

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Nov 2007

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	33,660.00	33,660.00	0.00	0.00	370,260.00	370,260.00	0.00	0.00	403,920.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	180.00	183.37	-3.37	-1.84	200.00
Interest Income	130.46	166.67	-36.21	-21.73	333.40	1,833.37	-1,499.97	-81.81	2,000.00
Fines	0.00	104.17	-104.17	-100.0	50.00	1,145.87	-1,095.87	-95.64	1,250.00
Late fee-Nsf Charges	828.71	250.00	578.71	231.48	4,629.72	2,750.00	1,879.72	68.35	3,000.00
Returned Check Charges	0.00	0.00	0.00	0	80.00	0.00	80.00	0	0.00
Misc Income	0.00	0.00	0.00	0	115.00	0.00	115.00	0	0.00
Lawsuit Settlement	0.00	0.00	0.00	0	78,039.25	0.00	78,039.25	0	0.00
GROSS OPERATING INCOME	34,619.17	34,197.51	421.66	1.23	453,687.37	376,172.61	77,514.76	20.61	410,370.00
OPERATING EXPENSE									
Accounting Fees	0.00	0.00	0.00	0	1,600.00	1,350.00	-250.00	-18.52	1,350.00
Administration Costs	612.02	419.17	-192.85	-46.01	6,971.14	4,610.87	-2,360.27	-51.19	5,030.00
Bad Debt	0.00	416.67	416.67	100.00	9,899.49	4,583.37	-5,316.12	-115.9	5,000.00
Clubhouse Maint	0.00	66.67	66.67	100.00	117.09	733.37	616.28	84.03	800.00
Concrete Repair	0.00	125.00	125.00	100.00	1,935.00	1,375.00	-560.00	-40.73	1,500.00
Deck Repair	0.00	83.33	83.33	100.00	0.00	916.63	916.63	100.00	1,000.00
Drainage	0.00	125.00	125.00	100.00	0.00	1,375.00	1,375.00	100.00	1,500.00
Electric	566.24	533.33	-32.91	-6.17	6,076.44	5,866.63	-209.81	-3.58	6,400.00
Fence/Wall Repair	0.00	166.67	166.67	100.00	700.00	1,833.37	1,133.37	61.82	2,000.00
Gas	603.43	225.00	-378.43	-168.1	3,607.58	2,475.00	-1,132.58	-45.76	2,700.00
General Mx and Repair	10.72	416.67	405.95	97.43	3,319.57	4,583.37	1,263.80	27.57	5,000.00
Gutter Repair	0.00	333.33	333.33	100.00	2,750.00	3,666.63	916.63	25.00	4,000.00
Insurance Property/Liability	2,798.44	4,000.00	1,201.56	30.04	40,429.58	44,000.00	3,570.42	8.11	48,000.00
Insurance Claim Deductible	0.00	0.00	0.00	0	-2,500.00	0.00	2,500.00	0	0.00
Insurance-Workmans Comp	0.00	0.00	0.00	0	-56.00	0.00	56.00	0	0.00
Janitorial	0.00	83.33	83.33	100.00	0.00	916.63	916.63	100.00	1,000.00
Landscaping	0.00	291.67	291.67	100.00	245.00	3,208.37	2,963.37	92.36	3,500.00
Legal Expense	6,260.70	1,333.33	-4,927.37	-369.5	15,920.75	14,666.63	-1,254.12	-8.55	16,000.00
**Legal Reimb	-5,129.70	-1,166.67	3,963.03	-339.6	-12,559.40	-12,833.37	-273.97	2.13	-14,000.00
Lawn Contract	3,083.33	3,083.33	0.00	0.00	33,915.97	33,916.63	0.66	0.00	37,000.00
Light (Electric) Maint/Repair	218.36	166.67	-51.69	-31.01	1,475.13	1,833.37	358.24	19.54	2,000.00
Management Fees	3,570.00	3,570.00	0.00	0.00	39,320.00	39,270.00	-50.00	-0.13	42,840.00
Miscellaneous	0.00	1,912.50	1,912.50	100.00	0.00	21,037.50	21,037.50	100.00	22,950.00
Painting	0.00	66.67	66.67	100.00	175.00	733.37	558.37	76.14	800.00
Pest Control	0.00	83.33	83.33	100.00	840.00	916.63	76.63	8.36	1,000.00
Pool/Jac Operations	0.00	416.67	416.67	100.00	6,138.43	4,583.37	-1,555.06	-33.93	5,000.00
Pool/Jac Repairs	0.00	100.00	100.00	100.00	922.32	1,100.00	177.68	16.15	1,200.00
Plumbing	120.00	0.00	-120.00	0	120.00	0.00	-120.00	0	0.00
Roof Repair	500.00	291.67	-208.33	-71.43	1,100.00	3,208.37	2,108.37	65.71	3,500.00
Sign Repair/Replacement	0.00	83.33	83.33	100.00	0.00	916.63	916.63	100.00	1,000.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	0.00	1,375.00	1,375.00	100.00	1,500.00
Snow Removal	0.00	1,000.00	1,000.00	100.00	19,213.84	11,000.00	-8,213.84	-74.67	12,000.00
Street Repair/Sweep	0.00	83.33	83.33	100.00	875.00	916.63	41.63	4.54	1,000.00
Sprinkler Repair	354.54	500.00	145.46	29.09	3,187.51	5,500.00	2,312.49	42.05	6,000.00
Trash	0.00	1,650.00	1,650.00	100.00	18,728.12	18,150.00	-578.12	-3.19	19,800.00
Tree Maintenance	0.00	333.33	333.33	100.00	785.00	3,666.63	2,881.63	78.59	4,000.00
Water	8,495.28	8,166.67	-328.61	-4.02	101,337.36	89,833.37	-11,503.99	-12.81	98,000.00
TOTAL OPERATING EXPENSES	22,063.36	29,085.00	7,021.64	24.14	306,589.92	321,285.00	14,695.08	4.57	350,370.00
RESERVE ALLOCATIONS									
Consolidated	5,000.00	5,000.00	0.00	0.00	133,039.25	55,000.00	-78,039.25	-141.8	60,000.00
TOTAL RESERVE ALLOCATIONS	5,000.00	5,000.00	0.00	0.00	133,039.25	55,000.00	-78,039.25	-141.8	60,000.00
NET CASH FLOW	7,555.81	112.51	7,443.30	6.615	14,058.20	-112.39	14,170.59	-12.60	0.00