

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Jan 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	34,425.00	34,425.00	0.00	0.00	413,100.00
Key and Card Fees	15.00	16.67	-1.67	-10.02	15.00	16.67	-1.67	-10.02	200.00
Interest Income	121.78	22.92	98.86	431.33	121.78	22.92	98.86	431.33	275.00
Fines	0.00	20.83	-20.83	-100.0	0.00	20.83	-20.83	-100.0	250.00
Late fee-Nsf Charges	558.03	333.33	224.70	67.41	558.03	333.33	224.70	67.41	4,000.00
GROSS OPERATING INCOME	35,119.81	34,818.75	301.06	0.86	35,119.81	34,818.75	301.06	0.86	417,825.00
OPERATING EXPENSE									
Accounting Fees	0.00	133.33	133.33	100.00	0.00	133.33	133.33	100.00	1,600.00
Administration Costs	326.98	500.00	173.02	34.60	326.98	500.00	173.02	34.60	6,000.00
Bad Debt	0.00	1,250.00	1,250.00	100.00	0.00	1,250.00	1,250.00	100.00	15,000.00
Clubhouse Maint	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
Concrete Repair	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
Drainage	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
Electric	509.94	533.33	23.39	4.39	509.94	533.33	23.39	4.39	6,400.00
Fence/Wall Repair	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Gas	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
General Mx and Repair	0.00	333.33	333.33	100.00	0.00	333.33	333.33	100.00	4,000.00
Gutter Repair	400.00	250.00	-150.00	-60.00	400.00	250.00	-150.00	-60.00	3,000.00
Insurance Property/Liability	5,596.84	4,000.00	-1,596.84	-39.92	5,596.84	4,000.00	-1,596.84	-39.92	48,000.00
Janitorial	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Landscaping	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
Legal Expense	723.00	1,333.33	610.33	45.77	723.00	1,333.33	610.33	45.77	16,000.00
**Legal Reimb	-433.00	-1,166.67	-733.67	62.89	-433.00	-1,166.67	-733.67	62.89	-14,000.00
Lawn Contract	0.00	3,083.33	3,083.33	100.00	0.00	3,083.33	3,083.33	100.00	37,000.00
Light (Electric) Maint/Repair	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	3,570.00	3,570.00	0.00	0.00	42,840.00
Miscellaneous	0.00	306.67	306.67	100.00	0.00	306.67	306.67	100.00	3,680.00
Painting	50.00	41.67	-8.33	-19.99	50.00	41.67	-8.33	-19.99	500.00
Pest Control	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
Pool/Jac Operations	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.00
Pool/Jac Repairs	0.00	62.50	62.50	100.00	0.00	62.50	62.50	100.00	750.00
Roof Repair	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
Sign Repair/Replacement	0.00	46.25	46.25	100.00	0.00	46.25	46.25	100.00	555.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
Snow Removal	0.00	2,083.33	2,083.33	100.00	0.00	2,083.33	2,083.33	100.00	25,000.00
Street Repair/Sweep	0.00	66.67	66.67	100.00	0.00	66.67	66.67	100.00	800.00
Sprinkler Repair	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
Trash	1,710.09	1,791.67	81.58	4.55	1,710.09	1,791.67	81.58	4.55	21,500.00
Tree Maintenance	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
Water	5,708.13	8,166.67	2,458.54	30.10	5,708.13	8,166.67	2,458.54	30.10	98,000.00
TOTAL OPERATING EXPENSES	18,161.98	28,568.76	10,406.78	36.43	18,161.98	28,568.76	10,406.78	36.43	342,825.00
RESERVE ALLOCATIONS									
Consolidated	6,250.00	6,250.00	0.00	0.00	6,250.00	6,250.00	0.00	0.00	75,000.00
TOTAL RESERVE ALLOCATIONS	6,250.00	6,250.00	0.00	0.00	6,250.00	6,250.00	0.00	0.00	75,000.00
NET CASH FLOW	10,707.83	-0.01	10,707.84	-107.0	10,707.83	-0.01	10,707.84	-107.0	0.00