	9.21	28,000.00
Light (Electric) Maint/Repair	128.06	150.00	21.94	14.63	1,410.15	1,800.00	389.85	21.66	1,800.00
Loan Expense	2,052.73	2,000.00	-52.73	-2.64	23,510.30	24,000.00	489.70	2.04	24,000.00
Management Fees	1,680.00	1,680.00	0.00	0.00	20,160.00	20,160.00	0.00	0.00	20,160.00
Painting	0.00	62.50	62.50	100.00	990.00	750.00	-240.00	-32.00	750.00
Pest Control	60.00	150.00	90.00	60.00	1,995.00	1,800.00	-195.00	-10.83	1,800.00
Security	0.00	200.00	200.00	100.00	2,400.00	2,400.00	0.00	0.00	2,400.00
Pool/Jac Operations	0.00	366.63	366.63	100.00	3,497.44	4,400.00	902.56	20.51	4,400.00
Pool/Jac Repairs	0.00	41.63	41.63	100.00	1,295.31	500.00	-795.31	-159.0	500.00
Roof Repair	475.00	150.00	-325.00	-216.6	2,935.00	1,800.00	-1,135.00	-63.06	1,800.00
Sign Repair/Replacement	0.00	33.37	33.37	100.00	0.00	400.00	400.00	100.00	400.00
Siding/Stucco Rpr/Rpl	1,290.00	200.00	-1,090.00	-545.0	6,950.00	2,400.00	-4,550.00	-189.5	2,400.00
Snow Removal	1,337.00	625.00	-712.00	-113.9	2,936.00	7,500.00	4,564.00	60.85	7,500.00
Street Repair/Sweep	0.00	41.63	41.63	100.00	75.00	500.00	425.00	85.00	500.00
Sprinkler Repair	0.00	416.63	416.63	100.00	4,774.31	5,000.00	225.69	4.51	5,000.00
Trash	1,087.94	1,083.37	-4.57	-0.42	12,807.39	13,000.00	192.61	1.48	13,000.00
Tree Maintenance	1,940.00	1,083.37	-856.63	-79.07	9,095.00	13,000.00	3,905.00	30.04	13,000.00
Water	2,680.98	3,166.63	485.65	15.34	42,263.26	38,000.00	-4,263.26	-11.22	38,000.00
TOTAL OPERATING EXPENSES	19,316.47	19,607.39	290.92	1.48	232,552.24	236,640.00	4,087.76	1.73	236,640.00
RESERVE ALLOCATIONS									
Consolidated	4,333.00	4,333.37	0.37	0.01	56,307.00	52,000.00	-4,307.00	-8.28	52,000.00
TOTAL RESERVE ALLOCATIONS	4,333.00	4,333.37	0.37	0.01	56,307.00	52,000.00	-4,307.00	-8.28	52,000.00
NET CASH FLOW	4,225.62	3,912.61	313.01	8.00	57,346.48	45,600.00	11,746.48	25.76	45,600.00