

# Zions Operating Budget Comparison

Property: Villas at the Country Club

Comparison Periods: 03/01/26 - 03/31/26 and 01/01/26 - 03/31/26 (cash basis)

	Actual 03/01/26 - 03/31/26	Budget 03/26 - 03/26	Actual YTD 01/01/26 - 03/31/26	Budget YTD 01/26 - 03/26	Annual Budget 01/26 - 12/26
<b>INCOME</b>					
4700 Prepaid HOA Dues	1,500.00	0.00	1,500.00	0.00	0.00
4107 Other Income	60.00	21.92	-1,640.00	65.76	263.00
4106 Dues	10,980.00	12,480.00	37,290.00	37,440.00	149,760.00
4019 Utilities - Income	6,435.00	6,435.00	19,965.00	19,305.00	77,220.00
<b>TOTAL INCOME</b>	<b>18,975.00</b>	<b>18,936.92</b>	<b>57,115.00</b>	<b>56,810.76</b>	<b>227,243.00</b>
<b>EXPENSE</b>					
5097 Grounds					
5033 Lawn Care	0.00	0.00	0.00	1.00	25,000.00
5036 Sprinkler Repair	0.00	0.00	0.00	1.00	2,100.00
5034 Snow Removal	495.00	1,333.34	495.00	4,000.00	4,000.00
5031 Pest Control	194.70	125.00	364.70	375.00	1,500.00
5039 Trees	0.00	0.00	0.00	1.00	2,000.00
5097 Total Grounds	689.70	1,458.34	859.70	4,378.00	34,600.00
5005 Reserve Study	0.00	0.00	3,350.00	0.00	0.00
5020 Swimming Pool					
5023 Pool Operation	1,500.00	1,333.34	4,040.00	4,000.02	16,000.00
5022 Pool Repairs	0.00	166.67	0.00	500.01	2,000.00
5020 Other Swimming Pool	0.00	0.00	2,270.00	2,000.00	2,000.00
5020 Total Swimming Pool	1,500.00	1,500.01	6,310.00	6,500.03	20,000.00
5100 Repairs					
5032 Carpet Cleaning	0.00	533.34	0.00	1,600.02	6,400.00
5035 Cleaning	1,141.64	1,036.09	3,354.58	3,108.27	12,433.00
5104 Maintenance	2,850.85	2,416.67	9,232.55	7,250.01	29,000.00
5301 Elevators	162.23	750.00	4,526.67	2,250.00	9,000.00
5100 Total Repairs	4,154.72	4,736.10	17,113.80	14,208.30	56,833.00
5400 Utilities					
5401 Gas	983.01	500.00	3,675.28	1,500.00	6,000.00
5404 Electric	7.81	1,666.67	5,472.91	5,000.01	20,000.00
5402 Water	7.81	833.34	935.48	2,500.02	10,000.00
5603 Telephone	0.00	166.67	0.00	500.01	2,000.00
5403 Storm Drain	0.00	241.68	689.70	725.00	2,900.00
5405 Garbage	931.42	879.17	2,954.26	2,637.51	10,550.00
5040 Sewer	0.00	1,945.84	6,469.17	5,837.52	23,350.00
5602 Internet	71.40	250.00	1,330.73	750.00	3,000.00
5400 Total Utilities	2,001.45	6,483.37	21,527.53	19,450.07	77,800.00
5505 Administrative					
5101 License	0.00	9.17	0.00	27.51	110.00
5000 Management Fees	540.00	575.00	1,620.00	1,725.00	6,900.00
5062 Legal Fees	2,592.00	916.67	22,913.49	2,750.01	11,000.00
5050 Insurance	0.00	1,833.34	5,664.96	5,500.02	22,000.00
5650 Misc. Fees/Software Charges	29.24	25.00	87.20	75.00	300.00
5900 Misc Expense	2,472.30	8.34	2,845.80	25.02	100.00
5605 Postage	0.00	8.34	0.00	25.02	100.00
5505 Total Administrative	5,633.54	3,375.86	33,131.45	10,127.58	40,510.00
<b>TOTAL EXPENSE</b>	<b>13,979.41</b>	<b>17,553.68</b>	<b>81,432.78</b>	<b>54,663.98</b>	<b>229,383.00</b>
<b>NET INCOME</b>	<b>4,995.59</b>	<b>1,383.24</b>	<b>-24,317.78</b>	<b>2,146.78</b>	<b>-2,140.00</b>
<b>Beginning Balance</b>	<b>-23,434.25</b>				
<b>Transfer to Res. Ledger Fund</b>	<b>-2,509.07</b>				
<b>Transfer from Res. Ledger Fund</b>	<b>48,434.25</b>				
<b>Net Income</b>	<b>4,995.59</b>				
<b>Ending Balance</b>	<b>27,486.52</b>				

# Zions Reserve Budget Comparison

Property: Villas at the Country Club

Comparison Periods: 03/01/26 - 03/31/26 and 01/01/26 - 03/31/26 (cash basis)

	Actual 03/01/26 - 03/31/26	Budget 03/26 - 03/26	Actual YTD 01/01/26 - 03/31/26	Budget YTD 01/26 - 03/26	Annual Budget 01/26 - 12/26
<b>INCOME</b>					
4005 Common Reserve	10,335.00	10,335.00	32,195.00	31,005.00	124,020.00
4002 Transfer Fees	4,750.00	208.34	4,750.00	625.02	2,500.00
<b>TOTAL INCOME</b>	<b>15,085.00</b>	<b>10,543.34</b>	<b>36,945.00</b>	<b>31,630.02</b>	<b>126,520.00</b>
<b>EXPENSE</b>					
5200 Capital Repairs					
5300 Stucco Repairs	0.00	0.00	20,750.00	0.00	0.00
5303 Transfer Fee Refund	0.00	0.00	12,900.00	0.00	0.00
6103 Reserves to Key Bank	10,120.00	10,335.00	10,120.00	31,005.00	0.00
5022 Pool Plaster & Tile	11,234.82	0.00	11,234.82	0.00	0.00
5200 Other Capital Repairs	7,600.00	0.00	7,600.00	0.00	0.00
<b>TOTAL EXPENSE</b>	<b>28,954.82</b>	<b>10,335.00</b>	<b>62,604.82</b>	<b>31,005.00</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>-13,869.82</b>	<b>208.34</b>	<b>-25,659.82</b>	<b>625.02</b>	<b>126,520.00</b>
<b>Beginning Balance</b>	<b>59,795.00</b>				
<b>Transfer to Res. Ledger Fund</b>	<b>2,509.07</b>				
<b>Transfer from Res. Ledger Fund</b>	<b>-48,434.25</b>				
<b>Net Income</b>	<b>-13,869.82</b>				
<b>Ending Balance</b>	<b>0.00</b>				
<b><u>Summary of Accounts</u></b>					
<b>Zions Operating</b>	<b>27,486.52</b>				
<b>Zions Reserve</b>	<b>-</b>				
<b>ZIONS BANK TOTAL</b>	<b>27,486.52</b>				
<b>Key Bank Fund One</b>	<b>75,011.24</b>				
<b>Key Bank Fund Two</b>	<b>223,579.87</b>				
<b>Key Bank Operating Reserve</b>	<b>39,078.22</b>				
<b>KEY BANK TOTAL</b>	<b>337,669.33</b>				