

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Aug 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	257,040.00	257,040.00	0.00	0.00	385,560.00
HOA Letter Fee	300.00	0.00	300.00	0	1,200.00	0.00	1,200.00	0	0.00
Key and Card Fees	90.00	16.67	73.33	439.89	240.00	133.36	106.64	79.96	200.00
Interest Income	180.01	4.17	175.84	4,216.	830.77	33.36	797.41	2,390.	50.00
Fines	0.00	166.67	-166.67	-100.0	0.00	1,333.36	-1,333.36	-100.0	2,000.00
Late fee-Nsf Charges	280.00	291.67	-11.67	-4.00	2,675.48	2,333.36	342.12	14.66	3,500.00
GROSS OPERATING INCOME	32,980.01	32,609.18	370.83	1.14	261,986.25	260,873.44	1,112.81	0.43	391,310.00
OPERATING EXPENSE									
Accounting Fees	0.00	0.00	0.00	0	12,300.30	2,000.00	-10,300.30	-515.0	2,000.00
Administration Costs	792.66	416.67	-375.99	-90.24	6,190.88	3,333.36	-2,857.52	-85.72	5,000.00
Bad Debt	0.00	208.33	208.33	100.00	0.00	1,666.64	1,666.64	100.00	2,500.00
Clubhouse Maint	0.00	41.67	41.67	100.00	437.48	333.36	-104.12	-31.23	500.00
Deck Repair	0.00	166.67	166.67	100.00	50.00	1,333.36	1,283.36	96.25	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	1,000.00	1,000.00	100.00	1,500.00
Electric	1,250.08	500.00	-750.08	-150.0	5,721.48	4,000.00	-1,721.48	-43.04	6,000.00
Fence/Wall Repair	6.38	200.00	193.62	96.81	806.38	1,600.00	793.62	49.60	2,400.00
Gas	964.75	500.00	-464.75	-92.95	1,714.18	4,000.00	2,285.82	57.15	6,000.00
General Mx and Repair	640.00	416.67	-223.33	-53.60	2,566.40	3,333.36	766.96	23.01	5,000.00
Gutter Repair	1,925.00	500.00	-1,425.00	-285.0	2,950.00	4,000.00	1,050.00	26.25	6,000.00
Insurance Property/Liability	3,049.42	4,333.33	1,283.91	29.63	33,825.10	34,666.64	841.54	2.43	52,000.00
Insurance Claim Deductible	344.11	0.00	-344.11	0	-2,689.18	0.00	2,689.18	0	0.00
Insurance-Workmans Comp	0.00	0.00	0.00	0	309.00	0.00	-309.00	0	0.00
Janitorial	0.00	116.67	116.67	100.00	0.00	933.36	933.36	100.00	1,400.00
Landscaping	13.72	291.67	277.95	95.30	432.56	2,333.36	1,900.80	81.46	3,500.00
Legal Expense	663.55	666.67	3.12	0.47	17,428.32	5,333.36	-12,094.96	-226.7	8,000.00
**Legal Reimb	-663.55	-416.67	246.88	-59.25	-17,139.37	-3,333.36	13,806.01	-414.1	-5,000.00
Lawn Contract	3,233.00	3,166.67	-66.33	-2.09	24,965.98	25,333.36	367.38	1.45	38,000.00
Light (Electric) Maint/Repair	0.00	125.00	125.00	100.00	1,808.22	1,000.00	-808.22	-80.82	1,500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	28,560.00	28,560.00	0.00	0.00	42,840.00
Painting	0.00	83.33	83.33	100.00	90.00	666.64	576.64	86.50	1,000.00
Pest Control	340.00	66.67	-273.33	-409.9	840.00	533.36	-306.64	-57.49	800.00
Security	0.00	200.00	200.00	100.00	0.00	1,600.00	1,600.00	100.00	2,400.00
Pool/Jac Operations	1,215.49	500.00	-715.49	-143.1	2,979.07	4,000.00	1,020.93	25.52	6,000.00
Pool/Jac Repairs	0.00	100.00	100.00	100.00	990.69	800.00	-190.69	-23.84	1,200.00
Roof Repair	1,434.00	250.00	-1,184.00	-473.6	2,509.00	2,000.00	-509.00	-25.45	3,000.00
Sign Repair/Replacement	0.00	208.33	208.33	100.00	526.71	1,666.64	1,139.93	68.40	2,500.00
Siding/Stucco Rpr/Rpl	165.00	125.00	-40.00	-32.00	840.00	1,000.00	160.00	16.00	1,500.00
Snow Removal	0.00	1,000.00	1,000.00	100.00	7,004.00	8,000.00	996.00	12.45	12,000.00
Street Repair/Sweep	0.00	250.00	250.00	100.00	200.00	2,000.00	1,800.00	90.00	3,000.00
Sprinkler Repair	699.27	291.67	-407.60	-139.7	6,794.34	2,333.36	-4,460.98	-191.1	3,500.00
Trash	1,635.04	1,083.33	-551.71	-50.93	13,193.92	8,666.64	-4,527.28	-52.24	13,000.00
Tree Maintenance	0.00	333.33	333.33	100.00	55.00	2,666.64	2,611.64	97.94	4,000.00
Water	20,511.53	9,166.67	-11,344.86	-123.7	68,687.26	73,333.36	4,646.10	6.34	110,000.00
TOTAL OPERATING EXPENSES	41,789.45	28,586.68	-13,202.77	-46.19	237,183.72	230,693.44	-6,490.28	-2.81	345,040.00
RESERVE ALLOCATIONS									
Consolidated	12,500.00	6,250.00	-6,250.00	-100.0	50,398.65	50,000.00	-398.65	-0.80	75,000.00
TOTAL RESERVE ALLOCATIONS	12,500.00	6,250.00	-6,250.00	-100.0	50,398.65	50,000.00	-398.65	-0.80	75,000.00
NET CASH FLOW	-21,309.44	-2,227.50	-19,081.94	856.65	-25,596.12	-19,820.00	-5,776.12	29.14	-28,730.00