

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Aug 2008

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	34,425.00	34,425.00	0.00	0.00	275,400.00	275,400.00	0.00	0.00	413,100.00
Key and Card Fees	15.00	16.67	-1.67	-10.02	180.00	133.36	46.64	34.97	200.00
Interest Income	55.73	22.92	32.81	143.15	477.50	183.36	294.14	160.42	275.00
Fines	0.00	20.83	-20.83	-100.0	0.00	166.64	-166.64	-100.0	250.00
Late fee-Nsf Charges	1,493.13	333.33	1,159.80	347.94	5,865.83	2,666.64	3,199.19	119.97	4,000.00
Returned Check Charges	20.00	0.00	20.00	0	20.00	0.00	20.00	0	0.00
Misc Income	0.00	0.00	0.00	0	810.82	0.00	810.82	0	0.00
GROSS OPERATING INCOME	36,008.86	34,818.75	1,190.11	3.42	282,754.15	278,550.00	4,204.15	1.51	417,825.00
OPERATING EXPENSE									
Accounting Fees	0.00	133.33	133.33	100.00	2,480.00	1,066.64	-1,413.36	-132.5	1,600.00
Administration Costs	358.85	500.00	141.15	28.23	5,334.31	4,000.00	-1,334.31	-33.36	6,000.00
Bad Debt	0.00	1,250.00	1,250.00	100.00	12,897.16	10,000.00	-2,897.16	-28.97	15,000.00
Clubhouse Maint	0.00	41.67	41.67	100.00	0.00	333.36	333.36	100.00	500.00
Concrete Repair	0.00	166.67	166.67	100.00	0.00	1,333.36	1,333.36	100.00	2,000.00
Drainage	0.00	125.00	125.00	100.00	0.00	1,000.00	1,000.00	100.00	1,500.00
Electric	494.75	533.33	38.58	7.23	3,715.93	4,266.64	550.71	12.91	6,400.00
Fence/Wall Repair	485.00	83.33	-401.67	-482.0	595.00	666.64	71.64	10.75	1,000.00
Gas	364.19	250.00	-114.19	-45.68	1,848.48	2,000.00	151.52	7.58	3,000.00
General Mx and Repair	2,021.00	333.33	-1,687.67	-506.3	3,584.38	2,666.64	-917.74	-34.42	4,000.00
Gutter Repair	300.00	250.00	-50.00	-20.00	1,030.00	2,000.00	970.00	48.50	3,000.00
Insurance Property/Liability	3,115.17	4,000.00	884.83	22.12	28,562.15	32,000.00	3,437.85	10.74	48,000.00
Insurance-Workmans Comp	0.00	0.00	0.00	0	284.00	0.00	-284.00	0	0.00
Janitorial	0.00	83.33	83.33	100.00	0.00	666.64	666.64	100.00	1,000.00
Landscaping	560.00	166.67	-393.33	-235.9	755.00	1,333.36	578.36	43.38	2,000.00
Legal Expense	1,536.00	1,333.33	-202.67	-15.20	12,299.85	10,666.64	-1,633.21	-15.31	16,000.00
Collection Agency Expense	0.00	0.00	0.00	0	177.10	0.00	-177.10	0	0.00
**Legal Reimb	-866.00	-1,166.67	-300.67	25.77	-6,726.15	-9,333.36	-2,607.21	27.93	-14,000.00
Lawn Contract	3,083.33	3,083.33	0.00	0.00	21,583.31	24,666.64	3,083.33	12.50	37,000.00
Light (Electric) Maint/Repair	0.00	41.67	41.67	100.00	0.00	333.36	333.36	100.00	500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	28,560.00	28,560.00	0.00	0.00	42,840.00
Miscellaneous	0.00	306.67	306.67	100.00	0.00	2,453.36	2,453.36	100.00	3,680.00
Painting	75.00	41.67	-33.33	-79.99	125.00	333.36	208.36	62.50	500.00
Pest Control	120.00	100.00	-20.00	-20.00	725.00	800.00	75.00	9.38	1,200.00
Pool/Jac Operations	1,148.23	416.67	-731.56	-175.5	4,669.54	3,333.36	-1,336.18	-40.09	5,000.00
Pool/Jac Repairs	700.88	62.50	-638.38	-1,021	828.38	500.00	-328.38	-65.68	750.00
Roof Repair	620.00	166.67	-453.33	-271.9	2,040.00	1,333.36	-706.64	-53.00	2,000.00
Sign Repair/Replacement	0.00	46.25	46.25	100.00	0.00	370.00	370.00	100.00	555.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	0.00	1,000.00	1,000.00	100.00	1,500.00
Snow Removal	0.00	2,083.33	2,083.33	100.00	4,591.50	16,666.64	12,075.14	72.45	25,000.00
Street Repair/Sweep	0.00	66.67	66.67	100.00	0.00	533.36	533.36	100.00	800.00
Sprinkler Repair	1,189.37	250.00	-939.37	-375.7	7,002.75	2,000.00	-5,002.75	-250.1	3,000.00
Trash	2,104.09	1,791.67	-312.42	-17.44	14,164.72	14,333.36	168.64	1.18	21,500.00
Tree Maintenance	1,005.00	166.67	-838.33	-502.9	1,516.25	1,333.36	-182.89	-13.72	2,000.00
Water	11,214.63	8,166.67	-3,047.96	-37.32	63,097.11	65,333.36	2,236.25	3.42	98,000.00
TOTAL OPERATING EXPENSES	33,199.49	28,568.76	-4,630.73	-16.21	215,740.77	228,550.08	12,809.31	5.60	342,825.00
RESERVE ALLOCATIONS									
Consolidated	6,250.00	6,250.00	0.00	0.00	50,000.00	50,000.00	0.00	0.00	75,000.00
TOTAL RESERVE ALLOCATIONS	6,250.00	6,250.00	0.00	0.00	50,000.00	50,000.00	0.00	0.00	75,000.00
NET CASH FLOW	-3,440.63	-0.01	-3,440.62	34.406	17,013.38	-0.08	17,013.46	-21.26	0.00