

Budget Comparison (Accrual)
VICTORIA VILLAGE @ C/S HOA - (VICV)
Sep 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	302,940.00	302,940.00	0.00	0.00	403,920.00
Key and Card Fees	0.00	16.67	-16.67	-100.0	180.00	150.03	29.97	19.98	200.00
Interest Income	8.06	166.67	-158.61	-95.16	197.07	1,500.03	-1,302.96	-86.86	2,000.00
Fines	0.00	104.17	-104.17	-100.0	50.00	937.53	-887.53	-94.67	1,250.00
Late fee-Nsf Charges	453.96	250.00	203.96	81.58	3,491.01	2,250.00	1,241.01	55.16	3,000.00
Returned Check Charges	0.00	0.00	0.00	0	80.00	0.00	80.00	0	0.00
Misc Income	10.00	0.00	10.00	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
GROSS OPERATING INCOME	34,132.02	34,197.51	-65.49	-0.19	385,092.33	307,777.59	77,314.74	25.12	410,370.00
OPERATING EXPENSE									
Accounting Fees	0.00	0.00	0.00	0	1,600.00	1,350.00	-250.00	-18.52	1,350.00
Administration Costs	463.00	419.17	-43.83	-10.46	5,941.52	3,772.53	-2,168.99	-57.49	5,030.00
Bad Debt	0.00	416.67	416.67	100.00	5,997.09	3,750.03	-2,247.06	-59.92	5,000.00
Clubhouse Maint	0.00	66.67	66.67	100.00	117.09	600.03	482.94	80.49	800.00
Concrete Repair	500.00	125.00	-375.00	-300.0	1,935.00	1,125.00	-810.00	-72.00	1,500.00
Deck Repair	0.00	83.33	83.33	100.00	0.00	749.97	749.97	100.00	1,000.00
Drainage	0.00	125.00	125.00	100.00	0.00	1,125.00	1,125.00	100.00	1,500.00
Electric	518.69	533.33	14.64	2.75	4,894.13	4,799.97	-94.16	-1.96	6,400.00
Fence/Wall Repair	0.00	166.67	166.67	100.00	0.00	1,500.03	1,500.03	100.00	2,000.00
Gas	489.20	225.00	-264.20	-117.4	2,434.26	2,025.00	-409.26	-20.21	2,700.00
General Mx and Repair	525.92	416.67	-109.25	-26.22	3,103.85	3,750.03	646.18	17.23	5,000.00
Gutter Repair	775.00	333.33	-441.67	-132.5	2,750.00	2,999.97	249.97	8.33	4,000.00
Insurance Property/Liability	0.00	4,000.00	4,000.00	100.00	37,631.14	36,000.00	-1,631.14	-4.53	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	749.97	749.97	100.00	1,000.00
Landscaping	0.00	291.67	291.67	100.00	245.00	2,625.03	2,380.03	90.67	3,500.00
Legal Expense	676.00	1,333.33	657.33	49.30	6,605.05	11,999.97	5,394.92	44.96	16,000.00
**Legal Reimb	-426.00	-1,166.67	-740.67	63.49	-5,508.70	-10,500.03	-4,991.33	47.54	-14,000.00
Lawn Contract	3,083.00	3,083.33	0.33	0.01	27,749.31	27,749.97	0.66	0.00	37,000.00
Light (Electric) Maint/Repair	105.78	166.67	60.89	36.53	1,256.77	1,500.03	243.26	16.22	2,000.00
Management Fees	3,620.00	3,570.00	-50.00	-1.40	32,180.00	32,130.00	-50.00	-0.16	42,840.00
Miscellaneous	0.00	1,912.50	1,912.50	100.00	0.00	17,212.50	17,212.50	100.00	22,950.00
Painting	0.00	66.67	66.67	100.00	175.00	600.03	425.03	70.83	800.00
Pest Control	120.00	83.33	-36.67	-44.01	840.00	749.97	-90.03	-12.00	1,000.00
Pool/Jac Operations	1,120.17	416.67	-703.50	-168.8	5,199.51	3,750.03	-1,449.48	-38.65	5,000.00
Pool/Jac Repairs	469.36	100.00	-369.36	-369.3	922.32	900.00	-22.32	-2.48	1,200.00
Roof Repair	0.00	291.67	291.67	100.00	600.00	2,625.03	2,025.03	77.14	3,500.00
Sign Repair/Replacement	0.00	83.33	83.33	100.00	0.00	749.97	749.97	100.00	1,000.00
Siding/Stucco Rpr/Rpl	0.00	125.00	125.00	100.00	0.00	1,125.00	1,125.00	100.00	1,500.00
Snow Removal	0.00	1,000.00	1,000.00	100.00	19,213.84	9,000.00	-10,213.84	-113.4	12,000.00
Street Repair/Sweep	650.00	83.33	-566.67	-680.0	875.00	749.97	-125.03	-16.67	1,000.00
Sprinkler Repair	313.91	500.00	186.09	37.22	1,501.30	4,500.00	2,998.70	66.64	6,000.00
Trash	1,659.87	1,650.00	-9.87	-0.60	15,408.38	14,850.00	-558.38	-3.76	19,800.00
Tree Maintenance	0.00	333.33	333.33	100.00	785.00	2,999.97	2,214.97	73.83	4,000.00
Water	12,481.61	8,166.67	-4,314.94	-52.84	79,892.58	73,500.03	-6,392.55	-8.70	98,000.00
TOTAL OPERATING EXPENSES	27,145.51	29,085.00	1,939.49	6.67	251,788.44	263,115.00	11,326.56	4.30	350,370.00
RESERVE ALLOCATIONS									
Consolidated	5,000.00	5,000.00	0.00	0.00	123,039.25	45,000.00	-78,039.25	-173.4	60,000.00
TOTAL RESERVE ALLOCATIONS	5,000.00	5,000.00	0.00	0.00	123,039.25	45,000.00	-78,039.25	-173.4	60,000.00
NET CASH FLOW	1,986.51	112.51	1,874.00	1,665.	10,264.64	-337.41	10,602.05	-3,142	0.00