

Balance Sheet (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Aug 2007

Page 1
DATA
9/14/2007
01:46 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	16,224.25
Citadel - CDARS2	10,121.14
Citadel - CDARS1	11,115.59
Resv-CDARS	78,733.41
ResCDAR2-Citadel	76,874.06
Res-Escrow Acct-2	15,444.54
Res-Escrow Acct-4	31,387.58
Accounts Receivable	47,476.62
Total Current Assets	<u>287,377.19</u>

TOTAL ASSETS

287,377.19

LIABILITIES & CAPITAL

Liabilities

Prepaid Dues	11,644.25
Insurance Proceeds	-1,976.77
Total Short Term Liabilities	<u>9,667.48</u>

Reserves

Reserve Interest Earned	5,958.72
Reserve-Consolidated	247,489.83
Reserve Exp-Consolidated	-51,008.96
Total Reserves	<u>202,439.59</u>

Total Liabilities

212,107.07

Capital

Working Capital	5,364.00
Current Retained Earnings	69,906.12
Total Capital	<u>75,270.12</u>

TOTAL LIABILITIES & CAPITAL

287,377.19