

## VILLAGE AT RIO PASEO CONDOMINIUM ASSOCIATION

Website Address: [www.villageatriopaseo.org](http://www.villageatriopaseo.org)

AAM Customer Service | 800.354.0257

AAM Afterhours Emergency | 866.553.8290

### GENERAL SESSION

**NOVEMBER 11, 2020- 5:00 – 7:00 p.m.**

**ZOOM Virtual Meeting**

### GENERAL SESSION AGENDA

- Call to Order 5:00 pm
- Guest Speakers:
  - Oversii Parking Enforcement – Steve 5:00 -5:10 pm
  - Pigeon Control – Leo 5:10 - 5:20 pm
  - Landscape Update - Ryan ABCS-capes 5:20-5:30 pm
- Approval of Minutes
  - None – First Meeting
- Financial Review & Management Report 5:30 pm
  - September 2020
  - Board Training 11/23 5 PM
- New Business 5:40 -6:45pm
  - Seat Board
  - Parking Discussion
    - Streets/Striping/Sidewalks
  - Pigeons
  - Solar Panels
  - Other
- Proposed Upcoming Meeting Dates
  - Board Training 11/23/2020 5PM
  - December 14, 2020 5PM
  - January 13, 2021 5PM
  - March 10, 2021 5PM
- Homeowner Open Forum – 2 min per owner 6:45 – 7:00 pm
- Adjournment 7:00 pm



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# Village at Rio Paseo

## Balance Sheet

Period 09/30/2020

	Operating	Reserve	Total
<b>Assets</b>			
Operating Account			
11000    Operating Checking	81,210.23		81,210.23
Total Operating Account	<u>81,210.23</u>		<u>81,210.23</u>
Reserve Account			
11500    Reserve Fund Savings		47,130.22	47,130.22
11501    Reserve Fund Savings ICS		281,413.63	281,413.63
Total Reserve Account		<u>328,543.85</u>	<u>328,543.85</u>
Asset			
11025    Utility Deposits	400.00		400.00
Total Asset	<u>400.00</u>		<u>400.00</u>
<b>Total Assets</b>	<u>81,610.23</u>	<u>328,543.85</u>	<u>410,154.08</u>
<b>Liabilities &amp; Equity</b>			
Liability			
22000    Prepaid Assessments	25,161.70		25,161.70
Total Liability	<u>25,161.70</u>		<u>25,161.70</u>
Equity			
35101    Members' Equity-Prior Years	31,518.86		31,518.86
35201    Reserve Members' Equity-Prior Years		280,327.93	280,327.93
Current Year Surplus/(Deficit)	24,929.67	48,215.92	73,145.59
Total Equity	<u>56,448.53</u>	<u>328,543.85</u>	<u>384,992.38</u>
<b>Total Liabilities &amp; Equity</b>	<u>81,610.23</u>	<u>328,543.85</u>	<u>410,154.08</u>

# Village at Rio Paseo

## Budget Comparison Statement

Posted 9/1/2020 To 9/30/2020 11:59:00 PM

	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<b><u>Assessment Revenue</u></b>							
40005 Assessments	38,207.97	26,869.00	11,338.97	272,950.98	213,912.64	59,038.34	297,843.64
40024 Subsidy	0.00	0.00	0.00	10,701.52	27,190.77	(16,489.25)	27,190.77
40025 Assessments - Builder	(133.88)	138.50	(272.38)	19,874.09	3,116.25	16,757.84	3,531.75
<b>TOTAL Assessment Revenue</b>	<b>38,074.09</b>	<b>27,007.50</b>	<b>11,066.59</b>	<b>303,526.59</b>	<b>244,219.66</b>	<b>59,306.93</b>	<b>328,566.16</b>
<b><u>Other Operating Income</u></b>							
41001 HOA Transfer Fees	200.00	0.00	200.00	600.00	0.00	600.00	0.00
41015 Working Capital Fees	4,155.00	1,662.00	2,493.00	40,332.20	18,049.92	22,282.28	23,035.92
41025 Reserve Fund Fees	4,374.79	1,662.00	2,712.79	40,513.31	18,049.92	22,463.39	23,035.92
42001 Late Fee	55.40	0.00	55.40	843.44	0.00	843.44	0.00
42024 Developer Reimbursements	0.00	0.00	0.00	1,101.71	0.00	1,101.71	0.00
42045 FOB / Gate / Key Income	130.00	0.00	130.00	400.00	0.00	400.00	0.00
49001 Transfers to Reserve Fund	(3,570.21)	(6,283.00)	2,712.79	(30,991.69)	(53,455.08)	22,463.39	(72,304.08)
49002 Transfer of Reserve Fund Fees	(4,374.79)	(1,662.00)	(2,712.79)	(40,513.31)	(18,049.92)	(22,463.39)	(23,035.92)
<b>TOTAL Other Operating Income</b>	<b>970.19</b>	<b>(4,621.00)</b>	<b>5,591.19</b>	<b>12,285.66</b>	<b>(35,405.16)</b>	<b>47,690.82</b>	<b>(49,268.16)</b>
<b>TOTAL Income</b>	<b>39,044.28</b>	<b>22,386.50</b>	<b>16,657.78</b>	<b>315,812.25</b>	<b>208,814.50</b>	<b>106,997.75</b>	<b>279,298.00</b>
<b>Expense</b>							
<b><u>Contracted Services</u></b>							
55002 Trash Collection Contract	1,284.57	1,000.00	(284.57)	11,750.87	11,300.00	(450.87)	14,800.00
55003 Cable Contract	194.77	180.00	(14.77)	1,752.86	1,620.00	(132.86)	2,160.00
55014 Gate Maintenance Contract	0.00	0.00	0.00	750.00	750.00	0.00	1,000.00

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	Current Month			Year to Date			Annual Budget
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55016 Fire Monitoring Contract	3,977.41	910.00	(3,067.41)	8,242.33	7,254.00	(988.33)	10,140.00
55022 Janitorial Contract	695.00	395.00	(300.00)	4,180.00	3,555.00	(625.00)	4,740.00
55025 Landscape Contract	3,120.90	2,832.00	(288.90)	23,768.10	24,026.00	257.90	32,726.00
55026 Tot Lot Maintenance Contract	0.00	0.00	0.00	80.00	220.00	140.00	220.00
55028 Gate Programming	0.00	35.00	35.00	245.00	315.00	70.00	420.00
55032 Pool & Spa Maintenance Contract	0.00	1,120.00	1,120.00	3,990.46	8,370.00	4,379.54	10,704.00
55033 Security & Fire Inspection	(2,526.32)	0.00	2,526.32	686.75	1,360.00	673.25	1,360.00
55035 Management Contract	1,296.00	1,098.00	(198.00)	10,338.25	9,882.00	(456.25)	13,176.00
55072 Fitness Equipment Maintenance C	175.00	0.00	(175.00)	810.00	525.00	(285.00)	700.00
55115 Exterminating Contract	0.00	145.00	145.00	680.00	1,305.00	625.00	1,740.00
<b>TOTAL Contracted Services</b>	<b>8,217.33</b>	<b>7,715.00</b>	<b>(502.33)</b>	<b>67,274.62</b>	<b>70,482.00</b>	<b>3,207.38</b>	<b>93,886.00</b>
<b><u>General &amp; Administrative</u></b>							
51035 Postage & Copies	688.93	186.00	(502.93)	4,286.60	1,727.00	(2,559.60)	2,372.00
51046 Gate/Key Expense	495.00	0.00	(495.00)	3,143.09	700.00	(2,443.09)	700.00
51065 Insurance	4,669.72	0.00	(4,669.72)	33,639.72	19,500.00	(14,139.72)	19,500.00
51125 Meeting & Community	0.00	175.00	175.00	0.00	175.00	175.00	175.00
51155 Legal Fees - General	607.50	0.00	(607.50)	607.50	500.00	(107.50)	500.00
51156 Legal Fees - Collections	5.00	0.00	(5.00)	15.00	400.00	385.00	400.00
51165 Taxes, Licenses & Fees	0.00	0.00	0.00	210.00	210.00	0.00	210.00
51167 Income Taxes - State	0.00	0.00	0.00	50.00	50.00	0.00	50.00
51170 Permits/Inspections	0.00	0.00	0.00	495.00	0.00	(495.00)	495.00
51175 Bank Charges	0.00	0.00	0.00	10.00	10.00	0.00	10.00
51195 CPA Services	0.00	0.00	0.00	675.00	795.00	120.00	795.00

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	Current Month			Year to Date			Annual Budget
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51205 Reserve Study	0.00	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00
TOTAL General & Administrative	6,466.15	361.00	(6,105.15)	43,131.91	27,067.00	(16,064.91)	28,207.00
<b><u>Repairs &amp; Maintenance</u></b>							
53005 Common Area Maintenance	810.16	250.00	(560.16)	10,473.34	2,600.00	(7,873.34)	3,500.00
53027 Janitorial Supplies	0.00	45.00	45.00	220.00	405.00	185.00	540.00
53035 Electrical & Lighting Maintenance	0.00	150.00	150.00	1,016.09	1,350.00	333.91	1,800.00
53048 Fire Monitoring Repairs	0.00	0.00	0.00	1,122.06	1,100.00	(22.06)	1,100.00
53055 Pest Control	0.00	0.00	0.00	814.00	700.00	(114.00)	700.00
53075 Key & Lock Repairs	(9.36)	0.00	9.36	(9.36)	0.00	9.36	0.00
53108 Roof Repair	0.00	0.00	0.00	975.00	850.00	(125.00)	850.00
53205 Pool / Spa Repairs & Maintenance	0.00	0.00	0.00	904.06	1,800.00	895.94	2,300.00
53215 Pool / Spa Supplies & Chemicals	0.00	280.00	280.00	1,939.42	2,520.00	580.58	3,360.00
53305 Landscape - Other	150.00	300.00	150.00	1,139.27	5,220.00	4,080.73	6,170.00
53316 Irrigation Repair	177.26	100.00	(77.26)	2,677.32	1,150.00	(1,527.32)	1,500.00
53325 Plant & Tree Replacement	0.00	0.00	0.00	387.00	1,000.00	613.00	1,000.00
53330 Fertilizer	(150.00)	0.00	150.00	0.00	0.00	0.00	0.00
53331 Pre/Post Emergent	653.78	450.00	(203.78)	2,747.26	900.00	(1,847.26)	900.00
53335 Winter Overseeding	0.00	0.00	0.00	0.00	900.00	900.00	900.00
53345 Tree Pruning	0.00	0.00	0.00	5,722.00	6,200.00	478.00	6,200.00
53358 Turf Aeration	0.00	0.00	0.00	0.00	600.00	600.00	600.00
53370 Drywell Maintenance	5,425.00	0.00	(5,425.00)	5,425.00	0.00	(5,425.00)	0.00
53405 Gate Maintenance & Repairs	0.00	0.00	0.00	7,059.07	1,000.00	(6,059.07)	1,250.00
53507 Rec Center Equipment Repairs	0.00	0.00	0.00	455.00	800.00	345.00	800.00

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53515 Backflow Inspection	0.00	0.00	0.00	0.00	400.00	400.00	400.00
TOTAL Repairs & Maintenance	7,056.84	1,575.00	(5,481.84)	43,066.53	29,495.00	(13,571.53)	33,870.00
<b>Utilities</b>							
52005 Electricity	5,479.55	1,700.00	(3,779.55)	32,488.11	15,300.00	(17,188.11)	20,400.00
52007 Electricity - Streets	616.90	700.00	83.10	4,298.02	6,300.00	2,001.98	8,400.00
52026 Water - Landscape	2,149.47	2,000.00	(149.47)	11,948.41	13,560.00	1,611.59	18,560.00
52028 Water & Sewer - Residential	8,290.55	5,000.00	(3,290.55)	75,794.49	45,050.00	(30,744.49)	60,050.00
52045 Gas	153.46	100.00	(53.46)	1,513.40	1,925.00	411.60	2,525.00
52055 Telephone	1,118.46	1,150.00	31.54	11,367.09	9,950.00	(1,417.09)	13,400.00
TOTAL Utilities	17,808.39	10,650.00	(7,158.39)	137,409.52	92,085.00	(45,324.52)	123,335.00
TOTAL Expense	39,548.71	20,301.00	(19,247.71)	290,882.58	219,129.00	(71,753.58)	279,298.00
<b>Current Year Surplus / (Deficit)</b>	<b>(504.43)</b>	<b>2,085.50</b>	<b>(2,589.93)</b>	<b>24,929.67</b>	<b>(10,314.50)</b>	<b>35,244.17</b>	<b>0.00</b>

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	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<b><u>Reserve Income</u></b>							
85001 Reserve Interest	52.75	41.06	11.69	632.04	335.96	296.08	465.13
89001 Transfers from Operating Fund	3,570.21	6,283.00	(2,712.79)	31,887.98	53,455.08	(21,567.10)	72,304.08
89002 Transfers of Reserve Fund Fees	4,374.79	1,662.00	2,712.79	39,617.02	18,049.92	21,567.10	23,035.92
TOTAL Reserve Income	7,997.75	7,986.06	11.69	72,137.04	71,840.96	296.08	95,805.13
TOTAL Income	7,997.75	7,986.06	11.69	72,137.04	71,840.96	296.08	95,805.13
<b>Expense</b>							
<b><u>Reserve Expense</u></b>							
91013 Landscape Improvement	2,664.00	0.00	(2,664.00)	16,992.34	0.00	(16,992.34)	0.00
91023 Tot Lot Maintenance	0.00	0.00	0.00	1,089.20	0.00	(1,089.20)	0.00
91046 Tot Lot Turf	0.00	0.00	0.00	1,734.58	0.00	(1,734.58)	0.00
91074 Pool - Replaster & Tile	0.00	0.00	0.00	4,105.00	21,725.00	17,620.00	21,725.00
TOTAL Reserve Expense	2,664.00	0.00	(2,664.00)	23,921.12	21,725.00	(2,196.12)	21,725.00
TOTAL Expense	2,664.00	0.00	(2,664.00)	23,921.12	21,725.00	(2,196.12)	21,725.00
<b>Current Year Surplus / (Deficit)</b>	<b>5,333.75</b>	<b>7,986.06</b>	<b>(2,652.31)</b>	<b>48,215.92</b>	<b>50,115.96</b>	<b>(1,900.04)</b>	<b>74,080.13</b>