

Lagos Vistoso Homeowner Association  
A Non-Profit Corporation

**Board of Directors  
Annual Meeting Agenda**

Mission Coffee and Tea  
2410 S Gilbert Road, Ste C-7 – Meeting Room  
Chandler, AZ 85289

Wednesday, September 17<sup>th</sup>, 2025

Registration: 5:45 pm

Annual Meeting: 6:00 pm

Zoom Meeting Info:

<https://us06web.zoom.us/j/82494532345?pwd=07qO5MP9kkFNbNFLk57ywKdjJai0Yg.1>

Meeting ID: 824 94562345

Passcode: 200074

Or Dial-In: 720 707 2699

- I. Call to Order/Certification of Quorum
- II. Current Board Introduction
- III. Review and Approve 2024 Annual Meeting Minutes
- IV. Presidents Report
- V. Financial report
  - 2026 proposed Budget
  - 2026 proposed HOA Dues increase
- VI. Guest Speakers:
  - Terra Verde Landscaping (Andrew Roberts, Dominic Guevara and Jason Gamel)
  - Lakes:
    - Aquatic Consulting (Dr Amalfi)
  - HOA Management Company (Treven Nuttall)
- VII. Election of Board Members
  - Nominations
  - Candidate Introduction
  - Vote
  - Tally Results
- VIII. Announce New Board Members
- IX. Open Forum – (please keep comments to 3 minutes)
- X. Adjourn Annual Meeting

Heywood Community Management  
42 SHamilton Place, Suite 101 Gilbert, AZ 85233  
Website: <http://www.lagosvistoso.org/>  
Phone: (480)820 1519 • Fax: (480)912 3357  
Email: [hello@heywoodmanagement.com](mailto:hello@heywoodmanagement.com)

# LAGOS VISTOSO

## HOMEOWNERS ASSOCIATION

### BOARD OF DIRECTORS ANNUAL MEETING

Tumbleweed Community Recreation Center  
745 E Germann Rd, Saguaro (formally Classroom C)  
Chandler, AZ 85286

Wednesday, September 18, 2024

Registration: 5:45 pm

Meeting: 6:00 pm

Annual Meeting Minutes

1. Call to order/Certification of Quorum:

- Meeting called to order by Jim Warren at 6:05 pm.
- The board established there was a quorum for the meeting.
- The following board members were present for the meeting:
  - Jim Warren – President
  - Larry Varney – Vice President
  - Gary Stacy – Treasurer
  - Chip Stoecker – Member at Large
- The following board members were absent:
  - Adam Gold – Secretary
  - Don Kaufman – Member at Large
- Jim Warren announced there would be a slight change to the agenda by moving item 6 to follow board introductions so the guests could leave when they were finished.
- Thanks to Chip Stoecker from Mission Coffee and Tea for providing drinks and snacks for the meeting. Chip Stoecker took a few minutes to introduce his new company.

2. Current Board Introductions:

- Present board members introduced themselves to the homeowners in attendance and gave a brief presentation.

3. Review and Approve prior Annual Meeting Minutes – 2023 Annual Meeting minutes lost due to changing management companies

4. Guest Speakers:

- Terra Verde Landscaping (Dominic Guevara, Andrew Roberts, and Jason Gamel)
  - The guests introduced themselves and discussed what they did and some of the issues we were facing with heat this summer and some of the upcoming projects such as overseeing.
  - The floor was opened to questions from the homeowners

- Lakes:
  - Gary introduced to members of the lake team which included Gary, Don Tomlinson, George Bickford and Dr Amalfi.
  - Waterworks by George (George Bickford)
    - George discussed his involvement with taking care of the equipment in the vaults and some of the issues we have and what we are doing to try and resolve them.
    - The floor was opened to allow homeowners to ask questions.
  - Aquatic Consulting (Dr Amalfi)
    - Dr Amalfi talked about his work along with John Cook of Estrella Water Systems in taking care of the lakes by monitoring the lakes for chemical balance and coloring to prevent birds from eating the fish.
    - The floor was opened to allow homeowners to ask questions.
- 5. President's Report:
  - Jim Warren gave a brief overview of what has happened since the last annual meeting including changing management companies the first of the year. Some of the issues we are facing as an aging community as well as some of the things that were accomplished.
  - A copy of the President's Report as well as a Message from the HOA President was mailed to all homeowners prior to the meeting.
- 6. Financial Report:
  - Gary Stacy discussed the upcoming budget for 2025 as well as the proposed increase to the HOA dues.
  - A copy of the 2025 Budget and Proposed HOA Dues increase were mailed to the homeowners prior to the meeting
    - 2025 initial Budget
    - Proposed HOA Dues increase: There was a change to the calculation for the dues because of the reassignment of some of the lake equipment to irrigation which is common property.
  - Since the overall HOA Dues increase is 8.1% from the previous assessment, it only requires Board approval according to the CC&R's.
- 7. Election of Board Directors:
  - Nominations: the floor was open for additional nominations.
  - Candidate Introductions: Jim Warren introduced the individuals that submitted candidate forms. They include Larry Varney, Gary Stacy, Adam Gold who are current board member and a new candidate Samantha Cuillier. Samantha gave a brief introduction of herself.
  - Vote: All the ballots had been collected prior to the meeting.
  - Tally Results: Homeowners April Sandoval, Phyllis Tomkiewicz, and Diane Stoecker volunteered to count the ballots and submitted the tally sheets of the election winners.
- 8. Announce New Board Members:
  - Jim Warren introduced the new members of the board to the homeowners in attendance:

- Larry Varney, Gary Stacy, Adam Gold, and Samantha Cuillier.

9. Adjournment Annual Meeting:

- The Annual Meeting was adjourned at 7:43 to allow the board to call to order the Open Meeting to elect Officers.

# President's Report for 2024/2025

## Lagos Vistoso HOA

My name is Jim Warren, and I am the President for the HOA. This year has seen some changes to the board with 2 members resigning (Larry Varney and Don Kaufman}. Larry and Linda decide to move to a new community to be closer to family. Larry had served the board with distinction for over 19 years, and we want to wish him the best. Don left because of time commitment to work and family. Don was the head of the Lighting Committee and was largely responsible for fixing the Monument lighting along the top of the wall and getting the streetlight installed on Monte Vista and Bellerive. The board also wants to thank Don for his hard work over the last couple of years. We also want to welcome Chris Clonts to the board. Chris volunteered to fill Larry's place until the annual meeting. Chris brings with him some skills that will help the community in big ways.

We are currently in our second year working with Heywood Management Company to improve our community. There are a number of projects that have either been completed this year or been approved. Of course, the biggest project was the turf conversion project along Crossbow and Doral. We know that some people are unhappy with the grass removal, but there was a purpose for doing so. We need to preserve our streets and community property for as long as possible. First off the sprinklers overspray was washing away portions of the streets. We had to replace a section of the street on Crossbow near the roundabout. The second purpose was to save the streetlights along Doral and Crossbow. The lake irrigation water is very acidic and will rust out the streetlights. Going with a more Xeriscape landscape helps alleviate these issues. The Landscape committee is looking at ways we can add decoration to these areas. There are some other road projects that need to be done, and we hope to have those completed next year. We have started repairs on the spillways that are deteriorating. We completed one spillway this year and are looking at prioritizing the remaining over the next couple of years. Another project included plant replacement. We replaced several trees and a large number of plants. We will continue to add plants as our budget allows. As a side note, the storm we had at the end of August caused a lot of damage. We lost several trees. We will work to replace those trees during planting season. The board also approved repairing the white fences and should see that completed in the next couple of months.

A quick note, the board decided to forgo overseeding this year. The board decided that using the \$27,000 for overseeding would be best used towards more urgent projects such as spillways, street maintenance/preplacement was a prudent use of the funds.

We have established dates for our upcoming fall and Spring Garage Sale Dates (10/25/25 and 3/28/265).

Lastly, we want to bring back our Social Committee so if anyone is interested, please let any board member know.

Sincerely,

A handwritten signature in black ink that reads "Jim Warren". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jim Warren

President

Lagos Vistoso HOA

**BALANCE SHEET as of 09/07/2025**

<b>Operation Cash</b>	
10100 Operating Checking	\$60,000.00
10103 Operating Shadow Account	\$103,749.08
10201 CDARs 9716 3.45% 05/28/26	\$55,158.54
10515 FCB CD 3161 3.5% 05/16/26	\$116,027.38
10516 CDARs 1929 0.70% 08/21/25	\$30,000.00
10517 CDARs 1953 0.70% 08/21/25	\$30,000.00
10518 CDARs 1988 0.70% 08/21/25	\$30,000.00
PrePaid Assessments (09/03/25)	-\$25,097.43
Anticipated Operating Expenses	-\$16,158.46
Estimated Operating CD Interest	\$5,580.00
<b>Total Operation Cash</b>	<b>\$389,259.11</b>

<b>Reserve Cash</b>	
10500 - Reserve Savings	\$60,000.00
10501 Reserves Shadow Account	\$324,031.08
10202 CDARs 9465 3.45% 05/28/26	\$220,634.24
10506 CDARs 6663 3.90% 03/19/26	\$168,645.27
10507 CDARs 6671 3.90% 03/19/26	\$245,708.36
10508 CDARs 2918 3.75% 04/02/26	\$243,300.12
10509 CDARs 8608 3.75% 04/09/26	\$55,295.48
10510 CDARs 9765 3.45% 05/21/26	\$65,502.66
10511 CDARs 5224 3.45% 06/04/26	\$220,634.27
10512 CDARs 9065 4.00% 01/22/26	\$219,595.13
10513 CDARs 0194 4.15% 12/11/25	\$104,850.65
10514 CDARs 1743 4.00% 02/05/26	\$65,993.43
10521 CDARs 2402 3.75% 01/22/26	\$75,000.00
10522 CDARs 2283 3.75% 01/22/26	\$75,000.00
10523 CDARs 2402 3.75% 01/22/26	\$75,000.00
Backup Pumps (Storage)	\$11,188.00
Anticipated Reserve Expenses	-\$92,557.00
Estimated Reserve CD Interest	\$4,435.00
<b>Total Reserve Cash</b>	<b>\$2,142,256.69</b>
<b>Total Assets</b>	<b>\$2,531,515.80</b>

<b>Total Reserve Cash</b>	<b>\$2,142,256.69</b>
Anticipated Reserve Funding	<b>\$35,933.32</b>
<b>Total Reserve Estimate at EOY 2025</b>	<b>\$2,178,190.01</b>
<b>Reserve Target EOY 2025</b>	<b>\$1,983,696.00</b>
<b>Reserve Overage/(Shortage)</b>	<b>\$194,494.01</b>

# Message from the HOA Treasurer

Hello

This is my third year as Treasurer for our HOA. It is surprising how fast a year has past since our meeting in September 2024. Let me take a few minutes of your time to share with you our financial status.

Every day we are exposed to news about costs going up, utilities, food, insurance, taxes, tariffs and changes in the laws that impact a HOA. Each of these can affect our HOA in regard to day-to-day Operations and funding our Reserves for future repairs/maintenance and replacements.

So how are we doing financially? There will be some grimacing at times, but in the long run we should be OK. What do I mean by “should be OK”? Our Reserves will not be at the benchmark of 65% or higher for several years. We have a 30 year plan that will allow us to fund day-to-day Operations and fund the Reserves for future projects.

Day-to-day Operations have increased beyond the CPI. For the physical year of 2024 budget deficit of \$55,265.58. This means we spent more money than we had income. In 2025 we are tracking even higher than normal cost increases.

Administrative increase 27.35%

Utilities increase 14.28%

Maintenance and Repairs increase 21.77%

To help mitigate the increases, we have moved money from accounts that generate no interest to CDs that will generate additional income. Within the Operations budget, we purchased three (3) \$30,000 CDs that mature every 4 weeks and will be rolled to new CDs unless additional funds are needed . We did the same thing in our Reserves. W purchased three (3) \$75,000 CDs that mature every 26 weeks and will be rolled to new CDs unless additional funds are needed.

We are raising the HOA assessments by 10% in order to fund Operation and build our Reserves to meet our obligations and keep our HOA looking attractive. We are rounding down to even dollar amounts, which equates to a 9.9% increase at the budget level.

Here are the proposed assessment for 2026.

2026 Assessment Increase

<b>Lot Type</b>	<b>Current Assessment ( 2025)</b>	<b>Proposed Assessments (2026)</b>
<b>Type A Lots Non Lake</b>	<b>\$123.00</b>	<b>\$135.00</b>
<b>Type A Lots Lake</b>	<b>\$149.00</b>	<b>\$163.00</b>
<b>Type B Lots Non Lake</b>	<b>\$146.00</b>	<b>\$159.00</b>
<b>Type B Lots Lake</b>	<b>\$171.00</b>	<b>\$188.00</b>



2026 Budget

			January	February	March	April	May	June	July	August	September	October	November	December	Total
Income															
	Amount	Units													
Assessment: Lot Type A Non Lake	\$135.00	124	\$16,740.00	\$16,740.00	\$16,740.00	\$16,740.00	\$16,740.00	\$16,740.00	\$16,740.00	\$16,740.00	\$16,740.00	\$16,740.00	\$16,740.00	\$16,740.00	\$200,880.00
Assessment: Lot Type A Lake	\$163.00	1	\$163.00	\$163.00	\$163.00	\$163.00	\$163.00	\$163.00	\$163.00	\$163.00	\$163.00	\$163.00	\$163.00	\$163.00	\$1,956.00
Assessment: Lot Type B Non Lake	\$159.00	131	\$20,829.00	\$20,829.00	\$20,829.00	\$20,829.00	\$20,829.00	\$20,829.00	\$20,829.00	\$20,829.00	\$20,829.00	\$20,829.00	\$20,829.00	\$20,829.00	\$249,948.00
Assessment: Lot Type B Lake	\$188.00	184	\$34,592.00	\$34,592.00	\$34,592.00	\$34,592.00	\$34,592.00	\$34,592.00	\$34,592.00	\$34,592.00	\$34,592.00	\$34,592.00	\$34,592.00	\$34,592.00	\$415,104.00
40000 Assessment Income			\$72,324.00	\$72,324.00	\$72,324.00	\$72,324.00	\$72,324.00	\$72,324.00	\$72,324.00	\$72,324.00	\$72,324.00	\$72,324.00	\$72,324.00	\$72,324.00	\$867,888.00
40035 Bank/Rtn Check Fee			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40080 Fines			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40085 Gate Remotes			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40100 Interest - Checking			\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00
40110 Late Fees			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40120 Legal/Collection Income			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Income			\$72,424.00	\$72,424.00	\$72,424.00	\$72,424.00	\$72,424.00	\$72,424.00	\$72,424.00	\$72,424.00	\$72,424.00	\$72,424.00	\$72,424.00	\$72,424.00	\$869,088.00
Expenses															
Administrative															
50010 Accounting			\$835.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$835.33
50035 Bad Debt			\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00
50040 Bank Charges			\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$180.00
50060 Copies/Duplicating			\$25.00	\$25.00	\$1,150.00	\$25.00	\$25.00	\$1,150.00	\$1,150.00	\$1,150.00	\$25.00	\$25.00	\$25.00	\$25.00	\$4,800.00
50070 Coupons/Statements			\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$10,800.00
50145 Insurance			\$0.00	\$0.00	\$0.00	\$0.00	\$15,660.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,660.70
50155 CPA Service			\$2,000.00	\$0.00	\$525.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,525.00
50160 Legal Fees			\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$24,000.00
50162 Legal - Collections			\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$9,000.00
50168 Licenses, Permits & Fees			\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00
50180 Management Services			\$2,110.00	\$2,110.00	\$2,110.00	\$2,110.00	\$2,110.00	\$2,110.00	\$2,110.00	\$2,110.00	\$2,110.00	\$2,110.00	\$2,110.00	\$2,110.00	\$25,320.00
50200 Meeting Expenses			\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00
50205 Mileage Reimbursement			\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00
50260 Postage			\$227.52	\$227.52	\$227.52	\$227.52	\$227.52	\$227.52	\$1,177.92	\$702.72	\$227.52	\$227.52	\$227.52	\$227.52	\$4,155.84
50310 Social Expense			\$700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$1,900.00
50320 Storage			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,235.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,235.15
50350 Website			\$0.00	\$0.00	\$0.00	\$0.00	\$206.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$206.00
50470 Income Taxes			\$0.00	\$0.00	\$18,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,100.00
50480 RWCD Tax Levy			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,243.74	\$0.00	\$0.00	\$0.00	\$13,243.74
Total Administrative			\$9,712.85	\$6,277.52	\$25,927.52	\$6,177.52	\$22,044.22	\$7,302.52	\$11,188.07	\$7,777.72	\$19,421.26	\$6,677.52	\$6,177.52	\$6,177.52	\$134,861.76
Community Utilities															
71020 Electric			\$6,561.33	\$6,561.33	\$6,561.33	\$6,561.33	\$6,561.33	\$6,561.33	\$6,561.33	\$6,561.33	\$6,561.33	\$6,561.33	\$6,561.33	\$6,561.33	\$78,736.00
71085 Water			\$838.75	\$838.75	\$838.75	\$838.75	\$838.75	\$838.75	\$838.75	\$838.75	\$838.75	\$838.75	\$838.75	\$838.75	\$10,065.00
71086 Water (Lake)			\$4,393.04	\$4,393.04	\$4,393.04	\$4,393.04	\$4,393.04	\$4,393.04	\$4,393.04	\$4,393.04	\$4,393.04	\$4,393.04	\$4,393.04	\$4,393.04	\$52,716.44
71120 Telephone/Internet			\$343.35	\$343.35	\$343.35	\$343.35	\$343.35	\$343.35	\$343.35	\$343.35	\$343.35	\$343.35	\$343.35	\$343.35	\$4,120.20
Total Community Utilities			\$12,136.47	\$12,136.47	\$12,136.47	\$12,136.47	\$12,136.47	\$12,136.47	\$12,136.47	\$12,136.47	\$12,136.47	\$12,136.47	\$12,136.47	\$12,136.47	\$145,637.64

			January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Landscaping</b>															
60005	Backflow Maintenance		\$0.00	\$0.00	\$0.00	\$0.00	\$1,650.00	\$0.00	\$463.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,113.50
60020	Fertilizing/Weed Control		\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$4,800.00
60040	Irrigation Repairs		\$4,166.00	\$4,166.00	\$4,166.00	\$4,166.00	\$4,166.00	\$4,166.00	\$4,166.00	\$4,166.00	\$4,166.00	\$4,166.00	\$4,166.00	\$4,166.00	\$49,992.00
60042	Acid Injection (Werecon)		\$750.00	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$750.00	\$3,764.65	\$0.00	\$750.00	\$0.00	\$0.00	\$6,764.65
60050	Landscaping & Grounds		\$18,158.90	\$18,158.90	\$18,158.90	\$18,158.90	\$18,158.90	\$18,158.90	\$18,158.90	\$18,158.90	\$18,158.90	\$18,158.90	\$18,158.90	\$18,158.90	\$217,906.80
60110	Overseeding		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,259.08	\$0.00	\$0.00	\$0.00	\$28,259.08
60120	Plant Replacement		\$0.00	\$0.00	\$0.00	\$6,540.50	\$6,540.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,081.00
60150	Trees		\$0.00	\$0.00	\$0.00	\$5,159.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,289.97	\$0.00	\$0.00	\$6,449.86
60152	Tree Removal		\$515.00	\$0.00	\$1,030.00	\$1,030.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,030.00	\$0.00	\$0.00	\$3,605.00
60195	Storm Clean up		\$206.00	\$0.00	\$0.00	\$0.00	\$206.00	\$206.00	\$206.00	\$206.00	\$206.00	\$206.00	\$0.00	\$0.00	\$1,442.00
<b>Total Landscaping</b>			\$24,195.90	\$22,724.90	\$23,754.90	\$36,205.29	\$31,121.40	\$22,930.90	\$24,144.40	\$26,695.55	\$51,189.98	\$26,000.87	\$22,724.90	\$22,724.90	\$334,413.89
<b>Maintenance and Repairs</b>															
63055	Common Area		\$1,250.00	\$0.00	\$0.00	\$1,250.00	\$0.00	\$0.00	\$1,250.00	\$0.00	\$0.00	\$1,250.00	\$0.00	\$0.00	\$5,000.00
63075	Storm Drains and Drywells		\$683.33	\$683.33	\$683.33	\$683.33	\$683.33	\$683.33	\$683.33	\$683.33	\$683.33	\$683.33	\$683.33	\$683.33	\$8,200.00
63090	Entry Gates (Vehicular)		\$1,308.55	\$808.55	\$808.55	\$1,308.55	\$808.55	\$808.55	\$1,308.55	\$808.55	\$808.55	\$1,308.55	\$808.55	\$808.55	\$11,702.60
63110	Fencing/Walls		\$300.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$900.00
63115	Fences/Gates (Pedestrian)		\$150.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$600.00
63170	Graffiti Removal		\$125.00	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$500.00
63217	Lake Algicide		\$655.00	\$655.00	\$655.00	\$655.00	\$655.00	\$655.00	\$655.00	\$655.00	\$655.00	\$655.00	\$655.00	\$655.00	\$7,860.00
63221	Lake Supplies (Lake Midge Flies)		\$0.00	\$0.00	\$0.00	\$2,060.00	\$1,030.00	\$1,030.00	\$0.00	\$0.00	\$0.00	\$1,030.00	\$0.00	\$0.00	\$5,150.00
63222	Lake Maintenance		\$3,885.00	\$3,005.00	\$3,005.00	\$3,885.00	\$3,005.00	\$3,005.00	\$3,885.00	\$3,005.00	\$3,005.00	\$3,885.00	\$3,005.00	\$3,005.00	\$39,580.00
63225	Lake Fish		\$0.00	\$0.00	\$3,459.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,655.99	\$0.00	\$0.00	\$16,115.76
63226	Lake Dye		\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$13,200.00
63230	Lighting		\$700.00	\$400.00	\$400.00	\$700.00	\$400.00	\$400.00	\$700.00	\$400.00	\$400.00	\$700.00	\$400.00	\$400.00	\$6,000.00
63274	Parking Patrol		\$934.18	\$934.18	\$934.18	\$934.18	\$934.18	\$934.18	\$934.18	\$934.18	\$934.18	\$934.18	\$934.18	\$934.18	\$11,210.16
63290	Playground		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$515.00	\$618.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,133.00
63300	Pest Control		\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$3,600.00
63334	Pumps & Irrigation Vaults		\$2,060.00	\$0.00	\$0.00	\$2,060.00	\$0.00	\$0.00	\$2,060.00	\$0.00	\$0.00	\$2,060.00	\$0.00	\$0.00	\$8,240.00
63360	Signage		\$300.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$1,200.00
<b>Total Maintenance and Repairs</b>			\$13,751.06	\$7,886.06	\$11,345.83	\$15,511.06	\$9,216.06	\$8,916.06	\$13,966.06	\$8,504.06	\$8,186.06	\$27,137.05	\$7,886.06	\$7,886.06	\$140,191.52
<b>Reserve Contributions</b>															
75100	Reserve Contributions	RSV Study	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$113,983.18
<b>Total Reserve Contributions</b>			\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$113,983.18
<b>Total Expenses</b>			\$69,294.88	\$58,523.55	\$82,663.32	\$79,528.94	\$84,016.75	\$60,784.55	\$70,933.60	\$64,612.40	\$100,432.37	\$81,450.52	\$58,423.55	\$58,423.55	\$869,088.00
<b>Operating Net Income</b>			\$3,129.12	\$13,900.45	(\$10,239.32)	(\$7,104.94)	(\$11,592.75)	\$11,639.45	\$1,490.40	\$7,811.60	(\$28,008.37)	(\$9,026.52)	\$14,000.45	\$14,000.45	\$0.00
<b>Reserve Income</b>															
80100	Contributions from Operating	RSV Study	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$113,983.18
81000	Reserve Interest Income (CDs)		\$8,947.00	\$2,269.00	\$16,451.00	\$11,391.00	\$2,296.00	\$7,333.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$48,687.00
<b>Reserve Net Income</b>			\$18,445.60	\$11,767.60	\$25,949.60	\$20,889.60	\$11,794.60	\$16,831.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$9,498.60	\$162,670.18