

Balance Sheet (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Nov 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	17,021.39
Cash-Operating	47,045.36
ResCDAR2-Citadel	81,558.84
Res-Escrow Acct-2	98,283.48
Res-Escrow Acct-4	32,307.70
Accounts Receivable	64,547.16
Due from Other Funds	16,000.00
Allowance for Bad Debt	-25,000.00
Total Current Assets	<u>331,763.93</u>

TOTAL ASSETS 331,763.93

LIABILITIES & CAPITAL

Liabilities

Due to Other Funds	16,000.00
Prepaid Dues	9,206.81
Insurance Proceeds	-18,364.58
Total Short Term Liabilities	<u>6,842.23</u>

Reserves

Reserve Interest Earned	3,038.28
Reserve-Consolidated	229,728.61
Reserve Exp-Consolidated	-20,616.87
Total Reserves	<u>212,150.02</u>

Total Liabilities 218,992.25

Capital

Working Capital	13,596.00
Prior Retained Earnings	84,971.82
Current Retained Earnings	14,203.86
Total Capital	<u>112,771.68</u>

TOTAL LIABILITIES & CAPITAL 331,763.93