

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Jan 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	35,955.00	35,955.00	0.00	0.00	431,460.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	0.00	16.67	-16.67	-100.0	200.00
Interest Income	68.44	22.92	45.52	198.60	68.44	22.92	45.52	198.60	275.00
Fines	0.00	12.50	-12.50	-100.0	0.00	12.50	-12.50	-100.0	150.00
Late fee-Nsf Charges	1,017.54	500.00	517.54	103.51	1,017.54	500.00	517.54	103.51	6,000.00
GROSS OPERATING INCOME	37,040.98	36,507.09	533.89	1.46	37,040.98	36,507.09	533.89	1.46	438,085.00
OPERATING EXPENSE									
Accounting Fees	0.00	0.00	0.00	0	0.00	0.00	0.00	0	2,000.00
Administration Costs	516.14	541.67	25.53	4.71	516.14	541.67	25.53	4.71	6,500.00
Bad Debt	0.00	1,250.00	1,250.00	100.00	0.00	1,250.00	1,250.00	100.00	15,000.00
Concrete Repair	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
Electric	7,171.41	541.67	-6,629.74	-1,223	7,171.41	541.67	-6,629.74	-1,223	6,500.00
Fence/Wall Repair	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Gas	101.21	208.33	107.12	51.42	101.21	208.33	107.12	51.42	2,500.00
General Mx and Repair	2,559.62	375.00	-2,184.62	-582.5	2,559.62	375.00	-2,184.62	-582.5	4,500.00
Gutter Repair	0.00	208.33	208.33	100.00	0.00	208.33	208.33	100.00	2,500.00
Insurance Property/Liability	6,230.34	3,707.50	-2,522.84	-68.05	6,230.34	3,707.50	-2,522.84	-68.05	44,490.00
Landscaping	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
Legal Expense	1,563.68	1,583.33	19.65	1.24	1,563.68	1,583.33	19.65	1.24	19,000.00
**Legal Reimb	-1,199.68	-1,166.67	33.01	-2.83	-1,199.68	-1,166.67	33.01	-2.83	-14,000.00
Lawn Contract	3,083.33	3,239.58	156.25	4.82	3,083.33	3,239.58	156.25	4.82	38,875.00
Light (Electric) Maint/Repair	275.33	125.00	-150.33	-120.2	275.33	125.00	-150.33	-120.2	1,500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	3,570.00	3,570.00	0.00	0.00	42,840.00
Painting	0.00	2,916.67	2,916.67	100.00	0.00	2,916.67	2,916.67	100.00	35,000.00
Pest Control	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
Pool/Jac Operations	0.00	333.33	333.33	100.00	0.00	333.33	333.33	100.00	4,000.00
Pool/Jac Repairs	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Roof Repair	1,570.00	250.00	-1,320.00	-528.0	1,570.00	250.00	-1,320.00	-528.0	3,000.00
Sign Repair/Replacement	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
Siding/Stucco Rpr/Rpl	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Snow Removal	1,682.00	1,666.67	-15.33	-0.92	1,682.00	1,666.67	-15.33	-0.92	20,000.00
Street Repair/Sweep	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
Sprinkler Repair	0.00	666.67	666.67	100.00	0.00	666.67	666.67	100.00	8,000.00
Trash	1,797.75	1,881.25	83.50	4.44	1,797.75	1,881.25	83.50	4.44	22,575.00
Tree Maintenance	0.00	208.33	208.33	100.00	0.00	208.33	208.33	100.00	2,500.00
Water	0.00	7,592.08	7,592.08	100.00	0.00	7,592.08	7,592.08	100.00	91,105.00
TOTAL OPERATING EXPENSES	28,921.13	30,340.41	1,419.28	4.68	28,921.13	30,340.41	1,419.28	4.68	366,085.00
RESERVE ALLOCATIONS									
Consolidated	6,000.00	6,000.00	0.00	0.00	6,000.00	6,000.00	0.00	0.00	72,000.00
TOTAL RESERVE ALLOCATIONS	6,000.00	6,000.00	0.00	0.00	6,000.00	6,000.00	0.00	0.00	72,000.00
NET CASH FLOW	2,119.85	166.68	1,953.17	1,171.	2,119.85	166.68	1,953.17	1,171.	0.00