

**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
<b>OPERATING INCOME</b>									
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	180.00	0.00	180.00	0	1,080.00	0.00	1,080.00	0	0.00
Key and Card Fees	60.00	16.67	43.33	259.93	210.00	133.36	76.64	57.47	200.00
Interest Income	4.28	4.17	0.11	2.64	655.04	33.36	621.68	1,863.	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	0.00	291.67	-291.67	-100.0	2,395.48	2,333.36	62.12	2.66	3,500.00
<b>GROSS OPERATING INCOME</b>	<b>32,374.28</b>	<b>32,609.18</b>	<b>-234.90</b>	<b>-0.72</b>	<b>261,380.52</b>	<b>260,873.44</b>	<b>507.08</b>	<b>0.19</b>	<b>391,310.00</b>
<b>OPERATING EXPENSE</b>									
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	732.91	500.00	-232.91	-46.58	5,204.31	4,000.00	-1,204.31	-30.11	6,000.00
Fence/Wall Repair	0.00	200.00	200.00	100.00	800.00	1,600.00	800.00	50.00	2,400.00
Gas	497.39	500.00	2.61	0.52	1,246.82	4,000.00	2,753.18	68.83	6,000.00
General Mx and Repair	225.00	416.67	191.67	46.00	2,151.40	3,333.36	1,181.96	35.46	5,000.00
Gutter Repair	1,450.00	500.00	-950.00	-190.0	2,475.00	4,000.00	1,525.00	38.13	6,000.00
Insurance Property/Liability	0.00	4,333.33	4,333.33	100.00	30,775.68	34,666.64	3,890.96	11.22	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	0.00	291.67	291.67	100.00	418.84	2,333.36	1,914.52	82.05	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	120.00	66.67	-53.33	-79.99	620.00	533.36	-86.64	-16.24	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	1,648.04	1,083.33	-564.71	-52.13	13,206.92	8,666.64	-4,540.28	-52.39	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	9,636.36	9,166.67	-469.69	-5.12	57,812.09	73,333.36	15,521.27	21.17	110,000.00
<b>TOTAL OPERATING EXPENSES</b>	<b>25,763.23</b>	<b>28,586.68</b>	<b>2,823.45</b>	<b>9.88</b>	<b>221,157.50</b>	<b>230,693.44</b>	<b>9,535.94</b>	<b>4.13</b>	<b>345,040.00</b>
<b>RESERVE ALLOCATIONS</b>									
Consolidated	0.00	6,250.00	6,250.00	100.00	37,898.65	50,000.00	12,101.35	24.20	75,000.00
<b>TOTAL RESERVE ALLOCATIONS</b>	<b>0.00</b>	<b>6,250.00</b>	<b>6,250.00</b>	<b>100.00</b>	<b>37,898.65</b>	<b>50,000.00</b>	<b>12,101.35</b>	<b>24.20</b>	<b>75,000.00</b>
<b>NET CASH FLOW</b>	<b>6,611.05</b>	<b>-2,227.50</b>	<b>8,838.55</b>	<b>-396.7</b>	<b>2,324.37</b>	<b>-19,820.00</b>	<b>22,144.37</b>	<b>-111.7</b>	<b>-28,730.00</b>