

**Solera at Apple Valley Community Association
Board of Directors Meeting
at the Aspen Clubhouse
10741 Lakeshore Drive, Apple Valley, Ca. 92308
Thursday, May 28 2026 at 3:00 pm
General Session Agenda**

Please silence your phones

1. Call to Order

The May 28, 2026, Solera at Apple Valley Community Association Board of Directors General Session meeting was called to order at _____ am.

2. Pledge of Allegiance

3. Establishment of Quorum

- _____ - President, Peggy J. (Rusty) Lisberg
- _____ - Vice President, Larry Parks
- _____ - Secretary, Patricia (Pat) Farmer
- _____ - Treasurer, Shereen Zerrenner
- _____ - Director at Large, Robert (Bob) Howard

4. Code of Conduct

Thank you for attending the General Session of the Solera at Apple Valley Community Association's Board of Directors. This is a Board meeting, and we ask that you not interrupt the process. We hold these meetings as "open" so that homeowners, can observe the process of the decisions made on the Association's behalf. If you would like to address the Board of Directors, please fill out an Open Forum speaker slip for general comments or an Agenda Forum speaker slip for agenda items in which you will come to the podium and you will have three (3) minutes for Open Forum and five (5) minutes for Agenda Forum. No action may occur with respect to items raised that are not on today's agenda unless it is deemed an emergency by the Board of Directors and developed after the agenda was posted and/or distributed. The Board of Directors may refer informational matters and direct administrative tasks to Management and/or contractors. Open Forum questions will be answered via Be in the Know or direct email to the homeowner prior to the next General Session meeting.



BAY AREA
COACHELLA VALLEY
INLAND EMPIRE
LAS VEGAS
LOS ANGELES
ORANGE COUNTY
SAN DIEGO

5. **Speaker Slips**

A. **Open Floor to Speaker Slips**

The Board of Directors will open the floor for Solera at Apple Valley Community Association Homeowners to turn in Agenda and Open Forum Speaker Slips. Without a Speaker Slip Homeowners will not be permitted to come to the podium to address the Board of Directors.

B. **Close Floor to Speaker Slips**

The Board of Directors will close the floor for Solera at Apple Valley Community Association Homeowners to turn in Agenda and Open Forum Speaker Slips. At this time, no more Speaker Slips will be accepted.

6. **Executive Session Acknowledgement**

In accordance with Civil Code Section 4935(a) the Board of Directors met in Executive Session on May 4, 2026, May 14, 2026, May 21, 2026, and today, May 28, 2026, prior to this General Session Meeting in order to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code. Please be advised that pursuant to California Penal Code section 632 it is a crime to intentionally use a recording device to eavesdrop on confidential communication without the express consent of all parties to the communication.

7. **Reports**

A. **Board of Directors Report – Peggy J. (Rusty) Lisberg**

B. **General Managers Report – Robert Witcher**

1. **Recognition**

C. **Lifestyle Directors Report – Grace Marin**

D. **Facilities Managers Report – Bob Brown**

E. **Ashwood Golf Course - Bill Klemke, Chief Operating Officer, Western Golf Properties**

F. **O'Connell Landscape Maintenance**

G. Committee Chairs

1. **Community Scouts** – Jeff Sankey, Committee Chair
2. **Design Review Committee** – Janice Cipparone, Committee Chair
3. **Finance Committee** – Richard Sondheim, Committee Chair
4. **Landscape Master Plan Committee** – Gregg Bingham, Committee Member
5. **Lifestyle Committee** – Linda Cooper, Committee Chair
6. **Safety and Access Committee** – Chuck Hood, Committee Chair

8. Open Forum

For Homeowner input regarding general comments we ask that you turned in a speaker slip before the General Session began or during the appropriate time at the beginning of the meeting, if you would like to address the Board of Directors, in which you will come to the podium and you will have three (3) minutes to inquire regarding general comments.

9. Agenda Forum

For homeowner input regarding agenda items we ask that you turned in a speaker slip before the General Session began or during the appropriate time at the beginning of the meeting, if you would like to address the Board of Directors, in which you will come to the podium and you will have five (5) minutes to inquire regarding agenda items.

10. Consent Calendar

A. April 23, 2026 – General Session Meeting Minutes	P.	8
B. March 2026 – HOA Financials (unaudited)	P.	14
C. March 2026 – Shared Service Financials (unaudited)	P.	22
D. March 2026 – Ashwood Golf Course Financials (unaudited)	P.	26

_____ made a motion; “*to approve / deny the Consent Calendar items A-D.*” Seconded by _____ and the motion _____.

_____ - Peggy J. (Rusty) Lisberg _____ - Larry Parks _____ - Patricia (Pat) Farmer
 _____ - Shereen Zerrenner _____ - Robert (Bob) Howard

11. Unfinished Business

A. Mariposa Lodge Window Tint

The Board of Directors to discuss the installation of tint on the extreme top six windows on the East side and West side of the Mariposa Lodge Lobby to reduce the bright sun during the morning and afternoon hours. The addition of tint on these windows will also help the efficiency of the HVAC Systems in the building. In the renovation of the Mariposa Lodge, we did not replace all of the existing window coverings, because some of them provided no benefit and instead we are introducing tint to windows that will make a greater impact. Desi Window Coverings is the only one in the area that has the proper insurance and that has been communicative.

_____ made a motion; “to approve / deny / table the quote from Desi Window Coverings, for the tint on the upper East and West side windows of the Mariposa Lodge in the amount of \$1,050.00, using GL 40-4086-00, Mariposa Reserves .” Seconded by _____ and the motion _____.

- _____ - Peggy J. (Rusty) Lisberg _____ - Larry Parks _____ - Patricia (Pat) Farmer
- _____ - Shereen Zerrenner _____ - Robert (Bob) Howard

12. New Business

A. Patio Wind Screen

The Board of Directors to discuss the quotes provided for custom wind screens for the Ashwood Golf Course Patios. The proposed four 38’x5ft section screens, installed atop an existing wall with 3/8” clear tempered glass and matte black hardware.

Bear Valley Glass	\$56,580.00
Apple Valley Glass	\$29,440.00

_____ made a motion; “to **approve / deny / table** the purchase from _____ for installation of patio wind screens at the Ashwood Golf Course, in the amount of \$_____, using GL 21-2110-00, Ashwood Expenditures.” Seconded by _____ and the motion _____.

- _____ - Peggy J. (Rusty) Lisberg _____ - Larry Parks _____ - Patricia (Pat) Farmer
- _____ - Shereen Zerrenner _____ - Robert (Bob) Howard

B. Tree Trimming

The Board of Directors to review and discuss the O’Connell Landscape Maintenance Tree Care Proposals scheduled for 2026. There are 159 trees around the Aspen Clubhouse and parking lot in the amount of \$11,985.00 and 625 trees along Apple Valley Road and Jess Ranch Parkway in the amount of \$64,539.00. The information provided to the Board of Directors was prepared by an ISA Certified Arborist. All pruning and tree work will be conducted within the ANSI Z133, Cal OSHA, and Federal OSHA safety standards. All pruning will follow the ANSI A300 pruning methods.

_____ made a motion; “to **approve / deny / table** O’Connell Landscape Maintenance Tree Care Proposals for around the Aspen Clubhouse and along Apple Valley Road and Jess Ranch Parkway, in the amount of \$76,524.00, using GL 40-4009-00, Landscape Reserves.” Seconded by _____ and the motion _____.

- | | | |
|----------------------------------|-----------------------------|-------------------------------|
| _____ - Peggy J. (Rusty) Lisberg | _____ - Larry Parks | _____ - Patricia (Pat) Farmer |
| _____ - Shereen Zerrenner | _____ - Robert (Bob) Howard | |

C. Aspen Monument Planting

The Board of Directors to discuss the quote from O’Connell Landscape Maintenance to plant Purple Lantanas and Orange Bells, adjusting the irrigation at the Aspen Clubhouse monument.

_____ made a motion; “to **approve / deny / table** the O’Connell Quote 2649052 in the amount of \$1,652.40 for planting at the Aspen Clubhouse monument, using GL 64-6410-00, Landscape Extras.” Seconded by _____ and the motion _____.

- | | | |
|----------------------------------|-----------------------------|-------------------------------|
| _____ - Peggy J. (Rusty) Lisberg | _____ - Larry Parks | _____ - Patricia (Pat) Farmer |
| _____ - Shereen Zerrenner | _____ - Robert (Bob) Howard | |

D. Dissolution of Pickleball Charter Club

The Board of Directors to discuss the request for dissolution of the Pickleball Charter Club, effective May 9, 2026. The Pickleball Club members have decided to before an Interest Group.

_____ made a motion; “to **dissolve** the Pickleball Charter Club, allowing them to maintain status as an Interest Group.” Seconded by _____ and the motion _____.

- | | | |
|----------------------------------|-----------------------------|-------------------------------|
| _____ - Peggy J. (Rusty) Lisberg | _____ - Larry Parks | _____ - Patricia (Pat) Farmer |
| _____ - Shereen Zerrenner | _____ - Robert (Bob) Howard | |

E. Additional Paint Schemes

Design Review Committee is requesting the Board of Directors to consider adding to the paint color book with greater options. These additional nine schemes were provided by Sherwin Williams.

_____ made a motion; “to **approve / deny / table** the additional nine paint schemes to be added to the current color book for the association.” Seconded by _____ and the motion _____.

- | | | |
|----------------------------------|-----------------------------|-------------------------------|
| _____ - Peggy J. (Rusty) Lisberg | _____ - Larry Parks | _____ - Patricia (Pat) Farmer |
| _____ - Shereen Zerrenner | _____ - Robert (Bob) Howard | |

F. Censure Resolution

_____ made a motion;

“WHEREAS, Director Howard signed an Ethics Policy upon election to the Board of Directors on March 26, 2026;

WHEREAS, the Ethics Policy signed by Director Howard noted that he may not harass or threaten any employees, vendors, other directors, committee members, and owners whether verbally, physically, or otherwise;

WHEREAS, Director Howard has been found to have violated this policy on April 2, 2026 therefore be it RESOLVED that the Board of Directors of Solera at Apple Valley Community Association does not condone this behavior and is formally asking Director Howard to cease the practice of harassing or threatening employees, vendors, other directors, committee members, and owners. This type of behavior puts the association at risk and creates a hostile environment for all involved.”

Seconded by _____ and the motion _____.

- | | | |
|----------------------------------|-----------------------------|-------------------------------|
| _____ - Peggy J. (Rusty) Lisberg | _____ - Larry Parks | _____ - Patricia (Pat) Farmer |
| _____ - Shereen Zerrenner | _____ - Robert (Bob) Howard | |

G. New Committee Members

The Board of Directors would like to welcome:

- Safety and Access Committee - Monica Walker
- Lifestyle Committee – Jeanette Dickinson

13. Next Scheduled Meeting

The next Solera at Apple Valley Community Association Board of Directors General Session meeting is scheduled for 3:00 pm, Thursday, June 25, 2026, at the Aspen Clubhouse.

14. Adjournment

_____ made a motion; “to adjourn the May 28, 2026, Solera at Apple Valley Community Association Board of Directors General Session meeting at _____ pm.” Seconded by _____ and the motion _____.

- | | | |
|----------------------------------|-----------------------------|-------------------------------|
| _____ - Peggy J. (Rusty) Lisberg | _____ - Larry Parks | _____ - Patricia (Pat) Farmer |
| _____ - Shereen Zerrenner | _____ - Robert (Bob) Howard | |

**Solera at Apple Valley Community Association
Board of Directors Meeting
At Aspen Clubhouse Grand Ballroom
10741 Lakeshore Drive, Apple Valley, Ca. 92308
Thursday, April 23, 2026, at 3:00 pm
General Session Minutes**

1. Call to Order

The Board of Directors called the April 23, 2026, Solera at Apple Valley Community Association General Session Meeting to order at 3:03 pm.

2. Pledge of Allegiance

3. Guest Speaker(s)

A. Larry Cooper

Larry Cooper provided the Bingo Charter Club's History and Future data highlights.

4. Roll Call / Establishment of Quorum

President, Peggy J. (Rusty) Lisberg
Vice President, Larry Parks
Secretary, Patricia (Pat) Farmer
Treasurer, Shereen Zerrenner
Director at Large, Robert (Bob) Howard

Robert Witcher, General Manager, Seabreeze Management
Lori Luisi, Associate Manager, Seabreeze Management

Minutes prepared by Lori Luisi, Associate Manager, Seabreeze Management.

5. Code of Conduct

6. Speaker Slips

DRAFT



A. **Open Floor to Speaker Slips**

B. **Close Floor to Speaker Slips**

7. **Executive Session Acknowledgement**

In accordance with Civil Code Section 4935(a) the Board of Directors met in Executive Session on April 2, 2026, April 9, 2026 and today, April 23, 2026, prior to this General Session Meeting in order to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code. Please be advised that pursuant to California Penal Code section 632 it is a crime to intentionally use a recording device to eavesdrop on confidential communication without the express consent of all parties to the communication.

Per California Civil Code 5705(c), this item serves to document action taken by the Board in Executive Session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the properties mentioned below: APN 0438-381-51-0000, APN 0434-771-23-0000 and APN 0399-441-07-0000.

8. **Reports**

A. **Board Report** – President Peggy J. (Rusty) Lisberg delivered updates of board activity to the Solera at Apple Valley Community Association.

B. **General Managers Report** – Robert Witcher, General Manager, provided an update to the Solera at Apple Valley Community Association.

Friday, June 26, 2026 from 6:00pm-7:00pm, Silent Auction for the unused furniture of the Mariposa Lodge.

C. **Lifestyle Directors Report** – Grace Marin, Lifestyle Director, provided an update to the Solera at Apple Valley Community Association.

D. **Facilities Directors Report** - Bob Brown, Facilities Director, provided an update to the Solera at Apple Valley Community Association.

E. O'Connell Landscape and Maintenance – Rafael Sanchez provided an update to the Solera at Apple Valley Community Association.

F. Committee Reports

1. **Community Scouts** – Rusty Lisberg
2. **Design Review Committee** – Janice Cipparone, Committee Chair
3. **Finance Committee** – Richard Sondheim, Committee Chair
4. **Landscape Master Plan Committee** – Gregg Bingham, Committee Member
5. **Lifestyle Committee** – Linda Cooper, Committee Chair
6. **Safety and Access Committee** – Maggi Dunsmore, Committee Member

9. Open Forum

- Richard Perry spoke regarding the Budget and Reserve Study.
- Penny Coburn spoke regarding a letter she received regarding asking for donations.
- Kathy Schmachtenberger spoke regarding anonymous letters and hours of the Ashwood Grill.
- Larry Cooper spoke regarding the south door at the Mariposa Lodge; projector in Sequoia; hall floor is different than the two rooms; concrete needs to be like for like.
- Gus Kiepek spoke regarding the irrigation system and Reserves.

10. Agenda Forum

- Laverne Andrews spoke regarding removing plants at the Mariposa and Calming Humps.
- Larry Cooper spoke regarding missing Community Scouts Committee Report; Ratification for repeaters; preventative maintenance on routine maintenance; Mariposa planter; and Calming Humps, why not the streets.
- Gus Kiepek spoke regarding Budget Reserves and cash; Consent Calendar ratifications; Preventative Maintenance; Mariposa planter; and Calming Humps.
- Chris Reay spoke regarding anonymous letters; Calming Humps.

11. Consent Calendar

- A. March 26, 2026 – Organizational Meeting Minutes**
- B. February 2026 - HOA Financials (unaudited)**
- C. February 2026 - Shared Service Financials (unaudited)**
- D. February 2026 - Ashwood Golf Course Financials (unaudited)**

- E. Ratification:** Patricia (Pat) Farmer made a motion; *“to approve the AS&T Estimate E260108600 for \$950.00 for replacement of the Aspen Tennis Court door strike and new door box, GL 40-4008-00, Grounds Reserve.”* Seconded by Shereen Zerrenner and the motion passed.
- F. Ratification:** Patricia (Pat) Farmer made a motion; *“to approve the purchase of two reconditioned Motorola Repeaters GR1225 UHF with Duplexer, programming attached and a 90-day Warranty in the amount of \$1,399.29, using GL #40-4085-00, Aspen Reserves.”* Seconded by Shereen Zerrenner and the motion passed.

(Items completed as an emergency due to Emergency Preparedness and community Safety and Access.)

Shereen Zerrenner made a motion; *“to approve the Consent Calendar items A - F.”* Seconded by Patricia (Pat) Farmer and the motion passed unanimously.

Yes - Peggy J. (Rusty) Lisberg Yes - Larry Parks Yes - Patricia (Pat) Farmer
 Yes - Shereen Zerrenner Yes - Robert (Bob) Howard

12. New Business

A. 2026-2027 Solera at Apple Valley Community Association Budget

Shereen Zerrenner made a motion; *“to approve the 2026-2027 Solera Apple Valley Community Association Annual Budget, with the monthly assessment fee of \$268.00 beginning July 1, 2026.”* Seconded by Larry Parks and the motion passed unanimously.

Yes - Peggy J. (Rusty) Lisberg Yes - Larry Parks Yes - Patricia (Pat) Farmer
 Yes - Shereen Zerrenner Yes - Robert (Bob) Howard

B. Preventative Maintenance for the Mariposa Spa and Pool Heaters

The Board of Directors considered quotes to perform preventative maintenance at the Mariposa Lodge; the preventative maintenance has already been performed on the heaters at the Aspen Clubhouse. This preventative maintenance enables us to extend the life of existing equipment by proactively identifying component issues that may need to be addressed enabling us to replace small components that need attention rather than allowing the entire unit to operate to run until failure.

Ebmeyers Plumbing	\$1,785.00
George Reynolds Pool Service	\$ 825.00

Larry Parks made a motion; *“to approve the quote from Ebmeyers Plumbing in the amount of \$1,785.00 for preventative maintenance for two pool heaters and one spa heater at the Mariposa Lodge, using GL #67-6720-00, Capital Expenditures.”* Seconded by Patricia (Pat) Farmer and the motion passed.

Yes - Peggy J. (Rusty) Lisberg Yes - Larry Parks Yes - Patricia (Pat) Farmer
 Yes - Shereen Zerrenner No - Robert (Bob) Howard

C. Mariposa Lodge Amphitheater Parking Area

The community has had multiple incidents of homeowners falling while trying to walk through the planter that separates the East and West sides of the Mariposa Lodge Amphitheater parking lot. The plants in that area are simply there to provide a visual aesthetic and do not have any other functional purpose as there is already curbing to separate the two sides of this parking lot. We have temporary signage during events to try and direct people around this planter and still have incidents. The quotes on this project would eliminate all plants and irrigation in the center section of those planters and install decomposed granite to create a smooth surface allowing people to walk freely across this planter and thus reduce risk of injury. The plants on the end caps, on the North and South side of this parking area, will remain intact with no changes to them. If approved, this change would also have the effect of conserving some water that would no longer be necessary due to the removal of these plants.

Southwest Landscape and Maintenance	\$6,703.00
O’Connell Landscape and Maintenance	\$7,778.92

Larry Parks made a motion; *“to table the quotes for demo of the median and install Desert Gold Decomposed Granite and boulders.”* Seconded by Shereen Zerrenner and the motion passed unanimously.

Yes - Peggy J. (Rusty) Lisberg Yes - Larry Parks Yes - Patricia (Pat) Farmer
 Yes - Shereen Zerrenner Yes - Robert (Bob) Howard

D. Calming Hump Striping

The Board of Directors considered quotes for the annual restriping of the ten calming humps on SAVCA common area property. This quote does not include the striping of any calming humps in the Shared Services area. Both contractors are licensed and have performed work within the community. Medrano’s installed the first two at Katepwa Street and Lakeshore Drive, of the ten calming humps and Yeghoian installed the remaining eight.

Yeghoian Co. Inc.	\$5,250.00
Medrano’s Asphalt Paving Co. Inc.	\$8,300.00

Larry Parks made a motion; *“to deny the quotes for striping the calming humps with eight-foot stencils.”* Seconded by Shereen Zerrenner and the motion passed unanimously.

Yes -	Peggy J. (Rusty) Lisberg	Yes -	Larry Parks	Yes -	Patricia (Pat) Farmer
Yes -	Shereen Zerrenner	Yes -	Robert (Bob) Howard		

E. New Committee Members

The Board of Directors would like to welcome Bill Rockenbach to the Finance Committee and Sharon Hamilton to the Lifestyle Committee.

13. Next General Session Meeting

The next scheduled Solera at Apple Valley Community Association Board of Directors General Session meeting is scheduled for 3:00 pm on Thursday, May 28, 2026, in the Aspen Clubhouse Grand Ballroom.

14. Adjournment

Shereen Zerrenner made a motion; *“to adjourn the April 23, 2026, Solera at Apple Valley Community Association General Session Meeting at 5:23 pm.”* Seconded by Robert (Bob) Howard and the motion passed unanimously.

DRAFT

Financial Report Package

March 2026

Prepared for

Solera at Apple Valley Community Association

By

Seabreeze Management Company, Inc.

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Balance Sheet Comparative - Combined
 Solera at Apple Valley Community Association
 End Date: 03/31/2026

		Current Balance at 3/31/2026	Prior Month Balance at 02/28/2026	Change
Assets				
Operating Fund Assets				
10-1003-00	Sunwest - Operating - 6977	\$ 963,119.32	\$ 956,260.48	\$ 6,858.84
10-1005-99	Sunwest - Operating - Solera/Jess Ranch -7817	115,385.03	114,294.54	1,090.49
10-1016-00	Sunwest Bank - Ashwood Escrow Acct - 8562	151,640.86	164,019.10	(12,378.24)
10-1022-00	Sunwest Bank - Lifestyle Checking - 8570	19,278.06	21,680.68	(2,402.62)
10-1030-00	Sunwest Bank - Debit Card	8,592.20	24,081.71	(15,489.51)
10-1090-00	Petty Cash - On-site	200.00	200.00	-
10-1092-00	Due (To)/From Solera/Jess Ranch	2,232.20	2,138.59	93.61
10-1092-99	Due (To)/From Solera Apple Valley	(2,232.20)	(2,138.59)	(93.61)
Total Operating Fund Assets:		\$ 1,258,215.47	\$ 1,280,536.51	\$ (22,321.04)
Reserve Fund Assets				
11-1105-99	Sunwest - Res MM - Solera/Jess Ranch	\$ 259,998.01	\$ 254,435.20	\$ 5,562.81
11-1110-00	Merrill Lynch - Reserve MM - 3086	1,376,617.93	1,348,377.09	28,240.84
11-1120-00	Merrill Lynch (formerly MS) - Reserve CDs - 3086	826,000.00	826,000.00	-
11-1125-00	Merrill Lynch (formerly MS)-Reserve T-bills - 3086	539,000.00	539,000.00	-
11-1126-00	Merrill Lynch - Treasury Fund - 3358	6,036,009.50	6,055,565.98	(19,556.48)
Total Reserve Fund Assets:		\$ 9,037,625.44	\$ 9,023,378.27	\$ 14,247.17
Accounts Receivable				
12-1280-00	Accounts Receivable-Homeowner	\$ 85,275.48	\$ 84,634.71	\$ 640.77
12-1283-99	Accounts Receivable - Solera Jess Ranch	2,135.69	2,042.08	93.61
12-1299-00	Allowance for Doubtful Accounts	(95,497.00)	(95,497.00)	-
Total Accounts Receivable:		\$ (8,085.83)	\$ (8,820.21)	\$ 734.38
Other Current Assets				
13-1300-00	Prepaid Insurance	\$ 29,701.41	\$ -	\$ 29,701.41
13-1308-00	Prepaid Federal Taxes	44,720.00	44,720.00	-
Total Other Current Assets:		\$ 74,421.41	\$ 44,720.00	\$ 29,701.41
Total Assets:		\$ 10,362,176.49	\$ 10,339,814.57	\$ 22,361.92
Liabilities & Equity				
Current Liabilities				
20-2001-00	Prepaid Dues	\$ 213,220.86	\$ 155,984.51	\$ 57,236.35
20-2110-00	Homeowner Refund Payable	5,305.32	5,567.32	(262.00)
20-2799-00	Accounts Payable	189,552.23	240,003.88	(50,451.65)
Total Current Liabilities:		\$ 408,078.41	\$ 401,555.71	\$ 6,522.70
Long Term Liabilities				
21-2105-00	Solera Golf Course Liability	\$ 2,675,767.54	\$ 2,619,840.29	\$ 55,927.25
21-2110-00	Ashwood Golf Expenditures	(2,484,151.22)	(2,415,845.73)	(68,305.49)
Total Long Term Liabilities:		\$ 191,616.32	\$ 203,994.56	\$ (12,378.24)
Events				
22-2311-07	New Years Eve December 2025	\$ (74.00)	\$ (74.00)	\$ -
22-2311-27	Pre-Thanksgiving 11.2025	32.00	32.00	-
22-2311-32	Paint and Sip 1.13.26	35.00	35.00	-
22-2311-33	Friday with Friends, Inevitable, 2/2026	(350.00)	(350.00)	-
22-2311-34	Valentine Day Comedy Night, 2/2026	(2.18)	(2.18)	-

Balance Sheet Comparative - Combined
 Solera at Apple Valley Community Association
 End Date: 03/31/2026

		Current Balance at 3/31/2026	Prior Month Balance at 02/28/2026	Change
22-2311-35	Super Bowl Sunday, 2/2026	(126.72)	(126.72)	-
22-2311-36	Friday with Friends Karaoke 3/2026	(500.00)	-	(500.00)
22-2311-37	Luck of the Irish Bunco Tournament 3/2026	129.57	139.94	(10.37)
22-2311-38	Spring Cookie Decorating 3/2026	35.00	595.00	(560.00)
22-2311-39	St. Patrick's Day Dinner 3/2026	(1,026.56)	1,751.00	(2,777.56)
22-2311-40	Spring Jazz Concert 3/2026	(610.88)	1,375.00	(1,985.88)
22-2311-42	Community Yard Sale 4/2026	(68.76)	-	(68.76)
22-2311-43	Ladies Night 4/2026	2,132.22	(250.00)	2,382.22
22-2311-44	Mid Atlantic Men 4/2026	2,330.00	(900.00)	3,230.00
22-2311-45	Wizard of Oz at Sphere 4/2026	5,280.00	4,111.00	1,169.00
22-2311-47	Community Calendars 1/2026	1,728.11	1,728.11	-
22-2311-48	Knitting 2/2026	(179.80)	(150.80)	(29.00)
22-2311-50	Friday with Friends DJ Dance 4/2026	(500.00)	(250.00)	(250.00)
22-2311-52	Cinco de May 5/2026	313.98	-	313.98
22-2311-53	High Tea 5/2026	636.00	-	636.00
22-2311-55	Rhinestone Summer Bag 5/2026	(431.22)	-	(431.22)
22-2311-56	4th of July Concert 7.4.2026	(800.00)	(800.00)	-
22-2311-58	Friday with Friends/Outdoors (Band) 8.7.26	(200.00)	-	(200.00)
22-2311-59	Core Connection 4/2026	675.00	-	675.00
Total Events:		\$ 8,456.76	\$ 6,863.35	\$ 1,593.41
Reserve Fund Liabilities				
40-4000-99	Reserves - Solera/Jess Ranch	\$ 255,911.79	\$ 250,463.79	\$ 5,448.00
40-4002-00	Storm Drains	52,464.00	52,464.00	-
40-4005-00	Mailboxes	191,202.13	191,202.13	-
40-4008-00	Grounds	122,868.49	120,542.65	2,325.84
40-4009-00	Landscape	203,840.73	217,850.09	(14,009.36)
40-4010-00	Irrigation	4,252.75	4,252.75	-
40-4011-00	Grounds - Aspen	334,434.43	331,650.21	2,784.22
40-4012-00	Grounds - Mariposa	139,502.96	138,154.70	1,348.26
40-4013-00	Grounds - North 405	34,310.46	33,606.35	704.11
40-4020-00	Roofs	126,720.13	125,757.50	962.63
40-4025-00	Lighting	150,037.86	149,194.55	843.31
40-4030-00	Signage	87,415.51	87,415.51	-
40-4040-00	Pest Control	46,375.10	46,212.73	162.37
40-4050-00	Vehicles	4,952.11	4,788.09	164.02
40-4058-00	Paint	254,751.91	252,464.93	2,286.98
40-4074-00	Gatehouse	36,167.06	35,869.73	297.33
40-4075-00	Streets/Drives	3,552,558.77	3,512,591.02	39,967.75
40-4080-00	Pool/Spa-Aspen	845,306.69	842,389.80	2,916.89
40-4081-00	Pool/Spa-Mariposa	106,907.41	105,424.82	1,482.59
40-4085-00	Rec Center-Aspen	1,205,457.20	1,199,882.81	5,574.39
40-4086-00	Rec Center-Mariposa	273,237.46	301,576.33	(28,338.87)
40-4095-00	Fences & Gates	140,508.64	139,427.38	1,081.26
40-4096-00	Contingency	438,687.50	436,353.23	2,334.27
40-4494-00	Bank Charges	(11,264.05)	(9,903.25)	(1,360.80)
40-4495-00	Interest	436,932.18	449,775.01	(12,842.83)
40-4495-99	Interest - Solera/Jess Ranch	4,086.22	3,971.41	114.81

	Current Balance at 3/31/2026	Prior Month Balance at 02/28/2026	Change
Total Reserve Fund Liabilities:	\$ 9,037,625.44	\$ 9,023,378.27	\$ 14,247.17
Operating Equity			
49-4998-00 Prior Year Equity	\$ 625,490.57	\$ 625,490.57	\$ -
49-4998-99 Prior Year Equity - Solera/Jess Ranch	100,791.14	100,791.14	-
Total Operating Equity:	\$ 726,281.71	\$ 726,281.71	\$ -
Net Income / (Loss)	\$ (9,882.15)	\$ (22,259.03)	\$ 12,376.88
Total Liabilities & Equity:	\$ 10,362,176.49	\$ 10,339,814.57	\$ 22,361.92

Income Statement

Solera at Apple Valley Community Association

From 03/01/2026 to 03/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL Income	\$ 457,557.55	\$ 469,675.34	(\$ 12,117.79)	\$4,330,373.94	\$4,227,078.06	\$103,295.88	\$5,636,104.00
TOTAL INCOME	\$ 457,557.55	\$469,675.34	(\$ 12,117.79)	\$4,330,373.94	\$4,227,078.06	\$103,295.88	\$5,636,104.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$ 43,464.49	\$ 31,401.83	(\$ 12,062.66)	\$342,794.08	\$282,616.47	(\$60,177.61)	\$376,822.00
TOTAL Personnel	\$ 112,275.53	\$ 117,397.75	\$ 5,122.22	\$1,081,815.08	\$1,056,579.75	(\$25,235.33)	\$1,408,773.00
TOTAL Community Services/Events	\$ 3,745.16	\$ 7,133.33	\$ 3,388.17	\$ 68,177.80	\$ 64,199.97	(\$3,977.83)	\$ 85,600.00
TOTAL Ashwood Golf	\$ 70,833.33	\$ 70,833.33	\$ -	\$637,499.97	\$637,499.97	\$0.00	\$850,000.00
TOTAL Landscape	\$ 43,455.65	\$ 37,529.83	(\$ 5,925.82)	\$346,770.49	\$337,768.47	(\$9,002.02)	\$450,358.00
TOTAL Maintenance	\$ 9,066.14	\$ 9,280.91	\$ 214.77	\$ 70,181.94	\$ 83,528.19	\$13,346.25	\$111,371.00
TOTAL Property Protection	\$ 27,139.25	\$ 28,800.00	\$ 1,660.75	\$240,453.15	\$259,200.00	\$18,746.85	\$345,600.00
TOTAL Swimming Pool/Spa	\$ 1,851.12	\$ 2,600.00	\$ 748.88	\$ 22,301.99	\$ 23,400.00	\$1,098.01	\$ 31,200.00
TOTAL Utilities	\$ 26,830.99	\$ 39,625.00	\$ 12,794.01	\$280,069.04	\$356,625.00	\$76,555.96	\$475,500.00
TOTAL Insurance	\$ 9,239.79	\$ 8,583.33	(\$ 656.46)	\$ 82,076.79	\$ 77,249.97	(\$4,826.82)	\$103,000.00
TOTAL Taxes & Fees	\$ -	\$ 2,791.67	\$ 2,791.67	\$ 54,704.17	\$ 25,125.03	(\$29,579.14)	\$ 33,500.00
TOTAL Other Expense	\$ 4,250.00	\$ 8,416.67	\$ 4,166.67	\$ 72,395.46	\$ 75,750.03	\$3,354.57	\$101,000.00
TOTAL Cost Center	\$ 1,933.18	\$ 3,023.68	\$ 1,090.50	\$ 12,715.65	\$ 27,213.12	\$14,497.47	\$ 36,284.00
TOTAL Reserve Allocation	\$ 91,096.04	\$ 102,258.00	\$ 11,161.96	\$1,028,300.48	\$920,322.00	(\$107,978.48)	\$1,227,096.00
TOTAL DISBURSEMENTS	\$ 445,180.67	\$469,675.33	\$ 24,494.66	\$4,340,256.09	\$4,227,077.97	(\$113,178.12)	\$5,636,104.00
	\$ 12,376.88	\$ 0.01	\$ 12,376.87	(\$ 9,882.15)	\$ 0.09	(\$ 9,882.24)	\$ 0.00
NET INCREASE (DECREASE)	\$ 12,376.88	\$ 0.01	\$ 12,376.87	(\$ 9,882.15)	\$ 0.09	(\$ 9,882.24)	\$ 0.00

Income Statement - Operating

Solera at Apple Valley Community Association

03/01/2026 to 03/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
5010 Homeowner Assessments	\$ 439,112.00	\$439,112.00	\$ -	\$3,951,758.00	\$3,952,008.00	(\$ 250.00)	\$5,269,344.00
5013 Shared Amenity Assessment	8,471.67	8,471.67	-	76,245.03	76,245.03	-	101,660.00
5022 Past Owners	-	100.00	(100.00)	-	900.00	(900.00)	1,200.00
5023 Bank Return Check/NSF Fees	120.00	100.00	20.00	1,050.00	900.00	150.00	1,200.00
5031 Interest Income-Reserve	5,352.85	16,666.67	(11,313.82)	204,516.83	150,000.03	54,516.80	200,000.00
5031 Interest Income-Reserve	114.82	-	114.82	960.64	-	960.64	-
5040 Late Fees	-	-	-	(80.00)	-	(80.00)	-
5042 Late Interest	271.21	500.00	(228.79)	3,099.75	4,500.00	(1,400.25)	6,000.00
5051 Facility Rental Fee	580.00	1,500.00	(920.00)	5,430.00	13,500.00	(8,070.00)	18,000.00
5052 Admin/Collection Fees	2,010.00	200.00	1,810.00	4,980.00	1,800.00	3,180.00	2,400.00
5053 Delinquent Letter Fees	1,085.00	1,800.00	(715.00)	15,030.00	16,200.00	(1,170.00)	21,600.00
5054 Lien Fees	-	700.00	(700.00)	6,680.00	6,300.00	380.00	8,400.00
5100 Miscellaneous Income	340.00	25.00	315.00	2,136.50	225.00	1,911.50	300.00
5105 Attorney/Collection Fees	-	50.00	(50.00)	3,253.19	450.00	2,803.19	600.00
5110 CC&R Violations/Fines	100.00	450.00	(350.00)	2,850.00	4,050.00	(1,200.00)	5,400.00
5175 Insurance Claim Reimbursement	-	-	-	52,464.00	-	52,464.00	-
Total Income	\$ 457,557.55	\$469,675.34	(\$ 12,117.79)	\$4,330,373.94	\$4,227,078.06	\$103,295.88	\$5,636,104.00
Total OPERATING INCOME	\$ 457,557.55	\$469,675.34	(\$ 12,117.79)	\$4,330,373.94	\$4,227,078.06	\$103,295.88	\$5,636,104.00
OPERATING EXPENSE							
ADMINISTRATION							
6010 Audit/Tax Preparation	-	708.33	708.33	7,600.00	6,374.97	(1,225.03)	8,500.00
6015 Reserve Study	-	833.33	833.33	8,925.00	7,499.97	(1,425.03)	10,000.00
6030 Office Equipment	788.24	1,083.33	295.09	7,407.77	9,749.97	2,342.20	13,000.00
6031 Office Supplies	339.84	500.00	160.16	4,652.42	4,500.00	(152.42)	6,000.00
6032 Office Postage (on-site)	-	200.00	200.00	530.25	1,800.00	1,269.75	2,400.00
6033 Mail-outs/Printing/Copies	4,113.07	2,500.00	(1,613.07)	23,878.62	22,500.00	(1,378.62)	30,000.00
6040 Management Services	8,381.63	7,916.67	(464.96)	72,241.63	71,250.03	(991.60)	95,000.00
6041 Management-Reimb	-	2,833.33	2,833.33	31,024.19	25,499.97	(5,524.22)	34,000.00
6045 Records Storage	3.33	6.25	2.92	119.97	56.25	(63.72)	75.00
6046 1099 Tax Form Billing	-	3.92	3.92	-	35.28	35.28	47.00
6050 Permits/Fees/Licenses	2,443.23	500.00	(1,943.23)	6,306.23	4,500.00	(1,806.23)	6,000.00
6052 Delinquency Monitoring	2,605.00	1,666.67	(938.33)	23,460.00	15,000.03	(8,459.97)	20,000.00
6054 Legal-Collections	1,311.73	750.00	(561.73)	8,999.55	6,750.00	(2,249.55)	9,000.00
6055 Legal-General	8,389.49	3,750.00	(4,639.49)	43,627.36	33,750.00	(9,877.36)	45,000.00
6056 Legal-Homeowner	965.48	83.33	(882.15)	1,199.98	749.97	(450.01)	1,000.00
6057 Lien Fees	-	83.33	83.33	-	749.97	749.97	1,000.00
6061 Board Meeting Expense	399.90	475.00	75.10	4,274.23	4,275.00	0.77	5,700.00
6067 IT Expenses	4,160.00	2,000.00	(2,160.00)	24,286.12	18,000.00	(6,286.12)	24,000.00
6073 Election Expense	4,596.08	1,166.67	(3,429.41)	13,906.59	10,500.03	(3,406.56)	14,000.00
6075 Dues & Publications	1,360.15	1,250.00	(110.15)	20,517.11	11,250.00	(9,267.11)	15,000.00
6077 Bad Debt/Write Off	-	1,000.00	1,000.00	12,282.69	9,000.00	(3,282.69)	12,000.00
6078 Education / Training	425.00	50.00	(375.00)	3,654.00	450.00	(3,204.00)	600.00
6079 Emergency Preparedness	56.16	166.67	110.51	1,653.82	1,500.03	(153.79)	2,000.00
6081 Coffee Service	1,916.33	800.00	(1,116.33)	12,911.90	7,200.00	(5,711.90)	9,600.00
6082 Water Service	324.00	325.00	1.00	3,507.92	2,925.00	(582.92)	3,900.00
6085 Misc Administration	885.83	750.00	(135.83)	5,826.73	6,750.00	923.27	9,000.00
Total ADMINISTRATION	\$ 43,464.49	\$ 31,401.83	(\$ 12,062.66)	\$342,794.08	\$282,616.47	(\$60,177.61)	\$376,822.00
Personnel							
6100 Payroll	91,910.17	92,908.33	998.16	885,939.90	836,174.97	(49,764.93)	1,114,900.00
6105 Payroll Taxes & Benefits	20,365.36	24,064.42	3,699.06	194,636.11	216,579.78	21,943.67	288,773.00
6150 Uniforms	-	425.00	425.00	1,239.07	3,825.00	2,585.93	5,100.00
Total Personnel	\$ 112,275.53	\$117,397.75	\$ 5,122.22	\$1,081,815.08	\$1,056,579.75	(\$25,235.33)	\$1,408,773.00
Community Services/Events							
6200 Community Website	-	333.33	333.33	251.84	2,999.97	2,748.13	4,000.00

Income Statement - Operating

Solera at Apple Valley Community Association

03/01/2026 to 03/31/2026

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6210 Comm. Events/Programs	\$1,539.54	\$4,166.67	\$2,627.13	\$52,910.54	\$37,500.03	(\$15,410.51)	\$50,000.00
6220 Community Excursions	-	200.00	200.00	-	1,800.00	1,800.00	2,400.00
6230 Recreation Supplies	653.60	100.00	(553.60)	2,259.33	900.00	(1,359.33)	1,200.00
6240 Laundry Serv-Table Linens	1,552.02	1,500.00	(52.02)	12,756.09	13,500.00	743.91	18,000.00
6250 Ashwood Lifestyle Programs	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
Total Community Services/Events	\$3,745.16	\$7,133.33	\$3,388.17	\$68,177.80	\$64,199.97	(\$3,977.83)	\$85,600.00
Ashwood Golf							
6300 Non-Potable Reuse Water	15,000.00	15,000.00	-	135,000.00	135,000.00	-	180,000.00
6310 Ashwood Golf Contrib	55,833.33	55,833.33	-	502,499.97	502,499.97	-	670,000.00
Total Ashwood Golf	\$70,833.33	\$70,833.33	\$-	\$637,499.97	\$637,499.97	\$0.00	\$850,000.00
Landscape							
6405 Landscape Contract	30,946.50	30,946.50	-	278,518.50	278,518.50	-	371,358.00
6410 Landscape Extras	-	2,083.33	2,083.33	13,763.52	18,749.97	4,986.45	25,000.00
6420 Irrigation Repairs	12,509.15	4,000.00	(8,509.15)	54,488.47	36,000.00	(18,488.47)	48,000.00
6429 Landscape Easement	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
Total Landscape	\$43,455.65	\$37,529.83	(\$5,925.82)	\$346,770.49	\$337,768.47	(\$9,002.02)	\$450,358.00
Maintenance							
6509 Plumbing	-	333.33	333.33	1,360.00	2,999.97	1,639.97	4,000.00
6510 Lighting Services-Interior	-	100.00	100.00	251.11	900.00	648.89	1,200.00
6511 Lighting Services-Exterior	-	308.33	308.33	2,412.00	2,774.97	362.97	3,700.00
6551 Janitorial Supplies	4,784.74	2,250.00	(2,534.74)	26,564.27	20,250.00	(6,314.27)	27,000.00
6553 Common Area Maint.	1,753.41	2,500.00	746.59	15,126.45	22,500.00	7,373.55	30,000.00
6555 Pest Control-Aspen	300.00	300.00	-	2,700.00	2,700.00	-	3,600.00
6556 Pest Control-Mariposa	300.00	300.00	-	2,700.00	2,700.00	-	3,600.00
6575 Window Cleaning	-	716.67	716.67	4,300.00	6,450.03	2,150.03	8,600.00
6586 HVAC Repairs/Supplies	-	150.00	150.00	85.00	1,350.00	1,265.00	1,800.00
6588 Fitness Equipment	500.00	300.00	(200.00)	1,878.91	2,700.00	821.09	3,600.00
6589 Monument Maintenance	-	100.00	100.00	93.33	900.00	806.67	1,200.00
6590 Street Sweeping	1,115.00	1,115.00	-	10,186.18	10,035.00	(151.18)	13,380.00
6598 Vehicle Expenses	37.99	307.58	269.59	546.22	2,768.22	2,222.00	3,691.00
6599 Vehicle Expenses-Gas	275.00	500.00	225.00	1,978.47	4,500.00	2,521.53	6,000.00
Total Maintenance	\$9,066.14	\$9,280.91	\$214.77	\$70,181.94	\$83,528.19	\$13,346.25	\$111,371.00
Property Protection							
6604 Gate Software	-	1,100.00	1,100.00	10,020.00	9,900.00	(120.00)	13,200.00
6605 Gate Repairs/Maint	-	750.00	750.00	3,328.98	6,750.00	3,421.02	9,000.00
6609 Transponders/Keys/Cards	(327.26)	1,000.00	1,327.26	(4,097.10)	9,000.00	13,097.10	12,000.00
6610 Fire Sys Monitoring-Aspen	-	75.00	75.00	540.00	675.00	135.00	900.00
6611 Fire Sys Monitoring-Mariposa	-	75.00	75.00	540.00	675.00	135.00	900.00
6615 Fire Extinguisher	995.00	500.00	(495.00)	4,245.85	4,500.00	254.15	6,000.00
6620 Property Protection	26,471.51	25,250.00	(1,221.51)	225,875.42	227,250.00	1,374.58	303,000.00
6621 Prop. Protection-Non Contract	-	50.00	50.00	-	450.00	450.00	600.00
Total Property Protection	\$27,139.25	\$28,800.00	\$1,660.75	\$240,453.15	\$259,200.00	\$18,746.85	\$345,600.00
Swimming Pool/Spa							
6700 Pool Repairs/Maint-Aspen	-	250.00	250.00	2,089.19	2,250.00	160.81	3,000.00
6701 Pool Chemicals-Aspen	1,496.58	1,500.00	3.42	13,512.30	13,500.00	(12.30)	18,000.00
6720 Pool Rep/Maint-Mariposa	-	250.00	250.00	960.98	2,250.00	1,289.02	3,000.00
6721 Pool Chemicals-Mariposa	354.54	600.00	245.46	5,739.52	5,400.00	(339.52)	7,200.00
Total Swimming Pool/Spa	\$1,851.12	\$2,600.00	\$748.88	\$22,301.99	\$23,400.00	\$1,098.01	\$31,200.00
Utilities							
6800 Electricity Usage	12,553.67	18,808.33	6,254.66	129,052.80	169,274.97	40,222.17	225,700.00
6810 Gas Usage	5,770.67	8,333.33	2,562.66	61,480.51	74,999.97	13,519.46	100,000.00
6820 Refuse Collection	689.50	700.00	10.50	6,588.42	6,300.00	(288.42)	8,400.00
6830 Sewer	987.74	1,600.00	612.26	9,838.05	14,400.00	4,561.95	19,200.00
6840 Water Usage	3,842.23	7,250.00	3,407.77	47,208.15	65,250.00	18,041.85	87,000.00
6860 Cable Expense	937.21	1,516.67	579.46	9,556.93	13,650.03	4,093.10	18,200.00
6870 Telephone Expense	2,049.97	1,416.67	(633.30)	16,344.18	12,750.03	(3,594.15)	17,000.00

Income Statement - Operating

Solera at Apple Valley Community Association

03/01/2026 to 03/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Utilities	\$26,830.99	\$39,625.00	\$12,794.01	\$280,069.04	\$356,625.00	\$76,555.96	\$475,500.00
Insurance							
6900 Insurance Master Policy	\$9,239.79	\$8,583.33	(\$656.46)	\$82,076.79	\$77,249.97	(\$4,826.82)	\$103,000.00
Total Insurance	\$9,239.79	\$8,583.33	(\$656.46)	\$82,076.79	\$77,249.97	(\$4,826.82)	\$103,000.00
Taxes & Fees							
7050 Federal Taxes/Fees	-	2,000.00	2,000.00	55,780.00	18,000.00	(37,780.00)	24,000.00
7060 State Taxes/Fees	-	416.67	416.67	(2,768.74)	3,750.03	6,518.77	5,000.00
7070 County Property Taxes/Fees	-	375.00	375.00	1,692.91	3,375.00	1,682.09	4,500.00
Total Taxes & Fees	\$-	\$2,791.67	\$2,791.67	\$54,704.17	\$25,125.03	(\$29,579.14)	\$33,500.00
Other Expense							
7950 Capital Expenses	-	4,166.67	4,166.67	34,145.46	37,500.03	3,354.57	50,000.00
7975 Solera/Jess Ranch Shared Services	4,250.00	4,250.00	-	38,250.00	38,250.00	-	51,000.00
Total Other Expense	\$4,250.00	\$8,416.67	\$4,166.67	\$72,395.46	\$75,750.03	\$3,354.57	\$101,000.00
Cost Center							
8000 Cable	-	132.00	132.00	-	1,188.00	1,188.00	1,584.00
8004 Water	619.89	110.08	(509.81)	1,036.86	990.72	(46.14)	1,321.00
8005 Streets & Drives	-	100.00	100.00	-	900.00	900.00	1,200.00
8007 Contract Landscape Service	1,313.29	1,180.00	(133.29)	11,408.79	10,620.00	(788.79)	14,160.00
8008 Landscape Extras	-	41.67	41.67	-	375.03	375.03	500.00
8009 Backflow Test Repairs	-	27.50	27.50	-	247.50	247.50	330.00
8010 General Maintenance	-	196.83	196.83	270.00	1,771.47	1,501.47	2,362.00
8011 Accounting	-	85.42	85.42	-	768.78	768.78	1,025.00
8012 Insurance Master Policy	-	83.33	83.33	-	749.97	749.97	1,000.00
8013 Legal Service	-	41.67	41.67	-	375.03	375.03	500.00
8014 Contract Management	-	837.67	837.67	-	7,539.03	7,539.03	10,052.00
8015 Reserve Study Consultant	-	66.67	66.67	-	600.03	600.03	800.00
8016 Contingency	-	91.67	91.67	-	825.03	825.03	1,100.00
8017 Professional Fees	-	29.17	29.17	-	262.53	262.53	350.00
Total Cost Center	\$1,933.18	\$3,023.68	\$1,090.50	\$12,715.65	\$27,213.12	\$14,497.47	\$36,284.00
Reserve Allocation							
9000 Reserves - Solera	80,143.33	80,143.33	-	721,289.97	721,289.97	-	961,720.00
9000 Reserves - Solera Jess Ranch	5,448.00	5,448.00	-	49,032.00	49,032.00	-	65,376.00
9002 Storm Drain Repair	-	-	-	52,464.00	-	(52,464.00)	-
9495 Interest	5,389.89	16,666.67	11,276.78	204,553.87	150,000.03	(54,553.84)	200,000.00
9495 Interest	114.82	-	(114.82)	960.64	-	(960.64)	-
Total Reserve Allocation	\$91,096.04	\$102,258.00	\$11,161.96	\$1,028,300.48	\$920,322.00	(\$107,978.48)	\$1,227,096.00
Total OPERATING EXPENSE	\$445,180.67	\$469,675.33	\$24,494.66	\$4,340,256.09	\$4,227,077.97	(\$113,178.12)	\$5,636,104.00
Net Income:	\$12,376.88	\$0.01	\$12,376.87	(\$9,882.15)	\$0.09	(\$9,882.24)	\$0.00

Financial Report Package

March 2026

Prepared for

Solera at Apple Valley Community Association

SOLERA JESS RANCH

By

Seabreeze Management Company, Inc.

Balance Sheet

Solera at Apple Valley Community Association

End Date: 03/31/2026

Assets		
Operating Fund Assets		
10-1005-99 Sunwest - Operating - Solera/Jess Ranch -7817	\$115,385.03	
10-1092-99 Due (To)/From Solera Apple Valley	(2,232.20)	
TOTAL Operating Fund Assets:		<u>\$113,152.83</u>
Reserve Fund Assets		
11-1105-99 Sunwest - Res MM - Solera/Jess Ranch	259,998.01	
TOTAL Reserve Fund Assets:		<u>\$259,998.01</u>
Accounts Receivable		
12-1283-99 Accounts Receivable - Solera Jess Ranch	2,135.69	
TOTAL Accounts Receivable:		<u>\$2,135.69</u>
Total Assets:		<u><u>\$375,286.53</u></u>
Liabilities & Equity		
Reserve Fund Liabilities		
40-4000-99 Reserves - Solera/Jess Ranch	255,911.79	
40-4495-99 Interest - Solera/Jess Ranch	4,086.22	
TOTAL Reserve Fund Liabilities:		<u>\$259,998.01</u>
Operating Equity		
49-4998-99 Prior Year Equity - Solera/Jess Ranch	100,791.14	
TOTAL Operating Equity:		<u>\$100,791.14</u>
Net Income Gain / Loss	<u>14,497.38</u>	
		<u>\$14,497.38</u>
Total Liabilities & Equity:		<u><u>\$375,286.53</u></u>

Income Statement - Operating
Solera at Apple Valley Community Association
From 03/01/2026 to 03/31/2026

Description	Current Period		Variance	Actual	Year-to-date		Annual Budget
	Actual	Budget			Budget	Variance	
Solera/Jess Ranch Shared Services							
OPERATING INCOME							
Income							
5013 Shared Amenity Assessment	\$8,471.67	\$8,471.67	\$0.00	\$76,245.03	\$76,245.03	\$0.00	\$101,660.00
5031 Interest Income-Reserve	\$114.82	\$0.00	\$114.82	\$960.64	\$0.00	\$960.64	\$0.00
TOTAL Income	\$8,586.49	\$8,471.67	\$114.82	\$77,205.67	\$76,245.03	\$960.64	\$101,660.00
TOTAL OPERATING INCOME	\$8,586.49	\$8,471.67	\$114.82	\$77,205.67	\$76,245.03	\$960.64	\$101,660.00
OPERATING EXPENSE							
Cost Center							
8000 Cable	\$0.00	\$132.00	\$132.00	\$0.00	\$1,188.00	\$1,188.00	\$1,584.00
8004 Water	\$619.89	\$110.08	(\$509.81)	\$1,036.86	\$990.72	(\$46.14)	\$1,321.00
8005 Streets & Drives	\$0.00	\$100.00	\$100.00	\$0.00	\$900.00	\$900.00	\$1,200.00
8007 Contract Landscape Service	\$1,313.29	\$1,180.00	(\$133.29)	\$11,408.79	\$10,620.00	(\$788.79)	\$14,160.00
8008 Landscape Extras	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
8009 Backflow Test Repairs	\$0.00	\$27.50	\$27.50	\$0.00	\$247.50	\$247.50	\$330.00
8010 General Maintenance	\$0.00	\$196.83	\$196.83	\$270.00	\$1,771.47	\$1,501.47	\$2,362.00
8011 Accounting	\$0.00	\$85.42	\$85.42	\$0.00	\$768.78	\$768.78	\$1,025.00
8012 Insurance Master Policy	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
8013 Legal Service	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
8014 Contract Management	\$0.00	\$837.67	\$837.67	\$0.00	\$7,539.03	\$7,539.03	\$10,052.00
8015 Reserve Study Consultant	\$0.00	\$66.67	\$66.67	\$0.00	\$600.03	\$600.03	\$800.00
8016 Contingency	\$0.00	\$91.67	\$91.67	\$0.00	\$825.03	\$825.03	\$1,100.00
8017 Professional Fees	\$0.00	\$29.17	\$29.17	\$0.00	\$262.53	\$262.53	\$350.00
TOTAL Cost Center	\$1,933.18	\$3,023.68	\$1,090.50	\$12,715.65	\$27,213.12	\$14,497.47	\$36,284.00
Reserve Allocation							
9000 Reserves - Solera Jess Ranch	\$5,448.00	\$5,448.00	\$0.00	\$49,032.00	\$49,032.00	\$0.00	\$65,376.00
9495 Interest	\$114.82	\$0.00	(\$114.82)	\$960.64	\$0.00	(\$960.64)	\$0.00
TOTAL Reserve Allocation	\$5,562.82	\$5,448.00	(\$114.82)	\$49,992.64	\$49,032.00	(\$960.64)	\$65,376.00
TOTAL OPERATING EXPENSE	\$7,496.00	\$8,471.68	\$975.68	\$62,708.29	\$76,245.12	\$13,536.83	\$101,660.00

Income Statement - Operating

Solera at Apple Valley Community Association

From 03/01/2026 to 03/31/2026

Description	Current Period			Year-to-date		Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Income:	\$1,090.49	(\$0.01)	\$1,090.50	\$14,497.38	(\$0.09)	\$14,497.47	\$0.00

Ashwood Golf Course

Balance Sheet

04/16/26

As of March 31, 2026

Accrual Basis

	Mar 31, 26
ASSETS	
Current Assets	
Checking/Savings	
100000 · Cash - Consolidated	
100010 · WFB Ashwood DEP 8240	151,371.82
100020 · WFB Ashwood OP 4575	84,082.37
100030 · WFB Ashwood PC 4567	223.27
100070 · Cash OnSite	1,250.00
100090 · Merrill Lynch - AW Reserve 089	836,883.15
Total 100000 · Cash - Consolidated	1,073,810.61
Total Checking/Savings	1,073,810.61
Accounts Receivable	
11000 · *Accounts Receivable	83,305.49
Total Accounts Receivable	83,305.49
Other Current Assets	
110100 · Inventory - Merchandise	79,767.73
120000 · Inventory - Food	5,855.50
121000 · Inventory - Liquor	1,544.57
122000 · Inventory - Beer	2,635.22
123000 · Inventory - Wine	78.85
124000 · Inventory - NA Beverage	4,728.68
140500 · Other Assets	23,578.35
155000 · Prepaid Expenses	13,235.89
155100 · Prepaid Insurance	12,796.17
Total Other Current Assets	144,220.96
Total Current Assets	1,301,337.06
Fixed Assets	
160000 · Fixed Assets	373,329.99
160200 · Capital Lease Equipment	159,403.60
160900 · Accumulated Depreciation	-92,433.88
Total Fixed Assets	440,299.71
TOTAL ASSETS	1,741,636.77
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
210000 · Accounts Payable	96,965.94
Total Accounts Payable	96,965.94
Other Current Liabilities	
212000 · Accrued Payroll	43,010.74
212500 · Accrued Paid Time Off	11,595.53
213000 · Tips & Gratuities	30.65
214000 · Gift Certs. Payable - OLD	31,064.90
215000 · Gift Certs. Payable - NEW	31,936.66
220000 · Sales Tax Payable	4,354.96
239000 · Accrued Other Expenses	48,256.03
250000 · Tournaments Deposits	10,039.02
251000 · Member Deposits	1,663.52
252000 · Range Card Series	2,752.70
260000 · Deferred Revenue	2,109.50
Total Other Current Liabilities	186,814.21
Total Current Liabilities	283,780.15

Ashwood Golf Course
Balance Sheet
As of March 31, 2026

	<u>Mar 31, 26</u>
Long Term Liabilities	
270000 · Capital Lease	11,704.30
Total Long Term Liabilities	11,704.30
Total Liabilities	295,484.45
Equity	
300000 · Owners Equity	4,749,850.86
300300 · Golf Course Funds - Pulte	442,663.04
320000 · Retained Earnings	-3,422,053.40
Net Income	-324,308.18
Total Equity	1,446,152.32
TOTAL LIABILITIES & EQUITY	<u>1,741,636.77</u>

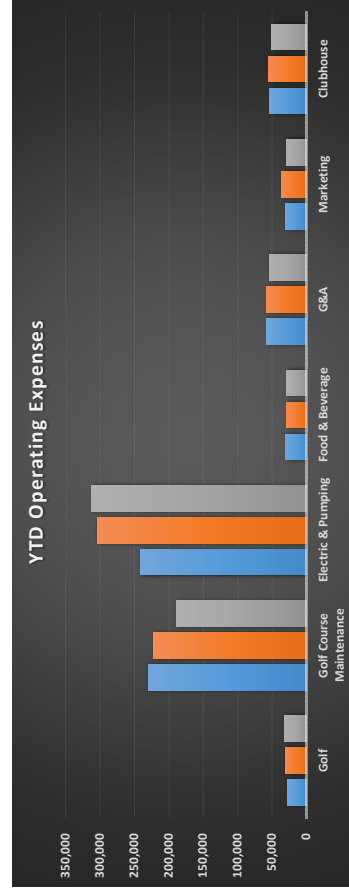
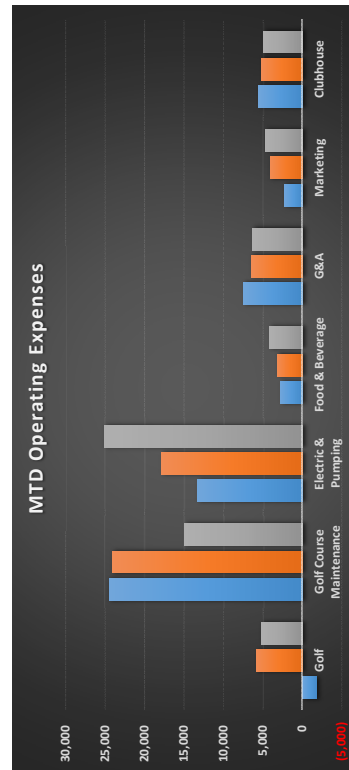
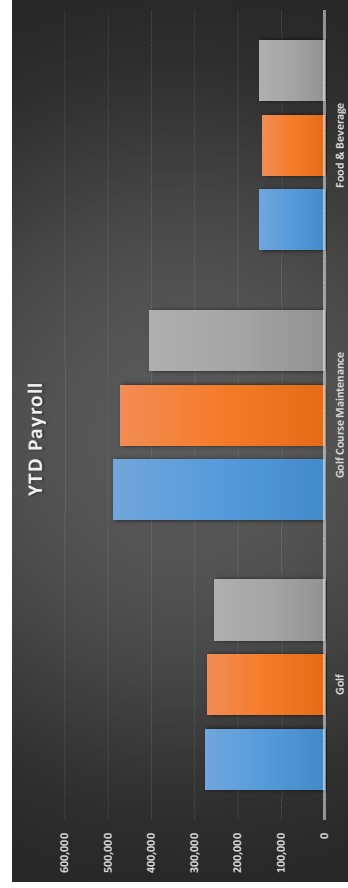
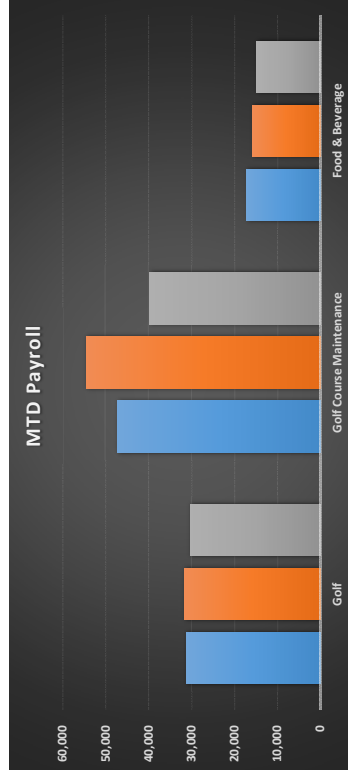
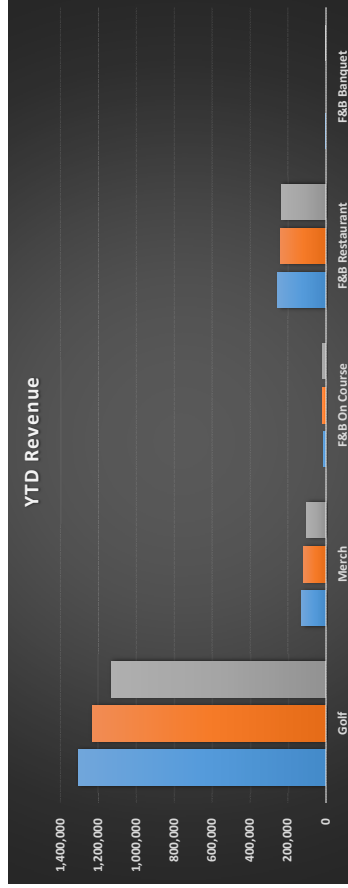
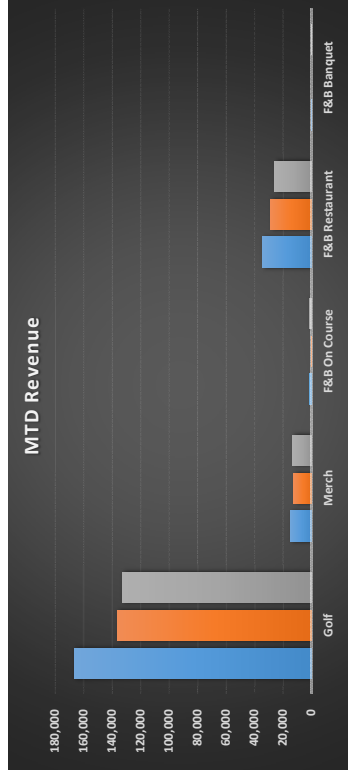
Ashwood Golf Course
 Consolidated Income Statement
 Fiscal Year 2025-2026
 For The Period Ended
 March 31, 2026

Actual	Current Month		Description	Year To Date		Prior Year	Variance	Annual Budget
	%	Budget		%	Budget			
34.71	33.75	0.97	Avg. \$ Green Fee Per Green	37.57	2.32	32.91	6.97	33.14
32.08	33.16	(1.08)	Avg. \$ Green Fee Per Facility Round	36.80	(0.31)	30.68	5.81	32.48
5.87	6.10	(0.23)	Avg. \$ Driving Range Fee Per Facility Round	6.45	0.22	5.74	0.93	5.80
1.73	0.12	1.61	Avg. \$ Cart Fee Per Facility Round	0.14	1.32	1.02	0.44	0.12
3.77	3.80	(0.03)	Avg. \$ Merchandise per Facility Rounds	4.32	0.29	3.49	1.11	3.84
15.31	19.25	(3.94)	Avg. \$ F&B Restaurant per Restaurant Covers	15.73	2.21	14.29	1.11	15.30
126	105	21	AVERAGE ROUNDS PER DAY	98	3	103	(3)	117

2025-2026 Budget

2025-2026 Actual

2024-2025 Actual



Ashwood Golf Course
 Merchandise Income Statement
 Fiscal Year 2025-2026
 For The Period Ended
 March 31, 2026

Actual	Current Month			Description	Year To Date		
	%	Budget	Variance		Actual	%	Budget
5,999	41%	6,213	(214)	430000 · Soft Goods Sales	43,842	57,827	(13,985)
8,756	59%	6,213	2,543	435000 · Hard Good Sales	82,749	57,827	24,922
14,756	100%	12,426	2,330	TOTAL REVENUES	126,592	115,654	10,938
10,216	69%	8,077	(2,139)	LESS: COST OF SALES			
318	2%	0	(318)	510000 · Cost of Sales - Merch	83,401	75,175	(8,226)
10,534	71%	8,077	(2,457)	510100 · Cost of Sales - Freight	2,797	0	(2,797)
4,222	29%	4,349	(127)	TOTAL COST OF SALES	86,198	75,175	(11,023)
				NET OPERATING INCOME (LOSS)	40,394	40,479	(85)

Ashwood Golf Course
 Golf Course Maintenance Income Statement
 Fiscal Year 2025-2026
 For The Period Ended
 March 31, 2026

Actual	Current Month		Description	Year To Date		Variance
	Actual	Budget		Actual	Budget	
7,725	8,153	428	600000 · Management Wages	69,684	72,062	2,378
5,613	5,314	(299)	600100 · Supervisor Wages	44,859	46,970	2,111
22,433	29,804	7,371	600500 · Hourly Wages	255,016	258,785	3,769
125	0	(125)	600600 · Overtime Wages	9,219	0	(9,219)
2,857	4,760	1,904	630000 · Payroll Taxes	31,493	36,343	4,850
3,088	2,435	(653)	630500 · Workers Compensation	24,799	21,915	(2,884)
0	0	0	631000 · Employee Meals	11	0	(11)
3,898	4,043	145	631500 · Health Insurance	35,111	35,229	118
1,512	0	(1,512)	639500 · PTO Accrued Expense	17,725	0	(17,725)
47,250	54,509	7,259	TOTAL PAYROLL & BENEFITS	487,917	471,304	(16,613)
			OPERATING EXPENSES			
615	400	(215)	700000 · Expendable Supplies	4,855	3,600	(1,255)
2,419	7,000	4,581	720000 · Sand/Topdressing	12,762	25,500	12,738
0	0	0	721000 · Seed/Sod/Plants	13,930	16,000	2,070
11,480	6,600	(4,880)	721500 · Fertilizer/Chemicals	64,332	58,200	(6,132)
2,313	2,300	(13)	722000 · Fuel and Lubricants	25,283	31,200	5,917
1,999	500	(1,499)	722500 · Small Tools & Equip.	2,852	2,500	(352)
0	0	0	723000 · Tee & Green Equipment	4,281	4,500	219
0	0	0	730000 · Building Structures	300	0	(300)
1,235	2,000	765	731000 · Irrigation System	18,504	24,200	5,696
1,678	1,750	72	731500 · Equipment Repair	18,134	15,750	(2,384)
1,445	0	(1,445)	732500 · Drainage	1,445	0	(1,445)
0	0	0	733000 · Trees & Shrubs	10,430	0	(10,430)
0	0	0	733500 · Lakes/Buffers	3,199	1,900	(1,299)
0	0	0	760000 · Office Supplies	207	0	(207)
0	0	0	761000 · Contract Services	2,484	0	(2,484)
0	0	0	761210 · Site Signage	34	0	(34)
0	0	0	762000 · Dues/Subscriptions	700	0	(700)
0	1,000	1,000	764000 · Equipment Rental	2,400	5,500	3,100
738	375	(363)	765500 · Uniforms	295	3,000	2,705
0	0	0	768500 · Telephone	2,008	2,025	17
0	0	0	770000 · Seminars & Training	0	2,400	2,400
0	0	0	770500 · Cleaning Supplies	83	0	(83)
0	0	0	771000 · Licenses & Permits	2,048	2,075	27
0	700	700	774000 · Refuse Disposal	5,570	6,300	730
212	575	363	774200 · Water	4,430	7,400	2,970
292	450	158	774350 · Safety Equipment	3,300	4,050	750
0	0	0	774450 · Soil Testing	1,600	1,400	(200)
0	363	363	775000 · Pest Control	22,752	3,267	(19,485)
0	0	0	781000 · Computer Supplies/Repa	280	0	(280)
0	0	0	786500 · Employee Relations	869	750	(119)
0	0	0	790600 · Building Security	882	900	18
24,425	24,013	(412)	TOTAL OPERATING EXPENSES	230,249	222,417	(7,832)
(71,676)	(78,522)	6,846	OPERATING INCOME (LOSS)	(718,166)	(693,721)	(24,445)
			FIXED OPERATING EXPENSES			
3,053	3,833	780	774370 · Leases - Equipment	3,085	34,497	31,412
3,053	3,833	780	TOTAL FIXED OPERATING EXPENSES	3,085	34,497	31,412
(74,728)	(82,355)	7,627	NET OPERATING INCOME (LOSS)	(721,251)	(728,218)	6,967

Ashwood Golf Course
 Electric & Pumping Income Statement
 Fiscal Year 2025-2026
 For The Period Ended
 March 31, 2026

Current Month			Year To Date					
Actual	%	Budget	%	Actual	%	Budget	%	Variance
12,760		10,800		111,198		132,800		21,602
15,559		22,000		265,057		306,500		41,443
(15,000)		(15,000)		(135,000)		(135,000)		0
13,319		17,800		241,255		304,300		63,045
(13,319)		(17,800)		(241,255)		(304,300)		63,045
			OPERATING EXPENSES					
			774100 · Electricity					
			774200 · Water					
			774201 · HOA Water Payment					
			TOTAL OPERATING EXPENSES					
			NET OPERATING INCOME (LOSS)					

Ashwood Golf Course
 General & Administrative Income Statement
 Fiscal Year 2025-2026
 For The Period Ended
 March 31, 2026

Current Month			Year To Date		
Actual	%	Budget	%	Variance	
Actual	%	Budget	%	Variance	
PAYROLL & BENEFITS					
0		0		0	3,259
181		50		(131)	1,477
181		50		(131)	4,736
OPERATING EXPENSES					
82		150		69	546
82		40		(42)	651
644		1,415		771	10,557
0		0		0	26
0		225		225	75
0		0		0	208
0		0		0	38
0		100		100	688
29		50		21	359
782		900		118	8,085
4,254		3,286		(968)	32,438
217		300		83	2,260
0		25		25	250
0		0		0	29
0		0		0	357
7,465		6,491		(974)	57,940
(7,646)		(6,541)		(1,105)	(62,676)
TOTAL PAYROLL & BENEFITS					
					450
					450
					1,350
					360
					12,735
					0
					675
					410
					0
					900
					450
					8,600
					29,715
					2,700
					225
					0
					0
					58,120
					(4,286)
					804
					(291)
					2,178
					(26)
					600
					202
					(38)
					213
					91
					515
					(2,723)
					440
					(25)
					(29)
					(357)
					180
					(4,106)
TOTAL OPERATING EXPENSES					
NET OPERATING INCOME (LOSS)					

Ashwood Golf Course

Clubhouse Income Statement

Fiscal Year 2025-2026

For The Period Ended

March 31, 2026

Current Month				Year To Date			
Actual	%	Budget	Variance	Actual	%	Budget	Variance
0		150	150	1,708		1,350	(358)
0		150	150	1,644		1,350	(294)
0		0	0	56		0	(56)
842		426	(416)	3,701		3,834	133
0		0	0	561		0	(561)
15		15	0	103		135	32
873		0	(873)	873		0	(873)
188		440	252	6,232		3,960	(2,272)
0		730	730	6,527		6,570	43
2,791		2,600	(191)	27,705		32,100	4,395
898		600	(298)	3,942		4,750	808
0		88	88	855		792	(63)
0		0	0	342		345	3
5,606		5,199	(407)	54,246		55,186	940
(5,606)		(5,199)	(407)	(54,246)		(55,186)	940

Ashwood Golf Course
Miscellaneous Income Statement
Fiscal Year 2025-2026
For The Period Ended
March 31, 2026

Current Month			Year To Date		
Actual	%	Budget	%	Variance	
2,268		0		2,268	
2,268		0		2,268	
MISCELLANEOUS REVENUES					
					904000 · Interest Income
					17,410
					0
					17,410
TOTAL MISCELLANEOUS REVENUES					
NON-OPERATING EXPENSES					
					906000 · Community Expense
					3,650
					0
					920000 · Management Fee
					75,978
					0
					910000 · Interest Expense
					2
					3,393
					6,100
					925000 · Property Taxes
					5,436
					57,600
					930000 · Insurance Expense (GL)
					59,209
					12,222
					970000 · Depreciation
					42,896
					187,171
					155,293
					(31,878)
					(3,650)
					0
					3,391
					664
					(1,609)
					(30,674)
					(31,878)
TOTAL NON-OPERATING EXPENSES					
					187,171
					(169,761)
					(14,468)
					(155,293)
NET INCOME (LOSS)					
					(18,498)
					(16,877)
					(1,621)