

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Nov 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	395,499.00	395,505.00	-6.00	0.00	431,460.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	60.00	183.37	-123.37	-67.28	200.00
Interest Income	10.00	22.92	-12.92	-56.37	206.49	252.12	-45.63	-18.10	275.00
Fines	0.00	12.50	-12.50	-100.0	0.00	137.50	-137.50	-100.0	150.00
Late fee-Nsf Charges	648.89	500.00	148.89	29.78	8,774.38	5,500.00	3,274.38	59.53	6,000.00
Returned Check Charges	20.00	0.00	20.00	0	220.00	0.00	220.00	0	0.00
Misc Income	0.00	0.00	0.00	0	38,357.00	0.00	38,357.00	0	0.00
GROSS OPERATING INCOME	36,633.89	36,507.09	126.80	0.35	443,116.87	401,577.99	41,538.88	10.34	438,085.00
OPERATING EXPENSE									
Accounting Fees	0.00	0.00	0.00	0	2,615.00	2,000.00	-615.00	-30.75	2,000.00
Administration Costs	1,479.96	541.67	-938.29	-173.2	8,109.57	5,958.37	-2,151.20	-36.10	6,500.00
Bad Debt	0.00	1,250.00	1,250.00	100.00	2,477.72	13,750.00	11,272.28	81.98	15,000.00
Concrete Repair	575.00	41.67	-533.33	-1,279	1,674.85	458.37	-1,216.48	-265.3	500.00
Electric	595.30	541.67	-53.63	-9.90	6,074.62	5,958.37	-116.25	-1.95	6,500.00
Fence/Wall Repair	0.00	83.33	83.33	100.00	1,710.00	916.63	-793.37	-86.55	1,000.00
Gas	64.32	208.33	144.01	69.13	2,454.68	2,291.63	-163.05	-7.12	2,500.00
General Mx and Repair	893.75	375.00	-518.75	-138.3	22,929.40	4,125.00	-18,804.40	-455.8	4,500.00
Gutter Repair	3,625.00	208.33	-3,416.67	-1,640	5,660.00	2,291.63	-3,368.37	-146.9	2,500.00
Insurance Property/Liability	3,259.59	3,707.50	447.91	12.08	42,772.99	40,782.50	-1,990.49	-4.88	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	290.00	166.67	-123.33	-74.00	4,179.33	1,833.37	-2,345.96	-127.9	2,000.00
Legal Expense	2,917.14	1,583.33	-1,333.81	-84.24	31,027.77	17,416.63	-13,611.14	-78.15	19,000.00
**Legal Reimb	-518.14	-1,166.67	-648.53	55.59	-18,620.45	-12,833.37	5,787.08	-45.09	-14,000.00
Lawn Contract	2,852.00	3,239.58	387.58	11.96	36,345.99	35,635.38	-710.61	-1.99	38,875.00
Light (Electric) Maint/Repair	68.00	125.00	57.00	45.60	1,954.65	1,375.00	-579.65	-42.16	1,500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	39,270.00	39,270.00	0.00	0.00	42,840.00
Painting	0.00	2,916.67	2,916.67	100.00	90,000.00	32,083.37	-57,916.63	-180.5	35,000.00
Pest Control	0.00	100.00	100.00	100.00	985.00	1,100.00	115.00	10.45	1,200.00
Pool/Jac Operations	0.00	333.33	333.33	100.00	7,867.36	3,666.63	-4,200.73	-114.5	4,000.00
Pool/Jac Repairs	430.14	83.33	-346.81	-416.1	2,114.60	916.63	-1,197.97	-130.6	1,000.00
Pool Keys	0.00	0.00	0.00	0	-15.00	0.00	15.00	0	0.00
Roof Repair	295.00	250.00	-45.00	-18.00	8,429.90	2,750.00	-5,679.90	-206.5	3,000.00
Sign Repair/Replacement	0.00	41.67	41.67	100.00	0.00	458.37	458.37	100.00	500.00
Siding/Stucco Rpr/Rpl	0.00	83.33	83.33	100.00	0.00	916.63	916.63	100.00	1,000.00
Snow Removal	1,140.00	1,666.67	526.67	31.60	5,180.00	18,333.37	13,153.37	71.75	20,000.00
Street Repair/Sweep	0.00	41.67	41.67	100.00	675.00	458.37	-216.63	-47.26	500.00
Sprinkler Repair	0.00	666.67	666.67	100.00	3,278.81	7,333.37	4,054.56	55.29	8,000.00
Trash	1,807.75	1,881.25	73.50	3.91	19,938.25	20,693.75	755.50	3.65	22,575.00
Tree Maintenance	0.00	208.33	208.33	100.00	2,820.00	2,291.63	-528.37	-23.06	2,500.00
Water	7,730.84	7,592.08	-138.76	-1.83	117,925.58	83,512.88	-34,412.70	-41.21	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	31,075.65	30,340.41	-735.24	-2.42	451,325.20	335,744.51	-115,580.69	-34.43	366,085.00
RESERVE ALLOCATIONS									
Consolidated	0.00	6,000.00	6,000.00	100.00	-22,412.19	66,000.00	88,412.19	133.96	72,000.00
TOTAL RESERVE ALLOCATIONS	0.00	6,000.00	6,000.00	100.00	-22,412.19	66,000.00	88,412.19	133.96	72,000.00
NET CASH FLOW	5,558.24	166.68	5,391.56	3,234.	14,203.86	-166.52	14,370.38	-8,629	0.00