

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Sep 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	309,825.00	309,825.00	0.00	0.00	413,100.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	180.00	150.03	29.97	19.98	200.00
Interest Income	9.15	22.92	-13.77	-60.08	486.65	206.28	280.37	135.92	275.00
Fines	0.00	20.83	-20.83	-100.0	0.00	187.47	-187.47	-100.0	250.00
Late fee-Nsf Charges	811.55	333.33	478.22	143.47	6,677.38	2,999.97	3,677.41	122.58	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
GROSS OPERATING INCOME	35,245.70	34,818.75	426.95	1.23	317,999.85	313,368.75	4,631.10	1.48	417,825.00
OPERATING EXPENSE									
Accounting Fees	0.00	133.33	133.33	100.00	2,480.00	1,199.97	-1,280.03	-106.6	1,600.00
Administration Costs	1,048.72	500.00	-548.72	-109.7	6,383.03	4,500.00	-1,883.03	-41.85	6,000.00
Bad Debt	0.00	1,250.00	1,250.00	100.00	12,897.16	11,250.00	-1,647.16	-14.64	15,000.00
Clubhouse Maint	7.51	41.67	34.16	81.98	7.51	375.03	367.52	98.00	500.00
Concrete Repair	0.00	166.67	166.67	100.00	0.00	1,500.03	1,500.03	100.00	2,000.00
Drainage	0.00	125.00	125.00	100.00	0.00	1,125.00	1,125.00	100.00	1,500.00
Electric	1,124.02	533.33	-590.69	-110.7	4,839.95	4,799.97	-39.98	-0.83	6,400.00
Fence/Wall Repair	0.00	83.33	83.33	100.00	595.00	749.97	154.97	20.66	1,000.00
Gas	0.00	250.00	250.00	100.00	1,848.48	2,250.00	401.52	17.85	3,000.00
General Mx and Repair	175.00	333.33	158.33	47.50	3,759.38	2,999.97	-759.41	-25.31	4,000.00
Gutter Repair	100.00	250.00	150.00	60.00	1,130.00	2,250.00	1,120.00	49.78	3,000.00
Insurance Property/Liability	3,115.17	4,000.00	884.83	22.12	31,677.32	36,000.00	4,322.68	12.01	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	749.97	749.97	100.00	1,000.00
Landscaping	0.00	166.67	166.67	100.00	755.00	1,500.03	745.03	49.67	2,000.00
Legal Expense	263.70	1,333.33	1,069.63	80.22	12,563.55	11,999.97	-563.58	-4.70	16,000.00
Collection Agency Expense	0.00	0.00	0.00	0	177.10	0.00	-177.10	0	0.00
**Legal Reimb	-263.70	-1,166.67	-902.97	77.40	-6,989.85	-10,500.03	-3,510.18	33.43	-14,000.00
Lawn Contract	3,083.33	3,083.33	0.00	0.00	24,666.64	27,749.97	3,083.33	11.11	37,000.00
Light (Electric) Maint/Repair	0.00	41.67	41.67	100.00	0.00	375.03	375.03	100.00	500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	32,130.00	32,130.00	0.00	0.00	42,840.00
Miscellaneous	0.00	306.67	306.67	100.00	0.00	2,760.03	2,760.03	100.00	3,680.00
Painting	75.00	41.67	-33.33	-79.99	200.00	375.03	175.03	46.67	500.00
Pest Control	120.00	100.00	-20.00	-20.00	845.00	900.00	55.00	6.11	1,200.00
Pool/Jac Operations	2,071.21	416.67	-1,654.54	-397.0	6,740.75	3,750.03	-2,990.72	-79.75	5,000.00
Pool/Jac Repairs	82.00	62.50	-19.50	-31.20	910.38	562.50	-347.88	-61.85	750.00
Roof Repair	295.00	166.67	-128.33	-77.00	2,335.00	1,500.03	-834.97	-55.66	2,000.00
Sign Repair/Replacement	0.00	46.25	46.25	100.00	0.00	416.25	416.25	100.00	555.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	0.00	1,125.00	1,125.00	100.00	1,500.00
Snow Removal	0.00	2,083.33	2,083.33	100.00	4,591.50	18,749.97	14,158.47	75.51	25,000.00
Street Repair/Sweep	625.00	66.67	-558.33	-837.4	625.00	600.03	-24.97	-4.16	800.00
Sprinkler Repair	973.93	250.00	-723.93	-289.5	7,976.68	2,250.00	-5,726.68	-254.5	3,000.00
Trash	1,710.09	1,791.67	81.58	4.55	15,874.81	16,125.03	250.22	1.55	21,500.00
Tree Maintenance	0.00	166.67	166.67	100.00	1,516.25	1,500.03	-16.22	-1.08	2,000.00
Water	12,313.08	8,166.67	-4,146.41	-50.77	75,410.19	73,500.03	-1,910.16	-2.60	98,000.00
TOTAL OPERATING EXPENSES	30,489.06	28,568.76	-1,920.30	-6.72	246,229.83	257,118.84	10,889.01	4.24	342,825.00
RESERVE ALLOCATIONS									
Consolidated	6,250.00	6,250.00	0.00	0.00	56,250.00	56,250.00	0.00	0.00	75,000.00
TOTAL RESERVE ALLOCATIONS	6,250.00	6,250.00	0.00	0.00	56,250.00	56,250.00	0.00	0.00	75,000.00
NET CASH FLOW	-1,493.36	-0.01	-1,493.35	14,933	15,520.02	-0.09	15,520.11	-17.24	0.00