

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Feb 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	68,850.00	68,850.00	0.00	0.00	413,100.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	15.00	33.34	-18.34	-55.01	200.00
Interest Income	9.81	22.92	-13.11	-57.20	131.59	45.84	85.75	187.06	275.00
Fines	0.00	20.83	-20.83	-100.0	0.00	41.66	-41.66	-100.0	250.00
Late fee-Nsf Charges	633.03	333.33	299.70	89.91	1,205.39	666.66	538.73	80.81	4,000.00
Misc Income	0.40	0.00	0.40	0	0.40	0.00	0.40	0	0.00
GROSS OPERATING INCOME	35,068.24	34,818.75	249.49	0.72	70,202.38	69,637.50	564.88	0.81	417,825.00
OPERATING EXPENSE									
Accounting Fees	0.00	133.33	133.33	100.00	0.00	266.66	266.66	100.00	1,600.00
Administration Costs	518.97	500.00	-18.97	-3.79	845.95	1,000.00	154.05	15.41	6,000.00
Bad Debt	0.00	1,250.00	1,250.00	100.00	0.00	2,500.00	2,500.00	100.00	15,000.00
Clubhouse Maint	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
Concrete Repair	0.00	166.67	166.67	100.00	0.00	333.34	333.34	100.00	2,000.00
Drainage	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
Electric	437.51	533.33	95.82	17.97	947.45	1,066.66	119.21	11.18	6,400.00
Fence/Wall Repair	110.00	83.33	-26.67	-32.01	110.00	166.66	56.66	34.00	1,000.00
Gas	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
General Mx and Repair	0.00	333.33	333.33	100.00	0.00	666.66	666.66	100.00	4,000.00
Gutter Repair	0.00	250.00	250.00	100.00	400.00	500.00	100.00	20.00	3,000.00
Insurance Property/Liability	0.00	4,000.00	4,000.00	100.00	5,596.84	8,000.00	2,403.16	30.04	48,000.00
Insurance-Workmans Comp	285.00	0.00	-285.00	0	285.00	0.00	-285.00	0	0.00
Janitorial	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
Landscaping	0.00	166.67	166.67	100.00	0.00	333.34	333.34	100.00	2,000.00
Legal Expense	2,214.70	1,333.33	-881.37	-66.10	2,937.70	2,666.66	-271.04	-10.16	16,000.00
**Legal Reimb	-1,480.70	-1,166.67	-314.03	-26.92	-1,913.70	-2,333.34	-419.64	17.98	-14,000.00
Lawn Contract	3,083.33	3,083.33	0.00	0.00	3,083.33	6,166.66	3,083.33	50.00	37,000.00
Light (Electric) Maint/Repair	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	7,140.00	7,140.00	0.00	0.00	42,840.00
Miscellaneous	0.00	306.67	306.67	100.00	0.00	613.34	613.34	100.00	3,680.00
Painting	0.00	41.67	41.67	100.00	50.00	83.34	33.34	40.00	500.00
Pest Control	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
Pool/Jac Operations	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.00
Pool/Jac Repairs	0.00	62.50	62.50	100.00	0.00	125.00	125.00	100.00	750.00
Roof Repair	0.00	166.67	166.67	100.00	0.00	333.34	333.34	100.00	2,000.00
Sign Repair/Replacement	0.00	46.25	46.25	100.00	0.00	92.50	92.50	100.00	555.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
Snow Removal	3,589.50	2,083.33	-1,506.17	-72.30	3,589.50	4,166.66	577.16	13.85	25,000.00
Street Repair/Sweep	0.00	66.67	66.67	100.00	0.00	133.34	133.34	100.00	800.00
Sprinkler Repair	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
Trash	3,420.18	1,791.67	-1,628.51	-90.89	5,130.27	3,583.34	-1,546.93	-43.17	21,500.00
Tree Maintenance	0.00	166.67	166.67	100.00	0.00	333.34	333.34	100.00	2,000.00
Water	5,350.22	8,166.67	2,816.45	34.49	11,058.35	16,333.34	5,274.99	32.30	98,000.00
TOTAL OPERATING EXPENSES	21,098.71	28,568.76	7,470.05	26.15	39,260.69	57,137.52	17,876.83	31.29	342,825.00
RESERVE ALLOCATIONS									
Consolidated	6,250.00	6,250.00	0.00	0.00	12,500.00	12,500.00	0.00	0.00	75,000.00
TOTAL RESERVE ALLOCATIONS	6,250.00	6,250.00	0.00	0.00	12,500.00	12,500.00	0.00	0.00	75,000.00
NET CASH FLOW	7,719.53	-0.01	7,719.54	-77.19	18,441.69	-0.02	18,441.71	-92.20	0.00