

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Apr 2006

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	32,130.00	32,130.00	0.00	0.00	128,520.00	128,520.00	0.00	0.00	385,560.00
HOA Letter Fee	120.00	0.00	120.00	0	360.00	0.00	360.00	0	0.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	0.00	66.68	-66.68	-100.0	200.00
Interest Income	24.10	4.17	19.93	477.94	68.03	16.68	51.35	307.85	50.00
Fines	0.00	166.67	-166.67	-100.0	0.00	666.68	-666.68	-100.0	2,000.00
Late fee-Nsf Charges	291.78	291.67	0.11	0.04	1,631.78	1,166.68	465.10	39.87	3,500.00
GROSS OPERATING INCOME	32,565.88	32,609.18	-43.30	-0.13	130,579.81	130,436.72	143.09	0.11	391,310.00
OPERATING EXPENSE									
Accounting Fees	0.00	2,000.00	2,000.00	100.00	10,500.30	2,000.00	-8,500.30	-425.0	2,000.00
Administration Costs	258.26	416.67	158.41	38.02	2,272.39	1,666.68	-605.71	-36.34	5,000.00
Bad Debt	0.00	208.33	208.33	100.00	0.00	833.32	833.32	100.00	2,500.00
Clubhouse Maint	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
Deck Repair	0.00	166.67	166.67	100.00	0.00	666.68	666.68	100.00	2,000.00
Depreciation Expense	0.00	0.00	0.00	0	12,236.00	0.00	-12,236.00	0	0.00
Drainage	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
Electric	717.52	500.00	-217.52	-43.50	2,945.98	2,000.00	-945.98	-47.30	6,000.00
Fence/Wall Repair	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
Gas	61.94	500.00	438.06	87.61	181.22	2,000.00	1,818.78	90.94	6,000.00
General Mx and Repair	524.90	416.67	-108.23	-25.97	874.90	1,666.68	791.78	47.51	5,000.00
Gutter Repair	525.00	500.00	-25.00	-5.00	875.00	2,000.00	1,125.00	56.25	6,000.00
Insurance Property/Liability	16,433.25	4,333.33	-12,099.92	-279.2	20,341.34	17,333.32	-3,008.02	-17.35	52,000.00
Insurance Claim Deductible	45.34	0.00	-45.34	0	-1,783.29	0.00	1,783.29	0	0.00
Insurance-Workmans Comp	0.00	0.00	0.00	0	355.00	0.00	-355.00	0	0.00
Janitorial	0.00	116.67	116.67	100.00	0.00	466.68	466.68	100.00	1,400.00
Landscaping	17.50	291.67	274.17	94.00	17.50	1,166.68	1,149.18	98.50	3,500.00
Legal Expense	1,213.33	666.67	-546.66	-82.00	8,663.79	2,666.68	-5,997.11	-224.8	8,000.00
**Legal Reimb	-3,441.71	-416.67	3,025.04	-726.0	-8,785.84	-1,666.68	7,119.16	-427.1	-5,000.00
Lawn Contract	3,233.00	3,166.67	-66.33	-2.09	12,932.00	12,666.68	-265.32	-2.09	38,000.00
Light (Electric) Maint/Repair	109.63	125.00	15.37	12.30	1,128.87	500.00	-628.87	-125.7	1,500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	14,280.00	14,280.00	0.00	0.00	42,840.00
Painting	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
Pest Control	0.00	66.67	66.67	100.00	500.00	266.68	-233.32	-87.49	800.00
Security	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
Pool/Jac Operations	0.00	500.00	500.00	100.00	422.16	2,000.00	1,577.84	78.89	6,000.00
Pool/Jac Repairs	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
Roof Repair	225.00	250.00	25.00	10.00	600.00	1,000.00	400.00	40.00	3,000.00
Sign Repair/Replacement	0.00	208.33	208.33	100.00	458.50	833.32	374.82	44.98	2,500.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	220.00	500.00	280.00	56.00	1,500.00
Snow Removal	678.00	1,000.00	322.00	32.20	6,974.00	4,000.00	-2,974.00	-74.35	12,000.00
Street Repair/Sweep	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00
Sprinkler Repair	0.00	291.67	291.67	100.00	0.00	1,166.68	1,166.68	100.00	3,500.00
Trash	1,659.02	1,083.33	-575.69	-53.14	6,574.65	4,333.32	-2,241.33	-51.72	13,000.00
Tree Maintenance	0.00	333.33	333.33	100.00	55.00	1,333.32	1,278.32	95.87	4,000.00
Water	5,517.35	9,166.67	3,649.32	39.81	22,611.25	36,666.68	14,055.43	38.33	110,000.00
TOTAL OPERATING EXPENSES	31,347.33	30,586.68	-760.65	-2.49	115,450.72	116,346.72	896.00	0.77	345,040.00
RESERVE ALLOCATIONS									
Consolidated	6,250.00	6,250.00	0.00	0.00	25,398.65	25,000.00	-398.65	-1.59	75,000.00
TOTAL RESERVE ALLOCATIONS	6,250.00	6,250.00	0.00	0.00	25,398.65	25,000.00	-398.65	-1.59	75,000.00
NET CASH FLOW	-5,031.45	-4,227.50	-803.95	19.02	-10,269.56	-10,910.00	640.44	-5.87	-28,730.00