

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Mar 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	100,980.00	100,980.00	0.00	0.00	403,920.00
Key and Card Fees	0.00	16.67	-16.67	-100.00	15.00	50.01	-35.01	-70.01	200.00
Interest Income	6.23	166.67	-160.44	-96.26	26.40	500.01	-473.61	-94.72	2,000.00
Fines	0.00	104.17	-104.17	-100.00	0.00	312.51	-312.51	-100.00	1,250.00
Late fee-Nsf Charges	670.00	250.00	420.00	168.00	979.28	750.00	229.28	30.57	3,000.00
Returned Check Charges	20.00	0.00	20.00	0	20.00	0.00	20.00	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	34,356.23	34,197.51	158.72	0.46	180,059.93	102,592.53	77,467.40	75.51	410,370.00
OPERATING EXPENSE									
Accounting Fees	0.00	1,350.00	1,350.00	100.00	0.00	1,350.00	1,350.00	100.00	1,350.00
Administration Costs	618.35	419.17	-199.18	-47.52	1,243.95	1,257.51	13.56	1.08	5,030.00
Bad Debt	5,997.09	416.67	-5,580.42	-1,339.2	5,997.09	1,250.01	-4,747.08	-379.76	5,000.00
Clubhouse Maint	0.00	66.67	66.67	100.00	0.00	200.01	200.01	100.00	800.00
Concrete Repair	435.00	125.00	-310.00	-248.00	435.00	375.00	-60.00	-16.00	1,500.00
Deck Repair	0.00	83.33	83.33	100.00	0.00	249.99	249.99	100.00	1,000.00
Drainage	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	1,500.00
Electric	604.23	533.33	-70.90	-13.29	1,762.20	1,599.99	-162.21	-10.14	6,400.00
Fence/Wall Repair	0.00	166.67	166.67	100.00	0.00	500.01	500.01	100.00	2,000.00
Gas	83.63	225.00	141.37	62.83	342.90	675.00	332.10	49.20	2,700.00
General Mx and Repair	0.00	416.67	416.67	100.00	0.00	1,250.01	1,250.01	100.00	5,000.00
Gutter Repair	600.00	333.33	-266.67	-80.00	1,375.00	999.99	-375.01	-37.50	4,000.00
Insurance Property/Liability	-2,710.42	4,000.00	6,710.42	167.76	3,388.42	12,000.00	8,611.58	71.76	48,000.00
Janitorial	0.00	83.33	83.33	100.00	0.00	249.99	249.99	100.00	1,000.00
Landscaping	0.00	291.67	291.67	100.00	0.00	875.01	875.01	100.00	3,500.00
Legal Expense	1,071.20	1,333.33	262.13	19.66	2,712.05	3,999.99	1,287.94	32.20	16,000.00
**Legal Reimb	-1,052.85	-1,166.67	-113.82	9.76	-1,400.70	-3,500.01	-2,099.31	59.98	-14,000.00
Lawn Contract	3,083.33	3,083.33	0.00	0.00	9,249.99	9,249.99	0.00	0.00	37,000.00
Light (Electric) Maint/Repair	0.00	166.67	166.67	100.00	284.09	500.01	215.92	43.18	2,000.00
Management Fees	3,570.00	3,570.00	0.00	0.00	10,710.00	10,710.00	0.00	0.00	42,840.00
Miscellaneous	0.00	1,912.50	1,912.50	100.00	0.00	5,737.50	5,737.50	100.00	22,950.00
Painting	175.00	66.67	-108.33	-162.49	175.00	200.01	25.01	12.50	800.00
Pest Control	120.00	83.33	-36.67	-44.01	120.00	249.99	129.99	52.00	1,000.00
Pool/Jac Operations	0.00	416.67	416.67	100.00	0.00	1,250.01	1,250.01	100.00	5,000.00
Pool/Jac Repairs	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
Roof Repair	0.00	291.67	291.67	100.00	1,380.00	875.01	-504.99	-57.71	3,500.00
Sign Repair/Replacement	0.00	83.33	83.33	100.00	0.00	249.99	249.99	100.00	1,000.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	1,500.00
Snow Removal	2,075.00	1,000.00	-1,075.00	-107.50	19,133.84	3,000.00	-16,133.84	-537.79	12,000.00
Street Repair/Sweep	0.00	83.33	83.33	100.00	0.00	249.99	249.99	100.00	1,000.00

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Sprinkler Repair	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	6,000.00
Trash	1,673.77	1,650.00	-23.77	-1.44	4,914.16	4,950.00	35.84	0.72	19,800.00
Tree Maintenance	0.00	333.33	333.33	100.00	0.00	999.99	999.99	100.00	4,000.00
Water	1,779.09	8,166.67	6,387.58	78.22	13,821.16	24,500.01	10,678.85	43.59	98,000.00
TOTAL OPERATING EXPENSES	18,122.42	30,435.00	12,312.58	40.46	75,644.15	88,605.00	12,960.85	14.63	350,370.00
RESERVE ALLOCATIONS									
Consolidated	5,000.00	5,000.00	0.00	0.00	93,039.25	15,000.00	-78,039.25	-520.26	60,000.00
TOTAL RESERVE ALLOCATIONS	5,000.00	5,000.00	0.00	0.00	93,039.25	15,000.00	-78,039.25	-520.26	60,000.00
NET CASH FLOW	11,233.81	-1,237.49	12,471.30	-1,007.7	11,376.53	-1,012.47	12,389.00	-1,223.6	0.00