

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Apr 2009

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
OPERATING INCOME									
Monthly Dues	35,955.00	35,955.00	0.00	0.00	143,955.00	143,820.00	135.00	0.09	431,460.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	0.00	66.68	-66.68	-100.0	200.00
Interest Income	8.72	22.92	-14.20	-61.95	98.22	91.68	6.54	7.13	275.00
Fines	0.00	12.50	-12.50	-100.0	0.00	50.00	-50.00	-100.0	150.00
Late fee-Nsf Charges	735.41	500.00	235.41	47.08	3,488.12	2,000.00	1,488.12	74.41	6,000.00
Returned Check Charges	40.00	0.00	40.00	0	60.00	0.00	60.00	0	0.00
GROSS OPERATING INCOME	36,739.13	36,507.09	232.04	0.64	147,601.34	146,028.36	1,572.98	1.08	438,085.00
OPERATING EXPENSE									
Accounting Fees	0.00	0.00	0.00	0	1,850.00	2,000.00	150.00	7.50	2,000.00
Administration Costs	808.32	541.67	-266.65	-49.23	2,490.81	2,166.68	-324.13	-14.96	6,500.00
Bad Debt	0.00	1,250.00	1,250.00	100.00	0.00	5,000.00	5,000.00	100.00	15,000.00
Concrete Repair	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
Electric	475.15	541.67	66.52	12.28	2,070.93	2,166.68	95.75	4.42	6,500.00
Fence/Wall Repair	0.00	83.33	83.33	100.00	120.00	333.32	213.32	64.00	1,000.00
Gas	0.00	208.33	208.33	100.00	119.96	833.32	713.36	85.60	2,500.00
General Mx and Repair	2,151.88	375.00	-1,776.88	-473.8	5,446.50	1,500.00	-3,946.50	-263.1	4,500.00
Gutter Repair	0.00	208.33	208.33	100.00	150.00	833.32	683.32	82.00	2,500.00
Insurance Property/Liability	6,663.58	3,707.50	-2,956.08	-79.73	12,893.92	14,830.00	1,936.08	13.06	44,490.00
Insurance-Workmans Comp	-1.00	0.00	1.00	0	275.00	0.00	-275.00	0	0.00
Landscaping	0.00	166.67	166.67	100.00	0.00	666.68	666.68	100.00	2,000.00
Legal Expense	4,836.37	1,583.33	-3,253.04	-205.4	12,701.75	6,333.32	-6,368.43	-100.5	19,000.00
**Legal Reimb	-3,480.05	-1,166.67	2,313.38	-198.2	-8,278.43	-4,666.68	3,611.75	-77.39	-14,000.00
Lawn Contract	2,852.00	3,239.58	387.58	11.96	12,181.99	12,958.32	776.33	5.99	38,875.00
Light (Electric) Maint/Repair	408.28	125.00	-283.28	-226.6	796.79	500.00	-296.79	-59.36	1,500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	14,280.00	14,280.00	0.00	0.00	42,840.00
Painting	0.00	2,916.67	2,916.67	100.00	0.00	11,666.68	11,666.68	100.00	35,000.00
Pest Control	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
Pool/Jac Operations	0.00	333.33	333.33	100.00	0.00	1,333.32	1,333.32	100.00	4,000.00
Pool/Jac Repairs	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
Roof Repair	690.00	250.00	-440.00	-176.0	2,628.00	1,000.00	-1,628.00	-162.8	3,000.00
Sign Repair/Replacement	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
Siding/Stucco Rpr/Rpl	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
Snow Removal	1,815.00	1,666.67	-148.33	-8.90	4,040.00	6,666.68	2,626.68	39.40	20,000.00
Street Repair/Sweep	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
Sprinkler Repair	884.30	666.67	-217.63	-32.64	884.30	2,666.68	1,782.38	66.84	8,000.00
Trash	1,797.75	1,881.25	83.50	4.44	7,191.00	7,525.00	334.00	4.44	22,575.00
Tree Maintenance	800.00	208.33	-591.67	-284.0	1,065.00	833.32	-231.68	-27.80	2,500.00
Water	6,832.03	7,592.08	760.05	10.01	28,414.29	30,368.32	1,954.03	6.43	91,105.00
Storm Water Fee	0.00	0.00	0.00	0	113.38	0.00	-113.38	0	0.00
TOTAL OPERATING EXPENSES	31,103.61	30,340.41	-763.20	-2.52	101,435.19	123,361.64	21,926.45	17.77	366,085.00
RESERVE ALLOCATIONS									
Consolidated	-30,414.98	6,000.00	36,414.98	606.92	24,002.79	24,000.00	-2.79	-0.01	72,000.00
TOTAL RESERVE ALLOCATIONS	-30,414.98	6,000.00	36,414.98	606.92	24,002.79	24,000.00	-2.79	-0.01	72,000.00
NET CASH FLOW	36,050.50	166.68	35,883.82	21,528	22,163.36	-1,333.28	23,496.64	-1,762	0.00