

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Jul 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	240,975.00	240,975.00	0.00	0.00	413,100.00
Key and Card Fees	60.00	16.67	43.33	259.93	165.00	116.69	48.31	41.40	200.00
Interest Income	117.01	22.92	94.09	410.51	421.77	160.44	261.33	162.88	275.00
Fines	0.00	20.83	-20.83	-100.0	0.00	145.81	-145.81	-100.0	250.00
Late fee-Nsf Charges	675.06	333.33	341.73	102.52	4,372.70	2,333.31	2,039.39	87.40	4,000.00
Misc Income	0.00	0.00	0.00	0	810.82	0.00	810.82	0	0.00
GROSS OPERATING INCOME	35,277.07	34,818.75	458.32	1.32	246,745.29	243,731.25	3,014.04	1.24	417,825.00
OPERATING EXPENSE									
Accounting Fees	0.00	133.33	133.33	100.00	2,480.00	933.31	-1,546.69	-165.7	1,600.00
Administration Costs	489.64	500.00	10.36	2.07	4,975.46	3,500.00	-1,475.46	-42.16	6,000.00
Bad Debt	0.00	1,250.00	1,250.00	100.00	12,897.16	8,750.00	-4,147.16	-47.40	15,000.00
Clubhouse Maint	0.00	41.67	41.67	100.00	0.00	291.69	291.69	100.00	500.00
Concrete Repair	0.00	166.67	166.67	100.00	0.00	1,166.69	1,166.69	100.00	2,000.00
Drainage	0.00	125.00	125.00	100.00	0.00	875.00	875.00	100.00	1,500.00
Electric	535.96	533.33	-2.63	-0.49	3,221.18	3,733.31	512.13	13.72	6,400.00
Fence/Wall Repair	0.00	83.33	83.33	100.00	110.00	583.31	473.31	81.14	1,000.00
Gas	580.24	250.00	-330.24	-132.1	1,484.29	1,750.00	265.71	15.18	3,000.00
General Mx and Repair	202.05	333.33	131.28	39.38	1,563.38	2,333.31	769.93	33.00	4,000.00
Gutter Repair	80.00	250.00	170.00	68.00	730.00	1,750.00	1,020.00	58.29	3,000.00
Insurance Property/Liability	3,115.16	4,000.00	884.84	22.12	25,446.98	28,000.00	2,553.02	9.12	48,000.00
Insurance-Workmans Comp	-1.00	0.00	1.00	0	284.00	0.00	-284.00	0	0.00
Janitorial	0.00	83.33	83.33	100.00	0.00	583.31	583.31	100.00	1,000.00
Landscaping	45.00	166.67	121.67	73.00	195.00	1,166.69	971.69	83.29	2,000.00
Legal Expense	1,072.85	1,333.33	260.48	19.54	10,763.85	9,333.31	-1,430.54	-15.33	16,000.00
Collection Agency Expense	0.00	0.00	0.00	0	177.10	0.00	-177.10	0	0.00
**Legal Reimb	-789.00	-1,166.67	-377.67	32.37	-5,860.15	-8,166.69	-2,306.54	28.24	-14,000.00
Lawn Contract	3,083.33	3,083.33	0.00	0.00	18,499.98	21,583.31	3,083.33	14.29	37,000.00
Light (Electric) Maint/Repair	0.00	41.67	41.67	100.00	0.00	291.69	291.69	100.00	500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	24,990.00	24,990.00	0.00	0.00	42,840.00
Miscellaneous	0.00	306.67	306.67	100.00	0.00	2,146.69	2,146.69	100.00	3,680.00
Painting	0.00	41.67	41.67	100.00	50.00	291.69	241.69	82.86	500.00
Pest Control	260.00	100.00	-160.00	-160.0	605.00	700.00	95.00	13.57	1,200.00
Pool/Jac Operations	1,177.72	416.67	-761.05	-182.6	3,521.31	2,916.69	-604.62	-20.73	5,000.00
Pool/Jac Repairs	0.00	62.50	62.50	100.00	127.50	437.50	310.00	70.86	750.00
Roof Repair	1,035.00	166.67	-868.33	-520.9	1,420.00	1,166.69	-253.31	-21.71	2,000.00
Sign Repair/Replacement	0.00	46.25	46.25	100.00	0.00	323.75	323.75	100.00	555.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	0.00	875.00	875.00	100.00	1,500.00
Snow Removal	0.00	2,083.33	2,083.33	100.00	4,591.50	14,583.31	9,991.81	68.52	25,000.00
Street Repair/Sweep	0.00	66.67	66.67	100.00	0.00	466.69	466.69	100.00	800.00
Sprinkler Repair	1,551.27	250.00	-1,301.27	-520.5	5,813.38	1,750.00	-4,063.38	-232.1	3,000.00
Trash	1,710.09	1,791.67	81.58	4.55	12,060.63	12,541.69	481.06	3.84	21,500.00
Tree Maintenance	175.00	166.67	-8.33	-5.00	511.25	1,166.69	655.44	56.18	2,000.00
Water	12,793.01	8,166.67	-4,626.34	-56.65	51,882.48	57,166.69	5,284.21	9.24	98,000.00
TOTAL OPERATING EXPENSES	30,686.32	28,568.76	-2,117.56	-7.41	182,541.28	199,981.32	17,440.04	8.72	342,825.00
RESERVE ALLOCATIONS									
Consolidated	6,250.00	6,250.00	0.00	0.00	43,750.00	43,750.00	0.00	0.00	75,000.00
TOTAL RESERVE ALLOCATIONS	6,250.00	6,250.00	0.00	0.00	43,750.00	43,750.00	0.00	0.00	75,000.00
NET CASH FLOW	-1,659.25	-0.01	-1,659.24	16,592	20,454.01	-0.07	20,454.08	-29,22	0.00