

**Budget Comparison (Accrual)**  
**VICTORIA VILLAGE @ C/S HOA - (VICV)**  
**Jul 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
<b>OPERATING INCOME</b>									
Monthly Dues	35,955.00	35,955.00	0.00	0.00	251,679.00	251,685.00	-6.00	0.00	431,460.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	60.00	116.69	-56.69	-48.58	200.00
Interest Income	12.07	22.92	-10.85	-47.34	160.82	160.44	0.38	0.24	275.00
Fines	0.00	12.50	-12.50	-100.0	0.00	87.50	-87.50	-100.0	150.00
Late fee-Nsf Charges	756.45	500.00	256.45	51.29	5,989.26	3,500.00	2,489.26	71.12	6,000.00
Returned Check Charges	40.00	0.00	40.00	0	140.00	0.00	140.00	0	0.00
Misc Income	0.00	0.00	0.00	0	107.00	0.00	107.00	0	0.00
<b>GROSS OPERATING INCOME</b>	<b>36,763.52</b>	<b>36,507.09</b>	<b>256.43</b>	<b>0.70</b>	<b>258,136.08</b>	<b>255,549.63</b>	<b>2,586.45</b>	<b>1.01</b>	<b>438,085.00</b>
<b>OPERATING EXPENSE</b>									
Accounting Fees	0.00	0.00	0.00	0	1,975.00	2,000.00	25.00	1.25	2,000.00
Administration Costs	461.04	541.67	80.63	14.89	5,150.19	3,791.69	-1,358.50	-35.83	6,500.00
Bad Debt	1,221.68	1,250.00	28.32	2.27	1,522.61	8,750.00	7,227.39	82.60	15,000.00
Concrete Repair	0.00	41.67	41.67	100.00	0.00	291.69	291.69	100.00	500.00
Electric	552.31	541.67	-10.64	-1.96	3,696.67	3,791.69	95.02	2.51	6,500.00
Fence/Wall Repair	480.00	83.33	-396.67	-476.0	1,710.00	583.31	-1,126.69	-193.1	1,000.00
Gas	490.07	208.33	-281.74	-135.2	1,496.64	1,458.31	-38.33	-2.63	2,500.00
General Mx and Repair	1,575.08	375.00	-1,200.08	-320.0	8,548.94	2,625.00	-5,923.94	-225.6	4,500.00
Gutter Repair	600.00	208.33	-391.67	-188.0	1,225.00	1,458.31	233.31	16.00	2,500.00
Insurance Property/Liability	3,259.58	3,707.50	447.92	12.08	29,734.66	25,952.50	-3,782.16	-14.57	44,490.00
Insurance Claim Deductible	0.00	0.00	0.00	0	1,101.20	0.00	-1,101.20	0	0.00
Insurance-Workmans Comp	0.00	0.00	0.00	0	275.00	0.00	-275.00	0	0.00
Landscaping	180.00	166.67	-13.33	-8.00	507.64	1,166.69	659.05	56.49	2,000.00
Legal Expense	1,639.80	1,583.33	-56.47	-3.57	19,425.80	11,083.31	-8,342.49	-75.27	19,000.00
**Legal Reimb	-1,405.80	-1,166.67	239.13	-20.50	-14,322.48	-8,166.69	6,155.79	-75.38	-14,000.00
Lawn Contract	4,252.00	3,239.58	-1,012.42	-31.25	23,537.99	22,677.06	-860.93	-3.80	38,875.00
Light (Electric) Maint/Repair	0.00	125.00	125.00	100.00	958.05	875.00	-83.05	-9.49	1,500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	24,990.00	24,990.00	0.00	0.00	42,840.00
Painting	18,000.00	2,916.67	-15,083.33	-517.1	72,000.00	20,416.69	-51,583.31	-252.6	35,000.00
Pest Control	320.00	100.00	-220.00	-220.0	545.00	700.00	155.00	22.14	1,200.00
Pool/Jac Operations	1,185.27	333.33	-851.94	-255.5	3,918.77	2,333.31	-1,585.46	-67.95	4,000.00
Pool/Jac Repairs	293.99	83.33	-210.66	-252.8	1,514.46	583.31	-931.15	-159.6	1,000.00
Pool Keys	0.00	0.00	0.00	0	-15.00	0.00	15.00	0	0.00
Roof Repair	0.00	250.00	250.00	100.00	2,628.00	1,750.00	-878.00	-50.17	3,000.00
Sign Repair/Replacement	0.00	41.67	41.67	100.00	0.00	291.69	291.69	100.00	500.00
Siding/Stucco Rpr/Rpl	0.00	83.33	83.33	100.00	0.00	583.31	583.31	100.00	1,000.00
Snow Removal	0.00	1,666.67	1,666.67	100.00	4,040.00	11,666.69	7,626.69	65.37	20,000.00
Street Repair/Sweep	0.00	41.67	41.67	100.00	450.00	291.69	-158.31	-54.27	500.00
Sprinkler Repair	267.80	666.67	398.87	59.83	2,378.98	4,666.69	2,287.71	49.02	8,000.00
Trash	1,797.75	1,881.25	83.50	4.44	12,584.25	13,168.75	584.50	4.44	22,575.00
Tree Maintenance	1,160.00	208.33	-951.67	-456.8	2,225.00	1,458.31	-766.69	-52.57	2,500.00
Water	15,282.92	7,592.08	-7,690.84	-101.3	68,423.19	53,144.56	-15,278.63	-28.75	91,105.00
Storm Water Fee	0.00	0.00	0.00	0	113.38	0.00	-113.38	0	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>55,183.49</b>	<b>30,340.41</b>	<b>-24,843.08</b>	<b>-81.88</b>	<b>282,338.94</b>	<b>214,382.87</b>	<b>-67,956.07</b>	<b>-31.70</b>	<b>366,085.00</b>
<b>RESERVE ALLOCATIONS</b>									
Consolidated	0.00	6,000.00	6,000.00	100.00	-6,412.19	42,000.00	48,412.19	115.27	72,000.00
<b>TOTAL RESERVE ALLOCATIONS</b>	<b>0.00</b>	<b>6,000.00</b>	<b>6,000.00</b>	<b>100.00</b>	<b>-6,412.19</b>	<b>42,000.00</b>	<b>48,412.19</b>	<b>115.27</b>	<b>72,000.00</b>
<b>NET CASH FLOW</b>	<b>-18,419.97</b>	<b>166.68</b>	<b>-18,586.65</b>	<b>-11,15</b>	<b>-17,790.67</b>	<b>-833.24</b>	<b>-16,957.43</b>	<b>2,035.</b>	<b>0.00</b>