

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Dec 2007

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	33,660.00	33,660.00	0.00	0.00	403,920.00	403,920.00	0.00	0.00	403,920.00
Key and Card Fees	0.00	16.63	-16.63	-100.0	180.00	200.00	-20.00	-10.00	200.00
Interest Income	7.31	166.63	-159.32	-95.61	340.71	2,000.00	-1,659.29	-82.96	2,000.00
Fines	0.00	104.13	-104.13	-100.0	50.00	1,250.00	-1,200.00	-96.00	1,250.00
Late fee-Nsf Charges	772.20	250.00	522.20	208.88	5,401.92	3,000.00	2,401.92	80.06	3,000.00
Returned Check Charges	20.00	0.00	20.00	0	100.00	0.00	100.00	0	0.00
Misc Income	0.00	0.00	0.00	0	115.00	0.00	115.00	0	0.00
Lawsuit Settlement	0.00	0.00	0.00	0	78,039.25	0.00	78,039.25	0	0.00
GROSS OPERATING INCOME	34,459.51	34,197.39	262.12	0.77	488,146.88	410,370.00	77,776.88	18.95	410,370.00
OPERATING EXPENSE									
Accounting Fees	0.00	0.00	0.00	0	1,600.00	1,350.00	-250.00	-18.52	1,350.00
Administration Costs	2,597.75	419.13	-2,178.62	-519.8	9,568.89	5,030.00	-4,538.89	-90.24	5,030.00
Bad Debt	5,175.38	416.63	-4,758.75	-1,142	15,074.87	5,000.00	-10,074.87	-201.5	5,000.00
Clubhouse Maint	0.00	66.63	66.63	100.0	117.09	800.00	682.91	85.36	800.00
Concrete Repair	0.00	125.00	125.00	100.0	1,935.00	1,500.00	-435.00	-29.00	1,500.00
Deck Repair	0.00	83.37	83.37	100.0	0.00	1,000.00	1,000.00	100.00	1,000.00
Drainage	0.00	125.00	125.00	100.0	0.00	1,500.00	1,500.00	100.00	1,500.00
Electric	496.78	533.37	36.59	6.86	6,573.22	6,400.00	-173.22	-2.71	6,400.00
Fence/Wall Repair	0.00	166.63	166.63	100.0	700.00	2,000.00	1,300.00	65.00	2,000.00
Gas	0.00	225.00	225.00	100.0	3,607.58	2,700.00	-907.58	-33.61	2,700.00
General Mx and Repair	0.00	416.63	416.63	100.0	3,319.57	5,000.00	1,680.43	33.61	5,000.00
Gutter Repair	0.00	333.37	333.37	100.0	2,750.00	4,000.00	1,250.00	31.25	4,000.00
Insurance Property/Liability	5,596.86	4,000.00	-1,596.86	-39.92	46,026.44	48,000.00	1,973.56	4.11	48,000.00
Insurance Claim Deductible	0.00	0.00	0.00	0	-2,500.00	0.00	2,500.00	0	0.00
Insurance-Workmans Comp	0.00	0.00	0.00	0	-56.00	0.00	56.00	0	0.00
Janitorial	0.00	83.37	83.37	100.0	0.00	1,000.00	1,000.00	100.00	1,000.00
Landscaping	205.00	291.63	86.63	29.71	450.00	3,500.00	3,050.00	87.14	3,500.00
Legal Expense	3,175.38	1,333.37	-1,842.01	-138.1	19,096.13	16,000.00	-3,096.13	-19.35	16,000.00
**Legal Reimb	-2,340.38	-1,166.63	1,173.75	-100.6	-14,899.78	-14,000.00	899.78	-6.43	-14,000.00
Lawn Contract	6,166.66	3,083.37	-3,083.29	-100.0	40,082.63	37,000.00	-3,082.63	-8.33	37,000.00
Light (Electric) Maint/Repair	0.00	166.63	166.63	100.0	1,475.13	2,000.00	524.87	26.24	2,000.00
Management Fees	3,570.00	3,570.00	0.00	0.00	42,890.00	42,840.00	-50.00	-0.12	42,840.00
Miscellaneous	0.00	1,912.50	1,912.50	100.0	0.00	22,950.00	22,950.00	100.00	22,950.00
Painting	0.00	66.63	66.63	100.0	175.00	800.00	625.00	78.13	800.00
Pest Control	0.00	83.37	83.37	100.0	840.00	1,000.00	160.00	16.00	1,000.00
Pool/Jac Operations	0.00	416.63	416.63	100.0	6,138.43	5,000.00	-1,138.43	-22.77	5,000.00
Pool/Jac Repairs	0.00	100.00	100.00	100.0	922.32	1,200.00	277.68	23.14	1,200.00
Plumbing	0.00	0.00	0.00	0	120.00	0.00	-120.00	0	0.00
Roof Repair	628.00	291.63	-336.37	-115.3	1,728.00	3,500.00	1,772.00	50.63	3,500.00
Sign Repair/Replacement	0.00	83.37	83.37	100.0	0.00	1,000.00	1,000.00	100.00	1,000.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.0	0.00	1,500.00	1,500.00	100.00	1,500.00
Snow Removal	1,879.00	1,000.00	-879.00	-87.90	21,092.84	12,000.00	-9,092.84	-75.77	12,000.00
Street Repair/Sweep	0.00	83.37	83.37	100.0	875.00	1,000.00	125.00	12.50	1,000.00
Sprinkler Repair	0.00	500.00	500.00	100.0	3,187.51	6,000.00	2,812.49	46.87	6,000.00
Trash	1,659.87	1,650.00	-9.87	-0.60	20,387.99	19,800.00	-587.99	-2.97	19,800.00
Tree Maintenance	0.00	333.37	333.37	100.0	785.00	4,000.00	3,215.00	80.38	4,000.00
Water	4,619.37	8,166.63	3,547.26	43.44	105,956.73	98,000.00	-7,956.73	-8.12	98,000.00
TOTAL OPERATING EXPENSES	33,429.67	29,085.00	-4,344.67	-14.94	340,019.59	350,370.00	10,350.41	2.95	350,370.00
RESERVE ALLOCATIONS									
Consolidated	5,000.00	5,000.00	0.00	0.00	138,039.25	60,000.00	-78,039.25	-130.0	60,000.00
TOTAL RESERVE ALLOCATIONS	5,000.00	5,000.00	0.00	0.00	138,039.25	60,000.00	-78,039.25	-130.0	60,000.00
NET CASH FLOW	-3,970.16	112.39	-4,082.55	-3,632	10,088.04	0.00	10,088.04	0	0.00