

**Budget Comparison (Accrual)**  
**VICTORIA VILLAGE @ C/S HOA - (VICV)**  
**May 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	168,300.00	168,300.00	0.00	0.00	403,920.00
Key and Card Fees	60.00	16.67	43.33	259.93	75.00	83.35	-8.35	-10.02	200.00
Interest Income	11.35	166.67	-155.32	-93.19	44.13	833.35	-789.22	-94.70	2,000.00
Fines	0.00	104.17	-104.17	-100.0	0.00	520.85	-520.85	-100.0	1,250.00
Late fee-Nsf Charges	452.68	250.00	202.68	81.07	1,791.96	1,250.00	541.96	43.36	3,000.00
Returned Check Charges	20.00	0.00	20.00	0	40.00	0.00	40.00	0	0.00
Lawsuit Settlement	0.00	0.00	0.00	0	79,039.25	0.00	79,039.25	0	0.00
<b>GROSS OPERATING INCOME</b>	<b>34,204.03</b>	<b>34,197.51</b>	<b>6.52</b>	<b>0.02</b>	<b>249,290.34</b>	<b>170,987.55</b>	<b>78,302.79</b>	<b>45.79</b>	<b>410,370.00</b>
<b>OPERATING EXPENSE</b>									
Accounting Fees	0.00	0.00	0.00	0	0.00	1,350.00	1,350.00	100.00	1,350.00
Administration Costs	988.87	419.17	-569.70	-135.9	2,701.06	2,095.85	-605.21	-28.88	5,030.00
Bad Debt	0.00	416.67	416.67	100.00	5,997.09	2,083.35	-3,913.74	-187.8	5,000.00
Clubhouse Maint	0.00	66.67	66.67	100.00	0.00	333.35	333.35	100.00	800.00
Concrete Repair	0.00	125.00	125.00	100.00	435.00	625.00	190.00	30.40	1,500.00
Deck Repair	0.00	83.33	83.33	100.00	0.00	416.65	416.65	100.00	1,000.00
Drainage	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,500.00
Electric	464.96	533.33	68.37	12.82	2,712.15	2,666.65	-45.50	-1.71	6,400.00
Fence/Wall Repair	0.00	166.67	166.67	100.00	0.00	833.35	833.35	100.00	2,000.00
Gas	52.35	225.00	172.65	76.73	468.06	1,125.00	656.94	58.39	2,700.00
General Mx and Repair	1,375.00	416.67	-958.33	-230.0	1,962.18	2,083.35	121.17	5.82	5,000.00
Gutter Repair	600.00	333.33	-266.67	-80.00	1,975.00	1,666.65	-308.35	-18.50	4,000.00
Insurance Property/Liability	8,596.41	4,000.00	-4,596.41	-114.9	23,639.08	20,000.00	-3,639.08	-18.20	48,000.00
Insurance Claim Deductible	-2,500.00	0.00	2,500.00	0	-2,500.00	0.00	2,500.00	0	0.00
Insurance-Workmans Comp	-56.00	0.00	56.00	0	-56.00	0.00	56.00	0	0.00
Janitorial	0.00	83.33	83.33	100.00	0.00	416.65	416.65	100.00	1,000.00
Landscaping	0.00	291.67	291.67	100.00	0.00	1,458.35	1,458.35	100.00	3,500.00
Legal Expense	642.00	1,333.33	691.33	51.85	3,541.05	6,666.65	3,125.60	46.88	16,000.00
**Legal Reimb	-742.00	-1,166.67	-424.67	36.40	-2,329.70	-5,833.35	-3,503.65	60.06	-14,000.00
Lawn Contract	3,083.33	3,083.33	0.00	0.00	15,416.65	15,416.65	0.00	0.00	37,000.00
Light (Electric) Maint/Repair	1,777.63	166.67	-1,610.96	-966.5	2,522.99	833.35	-1,689.64	-202.7	2,000.00
Management Fees	3,570.00	3,570.00	0.00	0.00	17,850.00	17,850.00	0.00	0.00	42,840.00
Miscellaneous	0.00	1,912.50	1,912.50	100.00	0.00	9,562.50	9,562.50	100.00	22,950.00
Painting	0.00	66.67	66.67	100.00	175.00	333.35	158.35	47.50	800.00
Pest Control	0.00	83.33	83.33	100.00	120.00	416.65	296.65	71.20	1,000.00
Pool/Jac Operations	1,280.00	416.67	-863.33	-207.2	1,280.00	2,083.35	803.35	38.56	5,000.00
Pool/Jac Repairs	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
Roof Repair	0.00	291.67	291.67	100.00	1,380.00	1,458.35	78.35	5.37	3,500.00
Sign Repair/Replacement	0.00	83.33	83.33	100.00	0.00	416.65	416.65	100.00	1,000.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,500.00
Snow Removal	0.00	1,000.00	1,000.00	100.00	19,213.84	5,000.00	-14,213.84	-284.2	12,000.00
Street Repair/Sweep	5,760.00	83.33	-5,676.67	-6,812	5,760.00	416.65	-5,343.35	-1,282	1,000.00
Sprinkler Repair	429.37	500.00	70.63	14.13	429.37	2,500.00	2,070.63	82.83	6,000.00
Trash	1,659.11	1,650.00	-9.11	-0.55	8,522.67	8,250.00	-272.67	-3.31	19,800.00
Tree Maintenance	0.00	333.33	333.33	100.00	0.00	1,666.65	1,666.65	100.00	4,000.00
Water	9,256.90	8,166.67	-1,090.23	-13.35	31,468.20	40,833.35	9,365.15	22.94	98,000.00
<b>TOTAL OPERATING EXPENSES</b>	<b>36,237.93</b>	<b>29,085.00</b>	<b>-7,152.93</b>	<b>-24.59</b>	<b>142,683.69</b>	<b>146,775.00</b>	<b>4,091.31</b>	<b>2.79</b>	<b>350,370.00</b>
<b>RESERVE ALLOCATIONS</b>									
Consolidated	5,000.00	5,000.00	0.00	0.00	103,039.25	25,000.00	-78,039.25	-312.1	60,000.00
<b>TOTAL RESERVE ALLOCATIONS</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>103,039.25</b>	<b>25,000.00</b>	<b>-78,039.25</b>	<b>-312.1</b>	<b>60,000.00</b>
<b>NET CASH FLOW</b>	<b>-7,033.90</b>	<b>112.51</b>	<b>-7,146.41</b>	<b>-6,351</b>	<b>3,567.40</b>	<b>-787.45</b>	<b>4,354.85</b>	<b>-553.0</b>	<b>0.00</b>