

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Jun 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	215,724.00	215,730.00	-6.00	0.00	431,460.00
Key and Card Fees	60.00	16.67	43.33	259.93	60.00	100.02	-40.02	-40.01	200.00
Interest Income	19.96	22.92	-2.96	-12.91	148.75	137.52	11.23	8.17	275.00
Fines	0.00	12.50	-12.50	-100.0	0.00	75.00	-75.00	-100.0	150.00
Late fee-Nsf Charges	780.65	500.00	280.65	56.13	5,232.81	3,000.00	2,232.81	74.43	6,000.00
Returned Check Charges	40.00	0.00	40.00	0	100.00	0.00	100.00	0	0.00
Misc Income	0.00	0.00	0.00	0	107.00	0.00	107.00	0	0.00
GROSS OPERATING INCOME	36,855.61	36,507.09	348.52	0.95	221,372.56	219,042.54	2,330.02	1.06	438,085.00
OPERATING EXPENSE									
Accounting Fees	0.00	0.00	0.00	0	1,975.00	2,000.00	25.00	1.25	2,000.00
Administration Costs	624.49	541.67	-82.82	-15.29	4,689.15	3,250.02	-1,439.13	-44.28	6,500.00
Bad Debt	300.93	1,250.00	949.07	75.93	300.93	7,500.00	7,199.07	95.99	15,000.00
Concrete Repair	0.00	41.67	41.67	100.00	0.00	250.02	250.02	100.00	500.00
Electric	601.52	541.67	-59.85	-11.05	3,144.36	3,250.02	105.66	3.25	6,500.00
Fence/Wall Repair	900.00	83.33	-816.67	-980.0	1,230.00	499.98	-730.02	-146.0	1,000.00
Gas	702.99	208.33	-494.66	-237.4	1,006.57	1,249.98	243.41	19.47	2,500.00
General Mx and Repair	1,407.16	375.00	-1,032.16	-275.2	6,973.86	2,250.00	-4,723.86	-209.9	4,500.00
Gutter Repair	475.00	208.33	-266.67	-128.0	625.00	1,249.98	624.98	50.00	2,500.00
Insurance Property/Liability	3,259.58	3,707.50	447.92	12.08	26,475.08	22,245.00	-4,230.08	-19.02	44,490.00
Insurance Claim Deductible	1,101.20	0.00	-1,101.20	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	327.64	166.67	-160.97	-96.58	327.64	1,000.02	672.38	67.24	2,000.00
Legal Expense	2,673.70	1,583.33	-1,090.37	-68.87	17,786.00	9,499.98	-8,286.02	-87.22	19,000.00
**Legal Reimb	-2,565.70	-1,166.67	1,399.03	-119.9	-12,916.68	-7,000.02	5,916.66	-84.52	-14,000.00
Lawn Contract	2,852.00	3,239.58	387.58	11.96	19,285.99	19,437.48	151.49	0.78	38,875.00
Light (Electric) Maint/Repair	161.26	125.00	-36.26	-29.01	958.05	750.00	-208.05	-27.74	1,500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	21,420.00	21,420.00	0.00	0.00	42,840.00
Painting	36,000.00	2,916.67	-33,083.33	-1,134	54,000.00	17,500.02	-36,499.98	-208.5	35,000.00
Pest Control	225.00	100.00	-125.00	-125.0	225.00	600.00	375.00	62.50	1,200.00
Pool/Jac Operations	652.81	333.33	-319.48	-95.84	2,733.50	1,999.98	-733.52	-36.68	4,000.00
Pool/Jac Repairs	385.00	83.33	-301.67	-362.0	1,220.47	499.98	-720.49	-144.1	1,000.00
Pool Keys	-15.00	0.00	15.00	0	-15.00	0.00	15.00	0	0.00
Roof Repair	0.00	250.00	250.00	100.00	2,628.00	1,500.00	-1,128.00	-75.20	3,000.00
Sign Repair/Replacement	0.00	41.67	41.67	100.00	0.00	250.02	250.02	100.00	500.00
Siding/Stucco Rpr/Rpl	0.00	83.33	83.33	100.00	0.00	499.98	499.98	100.00	1,000.00
Snow Removal	0.00	1,666.67	1,666.67	100.00	4,040.00	10,000.02	5,960.02	59.60	20,000.00
Street Repair/Sweep	0.00	41.67	41.67	100.00	450.00	250.02	-199.98	-79.99	500.00
Sprinkler Repair	717.42	666.67	-50.75	-7.61	2,111.18	4,000.02	1,888.84	47.22	8,000.00
Trash	1,797.75	1,881.25	83.50	4.44	10,786.50	11,287.50	501.00	4.44	22,575.00
Tree Maintenance	0.00	208.33	208.33	100.00	1,065.00	1,249.98	184.98	14.80	2,500.00
Water	13,464.20	7,592.08	-5,872.12	-77.35	53,140.27	45,552.48	-7,587.79	-16.66	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	69,618.95	30,340.41	-39,278.54	-129.4	227,155.45	184,042.46	-43,112.99	-23.43	366,085.00
RESERVE ALLOCATIONS									
Consolidated	0.00	6,000.00	6,000.00	100.00	-6,412.19	36,000.00	42,412.19	117.81	72,000.00
TOTAL RESERVE ALLOCATIONS	0.00	6,000.00	6,000.00	100.00	-6,412.19	36,000.00	42,412.19	117.81	72,000.00
NET CASH FLOW	-32,763.34	166.68	-32,930.02	-19.75	629.30	-999.92	1,629.22	-162.9	0.00