

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
May 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	172,125.00	172,125.00	0.00	0.00	413,100.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	15.00	83.35	-68.35	-82.00	200.00
Interest Income	90.64	22.92	67.72	295.46	246.75	114.60	132.15	115.31	275.00
Fines	0.00	20.83	-20.83	-100.0	0.00	104.15	-104.15	-100.0	250.00
Late fee-Nsf Charges	618.50	333.33	285.17	85.55	3,009.33	1,666.65	1,342.68	80.56	4,000.00
Misc Income	50.00	0.00	50.00	0	470.88	0.00	470.88	0	0.00
GROSS OPERATING INCOME	35,184.14	34,818.75	365.39	1.05	175,866.96	174,093.75	1,773.21	1.02	417,825.00
OPERATING EXPENSE									
Accounting Fees	230.00	133.33	-96.67	-72.50	680.00	666.65	-13.35	-2.00	1,600.00
Administration Costs	1,076.74	500.00	-576.74	-115.3	3,745.48	2,500.00	-1,245.48	-49.82	6,000.00
Bad Debt	0.00	1,250.00	1,250.00	100.00	2,267.32	6,250.00	3,982.68	63.72	15,000.00
Clubhouse Maint	0.00	41.67	41.67	100.00	0.00	208.35	208.35	100.00	500.00
Concrete Repair	0.00	166.67	166.67	100.00	0.00	833.35	833.35	100.00	2,000.00
Drainage	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,500.00
Electric	396.35	533.33	136.98	25.68	2,180.12	2,666.65	486.53	18.24	6,400.00
Fence/Wall Repair	0.00	83.33	83.33	100.00	110.00	416.65	306.65	73.60	1,000.00
Gas	0.00	250.00	250.00	100.00	0.00	1,250.00	1,250.00	100.00	3,000.00
General Mx and Repair	37.99	333.33	295.34	88.60	1,146.37	1,666.65	520.28	31.22	4,000.00
Gutter Repair	0.00	250.00	250.00	100.00	650.00	1,250.00	600.00	48.00	3,000.00
Insurance Property/Liability	3,115.16	4,000.00	884.84	22.12	19,216.66	20,000.00	783.34	3.92	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	416.65	416.65	100.00	1,000.00
Landscaping	0.00	166.67	166.67	100.00	150.00	833.35	683.35	82.00	2,000.00
Legal Expense	3,230.85	1,333.33	-1,897.52	-142.3	8,886.65	6,666.65	-2,220.00	-33.30	16,000.00
Collection Agency Expense	177.10	0.00	-177.10	0	177.10	0.00	-177.10	0	0.00
**Legal Reimb	-1,259.85	-1,166.67	93.18	-7.99	-4,687.80	-5,833.35	-1,145.55	19.64	-14,000.00
Lawn Contract	3,083.33	3,083.33	0.00	0.00	12,333.32	15,416.65	3,083.33	20.00	37,000.00
Light (Electric) Maint/Repair	0.00	41.67	41.67	100.00	0.00	208.35	208.35	100.00	500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	17,850.00	17,850.00	0.00	0.00	42,840.00
Miscellaneous	0.00	306.67	306.67	100.00	0.00	1,533.35	1,533.35	100.00	3,680.00
Painting	0.00	41.67	41.67	100.00	50.00	208.35	158.35	76.00	500.00
Pest Control	120.00	100.00	-20.00	-20.00	200.00	500.00	300.00	60.00	1,200.00
Pool/Jac Operations	1,506.09	416.67	-1,089.42	-261.4	1,506.09	2,083.35	577.26	27.71	5,000.00
Pool/Jac Repairs	127.50	62.50	-65.00	-104.0	127.50	312.50	185.00	59.20	750.00
Roof Repair	0.00	166.67	166.67	100.00	0.00	833.35	833.35	100.00	2,000.00
Sign Repair/Replacement	0.00	46.25	46.25	100.00	0.00	231.25	231.25	100.00	555.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,500.00
Snow Removal	0.00	2,083.33	2,083.33	100.00	4,591.50	10,416.65	5,825.15	55.92	25,000.00
Street Repair/Sweep	0.00	66.67	66.67	100.00	0.00	333.35	333.35	100.00	800.00
Sprinkler Repair	0.00	250.00	250.00	100.00	0.00	1,250.00	1,250.00	100.00	3,000.00
Trash	1,710.09	1,791.67	81.58	4.55	8,550.45	8,958.35	407.90	4.55	21,500.00
Tree Maintenance	0.00	166.67	166.67	100.00	336.25	833.35	497.10	59.65	2,000.00
Water	7,498.50	8,166.67	668.17	8.18	28,664.28	40,833.35	12,169.07	29.80	98,000.00
TOTAL OPERATING EXPENSES	24,619.85	28,568.76	3,948.91	13.82	109,016.29	142,843.80	33,827.51	23.68	342,825.00
RESERVE ALLOCATIONS									
Consolidated	6,250.00	6,250.00	0.00	0.00	31,250.00	31,250.00	0.00	0.00	75,000.00
TOTAL RESERVE ALLOCATIONS	6,250.00	6,250.00	0.00	0.00	31,250.00	31,250.00	0.00	0.00	75,000.00
NET CASH FLOW	4,314.29	-0.01	4,314.30	-43.14	35,600.67	-0.05	35,600.72	-71.20	0.00