

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Sep 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	323,589.00	323,595.00	-6.00	0.00	431,460.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	60.00	150.03	-90.03	-60.01	200.00
Interest Income	10.34	22.92	-12.58	-54.89	183.15	206.28	-23.13	-11.21	275.00
Fines	0.00	12.50	-12.50	-100.0	0.00	112.50	-112.50	-100.0	150.00
Late fee-Nsf Charges	711.68	500.00	211.68	42.34	7,569.38	4,500.00	3,069.38	68.21	6,000.00
Returned Check Charges	20.00	0.00	20.00	0	180.00	0.00	180.00	0	0.00
Misc Income	38,250.00	0.00	38,250.00	0	38,357.00	0.00	38,357.00	0	0.00
GROSS OPERATING INCOME	74,947.02	36,507.09	38,439.93	105.29	369,938.53	328,563.81	41,374.72	12.59	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	444.11	541.67	97.56	18.01	6,203.95	4,875.03	-1,328.92	-27.26	6,500.00
Bad Debt	0.00	1,250.00	1,250.00	100.00	1,522.61	11,250.00	9,727.39	86.47	15,000.00
Concrete Repair	799.85	41.67	-758.18	-1,819	1,099.85	375.03	-724.82	-193.2	500.00
Electric	598.49	541.67	-56.82	-10.49	4,836.70	4,875.03	38.33	0.79	6,500.00
Fence/Wall Repair	0.00	83.33	83.33	100.00	1,710.00	749.97	-960.03	-128.0	1,000.00
Gas	427.48	208.33	-219.15	-105.1	2,390.36	1,874.97	-515.39	-27.49	2,500.00
General Mx and Repair	5,551.35	375.00	-5,176.35	-1,380	18,244.99	3,375.00	-14,869.99	-440.5	4,500.00
Gutter Repair	0.00	208.33	208.33	100.00	2,035.00	1,874.97	-160.03	-8.54	2,500.00
Insurance Property/Liability	3,259.58	3,707.50	447.92	12.08	36,253.82	33,367.50	-2,886.32	-8.65	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	200.00	166.67	-33.33	-20.00	2,737.64	1,500.03	-1,237.61	-82.51	2,000.00
Legal Expense	3,044.30	1,583.33	-1,460.97	-92.27	25,259.23	14,249.97	-11,009.26	-77.26	19,000.00
**Legal Reimb	-1,419.30	-1,166.67	252.63	-21.65	-17,370.91	-10,500.03	6,870.88	-65.44	-14,000.00
Lawn Contract	4,252.00	3,239.58	-1,012.42	-31.25	30,641.99	29,156.22	-1,485.77	-5.10	38,875.00
Light (Electric) Maint/Repair	0.00	125.00	125.00	100.00	1,071.23	1,125.00	53.77	4.78	1,500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	32,130.00	32,130.00	0.00	0.00	42,840.00
Painting	18,000.00	2,916.67	-15,083.33	-517.1	90,000.00	26,250.03	-63,749.97	-242.8	35,000.00
Pest Control	160.00	100.00	-60.00	-60.00	985.00	900.00	-85.00	-9.44	1,200.00
Pool/Jac Operations	1,704.88	333.33	-1,371.55	-411.4	6,879.60	2,999.97	-3,879.63	-129.3	4,000.00
Pool/Jac Repairs	170.00	83.33	-86.67	-104.0	1,684.46	749.97	-934.49	-124.6	1,000.00
Pool Keys	0.00	0.00	0.00	0	-15.00	0.00	15.00	0	0.00
Roof Repair	1,541.00	250.00	-1,291.00	-516.4	7,419.70	2,250.00	-5,169.70	-229.7	3,000.00
Sign Repair/Replacement	0.00	41.67	41.67	100.00	0.00	375.03	375.03	100.00	500.00
Siding/Stucco Rpr/Rpl	0.00	83.33	83.33	100.00	0.00	749.97	749.97	100.00	1,000.00
Snow Removal	0.00	1,666.67	1,666.67	100.00	4,040.00	15,000.03	10,960.03	73.07	20,000.00
Street Repair/Sweep	0.00	41.67	41.67	100.00	675.00	375.03	-299.97	-79.99	500.00
Sprinkler Repair	0.00	666.67	666.67	100.00	2,900.49	6,000.03	3,099.54	51.66	8,000.00
Trash	1,857.75	1,881.25	23.50	1.25	16,332.75	16,931.25	598.50	3.53	22,575.00
Tree Maintenance	90.00	208.33	118.33	56.80	2,760.00	1,874.97	-885.03	-47.20	2,500.00
Water	15,601.40	7,592.08	-8,009.32	-105.5	99,662.67	68,328.72	-31,333.95	-45.86	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	59,852.89	30,340.41	-29,512.48	-97.27	385,555.71	275,063.69	-110,492.02	-40.17	366,085.00
RESERVE ALLOCATIONS									
Consolidated	20,000.00	6,000.00	-14,000.00	-233.3	-22,412.19	54,000.00	76,412.19	141.50	72,000.00
TOTAL RESERVE ALLOCATIONS	20,000.00	6,000.00	-14,000.00	-233.3	-22,412.19	54,000.00	76,412.19	141.50	72,000.00
NET CASH FLOW	-4,905.87	166.68	-5,072.55	-3,043	6,795.01	-499.88	7,294.89	-1,459	0.00