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AUG 28 2025

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

mgallo

1 SR
2 LEACH KERN GRUCHOW SONG
3 JOHN E. LEACH, ESQ.
4 Nevada Bar No. 1225
5 Ryan D. Hastings, Esq.
6 Nevada Bar No. 12394
7 E-mail: jleach@lkglawfirm.com
8 2525 Box Canyon Drive
9 Las Vegas, Nevada 89128
10 Telephone: (702) 538-9074
11 Facsimile: (702) 538-9113
12 Attorneys for Respondent

BEFORE THE COMMISSION FOR COMMON-INTEREST
COMMUNITIES AND CONDOMINIUM HOTELS
STATE OF NEVADA

SHARATH CHANDRA, Administrator,
REAL ESTATE DIVISION, DEPARTMENT
OF BUSINESS AND INDUSTRY, STATE
OF NEVADA,

Case No.: 2023-38

Petitioner,

vs.

VILLAGIO COMMUNITY ASSOCIATION.
(Entity Number C11529-1997),

Respondent.

STATUS REPORT FOR COMMISSION HEARING
SEPTEMBER 9-12, 2025

The Respondent, VILLAGIO COMMUNITY ASSOCIATION (“Respondent”), hereby
submits this Status Report for the Commission Hearing scheduled for September 9-11, 2025.

PROCEDURAL BACKGROUND

On June 12, 2024, the Respondent appeared before the Commission for Common-Interest
Communities and Condominium Hotels (“Commission”) in the above-referenced matter. On
June 20, 2024, the Commission issued a letter to the Respondent that included the Findings of
Fact, Conclusion of Law and Order (“Original Order”). A copy of the letter and Original Order
is attached hereto as **Exhibit 1**.

On June 25, 2024, the Commission issued an amended letter to the Respondent. A copy
of the letter is attached hereto as **Exhibit 2**. The Original Order required the Respondent to

1 return to the Commission on September 10-12, 2024, to provide a status report on the issues
2 raised during the hearing.

3 On September 9, 2024, the Respondent again appeared before the Commission in the
4 above-referenced matter. On September 19, 2024, the Commission issued a letter to the
5 Respondent that included an Order (“Supplemental Order”). A copy of the letter and
6 Supplemental Order is attached hereto as **Exhibit 3**. The Supplemental Order required the
7 Respondent to “provide a status report at the Commission’s September of 2025 meeting.” The
8 Respondent offers the following update and status report:

9 **Preliminary Matter:**

10 Before commenting on the issues that are at the heart of the Commission hearing, the
11 issue regarding the “good standing” of the Respondent must be addressed. On July 25, 2025, the
12 Commission issued a Notice of HOA Not In Good Standing. A copy of the Notice is attached
13 hereto as **Exhibit 4**. On July 28, 2025, the Division issued a Past Due Remittance, notifying the
14 Respondent that the sum of \$1,310.98 was due from the Respondent to cure the expiration of its
15 registration.

16 On July 14, 2025, the Respondent issued check number 5508, payable to the Division, in
17 the amount of \$1,310.98 for the past due Annual Registration. Attached hereto as **Exhibit 5** is a
18 copy of the documents confirming payment. Based on the foregoing, the Respondent asserts that
19 it has cured the past due balance and is in good standing with the Division.

20 **Status Report:**

21 As is more fully set forth below, the Respondent asserts that it is performing as good as,
22 or better than, projected in the funding plan that was approved by the Commission in June 2024.

23 2a. **Funding Plan**. Attached hereto as **Exhibit 6** is the Respondent’s Commission-
24 approved funding plan (“Funding Plan”). At this juncture, the Board is slightly ahead of schedule
25 in funding the reserve account. The Funding Plan projected 2025 reserve contributions in the
26 amount of \$297,889, or \$24,824 per month. The Respondent’s July 2025 financials, which are
27 attached hereto as **Exhibit 7**, reflect contributions in 2025 of \$185,990, which is slightly more
28 than the amount projected for 7 months (\$243,824 x 7 months = \$173,768). Thus, the

Respondent's 2025 contributions are consistent with the Funding Plan.

In addition, the Funding Plan projected a reserve account balance of \$408,990 at the end of 2025. The July 2025 financials reflect a current account balance of \$656,571.45. See Exhibit 7. Additional funds will be transferred to the reserve account over the final 5 months of the calendar year. In addition, there will be reserve expenditures consistent with the Association's reserve study. While the projected repairs to the pool and spa area, and the clubhouse have been completed, the Board will soon be bidding the stucco painting project, with a projected cost of \$316,663. However, even if this expenditure is incurred entirely in 2025, the reserve account balance will exceed the year-end projected balance of \$408,990 for 2025. Thus, the Respondent asserts that it is adequately funded as defined in complying with NRS 116.3115(2)(b).

2b. **Retiring the Due to/From Obligation to the Respondent's Reserve Account and the Funds Borrowed From the Respondent's Construction Defect Account.**

At the time the Commission approved the Funding Plan, the balance due from the Operating Account to the Reserve Account was \$131,829.62. However, according to the July 2025 financials (see Exhibit 7), the due to/from amount has already been reduced to \$95,051.06. This is a total reduction \$36,778, or an average of \$5,254 per month. If the Respondent continues to reduce the due to/from entry by that same amount during the remainder of the year, then it will reduce the due to/from entry by approximately \$63,000. Please note that the Funding Plan submitted to and approved by the Commission did not call for a reduction in the due to/from line item on the financials until 2025. Beginning in 2025, it was anticipated that the due to/from balance and, thereafter, the balance to the Construction Defect Account would be reduced by the following amounts in the designated years:

2025	\$63,889
2026	\$140,004
2027	\$132,747
2028	\$125,273

Based on the foregoing, the Respondent is right on schedule with respect to reducing the due to/from amount in 2025.

2c. Construction Defect Account. The Respondent's Funding Plan incorporates the repayment of the money borrowed from the Construction Defect Account. The balance in the Construction Defect Account was \$4.92 as of the end of July 2024, and according to the July 2025 financials, the balance in the account is still \$4.92. The balance due from the Operating Account to the Construction Defect Account is \$280,007.35. Once the balance due to the Reserve Account from the Operating Account has been repaid, the Respondent will retire the balance due from the Operating Account to the Construction Defect Account. Surplus funds, if any, in a Construction Defect Account are appropriately transferred to the Reserve Account because the construction defects identified in a CD case are generally related to the major components of the common elements. The Respondent anticipates that the Construction Defect Account should be fully reimbursed by 2028.

Please note that once the funds are returned to the Construction Defect Account, the Board anticipates closing this account and transferring those funds to the Reserve Account. That should allow the Respondent to revisit its current funding plan and make adjustments as required by NRS 116.31152 (1)(c), as the transfer from the Construction Defect to the Reserve Account is not incorporated into the current funding plan.

2d. The 2025 Budget. Attached hereto as **Exhibit 8** is a copy of the 2025 Budget. The Board anticipates adopting the 2026 Budget at the October 2025 Board meeting. The 2026 Budget will be prepared consistent with the Funding Plan. This will require the Special Reserve Assessment in the amount of \$25 per unit per month to continue in 2026. In addition, the 2026 Budget will include an increase in the regular assessment by \$25 per unit per month.

DATED this 28th day of August, 2025.

LEACH KERN GRUCHOW SONG

By: /s/ John E. Leach
JOHN E. LEACH, ESQ.
2525 Box Canyon Drive
Las Vegas, Nevada 89128
Attorneys for Respondent

LEACH KERN GRUCHOW SONG
2525 Box Canyon Drive, Las Vegas, Nevada 89128
Telephone: (702) 538-9074 – Facsimile (702) 538-9113

____ Depositing for mailing, in a sealed envelope, U.S. postage prepaid, at Las Vegas,
Nevada

_____ Facsimile

Las Vegas Messenger Service

addressed as follows:

Maria Gallo, Commission Coordinator
Common-Interest Communities
and Condominium Hotels
3300 W. Sahara Avenue, Suite 350
Las Vegas, NV 89102
Via Email: mgallo@red.nv.gov

/s/ Bonnie Cibura
An employee of LEACH KERN GRUCHOW
SONG

Exhibit “1”

Exhibit “1”

STATE OF NEVADA

JOE LOMBARDO
Governor



DR. KRISTOPHER SANCHEZ
Director

SHARATH CHANDRA
Administrator

CHARVEZ FOGER
Deputy Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

JUN 24 2024

June 20, 2024

Villagio Community Association
c/o Pinnacle Community Association Management
Attn: Francesca "Frankie" Stevenson
9330 W. Sahara Avenue, Suite 210
Las Vegas, NV 89117

Certified Mail No. 7017 3040 0000 4529 2048

Leach Kern Gruchow Song
Attn: John Leach, Esq.
2525 Box Canyon Drive
Las Vegas, NV 89128

Certified Mail No. 7017 3040 0000 4529 2055

Re: NRED v. VILLAGIO COMMUNITY ASSOCIATION
Case No. 2023-38

Enclosed herewith you will find the **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** entered by the Nevada Commission for Common-Interest Communities and Condominium Hotels at the meeting held June 12, 2024.

The following was ordered by the Commission:

- 1) RESPONDENT shall pay the costs of the investigation and the hearing in the amount of \$5,022.71 which are actual, reasonable, and necessary within 60 days of the entry of Order;
- 2) RESPONDENT shall provide a status report at the September 11-12, 2024 Commission Meeting on the following:
 - a) Funding plan;
 - b) Due to the reserve amount funding \$131,829;
 - c) Construction defect account; and
 - d) Draft budget for 2025.

TOTAL PAYMENT DUE: \$5,022.71
PAYMENT DUE DATE: AUGUST 19, 2024

Submit your payment to the address below. Checks or money orders are to be made payable to the "Nevada Real Estate Division".

Nevada Real Estate Division
Attention: Administration Section Manager
3300 West Sahara Avenue, Suite 350
Las Vegas, Nevada 89102

There are two copies of this letter enclosed, one copy is marked "Remittance Copy" and should be returned with your check or money order to the Nevada Real Estate Division. The purpose of the remittance copy is to assure proper posting of fines to your disciplinary file.

Please note that Division staff does not have the authority to extend the due date for any requirements that have been ordered by the Commission. If you find that you are unable to meet the required due date, you will need to request in writing that you be placed on the agenda for a Commission hearing in which the respondent will be allowed to request an extension from the Commission. This request should be made several months prior to the due date.

Please contact me if you have questions regarding this matter.

Sincerely,



Maria Gallo
Commission Coordinator
Telephone: (702) 486-4074
Email: mgallo@red.nv.gov

Cc: Sharath Chandra, Administrator
Compliance
Christal Keegan, Deputy Attorney General

1 **BEFORE THE COMMISSION FOR COMMON-INTEREST**
2 **COMMUNITIES AND CONDOMINIUM HOTELS**

3 **STATE OF NEVADA**

4 SHARATH CHANDRA, Administrator,
5 REAL ESTATE DIVISION, DEPARTMENT
6 OF BUSINESS AND INDUSTRY, STATE
7 OF NEVADA,

8 Petitioner,

9 vs.

10 VILLAGIO COMMUNITY ASSOCIATION.
11 (Entity Number C11529-1997)

12 Respondent.

Case No. 2023-38

FILED

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NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

mgallo

13 **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

14 This matter came on for hearing before the Commission for Common-Interest
15 Communities and Condominium Hotels, State of Nevada (the "Commission") during
16 a regular agenda set on a three-day stack beginning at 9:00 a.m. on June 11, 2024 (the
17 "Hearing."). John E. Leach, with Leach Kern Gruchow Song, appeared on behalf
18 of Villagio Community Association ("RESPONDENT") with provisional community
19 manager Jennifer Thompson (CAM.0010458-PROV), Francesca ("Frankie") Stevenson
20 (CAM.0000274-SUPR), and board member Gary Renis. Christal P. Keegan, Deputy
21 Attorney General with the Nevada Attorney General's Office, appeared on behalf of the
22 Real Estate Division of the Department of Business and Industry, State of Nevada
23 (the "Division").

24 Since the RESPONDENT admitted to the Division's factual allegations and
25 stipulated to violations of law numbered 16 and 17 in the Complaint filed April 19, 2024,
26 Mrs. Keegan presented limited testimony from the Division's Auditor Noel Thornton
27 regarding her audit findings substantiating violation of law NRS 116.31151(1)(a) and (b).
28 The parties stipulated to the Division's documents CICC 001-198, and the
...

1 RESPONDENT'S funding plan was admitted. Additional information was provided by
2 Board Member Mr. Renis.

3 FINDINGS OF FACT

4 Based on a preponderance of the evidence in the record, the documents admitted at
5 the Hearing, and by stipulation of the parties, the Commission voted, to find all the
6 following factual allegations were proven:

7 1. RESPONDENT'S Registration Filing Addendum dated March 8, 2023,
8 reported its two current executive board members as, President Fran Dugan, and
9 Treasurer/Secretary Gary Renis. *Exhibit 1, NRED Files, CICC 003.*

10 2. The Registration Filing Addendum indicated former President Francisco
11 Jimenez's term expired December 15, 2022, and former Director Shervin Melamed
12 resigned October 24, 2022. *Exhibit 1, NRED Files, CICC 003.*

13 3. On or about March 13, 2023, the Division opened an investigation against
14 the RESPONDENT pursuant to its audit findings, with a deadline to respond by March
15 27, 2023. *Exhibit 3, NRED Letter, CICC 024 – 027.*

16 4. At all times relevant, RESPONDENT'S community manager Francesca
17 "Frankie" Stevenson (CAM.0000274-SUPR) of Pinnacle Community Association
18 Management, requested an extension which the Division granted.

19 5. Thereafter, RESPONDENT'S CAM Stevenson responded to the Division by
20 the new due date.

21 6. On or about January 8, 2023, the Division sent a second request for
22 information following up on the case. *Exhibit 3, NRED Letter, CICC 028 – 030.*

23 7. On or about March 30, 2024, the Division closed its investigation and notified
24 the RESPONDENT its case would proceed formally before the Commission. *Exhibit 3,*
25 *NRED Letter, CICC 031 - 032.*

26 8. The RESPONDENT'S reserve study dated on or about March 29, 2023,
27 determined the Association's current funding plan was below baseline funding and
28 recommended increasing funding. *Exhibit 5, Reserve Studies, CICC 045.*

9. The Reserve Study recommended Contribution in the amount of \$204,000 for the 2024 baseline funding plan. *Exhibit 5, Reserve Studies, CICC 057.*

10. Yet, the 2024 Reserve Budget ratified on or about December 14, 2023, indicated only \$113,089.00 in total annual income, despite stating that it was “[b]ased upon the reserve analysis report prepared by McCaffrey Reserve Consulting March 2023.” *Exhibit 6, Budgets, CICC 137.*

11. RESPONDENT'S Reserve Study Summary Form dated January 23, 2024, admitted the monthly funding was lower than the recommended contribution per the reserve study. *Exhibit 5, Reserve Studies, CICC 043.*

12. At all times relevant, RESPONDENT'S financial records demonstrated large "due-to" account balances owed from the Operating account. *Exhibit 5, Reserve Studies, CICC 043, and Exhibit 6, Budgets, CICC 137.*

13. At all times relevant, RESPONDENT'S financials demonstrated losses in the Operating fund each year. *Exhibit 5, Reserve Studies, CICC 043, and Exhibit 6, Budgets, CICC 137.*

14. At all times relevant, RESPONDENT prepared budgets that continued to underfund the Reserve account. *Exhibit 5, Reserve Studies, CICC 043, and Exhibit 6, Budgets, CICC 137.*

CONCLUSIONS OF LAW

Based on the foregoing factual findings and the preponderance of the evidence, the Commission voted, that the following violations of law occurred:

15. RESPONDENT violated NAC 116.415 for failing to reasonably reconcile the amount required to adequately fund the reserves.

16. RESPONDENT violated NRS 116.31152 for failing to take the necessary steps to fund the Reserve account.

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ORDER

The Commission, being fully apprised in the premises and good cause appearing,
ORDERS as follows:

1. RESPONDENT shall pay the costs of the investigation and the hearing in the amount of \$5,022.71 which are actual, reasonable, and necessary within 60 days of entry of Order.

2. RESPONDENT shall provide a status report at the September 10-12, 2024 Commission Meeting on the following:

- a. Funding plan;
- b. Due to the reserve amount funding \$131,829;
- c. Construction defect account; and
- d. Draft budget for 2025.

3. If payment is not actually received by the Division on or before its due date, it shall be a default by RESPONDENT. In the event of default, the unpaid balance of the administrative fine and costs, together with any attorney's fees and costs that may have been assessed, shall be due in full to the Division within ten (10) calendar days of the date of default, and the Division may obtain a judgment for the amount owed, including collection fees and costs.

...
...
...

4. The Commission retains jurisdiction for correcting any errors that may have occurred in the drafting and issuance of this document.

DATED this 26th day of June, 2024.

COMMISSION FOR COMMON-INTEREST
COMMUNITIES AND CONDOMINIUM HOTELS
DEPARTMENT OF BUSINESS AND INDUSTRY
STATE OF NEVADA

By:

PHYLLIS TOMASSO
CHAIRWOMAN

Submitted by:

AARON D. FORD
Attorney General

By:

еркезгач

CHRISTAL P. KEEGAN (Bar No. 12725)
Deputy Attorney General
5420 Kietzke Lane, Suite 202
Reno, Nevada 89511
(775) 687-2141
ckeegan@ag.nv.gov

Attorney for Real Estate Division

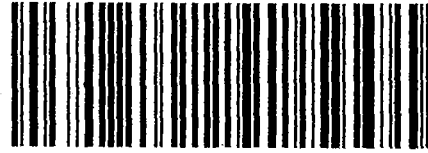
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3300 W. Sahara Avenue, Suite 020
Las Vegas, Nevada 89102-3203

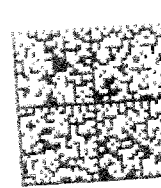


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Leach Kern Gruchow Song
Attn: John Leach, Esq.
2525 Box Canyon Drive
Las Vegas, NV 89128



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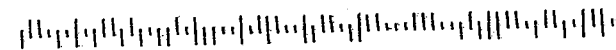


Exhibit “2”

Exhibit “2”

STATE OF NEVADA

JOE LOMBARDO
Governor



DR. KRISTOPHER SANCHEZ
Director

SHARATH CHANDRA
Administrator

CHARVEZ FOGER
Deputy Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

JUL 01 2024

June 25, 2024

AMENDED LETTER

Villagio Community Association
c/o Pinnacle Community Association Management
Attn: Francesca "Frankie" Stevenson
9330 W. Sahara Avenue, Suite 210
Las Vegas, NV 89117

Certified Mail No. 7017 3040 0000 4529 2147

Leach Kern Gruchow Song
Attn: John Leach, Esq.
2525 Box Canyon Drive
Las Vegas, NV 89128

Certified Mail No. 7017 3040 0000 4529 2130

Re: NRED v. VILLAGIO COMMUNITY ASSOCIATION
Case No. 2023-38

Enclosed herewith you will find the **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** entered by the Nevada Commission for Common-Interest Communities and Condominium Hotels at the meeting held June 12, 2024.

The following was ordered by the Commission:

- 1) RESPONDENT shall pay the costs of the investigation and the hearing in the amount of \$5,022.71 which are actual, reasonable, and necessary within 60 days of the entry of Order;
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TOTAL PAYMENT DUE: \$5,022.71
PAYMENT DUE DATE: AUGUST 19, 2024

Submit your payment to the address below. Checks or money orders are to be made payable to the "Nevada Real Estate Division".

Nevada Real Estate Division
Attention: Administration Section Manager
3300 West Sahara Avenue, Suite 350
Las Vegas, Nevada 89102

There are two copies of this letter enclosed, one copy is marked "Remittance Copy" and should be returned with your check or money order to the Nevada Real Estate Division. The purpose of the remittance copy is to assure proper posting of fines to your disciplinary file.

Please note that Division staff does not have the authority to extend the due date for any requirements that have been ordered by the Commission. If you find that you are unable to meet the required due date, you will need to request in writing that you be placed on the agenda for a Commission hearing in which the respondent will be allowed to request an extension from the Commission. This request should be made several months prior to the due date.

Please contact me if you have questions regarding this matter.

Sincerely,



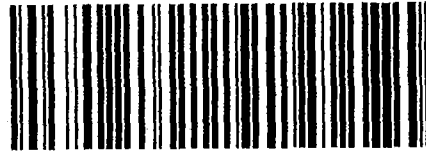
Maria Gallo
Commission Coordinator
Telephone: (702) 486-4074
Email: mgallo@red.nv.gov

Cc: Sharath Chandra, Administrator
Compliance
Christal Keegan, Deputy Attorney General

CERTIFIED MAIL

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REAL ESTATE
OMBUDSMAN OFFICE—COMM
AND CONDOMIN

3300 W. Sahara Av
Las Vegas, Nevada 89102-3203



7017 3040 0000 4529 2130


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Leach Kern Gruchow Song
Attn: John Leach, Esq.
2525 Box Canyon Drive
Las Vegas, NV 89128

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JUN 25 2024

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02 4W
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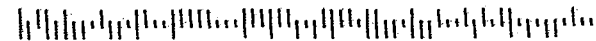


Exhibit “3”

Exhibit “3”

JOE LOMBARDO
Governor

STATE OF NEVADA



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION
COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

RECEIVED

SEP 23 2024
DR. KRISTOPHER SANCHEZ
Director

SHARATH CHANDRA
Administrator

CHARVEZ FOGER
Deputy Administrator

SONYA MERIWEATHER
Ombudsman

September 19, 2024

Villagio Community Association
c/o Pinnacle Community Association Management
Attn: Francesca "Frankie" Stevenson
9330 W. Sahara Avenue, Suite 210
Las Vegas, NV 89117

Certified Mail No. 7013 1090 0000 1901 1434

Leach Kern Gruchow Song
Attn: John Leach, Esq.
2525 Box Canyon Drive
Las Vegas, NV 89128

Certified Mail No. 7013 1090 0000 1901 1441

Re: NRED v. VILLAGIO COMMUNITY ASSOCIATION
Case No: 2023-38

Enclosed herewith you will find the ORDER entered by the Nevada Commission for Common-Interest Communities and Condominium Hotels at the meeting held September 10, 2024, in Las Vegas, Nevada.

ORDER

The Commission, being fully apprised in the premises and good cause appearing, ORDERS as follows:

1. RESPONDENT shall provide a status report at the Commission's September of 2025 meeting, with documentation to be provided ten (10) business days prior to that meeting.

Please note that Division staff does not have the authority to extend the due date for any requirements that have been ordered by the Commission. If you find that you are unable to meet the required due date, you will need to request in writing that you be placed on the agenda for a Commission hearing in which the respondent will be allowed to request an extension from the Commission. This request should be made several months prior to the due date.

Please contact me if you have questions regarding this matter.

Sincerely,



Maria Gallo
Commission Coordinator
Telephone: (702) 486-4074
Email: mgallo@red.nv.gov

Cc: Sharath Chandra, Administrator
Christal Keegan, Deputy Attorney General
Compliance

1 **BEFORE THE COMMISSION FOR COMMON-INTEREST**
2 **COMMUNITIES AND CONDOMINIUM HOTELS**

3 **STATE OF NEVADA**

4 SHARATH CHANDRA, Administrator,
5 REAL ESTATE DIVISION, DEPARTMENT
6 OF BUSINESS AND INDUSTRY, STATE
7 OF NEVADA,

8 Petitioner,

9 vs.

10 VILLAGIO COMMUNITY ASSOCIATION.
11 (Entity Number C11529-1997)

12 Respondent.

Case No. 2023-38

FILED

SEP 19 2024

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

m. gaillo

13 **ORDER**

14 This matter came on for hearing before the Commission for Common-Interest
15 Communities and Condominium Hotels, State of Nevada (the "Commission") during a
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17 "Hearing."). John E. Leach, with Leach Kern Gruchow Song, appeared on behalf
18 of Villagio Community Association ("RESPONDENT") with provisional community
19 manager Jennifer Thompson (CAM.0010458-PROV), Francesca ("Frankie") Stevenson
20 (CAM.0000274-SUPR), and board members Barbel Warren and Gary Renis. Christal P.
21 Keegan, Deputy Attorney General with the Nevada Attorney General's Office, appeared
22 on behalf of the Real Estate Division of the Department of Business and Industry, State
23 of Nevada (the "Division").

24 Pursuant to the Commission's Order filed June 20, 2024, the RESPONDENT
25 appeared at the Commission Meeting to provide a status report and its Report filed
26 September 3, 2023 was considered.

27 ...

28 ...

1 **ORDER**

2 The Commission, being fully apprised in the premises and good cause appearing,
3 **ORDERS** as follows:

4 1. **RESPONDENT** shall provide a status report at the Commission's September
5 of 2025 meeting, with documentation to be provided ten (10) business days prior to
6 that meeting.

7 2. **Pursuant to NRS 116.785**, if the **RESPONDENT** violates any Commission
8 order, the Commission may impose an administrative fine of not more than \$1,000 for
9 each violation.

10 3. The Commission retains jurisdiction for correcting any errors that may have
11 occurred in the drafting and issuance of this document.


12 DATED this 19th day of September, 2024.

13 **COMMISSION FOR COMMON-INTEREST**
14 **COMMUNITIES AND CONDOMINIUM**
15 **HOTELS DEPARTMENT OF BUSINESS**
16 **AND INDUSTRY STATE OF NEVADA**

17 By: 
18 **PHYLLIS TOMASSO**
CHAIRWOMAN

19 Submitted by:

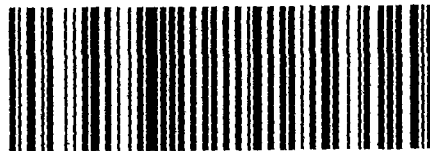
20 **AARON D. FORD**
21 **Attorney General**

22 By: 
23 **CHRISTAL P. KEEGAN (Bar No. 12725)**
24 **Deputy Attorney General**
25 **5420 Kietzke Lane, Suite 202**
Reno, Nevada 89511
(775) 687-2141
ckeegan@ag.nv.gov

26 *Attorney for Real Estate Division*
27
28

CERTIFIED MAIL

38
STATE OF
DEPARTMENT OF BUS
REAL ESTATE
OMBUDSMAN OFFICE — COMM
AND CONDOM
3300 W. Sahara /
Las Vegas, Neva



7013 1090 0000 1901 1441


Return Service Requested

Leach Kern Gruchow Song
Attn: John Leach, Esq.
2525 Box Canyon Drive
Las Vegas, NV 89128



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0000391000 SEP 19, 2024

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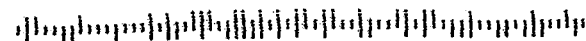


Exhibit “4”

Exhibit “4”

CERTIFICATE OF SERVICE

I hereby certify that on this 25th day of July 2025, I deposited a true and correct copy of the foregoing:

CASE# 2023-38

NOTICE OF HOA NOT IN GOOD STANDING

EXHIBIT 1

in the United States Mail, postage pre-paid, in Las Vegas, Nevada, through the State of Nevada mailroom, by certified mail addressed to the following respondents at his last known address as follows:

Villagio HOA **Certified No. 9589 0710 5270 2823 2187 82**
c/o Pinnacle Community Association Management
Attn: Francesca "Frankie" Stevenson
9330 W. Sahara Avenue, Suite 210
Las Vegas, NV 89117

Leach Kern Gruchow Song **Certified No. 9589 0710 5270 2823 2187 75**
Attn: John Leach, Esq. or Ryan Hastings
2525 Box Canyon Drive
Las Vegas, NV 89128

By: M. Gallo
Maria Gallo, Commission Coordinator

1 **BEFORE THE COMMISSION FOR COMMON-INTEREST**
2 **COMMUNITIES AND CONDOMINIUM HOTELS**

3 **STATE OF NEVADA**

4 SHARATH CHANDRA, Administrator,
5 REAL ESTATE DIVISION, DEPARTMENT
6 OF BUSINESS AND INDUSTRY,
7 STATE OF NEVADA,

8 Petitioner,

9 vs.

10 VILLAGIO COMMUNITY ASSOCIATION.
11 (Entity Number C11529-1997)

12 Respondent.

Case No. 2023-38

FILED

JUL 25 2025

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

mgallo

13 **NOTICE OF HOA NOT IN GOOD STANDING**

14 The Real Estate Division of the Department of Business and Industry, State of
15 Nevada (the "Division"), by and through its counsel, Aaron D. Ford, Attorney General of
16 the State of Nevada, and Christal P. Keegan, Deputy Attorney General, hereby notifies
17 the Commission for Common-Interest Communities and Condominium Hotels, State of
18 Nevada ("Commission"), and the Villagio Community Association ("RESPONDENT"), that
19 RESPONDENT is not in good standing with the Division, as it is PAST DUE – FAILED
20 TO RENEW, *see* Exhibit 1.

21 DATED this 23rd day of July 2025.

22 AARON D. FORD
23 Attorney General

24 By: *epkeegan*
25 CHRISTAL P. KEEGAN
26 Deputy Attorney General
27 Nevada State Bar No. 12725
28 5420 Kietzke Lane, Suite 202
 Reno, Nevada 89511
 (775) 687-2141

Attorney for Real Estate Division

EXHIBIT 1

EXHIBIT 1

VILLAGIO COMMUNITY ASSOCIATION

Legal Name: VILLAS AT HIDDEN CANYON*

Address:

☒ Public ☐ Mail ☐ Renewal Mail

[change public address](#)

VILLAGIO COMMUNITY ASSOCIATION

1881 W ALEXANDER RD

N LAS VEGAS, NV 89032

ID

133028

[Warnings](#)

DISCIPLINED

SSN/FEIN

Secretary Of State Number 11529-1997

Contact Standing Active

Contact Type ASSOCIATION

Public File No

Mailing List

US Citizen

Comments:

ASSOCIATION REGULAR [update](#) [form letter](#)

Credential # ASSN.0701251-REG

ID 138755

License Type REG

Application Date 02/11/2000

Effective Date 06/01/2024

Expiration Date 05/31/2025

First Issuance Date 05/30/1997

Credential Status

HOA NOT IN GOOD

STANDING (06/03/2025)

Status Reason

PAST DUE - FAILED TO RENEW

Amount Due

\$1,310.98

Date Last Activity

7/7/2025 9:26:03 AM

Last Updated by

Natasha Pearson

Certificate Sent

06/03/2024

Date

Exhibit “5”

Exhibit “5”

Exhibit “6”

Exhibit “6”

Villagio CA Funding Plan
Case No. 2023-38

	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
Anticipated Beginning Balance	465,851 ¹	506,553	408,990	171,844	453,215	746,950
Reserve Transfers	84,816 (\$9,424 x 9 mos) ²	113,089 (2024)	113,089 (2024)	113,089 (2024)	113,089 (2024)	113,089 (2024)
	33,600 (\$20 x 6 mos x 280) ³	* 100,800 (\$30 x 12 x 280)(2025) ⁴	100,800	100,800 (2025)	100,800 (2025)	100,800 (2025)
			* 84,000 (\$25 x 12 x 280) ⁵	* 84,000 (2026)	* 84,000 (2026)	* 84,000 (2026)
SRA	- 0 -	84,000 (\$25 x 12 x 280) (SRA)	84,000	84,000 (SRA)	84,800 (SRA)	- 0 - ⁶
	584,267	804,442	790,879	553,733	835,104	1,044,839
Schedule Expenses	77,714	395,452	619,035	100,518	88,154	37,329
Year End Balance	506,553	408,990	171,844	453,215	746,950	1,007,510
Full Funding	1,958,262	1,737,951	1,273,684	1,360,858	1,468,748	1,468,748
Percentage Funding	25.9%	18.7%	13.5%	33.3%	50.9%	68.6%

*** payments to reduce “due-to-from”**

¹ The 2024 anticipated beginning balance was obtained from March 2024 balance sheet.

² The reserve transfer from the regular assessment is prorated for the remaining nine (9) months based on the 2024 budget.

³ The supplemental reserve transfer from the regular assessment is based on the midyear increase in regular assessments.

⁴ Regular assessment increase in 2025.

⁵ Regular assessment increase in 2026.

⁶ SRA stops in 2029.

Exhibit “7”

Exhibit “7”

Villagio Community Association

Run Date: 08/11/2025

Run Time: 10:32 AM

FUND BALANCE SHEET

As of: 07/31/2025

Assets

Account	Operating	Reserves	Other	Total
Cash				
01030 Alliance Association Bank 4181 Operating	\$334,311.25	\$0.00	\$0.00	\$334,311.25
01070 Alliance Association Bank 9154 Reserve	\$0.00	\$516,346.12	\$0.00	\$516,346.12
01071 Chase Bank Reserve	\$0.00	\$140,225.33	\$0.00	\$140,225.33
01080 First Citizens Bank 7538	\$0.00	\$0.00	\$4.92	\$4.92
01081 First Citizens Bank 2595 Operating NS	\$160,914.68	\$0.00	\$0.00	\$160,914.68
01220 Alliance Association Bank -Trust Acct 1158	\$339.34	\$0.00	\$0.00	\$339.34
Cash Total	\$495,565.27	\$656,571.45	\$4.92	\$1,152,141.64
Other Assets				
01310 Assessments Receivable	\$70,581.62	\$0.00	\$0.00	\$70,581.62
01315 Allowance for Doubtful Accts	(\$18,723.40)	\$0.00	\$0.00	(\$18,723.40)
01610 Prepaid Insurance	\$10,875.74	\$0.00	\$0.00	\$10,875.74
01624 Prepaid Pool Permits	\$1,015.63	\$0.00	\$0.00	\$1,015.63
01630 Due from Operating to Reserve	\$0.00	\$95,051.06	\$0.00	\$95,051.06
01631 Deposit in Transit	\$0.00	\$36,778.56	\$0.00	\$36,778.56
Other Assets Total	\$63,749.59	\$131,829.62	\$0.00	\$195,579.21
Total Assets:	\$559,314.86	\$788,401.07	\$4.92	\$1,347,720.85

Liabilities

Account	Operating	Reserves	Other	Total
Liability				
03010 Accounts Payable	\$101,967.16	\$0.00	\$0.00	\$101,967.16
03023 Insurance Claim - Unit #1075	\$17,513.90	\$0.00	\$0.00	\$17,513.90
03025 Insurance Claim - ACV Building - From Vitess...	\$2,548.54	\$0.00	\$0.00	\$2,548.54
03310 Prepaid Owner Assessments	\$57,301.26	\$0.00	\$0.00	\$57,301.26
03410 Due to Reserve from Operating	\$95,051.06	\$0.00	\$0.00	\$95,051.06
03411 Contract Liability	\$0.00	\$788,401.07	\$0.00	\$788,401.07
03516 Suspense/Clearing	\$36,778.56	\$0.00	\$0.00	\$36,778.56
Liability Total	\$311,160.48	\$788,401.07	\$0.00	\$1,099,561.55
Total Liabilities:	\$311,160.48	\$788,401.07	\$0.00	\$1,099,561.55

Equity

Account	Operating	Reserves	Other	Total
Equity				
05510 Retained Earnings - Operating	\$217,295.80	\$0.00	\$0.00	\$217,295.80
05513 Retained Earnings - Const Def	\$0.00	\$0.00	\$3,436.46	\$3,436.46
05980 Interfund Transfers - Operating	\$3,431.54	\$0.00	\$0.00	\$3,431.54
05990 Interfund Transfers - Const. Def.	\$0.00	\$0.00	(\$3,431.54)	(\$3,431.54)
Equity Total	\$220,727.34	\$0.00	\$4.92	\$220,732.26

Account	Operating	Reserves	Other	Total
Current Year Net Income/(Loss)	\$27,427.04	\$0.00	\$0.00	\$27,427.04
Total Equity:	\$248,154.38	\$0.00	\$4.92	\$248,159.30
Total Liabilities & Equity	\$559,314.86	\$788,401.07	\$4.92	\$1,347,720.85

Villagio Community Association
Income Statement

Run Date: 08/08/2025

Run Time: 12:33 PM

Start: 07/01/2025 | End: 07/31/2025

Account	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
06310 Assessment Income	70,000.00	70,000.00	0.00	490,000.00	490,000.00	0.00	840,000.00
06320 Garage Assessments	602.00	616.00	(14.00)	4,214.00	4,312.00	(98.00)	7,392.00
06330 Additional Reserve Assessment	7,000.00	7,000.00	0.00	49,000.00	49,000.00	0.00	84,000.00
06340 Late Fee Income	1,629.50	0.00	1,629.50	9,994.50	0.00	9,994.50	0.00
06365 Keys & Remotes Income	25.00	0.00	25.00	235.00	0.00	235.00	0.00
06380 Admin Fees	20.00	0.00	20.00	100.00	0.00	100.00	0.00
06390 Owner Interest Income	599.45	0.00	599.45	599.45	0.00	599.45	0.00
06910 Interest Income	8.23	0.00	8.23	46.94	0.00	46.94	0.00
06920 Miscellaneous Income	0.00	0.00	0.00	551.94	0.00	551.94	0.00
Total Operating Income	79,884.18	77,616.00	2,268.18	554,741.83	543,312.00	11,429.83	931,392.00
General & Administrative Costs:							
07140 Annual Audit	0.00	183.33	183.33	0.00	1,283.31	1,283.31	2,200.00
07160 Legal Fees	498.21	1,000.00	501.79	2,662.38	7,000.00	4,337.62	12,000.00
07180 Admin Fees (Collection Letters)	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
07250 Bank Charges	10.00	8.33	(1.67)	50.00	58.31	8.31	100.00
07260 Postage	0.00	150.00	150.00	0.00	1,050.00	1,050.00	1,800.00
07280 Insurance	9,112.74	8,000.00	(1,112.74)	61,461.15	56,000.00	(5,461.15)	96,000.00
07290 Business License	0.00	16.67	16.67	0.00	116.69	116.69	200.00
07310 Ombudsman Fee	120.98	109.08	(11.90)	1,310.98	763.56	(547.42)	1,309.00
07315 Secretary of State	0.00	8.33	8.33	50.00	58.31	8.31	100.00
07320 Office Supplies	0.00	125.00	125.00	0.00	875.00	875.00	1,500.00
07400 Copies	0.00	150.00	150.00	0.00	1,050.00	1,050.00	1,800.00
07405 Coupons	0.00	183.33	183.33	1,053.18	1,283.31	230.13	2,200.00
07415 Common Area Key Copies	0.00	41.67	41.67	0.00	291.69	291.69	500.00
07429 IRS - Federal Income Tax	0.00	100.00	100.00	0.00	700.00	700.00	1,200.00
07430 Federal Income Tax Completion	0.00	16.67	16.67	0.00	116.69	116.69	200.00
07890 Misc. G & A	0.00	41.67	41.67	0.00	291.69	291.69	500.00
07990 Bad Debt Write Off	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
Total Administrative Costs:	9,741.93	10,634.08	892.15	66,587.69	74,438.56	7,850.87	127,609.00
Contract Services:							
08005 Pool/Spa Maint. Contract	670.00	666.67	(3.33)	4,690.00	4,666.69	(23.31)	8,000.00
08010 Management Contract	1,960.00	2,200.00	240.00	13,720.00	15,400.00	1,680.00	26,400.00
08015 Online Portal Fee	100.00	150.00	50.00	700.00	1,050.00	350.00	1,800.00
08020 Landscaping Maint. Contract	4,265.00	4,375.00	110.00	29,855.00	30,625.00	770.00	52,500.00
08025 Fire Alarm Monitoring Contract	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
08030 Pet Waste Removal Contract	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
08035 Clubhouse Alarm Service (ADT)	103.92	150.00	46.08	719.74	1,050.00	330.26	1,800.00
08040 Pest Control Contract	390.00	833.33	443.33	2,055.00	5,833.31	3,778.31	10,000.00
08042 Pigeon Control Program	0.00	416.67	416.67	2,200.00	2,916.69	716.69	5,000.00
08045 Lighting Contract	250.00	333.33	83.33	1,750.00	2,333.31	583.31	4,000.00
08050 Surveillance Contract/Video Monitoring	0.00	0.00	0.00	8,991.53	0.00	(8,991.53)	0.00
08055 Trash Removal/Recycling	1,907.74	1,558.33	(349.41)	13,486.11	10,908.31	(2,577.80)	18,700.00
08060 Janitorial Contract	1,000.00	1,050.00	50.00	7,000.00	7,350.00	350.00	12,600.00
Total Contract Services:	10,646.66	12,066.66	1,420.00	85,167.38	84,466.62	(700.76)	144,800.00
Repairs & Maintenance:							
08510 Pool/Spa Repairs	228.75	416.67	187.92	1,159.37	2,916.69	1,757.32	5,000.00
08515 Hydrant & Extinguisher Inspect & Repairs	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
08520 Health Permits	92.33	83.33	(9.00)	633.31	583.31	(50.00)	1,000.00
08525 General Maint. & Repairs	4,061.64	3,024.42	(1,037.22)	29,330.24	21,170.94	(8,159.30)	36,293.00
08530 Gate Repairs	125.00	125.00	0.00	3,781.40	875.00	(2,906.40)	1,500.00
08535 Fire Inspection	0.00	150.00	150.00	1,656.53	1,050.00	(606.53)	1,800.00
08540 Sprinkler Inspection	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
08545 Plumbing and Sewer Line Repairs	0.00	1,000.00	1,000.00	850.00	7,000.00	6,150.00	12,000.00
08550 Lighting Repairs	282.86	416.67	133.81	1,208.66	2,916.69	1,708.03	5,000.00
08555 Landscape Other	0.00	833.33	833.33	675.00	5,833.31	5,158.31	10,000.00
Total Repairs & Inspections:	4,790.58	6,216.08	1,425.50	39,294.51	43,512.56	4,218.05	74,593.00

Villagio Community Association
Income Statement

Run Date: 08/08/2025
Run Time: 12:33 PM

Start: 07/01/2025 | End: 07/31/2025

Account	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Utilities:							
08910 Electricity	1,908.66	2,333.33	424.67	12,973.59	16,333.31	3,359.72	28,000.00
08930 Water & Sewer	18,946.56	18,791.67	(154.89)	130,806.83	131,541.69	734.86	225,500.00
08935 Gas	27.09	104.17	77.08	272.93	729.19	456.26	1,250.00
08940 Telephone	222.32	266.67	44.35	1,530.28	1,866.69	336.41	3,200.00
08945 Internet	690.81	633.33	(57.48)	4,691.58	4,433.31	(258.27)	7,600.00
Total Utilities:	21,795.44	22,129.17	333.73	150,275.21	154,904.19	4,628.98	265,550.00
Reserve Contribution							
08951 Reserve Contribution	14,315.92	14,315.92	0.00	100,211.44	100,211.44	0.00	171,791.00
08953 Special Reserve Assessment	49,000.00	7,000.00	(42,000.00)	49,000.00	49,000.00	0.00	84,000.00
08954 Add'l Reserve Transfer - Due to/Due From	36,778.56	5,254.08	(31,524.48)	36,778.56	36,778.56	0.00	63,049.00
Total Reserve Contribution	100,094.48	26,570.00	(73,524.48)	185,990.00	185,990.00	36,778.56	318,840.00
Total Operating Expense	147,069.09	77,615.99	(69,453.10)	527,314.79	543,311.93	52,775.70	931,392.00
Net Operating Income	(67,184.91)	0.01	71,721.28	27,427.04	0.07	(41,345.87)	0.00

Villagio Community Association
Income Statement

Run Date: 08/08/2025
Run Time: 12:33 PM

Start: 07/01/2025 | End: 07/31/2025

Account	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
06935 Transfers from Operating	14,315.92	14,315.92	0.00	100,211.44	100,211.44	0.00	171,791.00
06937 Special Reserve Assessment	0.00	7,000.00	(7,000.00)	0.00	49,000.00	(49,000.00)	84,000.00
06938 Add'l Reserve Transfer - Due To/Due From	0.00	5,254.08	(5,254.08)	0.00	36,778.56	(36,778.56)	63,049.00
06940 Interest - Reserve Account/CD's	281.58	125.00	156.58	1,356.40	875.00	481.40	1,500.00
06941 Contra Reserve Revenue	(14,597.50)	0.00	(14,597.50)	(100,357.84)	0.00	(100,357.84)	0.00
Total Reserve Income	0.00	26,695.00	(26,695.00)	1,210.00	186,865.00	(185,655.00)	320,340.00
Reserve Expenses							
09952 Reserves - Roof Tile Replacement	0.00	0.00	0.00	1,210.00	0.00	(1,210.00)	0.00
Total Reserve Expenses	0.00	0.00	0.00	1,210.00	0.00	(1,210.00)	0.00
Net Reserve Income	0.00	26,695.00	(26,695.00)	0.00	186,865.00	(184,445.00)	320,340.00

Exhibit “8”

Exhibit “8”

Villagio Community Association

2025 Operating Budget

Assessment Income:	Assessment	Units	Months	Amount:
Rate of Assessment for Unit	\$250.00	280	12	840,000.00
Additional Reserve Assessment	\$25.00	280	12	84,000.00
Garage Assessment	\$14.00	44	12	7,392.00
TOTAL ASSESSMENT INCOME:				\$931,392.00

Approved: 10.17.24

Ratified: 12.5.24

Recurring Expenses:	2024 Budget	7.31.24 Actuals	Per month, per unit	Monthly	2025 Annual
General & Administrative Costs:					
Annual Audit	\$2,000.00	\$0.00	\$0.65	\$183.33	\$2,200.00
Legal Fees	\$7,500.00	\$0.00	\$3.57	\$1,000.00	\$12,000.00
Admin Fees (Collection Letters)	\$1,000.00	\$0.00	\$0.30	\$83.33	\$1,000.00
Bank Charges (NSF Checks, Research Fees)	\$50.00	\$60.00	\$0.03	\$8.33	\$100.00
Postage	\$1,500.00	-\$262.85	\$0.54	\$150.00	\$1,800.00
Insurance	\$75,000.00	\$49,209.86	\$28.57	\$8,000.00	\$96,000.00
Business License	\$200.00	\$0.00	\$0.06	\$16.67	\$200.00
Ombudsman Fee	\$1,309.00	\$6,212.71	\$0.39	\$109.08	\$1,309.00
Secretary of State	\$50.00	\$150.00	\$0.03	\$8.33	\$100.00
Office Supplies	\$1,000.00	-\$88.80	\$0.45	\$125.00	\$1,500.00
Copies	\$1,600.00	-\$243.15	\$0.54	\$150.00	\$1,800.00
Coupons	\$1,100.00	\$2,101.13	\$0.65	\$183.33	\$2,200.00
Common Area Key Copies	\$500.00	\$0.00	\$0.15	\$41.67	\$500.00
IRS - Federal Income Tax	\$1,200.00	\$0.00	\$0.36	\$100.00	\$1,200.00
Federal Income Tax Completion	\$200.00	\$2,200.00	\$0.06	\$16.67	\$200.00
Misc G&A	\$500.00	\$0.00	\$0.15	\$41.67	\$500.00
Bad Debt Write Off	\$2,000.00	\$0.00	\$1.49	\$416.67	\$5,000.00
TOTAL Administrative Costs:	\$96,709.00	\$59,338.90	\$37.98	\$10,634.08	\$127,609.00
Contract Services:			\$0.00		
Pool/Spa Maintenance Contract	\$6,300.00	\$4,690.00	\$2.38	\$666.67	\$8,000.00
Management Contract	\$24,300.00	\$13,720.00	\$7.86	\$2,200.00	\$26,400.00
Online Portal Fee	\$1,800.00	\$700.00	\$0.54	\$150.00	\$1,800.00
Landscaping Maintenance Contract	\$52,500.00	\$27,395.00	\$15.63	\$4,375.00	\$52,500.00
Fire Alarm Monitoring Contract	\$3,000.00	\$318.00	\$0.89	\$250.00	\$3,000.00
Pet Waste Removal Contract	\$1,000.00	\$0.00	\$0.30	\$83.33	\$1,000.00
Clubhouse Alarm Service (ADT)	\$1,800.00	\$664.79	\$0.54	\$150.00	\$1,800.00
Pest Control Contract	\$10,000.00	\$2,730.00	\$2.98	\$833.33	\$10,000.00
Pigeon Control Program	\$5,000.00	\$2,200.00	\$1.49	\$416.67	\$5,000.00
Lighting Contract	\$4,000.00	\$1,750.00	\$1.19	\$333.33	\$4,000.00
Trash Removal	\$18,700.00	\$8,550.64	\$5.57	\$1,558.33	\$18,700.00
Janitorial Contract	\$12,600.00	\$6,695.00	\$3.75	\$1,050.00	\$12,600.00
TOTAL Contract Services:	\$141,000.00	\$69,413.43	\$43.10	\$12,066.67	\$144,800.00
Repairs & Maintenance:			\$0.00		
Pool/Spa Repairs	\$3,000.00	\$4,862.07	\$1.49	\$416.67	\$5,000.00
Hydrant & Extinguisher Inspection and Repairs	\$1,000.00	\$0.00	\$0.30	\$83.33	\$1,000.00
Health Permits	\$1,000.00	\$615.17	\$0.30	\$83.33	\$1,000.00
General Maint & Repairs	\$25,594.00	\$148,405.22	\$10.80	\$3,024.42	\$36,293.00
Gate Repairs	\$1,200.00	\$808.21	\$0.45	\$125.00	\$1,500.00
Fire Inspection	\$1,800.00	\$1,324.00	\$0.54	\$150.00	\$1,800.00
Sprinkler Inspection	\$1,000.00	\$0.00	\$0.30	\$83.33	\$1,000.00
Plumbing & Sewer Line Repairs	\$10,000.00	\$11,387.85	\$3.57	\$1,000.00	\$12,000.00
Lighting Repairs	\$5,000.00	\$1,831.92	\$1.49	\$416.67	\$5,000.00
Landscape Other	\$5,000.00	\$24,903.55	\$2.98	\$833.33	\$10,000.00
TOTAL Repairs & Inspections:	\$54,594.00	\$194,137.99	\$22.20	\$6,216.08	\$74,593.00
Utilities:			\$0.00		
Electricity	\$25,000.00	\$14,685.87	\$8.33	\$2,333.33	\$28,000.00
Water & Sewer	\$225,500.00	\$125,636.47	\$67.11	\$18,791.67	\$225,500.00
Gas	\$1,100.00	\$703.16	\$0.37	\$104.17	\$1,250.00
Telephone	\$3,200.00	\$1,346.39	\$0.95	\$266.67	\$3,200.00
Internet	\$7,200.00	\$4,392.17	\$2.26	\$633.33	\$7,600.00
TOTAL Utilities:	\$262,000.00	\$146,764.06	\$79.03	\$22,129.17	\$265,550.00
Special Reserve Assessment	\$0.00	\$5,600.00	\$25.00	\$7,000.00	\$84,000.00
Additional Reserve Transfer to Reduce Due To/Due From	\$0.00	\$0.00	\$18.76	\$5,254.08	\$63,049.00
Reserve Contribution:	\$55,269.00	\$65,968.56	\$51.13	\$14,315.92	\$171,791.00
TOTAL ANNUAL EXPENSES:	\$609,572.00	\$541,222.94	\$277.20	\$77,616.00	\$931,392.00
Overage/Deficit					\$0.00