

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Feb 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	67,320.00	67,320.00	0.00	0.00	403,920.00
Key and Card Fees	15.00	16.67	-1.67	-10.02	15.00	33.34	-18.34	-55.01	200.00
Interest Income	6.64	166.67	-160.03	-96.02	20.17	333.34	-313.17	-93.95	2,000.00
Fines	0.00	104.17	-104.17	-100.00	0.00	208.34	-208.34	-100.00	1,250.00
Late fee-Nsf Charges	-60.72	250.00	-310.72	-124.29	309.28	500.00	-190.72	-38.14	3,000.00
Lawsuit Settlement	0.00	0.00	0.00	0	78,039.25	0.00	78,039.25	0	0.00
GROSS OPERATING INCOME	33,620.92	34,197.51	-576.59	-1.69	145,703.70	68,395.02	77,308.68	113.03	410,370.00
OPERATING EXPENSE									
Accounting Fees	0.00	0.00	0.00	0	0.00	0.00	0.00	0	1,350.00
Administration Costs	261.79	419.17	157.38	37.55	625.60	838.34	212.74	25.38	5,030.00
Bad Debt	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.00
Clubhouse Maint	0.00	66.67	66.67	100.00	0.00	133.34	133.34	100.00	800.00
Concrete Repair	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
Deck Repair	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
Drainage	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
Electric	533.32	533.33	0.01	0.00	1,157.97	1,066.66	-91.31	-8.56	6,400.00
Fence/Wall Repair	0.00	166.67	166.67	100.00	0.00	333.34	333.34	100.00	2,000.00
Gas	107.96	225.00	117.04	52.02	259.27	450.00	190.73	42.38	2,700.00
General Mx and Repair	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.00
Gutter Repair	0.00	333.33	333.33	100.00	775.00	666.66	-108.34	-16.25	4,000.00
Insurance Property/Liability	0.00	4,000.00	4,000.00	100.00	6,098.84	8,000.00	1,901.16	23.76	48,000.00
Janitorial	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
Landscaping	0.00	291.67	291.67	100.00	0.00	583.34	583.34	100.00	3,500.00
Legal Expense	1,397.85	1,333.33	-64.52	-4.84	1,640.85	2,666.66	1,025.81	38.47	16,000.00
**Legal Reimb	-104.85	-1,166.67	-1,061.82	91.01	-347.85	-2,333.34	-1,985.49	85.09	-14,000.00
Lawn Contract	3,083.33	3,083.33	0.00	0.00	6,166.66	6,166.66	0.00	0.00	37,000.00
Light (Electric) Maint/Repair	0.00	166.67	166.67	100.00	284.09	333.34	49.25	14.77	2,000.00
Management Fees	3,570.00	3,570.00	0.00	0.00	7,140.00	7,140.00	0.00	0.00	42,840.00
Miscellaneous	0.00	1,912.50	1,912.50	100.00	0.00	3,825.00	3,825.00	100.00	22,950.00
Painting	0.00	66.67	66.67	100.00	0.00	133.34	133.34	100.00	800.00
Pest Control	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
Pool/Jac Operations	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.00
Pool/Jac Repairs	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
Roof Repair	1,380.00	291.67	-1,088.33	-373.14	1,380.00	583.34	-796.66	-136.57	3,500.00
Sign Repair/Replacement	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
Snow Removal	5,288.25	1,000.00	-4,288.25	-428.83	17,058.84	2,000.00	-15,058.84	-752.94	12,000.00
Street Repair/Sweep	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
Sprinkler Repair	0.00	500.00	500.00	100.00	0.00	1,000.00	1,000.00	100.00	6,000.00

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Trash	1,615.87	1,650.00	34.13	2.07	3,240.39	3,300.00	59.61	1.81	19,800.00
Tree Maintenance	0.00	333.33	333.33	100.00	0.00	666.66	666.66	100.00	4,000.00
Water	5,148.84	8,166.67	3,017.83	36.95	12,042.07	16,333.34	4,291.27	26.27	98,000.00
TOTAL OPERATING EXPENSES	<u>22,282.36</u>	<u>29,085.00</u>	<u>6,802.64</u>	<u>23.39</u>	<u>57,521.73</u>	<u>58,170.00</u>	<u>648.27</u>	<u>1.11</u>	<u>350,370.00</u>
RESERVE ALLOCATIONS									
Consolidated	5,000.00	5,000.00	0.00	0.00	88,039.25	10,000.00	-78,039.25	-780.39	60,000.00
TOTAL RESERVE ALLOCATIONS	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>88,039.25</u>	<u>10,000.00</u>	<u>-78,039.25</u>	<u>-780.39</u>	<u>60,000.00</u>
NET CASH FLOW	<u>6,338.56</u>	<u>112.51</u>	<u>6,226.05</u>	<u>5,533.77</u>	<u>142.72</u>	<u>225.02</u>	<u>-82.30</u>	<u>-36.57</u>	<u>0.00</u>