

**Budget Comparison (Accrual)**  
**VICTORIA VILLAGE @ C/S HOA - (VICV)**  
**Jan 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
<b>OPERATING INCOME</b>									
Monthly Dues	33,660.00	33,660.00	0.00	0.00	33,660.00	33,660.00	0.00	0.00	403,920.00
Key and Card Fees	0.00	16.67	-16.67	-100.00	0.00	16.67	-16.67	-100.00	200.00
Interest Income	13.53	166.67	-153.14	-91.88	13.53	166.67	-153.14	-91.88	2,000.00
Fines	0.00	104.17	-104.17	-100.00	0.00	104.17	-104.17	-100.00	1,250.00
Late fee-Nsf Charges	370.00	250.00	120.00	48.00	370.00	250.00	120.00	48.00	3,000.00
Lawsuit Settlement	78,039.25	0.00	78,039.25	0	78,039.25	0.00	78,039.25	0	0.00
<b>GROSS OPERATING INCOME</b>	<b>112,082.78</b>	<b>34,197.51</b>	<b>77,885.27</b>	<b>227.75</b>	<b>112,082.78</b>	<b>34,197.51</b>	<b>77,885.27</b>	<b>227.75</b>	<b>410,370.00</b>
<b>OPERATING EXPENSE</b>									
Accounting Fees	0.00	0.00	0.00	0	0.00	0.00	0.00	0	1,350.00
Administration Costs	363.81	419.17	55.36	13.21	363.81	419.17	55.36	13.21	5,030.00
Bad Debt	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.00
Clubhouse Maint	0.00	66.67	66.67	100.00	0.00	66.67	66.67	100.00	800.00
Concrete Repair	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
Deck Repair	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Drainage	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
Electric	624.65	533.33	-91.32	-17.12	624.65	533.33	-91.32	-17.12	6,400.00
Fence/Wall Repair	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
Gas	151.31	225.00	73.69	32.75	151.31	225.00	73.69	32.75	2,700.00
General Mx and Repair	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.00
Gutter Repair	775.00	333.33	-441.67	-132.50	775.00	333.33	-441.67	-132.50	4,000.00
Insurance Property/Liability	6,098.84	4,000.00	-2,098.84	-52.47	6,098.84	4,000.00	-2,098.84	-52.47	48,000.00
Janitorial	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Landscaping	0.00	291.67	291.67	100.00	0.00	291.67	291.67	100.00	3,500.00
Legal Expense	243.00	1,333.33	1,090.33	81.77	243.00	1,333.33	1,090.33	81.77	16,000.00
**Legal Reimb	-243.00	-1,166.67	-923.67	79.17	-243.00	-1,166.67	-923.67	79.17	-14,000.00
Lawn Contract	3,083.33	3,083.33	0.00	0.00	3,083.33	3,083.33	0.00	0.00	37,000.00
Light (Electric) Maint/Repair	284.09	166.67	-117.42	-70.45	284.09	166.67	-117.42	-70.45	2,000.00
Management Fees	3,570.00	3,570.00	0.00	0.00	3,570.00	3,570.00	0.00	0.00	42,840.00
Miscellaneous	0.00	1,912.50	1,912.50	100.00	0.00	1,912.50	1,912.50	100.00	22,950.00
Painting	0.00	66.67	66.67	100.00	0.00	66.67	66.67	100.00	800.00
Pest Control	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Pool/Jac Operations	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.00
Pool/Jac Repairs	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
Roof Repair	0.00	291.67	291.67	100.00	0.00	291.67	291.67	100.00	3,500.00
Sign Repair/Replacement	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
Snow Removal	11,770.59	1,000.00	-10,770.59	-1,077.0	11,770.59	1,000.00	-10,770.59	-1,077.0	12,000.00
Street Repair/Sweep	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Sprinkler Repair	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00

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	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
Trash	1,624.52	1,650.00	25.48	1.54	1,624.52	1,650.00	25.48	1.54	19,800.00
Tree Maintenance	0.00	333.33	333.33	100.00	0.00	333.33	333.33	100.00	4,000.00
Water	6,893.23	8,166.67	1,273.44	15.59	6,893.23	8,166.67	1,273.44	15.59	98,000.00
<b>TOTAL OPERATING EXPENSES</b>	<u>35,239.37</u>	<u>29,085.00</u>	<u>-6,154.37</u>	<u>-21.16</u>	<u>35,239.37</u>	<u>29,085.00</u>	<u>-6,154.37</u>	<u>-21.16</u>	<u>350,370.00</u>
<b>RESERVE ALLOCATIONS</b>									
Consolidated	83,039.25	5,000.00	-78,039.25	-1,560.7	83,039.25	5,000.00	-78,039.25	-1,560.7	60,000.00
<b>TOTAL RESERVE ALLOCATIONS</b>	<u>83,039.25</u>	<u>5,000.00</u>	<u>-78,039.25</u>	<u>-1,560.7</u>	<u>83,039.25</u>	<u>5,000.00</u>	<u>-78,039.25</u>	<u>-1,560.7</u>	<u>60,000.00</u>
<b>NET CASH FLOW</b>	<u>-6,195.84</u>	<u>112.51</u>	<u>-6,308.35</u>	<u>-5,606.9</u>	<u>-6,195.84</u>	<u>112.51</u>	<u>-6,308.35</u>	<u>-5,606.9</u>	<u>0.00</u>