Budget Comparison (Accrual)
AUTUMN HEIGHTS - (AUTM)
Aug 2006

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	27,720.00	27,720.00	0.00	0.00	221,760.00	221,760.00	0.00	0.00	332,640.00
Interest Income	6.61	4.17	2.44	58.51	42.43	33.36	9.07	27.19	50.00
Fines	0.00	41.67	-41.67	-100.0	-10,750.00	333.36	-11,083.36	-3,324	500.00
Late fee-Nsf Charges	638.25	104.17	534.08	512.70	1,538.25	833.36	704.89	84.58	1,250.00
Misc Income	1,887.00	0.00	1,887.00	0	1,887.00	0.00	1,887.00	0	0.00
GROSS OPERATING INCOME	30,251.86	27,870.01	2,381.85	8.55	214,477.68	222,960.08	-8,482.40	-3.80	334,440.00
OPERATING EXPENSE									
Accounting Fees	0.00	0.00	0.00	0	1,250.00	1,300.00	50.00	3.85	1,300.00
Administration Costs	186.00	333.33	147.33	44.20	3,420.75	2,666.64	-754.11	-28.28	4,000.00
Clubhouse Maint	650.00	66.67	-583.33	-874.9	1,475.88	533.36	-942.52	-176.7	800.00
Concrete Repair	0.00	41.67	41.67	100.00	0.00	333.36	333.36	100.00	500.00
Electric	347.28	400.00	52.72	13.18	2,759.22	3,200.00	440.78	13.77	4,800.00
Fence/Wall Repair	325.00	100.00	-225.00	-225.0	1,945.00	800.00	-1,145.00	-143.1	1,200.00
Gas	197.45	183.33	-14.12	-7.70	1,223.66	1,466.64	242.98	16.57	2,200.00
General Mx and Repair	450.00	291.67	-158.33	-54.28	3,446.78	2,333.36	-1,113.42	-47.72	3,500.00
Gutter Repair	200.00	583.33	383.33	65.71	2,915.00	4,666.64	1,751.64	37.54	7,000.00
Insurance Property/Liability	6,649.75	2,500.00	-4,149.75	-165.9	18,265.60	20,000.00	1,734.40	8.67	30,000.00
Insurance-Workmans Comp	0.00	0.00	0.00	0	-55.00	0.00	55.00	0	0.00
Janitorial	0.00	237.50	237.50	100.00	1,025.00	1,900.00	875.00	46.05	2,850.00
Landscaping	0.00	208.33	208.33	100.00	821.76	1,666.64	844.88	50.69	2,500.00
Legal Expense	181.20	125.00	-56.20	-44.96	4,480.84	1,000.00	-3,480.84	-348.0	1,500.00
**Legal Reimb	-98.20	-62.50	35.70	-57.12	-3,634.44	-500.00	3,134.44	-626.8	-750.00
Lawn Contract	2,350.00	2,333.33	-16.67	-0.71	18,701.00	18,666.64	-34.36	-0.18	28,000.00
Light (Electric) Maint/Repair	51.33	125.00	73.67	58.94	315.00	1,000.00	685.00	68.50	1,500.00
Loan Expense	1,151.05	2,000.00	848.95	42.45	13,674.53	16,000.00	2,325.47	14.53	24,000.00
Management Fees	1,680.00	1,680.00	0.00	0.00	13,440.00	13,440.00	0.00	0.00	20,160.00
Painting	0.00	41.67	41.67	100.00	0.00	333.36	333.36	100.00	500.00
Pest Control	650.00	116.67	-533.33	-457.1	1,555.00	933.36	-621.64	-66.60	1,400.00
Pool/Jac Operations	1,030.66	316.67	-713.99	-225.4	2,702.52	2,533.36	-169.16	-6.68	3,800.00
Pool/Jac Repairs	0.00	62.50	62.50	100.00	0.00	500.00	500.00	100.00	750.00
Roof Repair	225.00	166.67	-58.33	-35.00	1,205.00	1,333.36	128.36	9.63	2,000.00
Sign Repair/Replacement	0.00	29.17	29.17	100.00	0.00	233.36	233.36	100.00	350.00
Siding/Stucco Rpr/Rpl	525.00	291.67	-233.33	-80.00	1,430.00	2,333.36	903.36	38.71	3,500.00
Snow Removal	0.00	583.33	583.33	100.00	735.50	4,666.64	3,931.14	84.24	7,000.00
Street Repair/Sweep	0.00	20.83	20.83	100.00	450.00	166.64	-283.36	-170.0	250.00
Sprinkler Repair	135.00	416.67	281.67	67.60	2,164.30	3,333.36	1,169.06	35.07	5,000.00
Trash	1,110.48	1,083.33	-27.15	-2.51	8,740.69	8,666.64	-74.05	-0.85	13,000.00
Tree Maintenance	800.00	833.33	33.33	4.00	10,070.00	6,666.64	-3,403.36	-51.05	10,000.00
Water	5,443.87	3,166.67	-2,277.20	-71.91	31,750.92	25,333.36	-6,417.56	-25.33	38,000.00
TOTAL OPERATING EXPENSES	24,240.87	18,275.84	-5,965.03	-32.64	146,274.51	147,506.72	1,232.21	0.84	220,610.00
RESERVE ALLOCATIONS									
Consolidated	5,486.00	5,485.83	-0.17	0.00	43,141.86	43,886.64	744.78	1.70	65,830.00
TOTAL RESERVE ALLOCATIONS	5,486.00	5,485.83	-0.17	0.00	43,141.86	43,886.64	744.78	1.70	65,830.00
NET CASH FLOW	524.99	4,108.34	-3,583.35	-87.22	25,061.31	31,566.72	-6,505.41	-20.61	48,000.00