

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Oct 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	359,544.00	359,550.00	-6.00	0.00	431,460.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	60.00	166.70	-106.70	-64.01	200.00
Interest Income	13.34	22.92	-9.58	-41.80	196.49	229.20	-32.71	-14.27	275.00
Fines	0.00	12.50	-12.50	-100.0	0.00	125.00	-125.00	-100.0	150.00
Late fee-Nsf Charges	557.52	500.00	57.52	11.50	8,126.90	5,000.00	3,126.90	62.54	6,000.00
Returned Check Charges	20.00	0.00	20.00	0	200.00	0.00	200.00	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	36,545.86	36,507.09	38.77	0.11	406,484.39	365,070.90	41,413.49	11.34	438,085.00
OPERATING EXPENSE									
Accounting Fees	640.00	0.00	-640.00	0	2,615.00	2,000.00	-615.00	-30.75	2,000.00
Administration Costs	425.66	541.67	116.01	21.42	6,629.61	5,416.70	-1,212.91	-22.39	6,500.00
Bad Debt	955.11	1,250.00	294.89	23.59	2,477.72	12,500.00	10,022.28	80.18	15,000.00
Concrete Repair	0.00	41.67	41.67	100.00	1,099.85	416.70	-683.15	-163.9	500.00
Electric	642.62	541.67	-100.95	-18.64	5,479.32	5,416.70	-62.62	-1.16	6,500.00
Fence/Wall Repair	0.00	83.33	83.33	100.00	1,710.00	833.30	-876.70	-105.2	1,000.00
Gas	0.00	208.33	208.33	100.00	2,390.36	2,083.30	-307.06	-14.74	2,500.00
General Mx and Repair	3,790.66	375.00	-3,415.66	-910.8	22,035.65	3,750.00	-18,285.65	-487.6	4,500.00
Gutter Repair	0.00	208.33	208.33	100.00	2,035.00	2,083.30	48.30	2.32	2,500.00
Insurance Property/Liability	3,259.58	3,707.50	447.92	12.08	39,513.40	37,075.00	-2,438.40	-6.58	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	1,151.69	166.67	-985.02	-591.0	3,889.33	1,666.70	-2,222.63	-133.3	2,000.00
Legal Expense	2,851.40	1,583.33	-1,268.07	-80.09	28,110.63	15,833.30	-12,277.33	-77.54	19,000.00
**Legal Reimb	-731.40	-1,166.67	-435.27	37.31	-18,102.31	-11,666.70	6,435.61	-55.16	-14,000.00
Lawn Contract	2,852.00	3,239.58	387.58	11.96	33,493.99	32,395.80	-1,098.19	-3.39	38,875.00
Light (Electric) Maint/Repair	815.42	125.00	-690.42	-552.3	1,886.65	1,250.00	-636.65	-50.93	1,500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	35,700.00	35,700.00	0.00	0.00	42,840.00
Painting	0.00	2,916.67	2,916.67	100.00	90,000.00	29,166.70	-60,833.30	-208.5	35,000.00
Pest Control	0.00	100.00	100.00	100.00	985.00	1,000.00	15.00	1.50	1,200.00
Pool/Jac Operations	987.76	333.33	-654.43	-196.3	7,867.36	3,333.30	-4,534.06	-136.0	4,000.00
Pool/Jac Repairs	0.00	83.33	83.33	100.00	1,684.46	833.30	-851.16	-102.1	1,000.00
Pool Keys	0.00	0.00	0.00	0	-15.00	0.00	15.00	0	0.00
Roof Repair	715.20	250.00	-465.20	-186.0	8,134.90	2,500.00	-5,634.90	-225.4	3,000.00
Sign Repair/Replacement	0.00	41.67	41.67	100.00	0.00	416.70	416.70	100.00	500.00
Siding/Stucco Rpr/Rpl	0.00	83.33	83.33	100.00	0.00	833.30	833.30	100.00	1,000.00
Snow Removal	0.00	1,666.67	1,666.67	100.00	4,040.00	16,666.70	12,626.70	75.76	20,000.00
Street Repair/Sweep	0.00	41.67	41.67	100.00	675.00	416.70	-258.30	-61.99	500.00
Sprinkler Repair	378.32	666.67	288.35	43.25	3,278.81	6,666.70	3,387.89	50.82	8,000.00
Trash	1,797.75	1,881.25	83.50	4.44	18,130.50	18,812.50	682.00	3.63	22,575.00
Tree Maintenance	60.00	208.33	148.33	71.20	2,820.00	2,083.30	-736.70	-35.36	2,500.00
Water	10,532.07	7,592.08	-2,939.99	-38.72	110,194.74	75,920.80	-34,273.94	-45.14	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	34,693.84	30,340.41	-4,353.43	-14.35	420,249.55	305,404.10	-114,845.45	-37.60	366,085.00
RESERVE ALLOCATIONS									
Consolidated	0.00	6,000.00	6,000.00	100.00	-22,412.19	60,000.00	82,412.19	137.35	72,000.00
TOTAL RESERVE ALLOCATIONS	0.00	6,000.00	6,000.00	100.00	-22,412.19	60,000.00	82,412.19	137.35	72,000.00
NET CASH FLOW	1,852.02	166.68	1,685.34	1,011.	8,647.03	-333.20	8,980.23	-2,695	0.00