

**Budget Comparison (Accrual)**  
**VICTORIA VILLAGE @ C/S HOA - (VICV)**  
**Oct 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	336,600.00	336,600.00	0.00	0.00	403,920.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	180.00	166.70	13.30	7.98	200.00
Interest Income	5.87	166.67	-160.80	-96.48	202.94	1,666.70	-1,463.76	-87.82	2,000.00
Fines	0.00	104.17	-104.17	-100.0	50.00	1,041.70	-991.70	-95.20	1,250.00
Late fee-Nsf Charges	310.00	250.00	60.00	24.00	3,801.01	2,500.00	1,301.01	52.04	3,000.00
Returned Check Charges	0.00	0.00	0.00	0	80.00	0.00	80.00	0	0.00
Misc Income	0.00	0.00	0.00	0	115.00	0.00	115.00	0	0.00
Lawsuit Settlement	0.00	0.00	0.00	0	78,039.25	0.00	78,039.25	0	0.00
<b>GROSS OPERATING INCOME</b>	<b>33,975.87</b>	<b>34,197.51</b>	<b>-221.64</b>	<b>-0.65</b>	<b>419,068.20</b>	<b>341,975.10</b>	<b>77,093.10</b>	<b>22.54</b>	<b>410,370.00</b>
<b>OPERATING EXPENSE</b>									
Accounting Fees	0.00	0.00	0.00	0	1,600.00	1,350.00	-250.00	-18.52	1,350.00
Administration Costs	417.60	419.17	1.57	0.37	6,359.12	4,191.70	-2,167.42	-51.71	5,030.00
Bad Debt	3,902.40	416.67	-3,485.73	-836.5	9,899.49	4,166.70	-5,732.79	-137.5	5,000.00
Clubhouse Maint	0.00	66.67	66.67	100.00	117.09	666.70	549.61	82.44	800.00
Concrete Repair	0.00	125.00	125.00	100.00	1,935.00	1,250.00	-685.00	-54.80	1,500.00
Deck Repair	0.00	83.33	83.33	100.00	0.00	833.30	833.30	100.00	1,000.00
Drainage	0.00	125.00	125.00	100.00	0.00	1,250.00	1,250.00	100.00	1,500.00
Electric	616.07	533.33	-82.74	-15.51	5,510.20	5,333.30	-176.90	-3.32	6,400.00
Fence/Wall Repair	700.00	166.67	-533.33	-319.9	700.00	1,666.70	966.70	58.00	2,000.00
Gas	569.89	225.00	-344.89	-153.2	3,004.15	2,250.00	-754.15	-33.52	2,700.00
General Mx and Repair	205.00	416.67	211.67	50.80	3,308.85	4,166.70	857.85	20.59	5,000.00
Gutter Repair	0.00	333.33	333.33	100.00	2,750.00	3,333.30	583.30	17.50	4,000.00
Insurance Property/Liability	0.00	4,000.00	4,000.00	100.00	37,631.14	40,000.00	2,368.86	5.92	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	833.30	833.30	100.00	1,000.00
Landscaping	0.00	291.67	291.67	100.00	245.00	2,916.70	2,671.70	91.60	3,500.00
Legal Expense	3,055.00	1,333.33	-1,721.67	-129.1	9,660.05	13,333.30	3,673.25	27.55	16,000.00
**Legal Reimb	-1,921.00	-1,166.67	754.33	-64.66	-7,429.70	-11,666.70	-4,237.00	36.32	-14,000.00
Lawn Contract	3,083.33	3,083.33	0.00	0.00	30,832.64	30,833.30	0.66	0.00	37,000.00
Light (Electric) Maint/Repair	0.00	166.67	166.67	100.00	1,256.77	1,666.70	409.93	24.60	2,000.00
Management Fees	3,570.00	3,570.00	0.00	0.00	35,750.00	35,700.00	-50.00	-0.14	42,840.00
Miscellaneous	0.00	1,912.50	1,912.50	100.00	0.00	19,125.00	19,125.00	100.00	22,950.00
Painting	0.00	66.67	66.67	100.00	175.00	666.70	491.70	73.75	800.00
Pest Control	0.00	83.33	83.33	100.00	840.00	833.30	-6.70	-0.80	1,000.00
Pool/Jac Operations	938.92	416.67	-522.25	-125.3	6,138.43	4,166.70	-1,971.73	-47.32	5,000.00
Pool/Jac Repairs	0.00	100.00	100.00	100.00	922.32	1,000.00	77.68	7.77	1,200.00
Roof Repair	0.00	291.67	291.67	100.00	600.00	2,916.70	2,316.70	79.43	3,500.00
Sign Repair/Replacement	0.00	83.33	83.33	100.00	0.00	833.30	833.30	100.00	1,000.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	0.00	1,250.00	1,250.00	100.00	1,500.00
Snow Removal	0.00	1,000.00	1,000.00	100.00	19,213.84	10,000.00	-9,213.84	-92.14	12,000.00
Street Repair/Sweep	0.00	83.33	83.33	100.00	875.00	833.30	-41.70	-5.00	1,000.00
Sprinkler Repair	1,331.67	500.00	-831.67	-166.3	2,832.97	5,000.00	2,167.03	43.34	6,000.00
Trash	3,319.74	1,650.00	-1,669.74	-101.2	18,728.12	16,500.00	-2,228.12	-13.50	19,800.00
Tree Maintenance	0.00	333.33	333.33	100.00	785.00	3,333.30	2,548.30	76.45	4,000.00
Water	12,949.50	8,166.67	-4,782.83	-58.57	92,842.08	81,666.70	-11,175.38	-13.68	98,000.00
<b>TOTAL OPERATING EXPENSES</b>	<b>32,738.12</b>	<b>29,085.00</b>	<b>-3,653.12</b>	<b>-12.56</b>	<b>284,526.56</b>	<b>292,200.00</b>	<b>7,673.44</b>	<b>2.63</b>	<b>350,370.00</b>
<b>RESERVE ALLOCATIONS</b>									
Consolidated	5,000.00	5,000.00	0.00	0.00	128,039.25	50,000.00	-78,039.25	-156.0	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>128,039.25</b>	<b>50,000.00</b>	<b>-78,039.25</b>	<b>-156.0</b>	<b>60,000.00</b>
<b>NET CASH FLOW</b>	<b>-3,762.25</b>	<b>112.51</b>	<b>-3,874.76</b>	<b>-3,443</b>	<b>6,502.39</b>	<b>-224.90</b>	<b>6,727.29</b>	<b>-2,991</b>	<b>0.00</b>