

**Budget Comparison (Accrual)**  
**VICTORIA VILLAGE @ C/S HOA - (VICV)**  
**Nov 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
<b>OPERATING INCOME</b>									
Monthly Dues	34,425.00	34,425.00	0.00	0.00	378,675.00	378,675.00	0.00	0.00	413,100.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	180.00	183.37	-3.37	-1.84	200.00
Interest Income	6.56	22.92	-16.36	-71.38	644.08	252.12	391.96	155.47	275.00
Fines	0.00	20.83	-20.83	-100.0	0.00	229.13	-229.13	-100.0	250.00
Late fee-Nsf Charges	696.07	333.33	362.74	108.82	8,082.66	3,666.63	4,416.03	120.44	4,000.00
Returned Check Charges	0.00	0.00	0.00	0	20.00	0.00	20.00	0	0.00
Misc Income	0.00	0.00	0.00	0	810.82	0.00	810.82	0	0.00
<b>GROSS OPERATING INCOME</b>	<b>35,127.63</b>	<b>34,818.75</b>	<b>308.88</b>	<b>0.89</b>	<b>388,412.56</b>	<b>383,006.25</b>	<b>5,406.31</b>	<b>1.41</b>	<b>417,825.00</b>
<b>OPERATING EXPENSE</b>									
Accounting Fees	0.00	133.33	133.33	100.00	2,480.00	1,466.63	-1,013.37	-69.10	1,600.00
Administration Costs	1,009.25	500.00	-509.25	-101.8	7,992.00	5,500.00	-2,492.00	-45.31	6,000.00
Bad Debt	0.00	1,250.00	1,250.00	100.00	12,897.16	13,750.00	852.84	6.20	15,000.00
Clubhouse Maint	0.00	41.67	41.67	100.00	7.51	458.37	450.86	98.36	500.00
Concrete Repair	0.00	166.67	166.67	100.00	450.00	1,833.37	1,383.37	75.46	2,000.00
Drainage	0.00	125.00	125.00	100.00	0.00	1,375.00	1,375.00	100.00	1,500.00
Electric	477.19	533.33	56.14	10.53	5,746.59	5,866.63	120.04	2.05	6,400.00
Fence/Wall Repair	0.00	83.33	83.33	100.00	595.00	916.63	321.63	35.09	1,000.00
Gas	61.37	250.00	188.63	75.45	1,945.67	2,750.00	804.33	29.25	3,000.00
General Mx and Repair	0.00	333.33	333.33	100.00	3,841.38	3,666.63	-174.75	-4.77	4,000.00
Gutter Repair	0.00	250.00	250.00	100.00	1,130.00	2,750.00	1,620.00	58.91	3,000.00
Insurance Property/Liability	3,115.17	4,000.00	884.83	22.12	37,907.66	44,000.00	6,092.34	13.85	48,000.00
Insurance-Workmans Comp	0.00	0.00	0.00	0	284.00	0.00	-284.00	0	0.00
Janitorial	0.00	83.33	83.33	100.00	0.00	916.63	916.63	100.00	1,000.00
Landscaping	901.50	166.67	-734.83	-440.8	1,784.50	1,833.37	48.87	2.67	2,000.00
Legal Expense	670.00	1,333.33	663.33	49.75	14,119.55	14,666.63	547.08	3.73	16,000.00
Collection Agency Expense	0.00	0.00	0.00	0	177.10	0.00	-177.10	0	0.00
**Legal Reimb	-150.00	-1,166.67	-1,016.67	87.14	-7,983.85	-12,833.37	-4,849.52	37.79	-14,000.00
Lawn Contract	3,083.33	3,083.33	0.00	0.00	30,833.30	33,916.63	3,083.33	9.09	37,000.00
Light (Electric) Maint/Repair	715.42	41.67	-673.75	-1,616	715.42	458.37	-257.05	-56.08	500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	39,270.00	39,270.00	0.00	0.00	42,840.00
Miscellaneous	0.00	306.67	306.67	100.00	0.00	3,373.37	3,373.37	100.00	3,680.00
Painting	0.00	41.67	41.67	100.00	200.00	458.37	258.37	56.37	500.00
Pest Control	0.00	100.00	100.00	100.00	845.00	1,100.00	255.00	23.18	1,200.00
Pool/Jac Operations	0.00	416.67	416.67	100.00	6,740.75	4,583.37	-2,157.38	-47.07	5,000.00
Pool/Jac Repairs	0.00	62.50	62.50	100.00	910.38	687.50	-222.88	-32.42	750.00
Roof Repair	465.00	166.67	-298.33	-178.9	2,800.00	1,833.37	-966.63	-52.72	2,000.00
Sign Repair/Replacement	105.85	46.25	-59.60	-128.8	105.85	508.75	402.90	79.19	555.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	0.00	1,375.00	1,375.00	100.00	1,500.00
Snow Removal	0.00	2,083.33	2,083.33	100.00	4,591.50	22,916.63	18,325.13	79.96	25,000.00
Street Repair/Sweep	0.00	66.67	66.67	100.00	625.00	733.37	108.37	14.78	800.00
Sprinkler Repair	0.00	250.00	250.00	100.00	8,266.23	2,750.00	-5,516.23	-200.5	3,000.00
Trash	1,672.80	1,791.67	118.87	6.63	19,274.11	19,708.37	434.26	2.20	21,500.00
Tree Maintenance	0.00	166.67	166.67	100.00	1,516.25	1,833.37	317.12	17.30	2,000.00
Water	6,290.46	8,166.67	1,876.21	22.97	91,843.78	89,833.37	-2,010.41	-2.24	98,000.00
Storm Water Fee	263.14	0.00	-263.14	0	263.14	0.00	-263.14	0	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>22,250.48</b>	<b>28,568.76</b>	<b>6,318.28</b>	<b>22.12</b>	<b>292,174.98</b>	<b>314,256.36</b>	<b>22,081.38</b>	<b>7.03</b>	<b>342,825.00</b>
<b>RESERVE ALLOCATIONS</b>									
Consolidated	6,250.00	6,250.00	0.00	0.00	68,750.00	68,750.00	0.00	0.00	75,000.00
<b>TOTAL RESERVE ALLOCATIONS</b>	<b>6,250.00</b>	<b>6,250.00</b>	<b>0.00</b>	<b>0.00</b>	<b>68,750.00</b>	<b>68,750.00</b>	<b>0.00</b>	<b>0.00</b>	<b>75,000.00</b>
<b>NET CASH FLOW</b>	<b>6,627.15</b>	<b>-0.01</b>	<b>6,627.16</b>	<b>-66.27</b>	<b>27,487.58</b>	<b>-0.11</b>	<b>27,487.69</b>	<b>-24.98</b>	<b>0.00</b>