

Balance Sheet (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Aug 2009

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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	11.22
Cash-Operating	47,033.50
ResCDAR2-Citadel	81,558.84
Res-Escrow Acct-2	88,194.06
Res-Escrow Acct-4	32,307.70
Accounts Receivable	67,508.67
Due from Other Funds	36,000.00
Allowance for Bad Debt	-25,000.00
Total Current Assets	<u>327,613.99</u>

TOTAL ASSETS

327,613.99

LIABILITIES & CAPITAL

Liabilities

Due to Other Funds	36,000.00
Prepaid Dues	10,710.52
Insurance Proceeds	-30,297.83
Total Short Term Liabilities	<u>16,412.69</u>

Reserves

Reserve Interest Earned	3,413.13
Reserve-Consolidated	209,728.61
Reserve Exp-Consolidated	-11,081.14
Total Reserves	<u>202,060.60</u>

Total Liabilities

218,473.29

Capital

Working Capital	12,468.00
Prior Retained Earnings	84,971.82
Current Retained Earnings	11,700.88
Total Capital	<u>109,140.70</u>

TOTAL LIABILITIES & CAPITAL

327,613.99