

Balance Sheet (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Nov 2008

Page 1
DATA
12/11/2008
12:48 PM

Prepared For:
Victoria Village @ C/S 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

ASSETS

Current Assets

Cash-Operating Account	19,689.85
Cash - Operating	10,552.20
Cash - Operating	36,337.90
ResCDAR2-Citadel	79,914.70
Res-Escrow Acct-2	52,105.53
Res-Escrow Acct-3	40,511.83
Res-Escrow Acct-4	32,042.99
Res-Escrow Acct-6	41,113.23
Accounts Receivable	55,617.15
Allowance for Bad Debt	-20,000.00
Total Current Assets	<u>347,885.38</u>

TOTAL ASSETS

347,885.38

LIABILITIES & CAPITAL

Liabilities

Prepaid Dues	8,492.20
Insurance Proceeds	-1,572.82
Total Short Term Liabilities	<u>6,919.38</u>

Reserves

Reserve Interest Earned	5,237.60
Reserve-Consolidated	286,308.68
Reserve Exp-Consolidated	-45,858.00
Total Reserves	<u>245,688.28</u>

Total Liabilities

252,607.66

Capital

Working Capital	8,310.00
Prior Retained Earnings	59,480.14
Current Retained Earnings	27,487.58
Total Capital	<u>95,277.72</u>

TOTAL LIABILITIES & CAPITAL

347,885.38