

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Jul 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	224,910.00	224,910.00	0.00	0.00	385,560.00
HOA Letter Fee	240.00	0.00	240.00	0	900.00	0.00	900.00	0	0.00
Key and Card Fees	30.00	16.67	13.33	79.96	150.00	116.69	33.31	28.55	200.00
Interest Income	201.82	4.17	197.65	4,739.	650.76	29.19	621.57	2,129.	50.00
Fines	0.00	166.67	-166.67	-100.0	0.00	1,166.69	-1,166.69	-100.0	2,000.00
Late fee-Nsf Charges	306.05	291.67	14.38	4.93	2,395.48	2,041.69	353.79	17.33	3,500.00
Misc Income	-126.00	0.00	-126.00	0	0.00	0.00	0.00	0	0.00
GROSS OPERATING INCOME	32,781.87	32,609.18	172.69	0.53	229,006.24	228,264.26	741.98	0.33	391,310.00
OPERATING EXPENSE									
Accounting Fees	1,800.00	0.00	-1,800.00	0	12,300.30	2,000.00	-10,300.30	-515.0	2,000.00
Administration Costs	672.63	416.67	-255.96	-61.43	5,398.22	2,916.69	-2,481.53	-85.08	5,000.00
Bad Debt	0.00	208.33	208.33	100.00	0.00	1,458.31	1,458.31	100.00	2,500.00
Clubhouse Maint	437.48	41.67	-395.81	-949.8	437.48	291.69	-145.79	-49.98	500.00
Deck Repair	0.00	166.67	166.67	100.00	50.00	1,166.69	1,116.69	95.71	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	875.00	875.00	100.00	1,500.00
Electric	0.00	500.00	500.00	100.00	4,471.40	3,500.00	-971.40	-27.75	6,000.00
Fence/Wall Repair	150.00	200.00	50.00	25.00	800.00	1,400.00	600.00	42.86	2,400.00
Gas	0.00	500.00	500.00	100.00	749.43	3,500.00	2,750.57	78.59	6,000.00
General Mx and Repair	0.00	416.67	416.67	100.00	1,926.40	2,916.69	990.29	33.95	5,000.00
Gutter Repair	0.00	500.00	500.00	100.00	1,025.00	3,500.00	2,475.00	70.71	6,000.00
Insurance Property/Liability	473.00	4,333.33	3,860.33	89.08	30,775.68	30,333.31	-442.37	-1.46	52,000.00
Insurance Claim Deductible	0.00	0.00	0.00	0	-3,033.29	0.00	3,033.29	0	0.00
Insurance-Workmans Comp	7.00	0.00	-7.00	0	309.00	0.00	-309.00	0	0.00
Janitorial	0.00	116.67	116.67	100.00	0.00	816.69	816.69	100.00	1,400.00
Landscaping	201.34	291.67	90.33	30.97	418.84	2,041.69	1,622.85	79.49	3,500.00
Legal Expense	4,643.35	666.67	-3,976.68	-596.5	16,764.77	4,666.69	-12,098.08	-259.2	8,000.00
**Legal Reimb	-4,643.35	-416.67	4,226.68	-1,014	-16,475.82	-2,916.69	13,559.13	-464.8	-5,000.00
Lawn Contract	2,933.62	3,166.67	233.05	7.36	21,732.98	22,166.69	433.71	1.96	38,000.00
Light (Electric) Maint/Repair	323.49	125.00	-198.49	-158.7	1,808.22	875.00	-933.22	-106.6	1,500.00
Management Fees	3,570.00	3,570.00	0.00	0.00	24,990.00	24,990.00	0.00	0.00	42,840.00
Painting	0.00	83.33	83.33	100.00	90.00	583.31	493.31	84.57	1,000.00
Pest Control	0.00	66.67	66.67	100.00	500.00	466.69	-33.31	-7.14	800.00
Security	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	2,400.00
Pool/Jac Operations	0.00	500.00	500.00	100.00	1,763.58	3,500.00	1,736.42	49.61	6,000.00
Pool/Jac Repairs	990.69	100.00	-890.69	-890.6	990.69	700.00	-290.69	-41.53	1,200.00
Roof Repair	475.00	250.00	-225.00	-90.00	1,075.00	1,750.00	675.00	38.57	3,000.00
Sign Repair/Replacement	0.00	208.33	208.33	100.00	526.71	1,458.31	931.60	63.88	2,500.00
Siding/Stucco Rpr/Rpl	455.00	125.00	-330.00	-264.0	675.00	875.00	200.00	22.86	1,500.00
Snow Removal	0.00	1,000.00	1,000.00	100.00	7,004.00	7,000.00	-4.00	-0.06	12,000.00
Street Repair/Sweep	200.00	250.00	50.00	20.00	200.00	1,750.00	1,550.00	88.57	3,000.00
Sprinkler Repair	2,216.12	291.67	-1,924.45	-659.8	6,095.07	2,041.69	-4,053.38	-198.5	3,500.00
Trash	1,670.42	1,083.33	-587.09	-54.19	11,558.88	7,583.31	-3,975.57	-52.43	13,000.00
Tree Maintenance	0.00	333.33	333.33	100.00	55.00	2,333.31	2,278.31	97.64	4,000.00
Water	0.00	9,166.67	9,166.67	100.00	48,175.73	64,166.69	15,990.96	24.92	110,000.00
TOTAL OPERATING EXPENSES	16,575.79	28,586.68	12,010.89	42.02	195,394.27	202,106.76	6,712.49	3.32	345,040.00
RESERVE ALLOCATIONS									
Consolidated	0.00	6,250.00	6,250.00	100.00	37,898.65	43,750.00	5,851.35	13.37	75,000.00
TOTAL RESERVE ALLOCATIONS	0.00	6,250.00	6,250.00	100.00	37,898.65	43,750.00	5,851.35	13.37	75,000.00
NET CASH FLOW	16,206.08	-2,227.50	18,433.58	-827.5	-4,286.68	-17,592.50	13,305.82	-75.63	-28,730.00