

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
May 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	35,814.00	35,955.00	-141.00	-0.39	179,769.00	179,775.00	-6.00	0.00	431,460.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	0.00	83.35	-83.35	-100.0	200.00
Interest Income	30.57	22.92	7.65	33.38	128.79	114.60	14.19	12.38	275.00
Fines	0.00	12.50	-12.50	-100.0	0.00	62.50	-62.50	-100.0	150.00
Late fee-Nsf Charges	964.04	500.00	464.04	92.81	4,452.16	2,500.00	1,952.16	78.09	6,000.00
Returned Check Charges	0.00	0.00	0.00	0	60.00	0.00	60.00	0	0.00
Misc Income	107.00	0.00	107.00	0	107.00	0.00	107.00	0	0.00
GROSS OPERATING INCOME	36,915.61	36,507.09	408.52	1.12	184,516.95	182,535.45	1,981.50	1.09	438,085.00
OPERATING EXPENSE									
Accounting Fees	125.00	0.00	-125.00	0	1,975.00	2,000.00	25.00	1.25	2,000.00
Administration Costs	1,573.85	541.67	-1,032.18	-190.5	4,064.66	2,708.35	-1,356.31	-50.08	6,500.00
Bad Debt	0.00	1,250.00	1,250.00	100.00	0.00	6,250.00	6,250.00	100.00	15,000.00
Concrete Repair	0.00	41.67	41.67	100.00	0.00	208.35	208.35	100.00	500.00
Electric	471.91	541.67	69.76	12.88	2,542.84	2,708.35	165.51	6.11	6,500.00
Fence/Wall Repair	210.00	83.33	-126.67	-152.0	330.00	416.65	86.65	20.80	1,000.00
Gas	183.62	208.33	24.71	11.86	303.58	1,041.65	738.07	70.86	2,500.00
General Mx and Repair	120.20	375.00	254.80	67.95	5,566.70	1,875.00	-3,691.70	-196.8	4,500.00
Gutter Repair	0.00	208.33	208.33	100.00	150.00	1,041.65	891.65	85.60	2,500.00
Insurance Property/Liability	10,321.58	3,707.50	-6,614.08	-178.4	23,215.50	18,537.50	-4,678.00	-25.24	44,490.00
Insurance-Workmans Comp	0.00	0.00	0.00	0	275.00	0.00	-275.00	0	0.00
Landscaping	0.00	166.67	166.67	100.00	0.00	833.35	833.35	100.00	2,000.00
Legal Expense	2,410.55	1,583.33	-827.22	-52.25	15,112.30	7,916.65	-7,195.65	-90.89	19,000.00
**Legal Reimb	-2,072.55	-1,166.67	905.88	-77.65	-10,350.98	-5,833.35	4,517.63	-77.44	-14,000.00
Lawn Contract	4,252.00	3,239.58	-1,012.42	-31.25	16,433.99	16,197.90	-236.09	-1.46	38,875.00
Light (Electric) Maint/Repair	0.00	125.00	125.00	100.00	796.79	625.00	-171.79	-27.49	1,500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	17,850.00	17,850.00	0.00	0.00	42,840.00
Painting	18,000.00	2,916.67	-15,083.33	-517.1	18,000.00	14,583.35	-3,416.65	-23.43	35,000.00
Pest Control	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
Pool/Jac Operations	2,080.69	333.33	-1,747.36	-524.2	2,080.69	1,666.65	-414.04	-24.84	4,000.00
Pool/Jac Repairs	835.47	83.33	-752.14	-902.6	835.47	416.65	-418.82	-100.5	1,000.00
Roof Repair	0.00	250.00	250.00	100.00	2,628.00	1,250.00	-1,378.00	-110.2	3,000.00
Sign Repair/Replacement	0.00	41.67	41.67	100.00	0.00	208.35	208.35	100.00	500.00
Siding/Stucco Rpr/Rpl	0.00	83.33	83.33	100.00	0.00	416.65	416.65	100.00	1,000.00
Snow Removal	0.00	1,666.67	1,666.67	100.00	4,040.00	8,333.35	4,293.35	51.52	20,000.00
Street Repair/Sweep	450.00	41.67	-408.33	-979.9	450.00	208.35	-241.65	-115.9	500.00
Sprinkler Repair	509.46	666.67	157.21	23.58	1,393.76	3,333.35	1,939.59	58.19	8,000.00
Trash	1,797.75	1,881.25	83.50	4.44	8,988.75	9,406.25	417.50	4.44	22,575.00
Tree Maintenance	0.00	208.33	208.33	100.00	1,065.00	1,041.65	-23.35	-2.24	2,500.00
Water	11,261.78	7,592.08	-3,669.70	-48.34	39,676.07	37,960.40	-1,715.67	-4.52	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	56,101.31	30,340.41	-25,760.90	-84.91	157,536.50	153,702.05	-3,834.45	-2.49	366,085.00
RESERVE ALLOCATIONS									
Consolidated	-30,414.98	6,000.00	36,414.98	606.92	-6,412.19	30,000.00	36,412.19	121.37	72,000.00
TOTAL RESERVE ALLOCATIONS	-30,414.98	6,000.00	36,414.98	606.92	-6,412.19	30,000.00	36,412.19	121.37	72,000.00
NET CASH FLOW	11,229.28	166.68	11,062.60	6,637.	33,392.64	-1,166.60	34,559.24	-2,962	0.00