

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Aug 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	269,280.00	269,280.00	0.00	0.00	403,920.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	180.00	133.36	46.64	34.97	200.00
Interest Income	129.94	166.67	-36.73	-22.04	189.01	1,333.36	-1,144.35	-85.82	2,000.00
Fines	0.00	104.17	-104.17	-100.0	50.00	833.36	-783.36	-94.00	1,250.00
Late fee-Nsf Charges	476.45	250.00	226.45	90.58	3,037.05	2,000.00	1,037.05	51.85	3,000.00
Returned Check Charges	20.00	0.00	20.00	0	80.00	0.00	80.00	0	0.00
Misc Income	100.00	0.00	100.00	0	105.00	0.00	105.00	0	0.00
Lawsuit Settlement	-1,000.00	0.00	-1,000.00	0	78,039.25	0.00	78,039.25	0	0.00
GROSS OPERATING INCOME	33,386.39	34,197.51	-811.12	-2.37	350,960.31	273,580.08	77,380.23	28.28	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	915.07	419.17	-495.90	-118.3	5,478.52	3,353.36	-2,125.16	-63.37	5,030.00
Bad Debt	0.00	416.67	416.67	100.00	5,997.09	3,333.36	-2,663.73	-79.91	5,000.00
Clubhouse Maint	0.00	66.67	66.67	100.00	117.09	533.36	416.27	78.05	800.00
Concrete Repair	1,000.00	125.00	-875.00	-700.0	1,435.00	1,000.00	-435.00	-43.50	1,500.00
Deck Repair	0.00	83.33	83.33	100.00	0.00	666.64	666.64	100.00	1,000.00
Drainage	0.00	125.00	125.00	100.00	0.00	1,000.00	1,000.00	100.00	1,500.00
Electric	536.73	533.33	-3.40	-0.64	4,375.44	4,266.64	-108.80	-2.55	6,400.00
Fence/Wall Repair	-1,680.00	166.67	1,846.67	1,107.	0.00	1,333.36	1,333.36	100.00	2,000.00
Gas	288.51	225.00	-63.51	-28.23	1,945.06	1,800.00	-145.06	-8.06	2,700.00
General Mx and Repair	-469.00	416.67	885.67	212.56	2,577.93	3,333.36	755.43	22.66	5,000.00
Gutter Repair	0.00	333.33	333.33	100.00	1,975.00	2,666.64	691.64	25.94	4,000.00
Insurance Property/Liability	5,596.83	4,000.00	-1,596.83	-39.92	37,631.14	32,000.00	-5,631.14	-17.60	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	666.64	666.64	100.00	1,000.00
Landscaping	0.00	291.67	291.67	100.00	245.00	2,333.36	2,088.36	89.50	3,500.00
Legal Expense	150.00	1,333.33	1,183.33	88.75	5,929.05	10,666.64	4,737.59	44.42	16,000.00
**Legal Reimb	-500.00	-1,166.67	-666.67	57.14	-5,082.70	-9,333.36	-4,250.66	45.54	-14,000.00
Lawn Contract	3,083.33	3,083.33	0.00	0.00	24,666.31	24,666.64	0.33	0.00	37,000.00
Light (Electric) Maint/Repair	-2,900.00	166.67	3,066.67	1,839.	-149.01	1,333.36	1,482.37	111.18	2,000.00
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
Miscellaneous	0.00	1,912.50	1,912.50	100.00	0.00	15,300.00	15,300.00	100.00	22,950.00
Painting	0.00	66.67	66.67	100.00	175.00	533.36	358.36	67.19	800.00
Pest Control	240.00	83.33	-156.67	-188.0	720.00	666.64	-53.36	-8.00	1,000.00
Pool/Jac Operations	1,083.17	416.67	-666.50	-159.9	4,079.34	3,333.36	-745.98	-22.38	5,000.00
Pool/Jac Repairs	-3,335.59	100.00	3,435.59	3,435.	452.96	800.00	347.04	43.38	1,200.00
Roof Repair	-1,380.00	291.67	1,671.67	573.14	600.00	2,333.36	1,733.36	74.29	3,500.00
Sign Repair/Replacement	0.00	83.33	83.33	100.00	0.00	666.64	666.64	100.00	1,000.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	0.00	1,000.00	1,000.00	100.00	1,500.00
Snow Removal	0.00	1,000.00	1,000.00	100.00	19,213.84	8,000.00	-11,213.84	-140.1	12,000.00
Street Repair/Sweep	-5,535.00	83.33	5,618.33	6,742.	225.00	666.64	441.64	66.25	1,000.00
Sprinkler Repair	-1,588.35	500.00	2,088.35	417.67	1,187.39	4,000.00	2,812.61	70.32	6,000.00
Trash	1,909.58	1,650.00	-259.58	-15.73	13,748.51	13,200.00	-548.51	-4.16	19,800.00
Tree Maintenance	370.00	333.33	-36.67	-11.00	785.00	2,666.64	1,881.64	70.56	4,000.00
Water	11,645.18	8,166.67	-3,478.51	-42.59	67,410.97	65,333.36	-2,077.61	-3.18	98,000.00
TOTAL OPERATING EXPENSES	13,000.46	29,085.00	16,084.54	55.30	223,342.93	234,030.00	10,687.07	4.57	350,370.00
RESERVE ALLOCATIONS									
Consolidated	5,000.00	5,000.00	0.00	0.00	118,039.25	40,000.00	-78,039.25	-195.1	60,000.00
TOTAL RESERVE ALLOCATIONS	5,000.00	5,000.00	0.00	0.00	118,039.25	40,000.00	-78,039.25	-195.1	60,000.00
NET CASH FLOW	15,385.93	112.51	15,273.42	13,575	9,578.13	-449.92	10,028.05	-2,228	0.00