

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Mar 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	103,275.00	103,275.00	0.00	0.00	413,100.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	15.00	50.01	-35.01	-70.01	200.00
Interest Income	11.55	22.92	-11.37	-49.61	143.14	68.76	74.38	108.17	275.00
Fines	0.00	20.83	-20.83	-100.0	0.00	62.49	-62.49	-100.0	250.00
Late fee-Nsf Charges	656.59	333.33	323.26	96.98	1,861.98	999.99	861.99	86.20	4,000.00
Misc Income	0.00	0.00	0.00	0	0.40	0.00	0.40	0	0.00
GROSS OPERATING INCOME	35,093.14	34,818.75	274.39	0.79	105,295.52	104,456.25	839.27	0.80	417,825.00
OPERATING EXPENSE									
Accounting Fees	450.00	133.33	-316.67	-237.5	450.00	399.99	-50.01	-12.50	1,600.00
Administration Costs	909.84	500.00	-409.84	-81.97	1,755.79	1,500.00	-255.79	-17.05	6,000.00
Bad Debt	0.00	1,250.00	1,250.00	100.00	0.00	3,750.00	3,750.00	100.00	15,000.00
Clubhouse Maint	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	500.00
Concrete Repair	0.00	166.67	166.67	100.00	0.00	500.01	500.01	100.00	2,000.00
Drainage	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	1,500.00
Electric	409.27	533.33	124.06	23.26	1,356.72	1,599.99	243.27	15.20	6,400.00
Fence/Wall Repair	0.00	83.33	83.33	100.00	110.00	249.99	139.99	56.00	1,000.00
Gas	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	3,000.00
General Mx and Repair	385.00	333.33	-51.67	-15.50	385.00	999.99	614.99	61.50	4,000.00
Gutter Repair	250.00	250.00	0.00	0.00	650.00	750.00	100.00	13.33	3,000.00
Insurance Property/Liability	-5,596.84	4,000.00	9,596.84	239.92	0.00	12,000.00	12,000.00	100.00	48,000.00
Insurance-Workmans Comp	0.00	0.00	0.00	0	285.00	0.00	-285.00	0	0.00
Janitorial	0.00	83.33	83.33	100.00	0.00	249.99	249.99	100.00	1,000.00
Landscaping	150.00	166.67	16.67	10.00	150.00	500.01	350.01	70.00	2,000.00
Legal Expense	1,428.40	1,333.33	-95.07	-7.13	4,366.10	3,999.99	-366.11	-9.15	16,000.00
**Legal Reimb	-1,139.40	-1,166.67	-27.27	2.34	-3,053.10	-3,500.01	-446.91	12.77	-14,000.00
Lawn Contract	3,083.33	3,083.33	0.00	0.00	6,166.66	9,249.99	3,083.33	33.33	37,000.00
Light (Electric) Maint/Repair	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	10,710.00	10,710.00	0.00	0.00	42,840.00
Miscellaneous	0.00	306.67	306.67	100.00	0.00	920.01	920.01	100.00	3,680.00
Painting	0.00	41.67	41.67	100.00	50.00	125.01	75.01	60.00	500.00
Pest Control	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
Pool/Jac Operations	0.00	416.67	416.67	100.00	0.00	1,250.01	1,250.01	100.00	5,000.00
Pool/Jac Repairs	0.00	62.50	62.50	100.00	0.00	187.50	187.50	100.00	750.00
Roof Repair	0.00	166.67	166.67	100.00	0.00	500.01	500.01	100.00	2,000.00
Sign Repair/Replacement	0.00	46.25	46.25	100.00	0.00	138.75	138.75	100.00	555.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	1,500.00
Snow Removal	421.00	2,083.33	1,662.33	79.79	4,010.50	6,249.99	2,239.49	35.83	25,000.00
Street Repair/Sweep	0.00	66.67	66.67	100.00	0.00	200.01	200.01	100.00	800.00
Sprinkler Repair	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	3,000.00
Trash	0.00	1,791.67	1,791.67	100.00	5,130.27	5,375.01	244.74	4.55	21,500.00
Tree Maintenance	250.00	166.67	-83.33	-50.00	250.00	500.01	250.01	50.00	2,000.00
Water	4,991.48	8,166.67	3,175.19	38.88	16,049.83	24,500.01	8,450.18	34.49	98,000.00
TOTAL OPERATING EXPENSES	9,562.08	28,568.76	19,006.68	66.53	48,822.77	85,706.28	36,883.51	43.03	342,825.00
RESERVE ALLOCATIONS									
Consolidated	6,250.00	6,250.00	0.00	0.00	18,750.00	18,750.00	0.00	0.00	75,000.00
TOTAL RESERVE ALLOCATIONS	6,250.00	6,250.00	0.00	0.00	18,750.00	18,750.00	0.00	0.00	75,000.00
NET CASH FLOW	19,281.06	-0.01	19,281.07	-192.8	37,722.75	-0.03	37,722.78	-125.7	0.00