

AGENDA

VISTA TRACE MULTICONDOMINIUM ASSOCIATION

AGENDA

Date: Wednesday, September 9, 2026
Time: 7:00 PM
Place: Community Clubhouse – Please sign in upon entering the clubhouse for the meeting.

Welcome / Determination of Quorum / Call to order / President's Report - Agenda/Meeting format and holding questions and individual concerns until after all business agenda items are addressed. Any guest speakers or presenters may be allowed to have the floor after the Secretary's Report. Meeting recordings if any will be for verification purposes only and will be destroyed once minutes have been reviewed by Secretary. The chair may re-arrange agenda items to accommodate any presenters or vendor guests for example.

Secretary's Report – review/approval of prior meeting minutes, ensure attendance sign in sheet

Treasurer's Report – Review and Approval of Financials and Operating Account book balance and available funds report

- **Extraordinary spending – on hold due to financial condition.**
- **NOTE for future Budgets -maintenance increase required due to 5-year loan principal due (July 2026 – June 2031)**

Management Report

Committee Reports

Grievance Committee (GC) - Normally held on the 2nd Wednesday of each month at 6:30 PM

Unfinished / Old Business

- Miami Dade County Violation 20210209815X – Guard House and slab removed / Miami Dade issued fine – waiting on final
- Miami Dade County Violation – Pool – pool inspected by FL DOH / pending developer plans / modification permit request
 - Theft of pool equipment (pumps) – replaced (permit pulled with FL DOH)
 - Pool vendor working on DOH permits
- 2025 CPA Engagement (audit) – review for approval

New Business

- Open Director Position (Condo 3 and Condo 5)
- Seal Coating (2027)
- Budget Meeting – November 11, 2026
- Legal – No Smoking Cannabis in Common areas – review attorney opinion
- Pressure Washing of the Buildings (Lucy)
- Discussion of Entry System (David)
- Miscellaneous Business
- Request for Waiver of Fine Assessments, Late Fees, Violation Extensions. Payment Plans or Attorney Collection Files only

Future Projects

- Water Meters – cost of approx. \$350 per unit / Membership vote required to change governing documents (per legal opinion)
- Clubhouse Rentals
- Rear Fence Line Reconfiguration

Schedule for the Next Meeting (normally held on the 2nd Wednesday Quarterly) – next meeting November 11, 2026

Adjournment (by motion)

****Open Forum** (Audience Comments)

NOTE: Grievance Committee Meets each month on 2nd Wednesday at 6:30 pm

VISTA TRACE MULTICONDOMINIUM ASSOCIATION

REPORT TO DIRECTORS

FOR THE MONTH OF:

JULY 2026

FOR MANAGEMENT PURPOSES ONLY

VISTA TRACE MULTICONDOMINIUM

MEETING MINUTES

FINANCIAL STATEMENTS

- ❖ One-Page Financial Summary (As of and for July 31, 2026)
- ❖ Combined Statement of Financial Position (As of July 31, 2026)
- ❖ Notes to Combined Statement of Financial Position (As of July 31, 2026)
- ❖ Combined Statement of Homeowner's Equity (As of July 31, 2026)
- ❖ Combined Statement of Activities (Period Ending July 31, 2026)
- ❖ Combined Budget Report – Comparison Year 2026 (Period Ending July 31, 2026)
- ❖ Budget Report (Residences) – Comparison Year 2026 (Period Ending July 31, 2026)
- ❖ Combined Statement of Cash Flows (Period Ending July 31, 2026)
- ❖ Budget Comparison Report – Condos 1 to 8 (Period Ending July 31, 2026)
- ❖ Statement of Reserves – Condos 1 to 8 (Period Ending July 31, 2026)
- ❖ Accounts Payable Aging Summary (As of July 31, 2026)
- ❖ Prepaid Insurance Schedule
- ❖ List of Disbursements (July 2026)
- ❖ Reconciliation Report (Operating 5672 – City National Bank)
- ❖ Reconciliation Report (Loan 3577 – City National Bank) - \$0 balance
- ❖ Reconciliation Report (Reserve 7641 – City National Bank)
- ❖ Reconciliation Report (Reserve Condo 1 – 8 2386 - City National Bank)
- ❖ Reconciliation Report (Reserve Residences 4195 - City National Bank)
- ❖ Reconciliation Report (Security Deposit 7134 – Truist Bank)

ACCOUNTS RECEIVABLE & COLLECTIONS

- ❖ Accounts Receivable Aging Summary (As of July 31, 2026)
- ❖ Legal Status Report
- ❖ Alton Madison Property Management Collection Report

REGULAR MEETING OF THE BOARD OF DIRECTORS OF
VISTA TRACE CONDOMINIUM ASSOCIATION, INC.

February 11, 2026

The February 2026 Regular Meeting of the Vista Trace Condominium Association's Board of Directors was held in person in the community clubhouse.

Present from the Board of Directors were Luis Rodriguez, Mark Minervino and Lucia Benchetrit (via speaker phone), Issaac Benchetrit and Miriella Suero (via speaker phone). Having determined a quorum existed, Luis called the meeting to order at 7:11pm

Also, present was Barbara from Alton Madison Property Management.

Secretary's Report – The October 8, 2025, regular meeting minutes and the November 12, 2025 Budget meeting minutes were presented for review and approval. Motion by Lucy, second by Luis, to approve all meeting minutes presented. The motion passed unanimously by those Directors present.

Treasurer's Report – The Financial reports for September 2025 to December 2025. were presented for review and approval. The Board also reviewed the accounts receivable report and attorney (collections) status report as well as the cash deficit position, bank reconciliations, outstanding checks, and reserve account status. Motion by Mark Second by Luis to approve the financial statements as presented. Motion passed unanimously by those directors present.

Management report

A verbal report was addressed with the board of directors.

Unfinished Business

Miami Dade County violation (Guard House) – Management will investigate the violations directly with Miami Dade County. The permit for the demolition of the Guard house has been submitted to the Miami Dade County department.

Note: A contractor (Diamond Contractors) has signed a document for a final permit as Miami Dade county code requires.

Miami Dade County violation (courtesy) (Pool) –The violation has been corrected. The association has to wait for the process of the stolen pool motors to be completed before finalizing the permit and fees for the replacement of said motors per Miami Dade County.

New Business

Open director position (2) – The board is actively looking for member of those condos who would like to serve on the board.

2026 Annual meeting – The annual meeting is scheduled for May 13, 2026.

2025 CPA Engagement – Motion by Lucy second by Mark to approve and move forward with Manuel Villate as the CPA for the Audit of 2025. Motion passed unanimously by those directors' present.

Seal coating – The board would like to review the Seal Coating closed bids after hurricane season. Management will start the requested process end of September 2026.

Dog waste enforcement – The board of directors reviewed the policies for dog waste pick up and the enforcement of those residents who do not pick up after their pets. The board will continue discussion of violations, direct charges, fines , notices on all doors etc.

Touch up Painting – The exterior painting will be discussed closer to budget. October 2026.

Pressure cleaning – The exterior pressure cleaning will be discussed closer to budget October 2026.

Miscellaneous Business - Clubhouse rental – No new business was discussed.

Resident Appeal for Fine Assessments, late fees, etc.

There were no homeowners present to discuss their account.

Adjournment

A motion was made by Mark and seconded by Luis to adjourn this meeting. The motion passed unanimously by those Directors present. The meeting was adjourned at 8:17pm.

Open Forum

All questions, concerns, and issues of the present homeowners have been addressed to the best ability of the Board of Directors.

Respectfully submitted,

Luis Rodriguez, Chair

**ORGANIZATIONAL MEETING
OF THE BOARD OF DIRECTORS OF
VISTA TRACE MULTICONDOMINIUM ASSOCIATION, INC.
May 13, 2026**

The 2026 Organizational Meeting of the Vista Trace Multicondominium Association's Board of Directors was held on this day at the Community Clubhouse.

Present from the Board of Directors were Luis Rodriguez, Lucia (Lucy) Benchetrit (phone), Mark Minervino, Miriella Suero, Issac Benchetrit, and Jennifer Caceres. Absent was David Tyler.

Also, present was Barbara from Alton Madison Property Management.

Luis Rodriguez acted as Chair with no objections and called the meeting to order at 6:39 PM.

Establishment of a quorum of directions - There was quorum of directors present.

Appointment of individual to fill director positions of Condo 3 and Condo 5 – **TABLED**

Appointment of individual to fill At-Large director position on the Board - Motion by Mark and seconded by Luis to appoint David Tyler to the At-Large Director position on the Board. Motion passed unanimously by those directors present.

Election of Officers

Motion by Mark and seconded by Lucy to appoint Luis Rodriguez as President of the Board for the next term. Motion passed unanimously by those directors present. He accepted the appointment.

Motion by Lucy and seconded by Luis to appoint Jennifer Caceres as Secretary. Motion passed unanimously by those directors present. She accepted the appointment.

Motion By Issac second by Luis to appoint Mark Minervino Vice President of the Board for the next term. Motion passed unanimously by those directors present.

Motion by Mark and seconded by Luis to appoint David Tyler as Treasurer of the Board for the next term. Motion passed unanimously by those directors present.

There was no other business discussed

Adjournment – Motion by Mark and seconded by Luis to adjourn this meeting. Motion passed unanimously by those directors present. Meeting adjourned at 6:55 PM.

Respectfully submitted,

Luis Rodriguez, President / Chair

**THE ANNUAL MEETING OF THE
VISTA TRACE MULTICONDOMINIUM ASSOCIATION, INC.**

For May 13, 2026

The 2026 Annual meeting of Vista Trace Multicondominium Association was intended to be held at the community clubhouse (15450 SW 284 St, Homestead, FL 33033) as prepared for and scheduled for 6:30pm on this date.

The owners who submitted their candidate application and were up for election were as follows:

Building 1 – Luis Rodriguez
Building 2 – Jennifer Caceres
Building 3 – *no candidate application received
Building 4 – Luica “Lucy” Benchetrit
Building 5 – *no candidate application received
Building 6 – Mark Minervino and German Raith
Building 7 – Miriella Suero
Building 8 – Issaac Benchetrit

All homeowners present starting at 6:15 PM sign-in (and any arriving after 6:30 pm) signed in and were given an agenda. It was stated ballots were available and would be distributed upon quorum being obtained.

After 5 minutes of waiting for other homeowners to attend, it was noted that there were not enough homeowners present or by proxy ballots (received, noted, and tallied) to be able to call a meeting to order. The percentage and number of homeowners needed for a quorum to conduct the meeting was stated.

The fact that this meeting had been properly posted on the bulletin Board in addition to the notices of the annual meeting mailed as certified and notarized was stated. Proof of notice was shown to those present and available for inspection. Everyone present acknowledged receiving notice.

Election of Board of Directors – it was noted that elections were not required due to the number of candidates that submitted candidate applications

This concluded all discussion. There were neither reports nor new or old business before the community due to lack of quorum for this scheduled annual meeting. Annual Meeting adjourned at 6:35 PM.

Respectfully submitted,

Chair

VISTA TRACE MULTICONDOMINIUM ASSOCIATION

FINANCIAL STATEMENTS

JULY 2026

FOR MANAGEMENT PURPOSES ONLY

Vista Trace Multi-Condominium Association, Inc.
One Page Financial Summary and Highlights (At-A-Glance)
As of and for: July 31, 2026
(Combined)

1. Cash:	Operating Cash In Bank	\$56,178.09
	Deposits in Transit	1,871.12
	Balancing (to)/from Reserves *	(270,000.00)
	Other	0.00
	Total Operating Cash	<u><u>(\$211,950.79)</u></u>

2. Reserve	Reserve Checking/Money Market - VSTA	\$831,736.86
Cash:	Reserve Checking/Money Market - RAVT	205,128.98
	Special Assessment	0.00
	Balancing (to)/from Operating *	270,000.00
	Total Reserves	<u><u>\$1,306,865.84</u></u>
* Reserve funding deficit (See note on statement of equity)		

3. Reserve		
Activity:	A. Expenditures from Reserves	\$0.00
	B. Reserves Funding (including interest)	\$13,756.32

4. Cash Flow	Increase/(Decrease) in Total cash	07/31/26	\$ 10,628.21
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5. A/R Stats	A. Total Accounts Receivable (all Types):	\$ 32,368.56
	B. Increase/(Decrease) in Accounts Receivable:	<u>\$ 3,598.11</u>
	C. Bad Debts written off this month:	<u>\$ -</u>

6. A/R Aging Summary:		7/31/26	6/30/26	5/30/26
	1 to 30 days	\$ 9,941.16	\$ 10,340.82	\$ 8,081.60
	31 to 60 Days	4,221.68	3,160.52	4,951.21
	61 to 90 Days	2,925.50	4,787.72	781.39
	> 90 Days	15,280.22	10,481.39	12,974.24
	Total	<u>\$ 32,368.56</u>	<u>\$ 28,770.45</u>	<u>\$ 26,788.44</u>

7. Ancillary Income:	<u>MTD</u>	<u>YTD</u>	<u>Monthly Avg.</u>
Sale & Lease Applications	\$760.00	\$6,385.00	\$912.14
Parking Decals	\$485.00	\$2,860.00	\$408.57
Rental Income	\$0.00	\$2,681.27	\$383.04

8. Budgetary General Info. --- Surplus / (Deficit)	
Overall Month-to-Date Budgetary Variance	<u>\$ 19,398.21</u>
Overall Year-to-Date Budgetary Variance	<u><u>\$ 34,667.28</u></u>

9. Operating Expenditures:	
Month-to-date Expenses	<u>\$ 117,353.89</u>
Year-to-Date Expenses	<u>\$ 932,445.28</u>
Average Monthly Expenses YTD	<u>\$ 133,206.47</u>
Budgeted Monthly Expenses	<u><u>\$ 137,266.00</u></u>

10. Adjusted Entity Net Worth	<u><u>\$ 809,691.00</u></u>
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Vista Trace Multi-Condominium Association, Inc.
Notes to Combined Statement of Financial Position
As of July 31, 2026

Note 1: Accounts Receivable

The Composition of Accounts Receivable is as Follows:

	<u>07/31/26</u>	<u>06/30/26</u>	Change (\$)	Change (%)
Owners' Maintenance Fees	\$ 17,788.56	\$ 15,920.45	\$ 1,868.11	11.73%
Late Fees	650.00	500.00	150.00	30.00%
Fine Assessments	9,000.00	9,000.00	0.00	0.00%
NSF Fees & Checks	80.00	0.00	80.00	%N/A
Legal Fees/Costs	0.00	0.00	0.00	%N/A
Direct Charges	4,850.00	3,350.00	1,500.00	44.78%
Special Assessment	0.00	0.00	0.00	%N/A
Other - Prior to 7/31/19	0.00	0.00	0.00	%N/A
Subtotal	\$ 32,368.56	\$ 28,770.45	\$ 3,598.11	12.51%
Less: Allowance for Bad Debts	\$ 0.00	\$ 0.00	\$ 0.00	%N/A
<u>Balance</u>	<u>\$ 32,368.56</u>	<u>\$ 28,770.45</u>	<u>\$ 3,598.11</u>	<u>12.51%</u>

Note 2: Property & Equipment

	Original Cost	Accum. Depr.	Net Book Value
Balance 6/30/2026	2,139,900.00	-122,991.12	2,016,908.88
Purchases/Additions	0.00	-10,249.16	-10,249.16
Disposals/Sales	0.00	0.00	0.00
 Balance 7/31/2026	 <u>2,139,900.00</u>	 <u>-133,240.28</u>	 <u>2,006,659.72</u>

The Composition of Property & Equipment is as follows:

	<u>07/31/26</u>	<u>06/30/26</u>
Roof (2025)	1,820,000.00	1,820,000.00
Gutters	195,900.00	195,900.00
Electrical Panels	124,000.00	124,000.00
Subtotal	2,139,900.00	2,139,900.00
Less: Accumulated Depr.	(133,240.28)	(122,991.12)
Net Book Value	<u>2,006,659.72</u>	<u>2,016,908.88</u>

Note 3: Combined Financial Statements

These accompanying Combined Financial Statements include accounts of the Vista Trace Multi Condominium, Inc. ("VSTA"), the Residences at Vista Trace Association ("RAVT"), and the eight (8) condominium accounts of those entities ("1 to 8").

The Multi Condominium and Residences at Vista Trace Association operate common area arrangements.

The statements of financial position, revenues, expenses, owners' equity, and of cash flows are reported on a combined basis. Each of the nine (9) condominiums and Residences at Vista Trace Association are combined for entities under common control, because the resulting Statements apply consistency and appear to be more meaningful to the users of these Statements.

A combined presentation is appropriate when two or more entities are under common control, and it should be noted no parent entity exists.

Vista Trace Multi-Condominium Association, Inc.
Combined Statement of Financial Position
As of July 31, 2026

ASSETS	This Month	Prior Month
<u>Current Assets</u>		
Operating LOC - CNB	\$ 0.00	\$ 0.00
Operating Account - CNB	56,178.09	58,863.85
Funds due (to)/from Restricted Cash	(270,000.00)	(270,000.00)
Deposits in Transit	1,871.12	2,314.57
Accounts Receivable, net (Note 1)	32,368.56	28,770.45
Total Current Assets	(179,582.23)	(180,051.13)
<u>Restricted Cash</u>		
Reserve CK - CNB (VSTA)	831,736.86	823,177.16
Reserve CK - CNB (RAVT)	205,128.98	199,932.36
Special Assessment - CNB	0.00	0.00
Lease Security Deposits- ENB	129,716.48	129,715.38
Funds due (to)/from Operating Cash	270,000.00	270,000.00
Total Restricted Cash	1,436,582.32	1,422,824.90
<u>Property & Equipment, net</u>	2,006,659.72	2,016,908.88
<u>Other Assets</u>		
Utility & Other Deposits	0.00	0.00
Other Assets & Prepaid Expenses	0.00	0.00
Prepaid Property & Liability Insurance	120,013.95	137,158.80
Improvements (non-depreciable)	0.00	0.00
Total Assets	\$ 3,383,673.76	\$ 3,396,841.45

LIABILITIES & CAPITAL	This Month	Prior Month
<u>Current Liabilities</u>		
Accounts Payable	\$ 126,784.62	\$ 155,446.41
Association Fees Paid in Advance	62,130.99	49,362.38
<u>Other Liabilities</u>		
Other Liabilities	0.00	0.00
Lease Security Deposits	129,641.08	129,641.08
Long-term Liabilities - CNB LOC	2,149,734.43	2,180,163.47
Total Liabilities	\$ 2,468,291.12	\$ 2,514,613.34
<u>Homeowners' Equity (Net Assets)</u>		
Retained Fund	(426,150.48)	(426,150.48)
Appropriated Special Reserves	1,306,865.84	1,293,109.52
Current Year Surplus/Deficit Fund	34,667.28	15,269.07
Total Capital	915,382.64	882,228.11
Total Liabilities & Capital	\$ 3,383,673.76	\$ 3,396,841.45

Vista Trace Multi-Condominium Association, Inc.
Combined Statement of Homeowners' Equity
As of July 31, 2026

I. Changes in Homeowners' Equity

		Prior Retained Fund	Appropriated Reserve Fund*	Current Year Results
Balance	6/30/26	(\$426,150.48)	\$1,293,109.52	\$15,269.07
Prior Period Adjustments		\$0.00	\$0.00	\$0.00
Close Prior Year Surplus/Deficit Fund		\$0.00	\$0.00	\$0.00
Current Period Gross Surplus/Deficit		\$0.00	\$0.00	\$32,988.93
Current Reserve Appropriation		\$0.00	\$13,590.72	(\$13,590.72)
Current Interest Earned Reserve		\$0.00	\$165.60	\$0.00
Capital Expenditures from Fund		\$0.00	\$0.00	\$0.00
Adjustment(s) to Reserves		\$0.00	\$0.00	\$0.00
Balance	7/31/26	(\$426,150.48)	\$1,306,865.84	\$34,667.28

II. Appropriated Reserves (Non Cash Listing) Consists of:

Fund Description	As of:	7/31/26	Incr./ (Decr.)	6/30/26
RAVT Gate & Camera Systems		2,916.69	416.67	2,500.02
RAVT Clubhouse Interior		9,062.13	394.83	8,667.30
RAVT Clubhouse Exterior & Paint		9,339.75	22.77	9,316.98
RAVT Pool Foundation/Resurface		20,833.31	833.33	19,999.98
RAVT Pool Furniture		3,200.04	0.00	3,200.04
RAVT Pool Deck		3,374.96	125.00	3,249.96
RAVT Pool Equipment		3,674.49	203.06	3,471.43
RAVT Pool Perimeter/Fence		3,875.00	125.00	3,750.00
RAVT Clubhouse HVAC		7,314.85	92.59	7,222.26
RAVT Club House Roof		11,072.11	311.89	10,760.22
RAVT Clubhouse Restrooms		6,675.77	60.83	6,614.94
RAVT Insurance Deductible		9,999.96	0.00	9,999.96
RAVT Ins Premium Shortage		30,000.00	0.00	30,000.00
RAVT Pavement Resurfacing		79,159.07	2,288.41	76,870.66
RAVT Drain Cleaning		4,191.10	288.02	3,903.08
RAVT Interest Earned		439.75	34.22	405.53
VSTA Emergency Fund		19,561.50	622.13	18,939.37
VSTA Ins Premium Shortage		37,314.01	92.83	37,221.18
VSTA Insurance Deductible		10,000.00	0.00	10,000.00
1 to 8 Electrical Equipment		64,144.69	592.63	63,552.06
1 to 8 Painting & Waterproofing		232,055.94	2,459.68	229,596.26
1 to 8 Roof Replacement		733,840.86	4,661.05	729,179.81
1 to 8 Interest Earned		1,640.41	128.43	1,511.98
Future Use Street Seal Coating		0.00	0.00	0.00
(subtotal before interest reserve)		1,303,686.39	13,753.37	1,289,933.02
Reserve - Interest		3,179.45	2.95	3,176.50
Totals	*	1,306,865.84	13,756.32	1,293,109.52

Note: *Balance reflects ideal but unfunded cash balance of \$270,000.00

Vista Trace Multi-Condominium Association, Inc.
Combined Statement of Activities (Revenues & Expenses)
For the Period Ending July 31, 2026

Revenues	Current Month	Year to Date
Association Maintenance Fees	\$ 98,280.00	\$ 687,960.00
Residences at Vista Trace Assessment (<i>see schedule</i>)	36,936.00	258,552.00
Late Charges	350.00	2,225.00
NSF Charges	40.00	200.00
Fine Assessments	0.00	9,000.00
Direct Charges to Residents	0.00	0.00
Less: Waived Charges/Credit Memos	(100.00)	(3,300.00)
Bank & Collections Interest Income	1.10	366.39
Pool Keys & Parking Decal Income	485.00	2,860.00
Rental Income	0.00	2,681.27
Screening Fees	760.00	6,385.00
Other Income	0.00	182.90
Total Revenues	\$ 136,752.10	\$ 967,112.56

Expenses		
Administrative & Screening Fees	\$ 479.60	\$ 3,826.70
Alarm Monitoring & Maintenance	602.25	5,120.25
Bank Charges & Debt Service (Interest)	13,038.54	98,288.77
Committee & Meeting Expenses	0.00	1,968.18
Consulting - Auditing, Secretarial, etc.	175.00	7,275.00
Consulting & Design - Website	0.00	0.00
Depreciation Expense	10,249.16	71,744.12
Roof Repair & Maint.	0.00	0.00
Insurance	17,144.85	127,450.10
Landscape Extras & Trees	0.00	0.00
Legal Fees	0.00	637.00
Licenses, Permits, and Taxes	1,605.80	1,667.05
Maintenance - General, Sprinkler, Storm & Common Areas	0.00	0.00
Maintenance - Janitorial	1,030.00	7,006.00
Maintenance - Lawn & Landscape	0.00	0.00
Maintenance - Entry System Gate & Cameras	0.00	0.00
Maintenance - Pool & Recreation	0.00	0.00
Management Services	5,194.20	36,888.51
Security Services	7,427.50	52,120.90
Supplies & Fire Equipment	0.00	0.00
Pest Control	0.00	0.00
Printing, Reproduction & Postage	431.62	2,637.77
Provision for Bad Debts	0.00	0.00
Telephone & Communications	0.00	0.00
Towing & Parking Enforcement	0.00	0.00
Utilities - Electric	0.00	0.00
Water/Sewer/Trash	0.00	0.00
Residences at Vista Trace Expense - Total (<i>see schedule</i>)	18,324.97	227,020.20
Total Expenses	\$ 75,703.49	\$ 643,650.55

Special Assessment Expenditures	\$ 0.00	\$ 0.00
Allocated to Condos 1 to 8 (<i>see schedules</i>)	28,059.68	193,659.69
Surplus/(Deficit) before Reserve Appropriation	61,048.61	323,462.01
Less: Reserve Appropriation	\$ (13,590.72)	\$ (95,135.04)
Surplus / (Deficit)	\$ 19,398.21	\$ 34,667.28

- Prepared by Management -

Vista Trace Multi-Condominium Association, Inc.

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COMBINED BUDGET REPORT

For the Period Ending July 31, 2026

Revenues	Month-to-Date				Year-to-Date				Annual Budget
	Actual	Variance	%Var.	Budget	Actual	Variance	%Var.	Budget	
Association Maint. Assess.	98,280.00	0.00	0.0%	98,280.00	687,960.00	0.00	0.0%	687,960.00	1,179,360.00
Residences at VT Assess.	36,936.00	0.00	0.0%	36,936.00	258,552.00	0.00	0.0%	258,552.00	443,232.00
Late Fees - Condos 1 to 8	350.00	-100.00	-28.6%	450.00	2,225.00	-925.00	-41.6%	3,150.00	5,400.00
NSF Charges - Condos 1 to 8	40.00	40.00	100.0%	0.00	200.00	200.00	100.0%	0.00	0.00
Fine Assessments 1 to 8	0.00	0.00	%N/A	0.00	9,000.00	9,000.00	100.0%	0.00	0.00
Direct Charges to Residents	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Less: Allowances Condos 1-8	-100.00	-100.00	100.0%	0.00	-3,300.00	-3,300.00	100.0%	0.00	0.00
PROPERTY INCOME	135,506.00	-160.00	-0.1%	135,666.00	954,637.00	4,975.00	0.5%	949,662.00	1,627,992.00
Interest (Bank & Collections)	1.10	-73.90	-6718.2%	75.00	366.39	-158.61	-43.3%	525.00	900.00
Screening Fees	760.00	-115.00	-15.1%	875.00	6,385.00	260.00	4.1%	6,125.00	10,500.00
Gate / Pool Access	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Decal & Barcode Fees	485.00	485.00	100.0%	0.00	2,860.00	2,860.00	100.0%	0.00	0.00
Rental Income	0.00	0.00	%N/A	0.00	2,681.27	2,681.27	100.0%	0.00	0.00
Other Income	0.00	-650.00	%N/A	650.00	182.90	-4,367.10	-2387.7%	4,550.00	7,800.00
OTHER OPERATING INC.	1,246.10	-353.90	-28.4%	1,600.00	12,475.56	1,275.56	10.2%	11,200.00	19,200.00
TOTAL INCOME	136,752.10	-513.90	-0.4%	137,266.00	967,112.56	6,250.56	0.6%	960,862.00	1,647,192.00
Expenses									
Administrative Fees	0.00	-111.00	%N/A	111.00	338.50	-438.50	-129.5%	777.00	1,332.00
Bank Service Charges	12.00	-63.00	-525.0%	75.00	155.94	-369.06	-236.7%	525.00	900.00
Depreciation	10,249.16	10,249.16	100.0%	0.00	71,744.12	71,744.12	100.0%	0.00	0.00
FL Condo Fee	0.00	-72.00	%N/A	72.00	0.00	-504.00	%N/A	504.00	864.00
Printing & Supplies	321.01	146.01	45.5%	175.00	1,460.48	235.48	16.1%	1,225.00	2,100.00
Postage & Delivery	110.61	-139.39	-126.0%	250.00	1,177.29	-572.71	-48.6%	1,750.00	3,000.00
Provision for Bad Debt/Deficit	0.00	-2,142.32	%N/A	2,142.32	0.00	-14,996.24	%N/A	14,996.24	25,707.84
Residences at Vista Trace Exp	18,324.97	-13,448.63	-73%	31,773.60	227,020.20	4,605.00	2.0%	222,415.20	381,283.20
Licenses/Permits	1,605.80	1,600.70	99.7%	5.10	1,667.05	1,631.35	97.9%	35.70	61.20
Supply, Events, & Committee	0.00	-200.00	%N/A	200.00	1,968.18	568.18	28.9%	1,400.00	2,400.00
Website	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Debt Service (Loan) Interest	13,026.54	-15,773.46	-121.1%	28,800.00	98,132.83	-103,467.17	-105.4%	201,600.00	345,600.00
Screening Costs	479.60	29.60	6.2%	450.00	3,488.20	338.20	9.7%	3,150.00	5,400.00
GENERAL ADMIN.	44,129.69	-19,924.33	-45.1%	64,054.02	407,152.79	-41,225.35	-10.1%	448,378.14	768,648.24
Insurance-Workers Comp	41.00	-3.00	-7.3%	44.00	288.84	-19.16	-6.6%	308.00	528.00
Insurance-Package/Umbrella	16,076.11	-4,448.89	-27.7%	20,525.00	119,694.79	-23,980.21	-20.0%	143,675.00	246,300.00
Insurance-FC / appraisal	583.86	-166.14	-28.5%	750.00	4,422.65	-827.35	-18.7%	5,250.00	9,000.00
Insurance-Fidelity	71.54	-3.46	-4.8%	75.00	501.48	-23.52	-4.7%	525.00	900.00
Insurance-D&O	372.34	22.34	6.0%	350.00	2,542.34	92.34	3.6%	2,450.00	4,200.00
INSURANCE	17,144.85	-4,599.15	-26.8%	21,744.00	127,450.10	-24,757.90	-19.4%	152,208.00	260,928.00
Legal Fees-General Counsel	0.00	-178.00	%N/A	178.00	637.00	-609.00	-95.6%	1,246.00	2,136.00
Reserve Study / Engineer	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Secretarial Management	175.00	0.00	0.0%	175.00	1,050.00	-175.00	-16.7%	1,225.00	2,100.00
CPA-Taxes & Auditing	0.00	-538.00	%N/A	538.00	6,225.00	2,459.00	39.5%	3,766.00	6,456.00
Onsite Admin/Orientations	37.80	37.80	100.0%	0.00	793.71	793.71	100.0%	0.00	0.00
Management Services	5,156.40	0.00	0.0%	5,156.40	36,094.80	0.00	0.0%	36,094.80	61,876.80
PROFESSIONAL FEES	5,369.20	-678.20	-12.6%	6,047.40	44,800.51	2,468.71	5.5%	42,331.80	72,568.80

Vista Trace Multi-Condominium Association, Inc.

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COMBINED BUDGET REPORT For the Period Ending July 31, 2026

	Month-to-Date				Year-to-Date				Annual
	Actual	Variance	%Var.	Budget	Actual	Variance	%Var.	Budget	Budget
Expenses (Continued)									
R&M - Pool Repairs/Supplies	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CNT - Pool Maint.	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
POOL MAINTENANCE	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Landscape Extras	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Construction	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Common Areas	0.00	-154.00	%N/A	154.00	0.00	-1,078.00	%N/A	1,078.00	1,848.00
General & Contingent	0.00	-100.00	%N/A	100.00	0.00	-700.00	%N/A	700.00	1,200.00
Roof Cleaning & Maintenance	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Electrical	0.00	-214.00	%N/A	214.00	0.00	-1,498.00	%N/A	1,498.00	2,568.00
Fire Insp. & Equip.	0.00	-1,610.86	%N/A	1,610.86	0.00	-11,276.02	%N/A	11,276.02	19,330.32
Plumbing & HVAC	0.00	-714.00	%N/A	714.00	0.00	-4,998.00	%N/A	4,998.00	8,568.00
Supplies	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Gate & Cameras	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
REPAIRS/MAINTENANCE	0.00	-2,792.86	%N/A	2,792.86	0.00	-19,550.02	%N/A	19,550.02	33,514.32
CNT - Janitorial	1,030.00	30.00	2.9%	1,000.00	7,006.00	6.00	0.1%	7,000.00	12,000.00
CNT - Access Control System	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CNT - Camera System	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CNT - Parking Enforcement	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CNT - Pest Control	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CNT - Alarm & Fire Safety	602.25	227.25	37.7%	375.00	5,120.25	2,495.25	48.7%	2,625.00	4,500.00
CNT - Security / Monitoring	7,427.50	2,227.50	30.0%	5,200.00	52,120.90	15,720.90	30.2%	36,400.00	62,400.00
CNT Maint - Lawn	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CONTRACT MAINTENANCE	9,059.75	2,484.75	27.4%	6,575.00	64,247.15	18,222.15	28.4%	46,025.00	78,900.00
Electricity	0.00	-1,070.00	%N/A	1,070.00	0.00	-7,490.00	%N/A	7,490.00	12,840.00
Telephone & Internet	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Trash Removal	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Water/Sewer	0.00	-21,392.00	%N/A	21,392.00	0.00	-149,744.00	%N/A	149,744.00	256,704.00
UTILITIES	0.00	-22,462.00	%N/A	22,462.00	0.00	-157,234.00	%N/A	157,234.00	269,544.00
Reserves VSTA	8,428.32	0.00	0.0%	8,428.32	58,998.24	0.00	0.0%	58,998.24	101,139.84
Reserves RAVT	5,162.40	0.00	0.0%	5,162.40	36,136.80	0.00	0.0%	36,136.80	61,948.80
IMPROVEMENT RESERVES	13,590.72	0.00	0.00	13,590.72	95,135.04	0.00	0.0%	95,135.04	163,088.64
Special Assessment	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Condos 1 to 8 Combined Exps	28,059.68	13,078.88	46.6%	14,980.80	193,659.69	88,794.09	45.9%	104,865.60	179,769.60
TOTAL EXPENSES	117,353.89	-19,912.11	-17.0%	137,266.00	932,445.28	-28,416.72	-3.0%	960,862.00	1,647,192.00
Surplus / (Deficit)	19,398.21	19,398.21	%N/A	0.00	34,667.28	34,667.28	%N/A	0.00	0.00

Residences at Vista Trace Maintenance Association, Inc.

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BUDGET COMPARISON REPORT

For the Period Ending July 31, 2026

Revenues	Month-to-Date				Year-to-Date				Annual
	Actual	Variance	%Var.	Budget	Actual	Variance	%Var.	Budget	Budget
Association Maint. Fees	36,936.00	0.00	0.0%	36,936.00	258,552.00	0.00	0.0%	258,552.00	443,232.00
NSF Charges	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Direct Charges to Residents	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Less: Credit Memos	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
PROPERTY INCOME	36,936.00	0.00	0.0%	36,936.00	258,552.00	0.00	0.0%	258,552.00	443,232.00
Interest (Bank & Collections)	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Clubhouse Rental Income	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Other Income	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
OTHER OPERATING INC.	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
TOTAL INCOME	36,936.00	0.00	0.0%	36,936.00	258,552.00	0.00	0.0%	258,552.00	443,232.00
Expenses									
Administrative Fees	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Corp Annual Report	0.00	0.00	%N/A	0.00	61.25	61.25	100.0%	0.00	0.00
Licenses/Permits/Taxes	0.00	-75.00	%N/A	75.00	0.00	-525.00	%N/A	525.00	900.00
Meetings, Events, & Committee	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Postage & Delivery	0.00	-25.00	%N/A	25.00	0.00	-175.00	%N/A	175.00	300.00
Printing & Copying	0.00	-50.00	%N/A	50.00	0.00	-350.00	%N/A	350.00	600.00
Bank Fees	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
GENERAL ADMIN.	0.00	-150.00	%N/A	150.00	61.25	-988.75	-1614.3%	1,050.00	1,800.00
Insurance-Workers Comp	0.00	-5.00	%N/A	5.00	0.00	-35.00	%N/A	35.00	60.00
Insurance-Package/Umbrella	0.00	-2,300.00	%N/A	2,300.00	0.00	-16,100.00	%N/A	16,100.00	27,600.00
Insurance-FC / appraisal	0.00	-175.00	%N/A	175.00	0.00	-1,225.00	%N/A	1,225.00	2,100.00
Insurance-Fidelity	0.00	-7.50	%N/A	7.50	0.00	-52.50	%N/A	52.50	90.00
Insurance-D&O	0.00	-62.50	%N/A	62.50	0.00	-437.50	%N/A	437.50	750.00
INSURANCE	0.00	-2,550.00	%N/A	2,550.00	0.00	-17,850.00	%N/A	17,850.00	30,600.00
Legal Fees-General Counsel	292.50	192.50	65.8%	100.00	467.50	-232.50	-49.7%	700.00	1,200.00
Parking Enforcement	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CPA-Taxes & Auditing	0.00	-225.00	%N/A	225.00	0.00	-1,575.00	%N/A	1,575.00	2,700.00
Management Services	1,533.60	0.00	0.0%	1,533.60	10,735.20	0.00	0.0%	10,735.20	18,403.20
PROFESSIONAL FEES	1,826.10	-32.50	-1.8%	1,858.60	11,202.70	-1,807.50	-16.1%	13,010.20	22,303.20
Common Areas	275.00	-235.00	-85.5%	510.00	20,275.71	16,705.71	82.4%	3,570.00	6,120.00
Electrical	0.00	-300.00	%N/A	300.00	0.00	-2,100.00	%N/A	2,100.00	3,600.00
Fire Insp. & Alarm Equip.	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Gates & Cameras	1,551.50	1,226.50	79.1%	325.00	7,243.90	4,968.90	68.6%	2,275.00	3,900.00
Gen./Contingent & Locksmith	0.00	-25.00	%N/A	25.00	645.00	470.00	72.9%	175.00	300.00
Landscape Extras/Trees	3,725.00	2,900.00	77.9%	825.00	27,225.00	21,450.00	78.8%	5,775.00	9,900.00
Supplies	1,219.65	919.65	75.4%	300.00	7,663.61	5,563.61	72.6%	2,100.00	3,600.00
Plumbing & HVAC	0.00	-500.00	%N/A	500.00	0.00	-3,500.00	%N/A	3,500.00	6,000.00
REPAIRS/MAINTENANCE	6,771.15	3,986.15	58.9%	2,785.00	63,053.22	43,558.22	69.1%	19,495.00	33,420.00
CNT - Alarm & Fire Safety	120.00	20.00	16.7%	100.00	932.00	232.00	24.9%	700.00	1,200.00
CNT - Janitorial	4,390.80	390.80	8.9%	4,000.00	29,954.00	1,954.00	6.5%	28,000.00	48,000.00
CNT - Lawn & Landscape	1,750.00	-200.00	-11.4%	1,950.00	12,250.00	-1,400.00	-11.4%	13,650.00	23,400.00
CNT - Camera System	144.45	-5.55	-3.8%	150.00	1,011.15	-38.85	-3.8%	1,050.00	1,800.00
CNT - Pest Control	208.65	-16.35	-7.8%	225.00	1,460.55	-114.45	-7.8%	1,575.00	2,700.00
CNT - Website	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CNT - Security	618.90	-2,381.10	-384.7%	3,000.00	4,332.30	-16,667.70	-384.7%	21,000.00	36,000.00
CONTRACT MAINTENANCE	7,232.80	-2,192.20	-30.3%	9,425.00	49,940.00	-16,035.00	-32.1%	65,975.00	113,100.00

BUDGET COMPARISON REPORT **For the Period Ending July 31, 2026**

Expenses (Continued)

R&M - Pool Repairs/Supplies	0.00	-375.00	%N/A	375.00	5,810.00	3,185.00	54.8%	2,625.00	4,500.00
CNT - Pool Maint.	500.00	0.00	0.0%	500.00	3,500.00	0.00	0.0%	3,500.00	6,000.00
POOL MAINTENANCE	500.00	-375.00	-75.0%	875.00	9,310.00	3,185.00	34.2%	6,125.00	10,500.00
Electricity	804.03	279.03	34.7%	525.00	3,786.43	111.43	2.9%	3,675.00	6,300.00
Telephone/Internet	273.69	-76.31	-27.9%	350.00	1,915.29	-534.71	-27.9%	2,450.00	4,200.00
Waste Removal	800.00	-12,280.00	-1535.0%	13,080.00	86,817.93	-4,742.07	-5.5%	91,560.00	156,960.00
Water/Sewer	117.20	-57.80	-49.3%	175.00	933.38	-291.62	-31.2%	1,225.00	2,100.00
UTILITIES	1,994.92	-12,135.08	-608.3%	14,130.00	93,453.03	-5,456.97	-5.8%	98,910.00	169,560.00
Replacement Reserves	5,162.40	0.00	0.0%	5,162.40	36,136.80	0.00	0.0%	36,136.80	61,948.80
IMPROVEMENT RESERVES	5,162.40	0.00	0.0%	5,162.40	36,136.80	0.00	0.0%	36,136.80	61,948.80
Special Assessment	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
TOTAL EXPENSES	23,487.37	-13,448.63	-57.3%	36,936.00	263,157.00	4,605.00	1.7%	258,552.00	443,232.00
Surplus / (Deficit)	13,448.63	13,448.63	%N/A	0.00	-4,605.00	-4,605.00	%N/A	0.00	0.00

Vista Trace Multi-Condominium Association, Inc.
Combined Statement of Cash Flows
For the Period Ending July 31, 2026

CASH FLOWS FROM OPERATING ACTIVITIES:

Net Income	\$ 19,398.21
Adjustments to reconcile net income to net cash:	
Change in Accounts Receivable	-3,598.11
Change in Accounts Payable & Other Liabilities	-59,090.83
Depreciation Expense	<u>10,249.16</u>
Net Cash Provided by (Used for) Operating Activities	\$ <u>-33,041.57</u>

CASH FLOWS FROM INVESTING ACTIVITIES:

Change in Prepaid Insurance	17,144.85
Change in Other Assets & Prepaid Expenses	0.00
Change in Transition Suspense	0.00
(Purchase) or Sale/Disposal of Fixed Assets	<u>0.00</u>
Net Cash Provided by (Used for) Investing Activities	\$ <u>17,144.85</u>

CASH FLOWS FROM FINANCING ACTIVITIES

Increase in Reserves Fund	13,756.32
Expenditures from Reserves	0.00
Change in Transition Suspense	0.00
Increase (Decrease) in Maint. Fees paid in Advance	<u>12,768.61</u>
Net Cash Provided by (Used for) Financing Activities	\$ <u>26,524.93</u>

Net Increase (Decrease) in Cash & Cash Equivalents for Period **\$ 10,628.21**

Cash and Cash Equivalents at Beginning of Period	07/01/26	\$ <u>1,214,003.32</u>
Cash and Cash Equivalents at end of Period	07/31/26	\$ <u><u>1,224,631.53</u></u>

Supplemental Cash & Cash Equivalents Balance Schedule:

<u>Financial Cash & Cash Equivalents Balance Schedule:</u>		
Operating Cash		\$ -211,950.79
Restricted Cash - Reserves		\$ 1,101,736.86
Restricted Cash - Reserves Investments		\$ 205,128.98
Restricted Cash - Lease Deposit		\$ 129,716.48
Restricted Cash - Special Assessment		<u>0.00</u>
<i>Cash and Cash Equivalents at end of Period</i>	<i>07/31/26</i>	<i>\$ 1,224,631.53</i>

BUDGET COMPARISON REPORT

For the Period Ending July 31, 2026

Revenues	Month-to-Date				Year-to-Date				Annual Budget
	Actual	Variance	%Var.	Budget	Actual	Variance	%Var.		
Association Maint. Fees	5,337.36	0.00	0.0%	5,337.36	37,361.52	0.00	0.0%	37,361.52	64,048.32
Violation Fines	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Late Charges	75.00	75.00	100.0%	0.00	525.00	525.00	100.0%	0.00	0.00
NSF Charges	40.00	40.00	100.0%	0.00	160.00	160.00	100.0%	0.00	0.00
Direct Charges to Residents	0.00	0.00		0.00	0.00	0.00	%N/A	0.00	0.00
Less: Credit Memos	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
PROPERTY INCOME	5,452.36	115.00	2.1%	5,337.36	38,046.52	685.00	1.8%	37,361.52	64,048.32
Interest (Bank & Collections)	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Rental Income	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Other Income	0.00	-75.00	%N/A	75.00	0.00	-525.00	%N/A	525.00	900.00
OTHER OPERATING INC.	0.00	-75.00	%N/A	75.00	0.00	-525.00	%N/A	525.00	900.00
TOTAL INCOME	5,452.36	40.00	0.7%	5,412.36	38,046.52	160.00	0.4%	37,886.52	64,948.32
Expenses									
Administrative Fees	0.00	-12.00	%N/A	12.00	0.00	-84.00	%N/A	84.00	144.00
FL Condo Fee	0.00	0.00	%N/A	0.00	144.00	144.00	100.0%	0.00	0.00
Licenses/Permits	137.12	137.12	100.0%	0.00	480.62	480.62	100.0%	0.00	0.00
Meetings, Events, & Committee	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Bank Fees	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
GENERAL ADMIN.	137.12	125.12	91.2%	12.00	624.62	540.62	86.6%	84.00	144.00
Legal Fees-General Counsel	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Settlements	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CPA-Taxes & Auditing	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Management Services	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
PROFESSIONAL FEES	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Common Areas	100.00	79.00	79.0%	21.00	200.34	53.34	26.6%	147.00	252.00
Electrical	0.00	-15.00	%N/A	15.00	0.00	0.00	%N/A	0.00	180.00
Fire Insp. & Equip.	452.00	452.00	100.0%	0.00	452.00	452.00	100.0%	0.00	0.00
Plumbing & HVAC	0.00	-90.00	%N/A	90.00	8,900.00	8,270.00	92.9%	630.00	1,080.00
REPAIRS/MAINTENANCE	552.00	426.00	77.2%	126.00	9,552.34	8,775.34	91.9%	777.00	1,512.00
CNT - Pest Control	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CNT - Alarm & Fire Safety	0.00	-255.60	%N/A	255.60	0.00	-1,789.20	%N/A	1,789.20	3,067.20
CONTRACT MAINTENANCE	0.00	-255.60	%N/A	255.60	0.00	-1,789.20	%N/A	1,789.20	3,067.20
Electricity	75.95	-93.25	-122.8%	169.20	509.22	-675.18	-132.6%	1,184.40	2,030.40
Water/Sewer	3,121.38	-442.62	-14.2%	3,564.00	30,752.20	5,804.20	18.9%	24,948.00	42,768.00
UTILITIES	3,197.33	-535.87	-16.8%	3,733.20	31,261.42	5,129.02	16.4%	26,132.40	44,798.40
Replacement Reserves	1,285.56	0.00	0.0%	1,285.56	8,998.92	0.00	0.0%	8,998.92	15,426.72
IMPROVEMENT RESERVES	1,285.56	0.00	0.0%	1,285.56	8,998.92	0.00	0.0%	8,998.92	15,426.72
Special Assessment	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
TOTAL EXPENSES	5,172.01	-240.35	-4.6%	5,412.36	50,437.30	12,655.78	25.1%	37,781.52	64,948.32
Surplus / (Deficit)	280.35	280.35	%N/A	0.00	-12,390.78	-12,495.78	%N/A	105.00	0.00

BUDGET COMPARISON REPORT

For the Period Ending July 31, 2026

Revenues	Month-to-Date				Year-to-Date				Annual
	Actual	Variance	%Var.	Budget	Actual	Variance	%Var.	Budget	Budget
Association Maint. Fees	5,337.36	0.00	0.0%	5,337.36	37,361.52	0.00	0.0%	37,361.52	64,048.32
Violation Fines	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Late Charges	25.00	25.00	100.0%	0.00	275.00	275.00	100.0%	0.00	0.00
NSF Charges	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Direct Charges to Residents	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Less: Credit Memos	0.00	0.00	%N/A	0.00	-25.00	-25.00	100.0%	0.00	0.00
PROPERTY INCOME	5,362.36	25.00	0.5%	5,337.36	37,611.52	250.00	0.7%	37,361.52	64,048.32
Interest (Bank & Collections)	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Rental Income	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Other Income	0.00	-75.00	%N/A	75.00	0.00	-525.00	%N/A	525.00	900.00
OTHER OPERATING INC.	0.00	-75.00	%N/A	75.00	0.00	-525.00	%N/A	525.00	900.00
TOTAL INCOME	5,362.36	-50.00	-0.9%	5,412.36	37,611.52	-275.00	-0.7%	37,886.52	64,948.32
Expenses									
Administrative Fees	0.00	-12.00	%N/A	12.00	0.00	-84.00	%N/A	84.00	144.00
FL Condo Fee	0.00	0.00	%N/A	0.00	144.00	144.00	100.0%	0.00	0.00
Licenses/Permits	137.12	137.12	100.0%	0.00	480.62	480.62	100.0%	0.00	0.00
Meetings, Events, & Committee	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Bank Fees	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
GENERAL ADMIN.	137.12	125.12	91.2%	12.00	624.62	540.62	86.6%	84.00	144.00
Legal Fees-General Counsel	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Settlements	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CPA-Taxes & Auditing	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Management Services	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
PROFESSIONAL FEES	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Common Areas	100.00	79.00	79.0%	21.00	501.36	354.36	70.7%	147.00	252.00
Electrical	0.00	-15.00	%N/A	15.00	0.00	0.00	%N/A	0.00	180.00
Fire Insp. & Equip.	452.00	452.00	100.0%	0.00	452.00	452.00	100.0%	0.00	0.00
Plumbing & HVAC	0.00	-90.00	%N/A	90.00	3,500.00	2,870.00	82.0%	630.00	1,080.00
REPAIRS/MAINTENANCE	552.00	426.00	77.2%	126.00	4,453.36	3,676.36	82.6%	777.00	1,512.00
CNT - Pest Control	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CNT - Alarm & Fire Safety	0.00	-255.60	%N/A	255.60	0.00	-1,789.20	%N/A	1,789.20	3,067.20
CONTRACT MAINTENANCE	0.00	-255.60	%N/A	255.60	0.00	-1,789.20	%N/A	1,789.20	3,067.20
Electricity	79.80	-89.40	-112.0%	169.20	518.84	-665.56	-128.3%	1,184.40	2,030.40
Water/Sewer	3,195.35	-368.65	-11.5%	3,564.00	25,674.50	726.50	2.8%	24,948.00	42,768.00
UTILITIES	3,275.15	-458.05	-14.0%	3,733.20	26,193.34	60.94	0.2%	26,132.40	44,798.40
Replacement Reserves	1,285.56	0.00	0.0%	1,285.56	8,998.92	0.00	0.0%	8,998.92	15,426.72
IMPROVEMENT RESERVES	1,285.56	0.00	0.0%	1,285.56	8,998.92	0.00	0.0%	8,998.92	15,426.72
Special Assessment	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
TOTAL EXPENSES	5,249.83	-162.53	-3.1%	5,412.36	40,270.24	2,488.72	6.2%	37,781.52	64,948.32
Surplus / (Deficit)	112.53	112.53	%N/A	0.00	-2,658.72	-2,763.72	%N/A	105.00	0.00

Vista Trace 3 Condominium Association, Inc.

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BUDGET COMPARISON REPORT

For the Period Ending July 31, 2026

Revenues	Month-to-Date				Year-to-Date				Annual
	Actual	Variance	%Var.	Budget	Actual	Variance	%Var.	Budget	Budget
Association Maint. Fees	3,558.24	0.00	0.0%	3,558.24	24,907.68	0.00	0.0%	24,907.68	42,698.88
Violation Fines	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Late Charges	25.00	25.00	100.0%	0.00	225.00	225.00	100.0%	0.00	0.00
NSF Charges	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Direct Charges to Residents	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Less: Credit Memos	-25.00	-25.00	100.0%	0.00	-1,075.00	-1,075.00	100.0%	0.00	0.00
PROPERTY INCOME	3,558.24	0.00	0.0%	3,558.24	24,057.68	-850.00	-3.5%	24,907.68	42,698.88
Interest (Bank & Collections)	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Rental Income	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Other Income	0.00	-50.00	%N/A	50.00	0.00	-350.00	%N/A	350.00	600.00
OTHER OPERATING INC.	0.00	-50.00	%N/A	50.00	0.00	-350.00	%N/A	350.00	600.00
TOTAL INCOME	3,558.24	-50.00	-1.4%	3,608.24	24,057.68	-1,200.00	-5.0%	25,257.68	43,298.88
Expenses									
Administrative Fees	0.00	-8.00	%N/A	8.00	0.00	-56.00	%N/A	56.00	96.00
FL Condo Fee	0.00	0.00	%N/A	0.00	96.00	96.00	100.0%	0.00	0.00
Licenses/Permits	114.68	114.68	100.0%	0.00	458.18	458.18	100.0%	0.00	0.00
Meetings, Events, & Committee	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Bank Fees	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
GENERAL ADMIN.	114.68	106.68	93.0%	8.00	554.18	498.18	89.9%	56.00	96.00
Legal Fees-General Counsel	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Settlements	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CPA-Taxes & Auditing	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Management Services	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
PROFESSIONAL FEES	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Common Areas	100.00	86.00	86.0%	14.00	702.04	604.04	86.0%	98.00	168.00
Electrical	0.00	-10.00	%N/A	10.00	0.00	0.00	%N/A	0.00	120.00
Fire Insp. & Equip.	452.00	452.00	100.0%	0.00	452.00	452.00	100.0%	0.00	0.00
Plumbing & HVAC	0.00	-60.00	%N/A	60.00	0.00	-420.00	%N/A	420.00	720.00
REPAIRS/MAINTENANCE	552.00	468.00	84.8%	84.00	1,154.04	636.04	55.1%	518.00	1,008.00
CNT - Pest Control	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CNT - Alarm & Fire Safety	0.00	-170.40	%N/A	170.40	0.00	-1,192.80	%N/A	1,192.80	2,044.80
CONTRACT MAINTENANCE	0.00	-170.40	%N/A	170.40	0.00	-1,192.80	%N/A	1,192.80	2,044.80
Electricity	61.91	-50.89	-82.2%	112.80	417.25	-372.35	-89.2%	789.60	1,353.60
Water/Sewer	1,685.28	-690.72	-41.0%	2,376.00	12,446.97	-4,185.03	-33.6%	16,632.00	28,512.00
UTILITIES	1,747.19	-741.61	-42.4%	2,488.80	12,864.22	-4,557.38	-35.4%	17,421.60	29,865.60
Replacement Reserves	857.04	0.00	0.0%	857.04	5,999.28	0.00	0.0%	5,999.28	10,284.48
IMPROVEMENT RESERVES	857.04	0.00	0.0%	857.04	5,999.28	0.00	0.0%	5,999.28	10,284.48
Special Assessment	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
TOTAL EXPENSES	3,270.91	-337.33	-10.3%	3,608.24	20,571.72	-4,615.96	-22.4%	25,187.68	43,298.88
Surplus / (Deficit)	287.33	287.33	%N/A	0.00	3,485.96	3,415.96	%N/A	70.00	0.00

Vista Trace 4 Condominium Association, Inc.

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BUDGET COMPARISON REPORT

For the Period Ending July 31, 2026

Revenues	Month-to-Date				Year-to-Date				Annual
	Actual	Variance	%Var.	Budget	Actual	Variance	%Var.	Budget	Budget
Association Maint. Fees	3,558.24	0.00	0.0%	3,558.24	24,907.68	0.00	0.0%	24,907.68	42,698.88
Violation Fines	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Late Charges	25.00	25.00	100.0%	0.00	150.00	150.00	100.0%	0.00	0.00
NSF Charges	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Direct Charges to Residents	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Less: Credit Memos	0.00	0.00	%N/A	0.00	-1,025.00	-1,025.00	100.0%	0.00	0.00
PROPERTY INCOME	3,583.24	25.00	0.7%	3,558.24	24,032.68	-875.00	-3.6%	24,907.68	42,698.88
Interest (Bank & Collections)	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Rental Income	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Other Income	0.00	-50.00	%N/A	50.00	0.00	-350.00	%N/A	350.00	600.00
OTHER OPERATING INC.	0.00	-50.00	%N/A	50.00	0.00	-350.00	%N/A	350.00	600.00
TOTAL INCOME	3,583.24	-25.00	-0.7%	3,608.24	24,032.68	-1,225.00	-5.1%	25,257.68	43,298.88
Expenses									
Administrative Fees	0.00	-8.00	%N/A	8.00	0.00	-56.00	%N/A	56.00	96.00
FL Condo Fee	0.00	0.00	%N/A	0.00	96.00	96.00	100.0%	0.00	0.00
Licenses/Permits	114.68	114.68	100.0%	0.00	458.17	458.17	100.0%	0.00	0.00
Meetings, Events, & Committee	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Bank Fees	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
GENERAL ADMIN.	114.68	106.68	93.0%	8.00	554.17	498.17	89.9%	56.00	96.00
Legal Fees-General Counsel	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Settlements	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CPA-Taxes & Auditing	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Management Services	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
PROFESSIONAL FEES	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Common Areas	1,060.00	1,046.00	98.7%	14.00	1,260.68	1,162.68	92.2%	98.00	168.00
Electrical	0.00	-10.00	%N/A	10.00	0.00	0.00	%N/A	0.00	120.00
Fire Insp. & Equip.	452.00	452.00	100.0%	0.00	1,249.45	1,249.45	100.0%	0.00	0.00
Plumbing & HVAC	0.00	-60.00	%N/A	60.00	0.00	-420.00	%N/A	420.00	720.00
REPAIRS/MAINTENANCE	1,512.00	1,428.00	94.4%	84.00	2,510.13	1,992.13	79.4%	518.00	1,008.00
CNT - Pest Control	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CNT - Alarm & Fire Safety	0.00	-170.40	%N/A	170.40	0.00	-1,192.80	%N/A	1,192.80	2,044.80
CONTRACT MAINTENANCE	0.00	-170.40	%N/A	170.40	0.00	-1,192.80	%N/A	1,192.80	2,044.80
Electricity	54.81	-57.99	-105.8%	112.80	386.91	-402.69	-104.1%	789.60	1,353.60
Water/Sewer	3,102.44	726.44	23.4%	2,376.00	19,975.44	3,343.44	16.7%	16,632.00	28,512.00
UTILITIES	3,157.25	668.45	21.2%	2,488.80	20,362.35	2,940.75	14.4%	17,421.60	29,865.60
Replacement Reserves	857.04	0.00	0.0%	857.04	5,999.28	0.00	0.0%	5,999.28	10,284.48
IMPROVEMENT RESERVES	857.04	0.00	0.0%	857.04	5,999.28	0.00	0.0%	5,999.28	10,284.48
Special Assessment	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
TOTAL EXPENSES	5,640.97	2,032.73	36.0%	3,608.24	29,425.93	4,238.25	14.4%	25,187.68	43,298.88
Surplus / (Deficit)	-2,057.73	-2,057.73	%N/A	0.00	-5,393.25	-5,463.25	%N/A	70.00	0.00

Vista Trace 5 Condominium Association, Inc.

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BUDGET COMPARISON REPORT For the Period Ending July 31, 2026

Revenues	Month-to-Date				Year-to-Date				Annual
	Actual	Variance	%Var.	Budget	Actual	Variance	%Var.	Budget	Budget
Association Maint. Fees	3,558.24	0.00	0.0%	3,558.24	24,907.68	0.00	0.0%	24,907.68	42,698.88
Violation Fines	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Late Charges	50.00	50.00	100.0%	0.00	400.00	400.00	100.0%	0.00	0.00
NSF Charges	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Direct Charges to Residents	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Less: Credit Memos	-25.00	-25.00	100.0%	0.00	-1,025.00	-1,025.00	100.0%	0.00	0.00
PROPERTY INCOME	3,583.24	25.00	0.7%	3,558.24	24,282.68	-625.00	-2.6%	24,907.68	42,698.88
Interest (Bank & Collections)	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Rental Income	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Other Income	0.00	-50.00	%N/A	50.00	0.00	-350.00	%N/A	350.00	600.00
OTHER OPERATING INC.	0.00	-50.00	%N/A	50.00	0.00	-350.00	%N/A	350.00	600.00
TOTAL INCOME	3,583.24	-25.00	-0.7%	3,608.24	24,282.68	-975.00	-4.0%	25,257.68	43,298.88
Expenses									
Administrative Fees	0.00	-8.00	%N/A	8.00	0.00	-56.00	%N/A	56.00	96.00
FL Condo Fee	0.00	0.00	%N/A	0.00	96.00	96.00	100.0%	0.00	0.00
Licenses/Permits	114.68	114.68	100.0%	0.00	458.17	458.17	100.0%	0.00	0.00
Meetings, Events, & Committee	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Bank Fees	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
GENERAL ADMIN.	114.68	106.68	93.0%	8.00	554.17	498.17	89.9%	56.00	96.00
Legal Fees-General Counsel	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Settlements	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CPA-Taxes & Auditing	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Management Services	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
PROFESSIONAL FEES	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Common Areas	475.00	461.00	97.1%	14.00	575.34	477.34	83.0%	98.00	168.00
Electrical	0.00	-10.00	%N/A	10.00	0.00	0.00	%N/A	0.00	120.00
Fire Insp. & Equip.	556.00	556.00	100.0%	0.00	556.00	556.00	100.0%	0.00	0.00
Plumbing & HVAC	0.00	-60.00	%N/A	60.00	11,225.00	10,805.00	96.3%	420.00	720.00
REPAIRS/MAINTENANCE	1,031.00	947.00	91.9%	84.00	12,356.34	11,838.34	95.8%	518.00	1,008.00
CNT - Pest Control	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CNT - Alarm & Fire Safety	0.00	-170.40	%N/A	170.40	0.00	-1,192.80	%N/A	1,192.80	2,044.80
CONTRACT MAINTENANCE	0.00	-170.40	%N/A	170.40	0.00	-1,192.80	%N/A	1,192.80	2,044.80
Electricity	56.73	-56.07	-98.8%	112.80	370.43	-419.17	-113.2%	789.60	1,353.60
Water/Sewer	1,744.37	-631.63	-36.2%	2,376.00	11,414.40	-5,217.60	-45.7%	16,632.00	28,512.00
UTILITIES	1,801.10	-687.70	-38.2%	2,488.80	11,784.83	-5,636.77	-47.8%	17,421.60	29,865.60
Replacement Reserves	857.04	0.00	0.0%	857.04	5,999.28	0.00	0.0%	5,999.28	10,284.48
IMPROVEMENT RESERVES	857.04	0.00	0.0%	857.04	5,999.28	0.00	0.0%	5,999.28	10,284.48
Special Assessment	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
TOTAL EXPENSES	3,803.82	195.58	5.1%	3,608.24	30,694.62	5,506.94	17.9%	25,187.68	43,298.88
Surplus / (Deficit)	-220.58	-220.58	%N/A	0.00	-6,411.94	-6,481.94	%N/A	70.00	0.00

Vista Trace 6 Condominium Association, Inc.

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BUDGET COMPARISON REPORT

For the Period Ending July 31, 2026

Revenues	Month-to-Date				Year-to-Date				Annual
	Actual	Variance	%Var.	Budget	Actual	Variance	%Var.	Budget	Budget
Association Maint. Fees	3,558.24	0.00	0.0%	3,558.24	24,907.68	0.00	0.0%	24,907.68	42,698.88
Violation Fines	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Late Charges	0.00	0.00	%N/A	0.00	100.00	100.00	100.0%	0.00	0.00
NSF Charges	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Direct Charges to Residents	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Less: Credit Memos	0.00	0.00	%N/A	0.00	-75.00	-75.00	100.0%	0.00	0.00
PROPERTY INCOME	3,558.24	0.00	0.0%	3,558.24	24,932.68	25.00	0.1%	24,907.68	42,698.88
Interest (Bank & Collections)	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Rental Income	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Other Income	0.00	-50.00	%N/A	50.00	0.00	-350.00	%N/A	350.00	600.00
OTHER OPERATING INC.	0.00	-50.00	%N/A	50.00	0.00	-350.00	%N/A	350.00	600.00
TOTAL INCOME	3,558.24	-50.00	-1.4%	3,608.24	24,932.68	-325.00	-1.3%	25,257.68	43,298.88
Expenses									
Administrative Fees	0.00	-8.00	%N/A	8.00	0.00	-56.00	%N/A	56.00	96.00
FL Condo Fee	0.00	0.00	%N/A	0.00	96.00	96.00	100.0%	0.00	0.00
Licenses/Permits	229.36	229.36	100.0%	0.00	572.85	572.85	100.0%	0.00	0.00
Meetings, Events, & Committees	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Bank Fees	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
GENERAL ADMIN.	229.36	221.36	96.5%	8.00	668.85	612.85	91.6%	56.00	96.00
Legal Fees-General Counsel	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Settlements	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CPA-Taxes & Auditing	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Management Services	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
PROFESSIONAL FEES	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Common Areas	100.00	86.00	86.0%	14.00	100.00	2.00	2.0%	98.00	168.00
Electrical	0.00	-10.00	%N/A	10.00	0.00	0.00	%N/A	0.00	120.00
Fire Insp. & Equip.	452.00	452.00	100.0%	0.00	452.00	452.00	100.0%	0.00	0.00
Plumbing & HVAC	0.00	-60.00	%N/A	60.00	0.00	-420.00	%N/A	420.00	720.00
REPAIRS/MAINTENANCE	552.00	468.00	84.8%	84.00	552.00	34.00	6.2%	518.00	1,008.00
CNT - Pest Control	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CNT - Alarm & Fire Safety	0.00	-170.40	%N/A	170.40	0.00	-1,192.80	%N/A	1,192.80	2,044.80
CONTRACT MAINTENANCE	0.00	-170.40	%N/A	170.40	0.00	-1,192.80	%N/A	1,192.80	2,044.80
Electricity	70.63	-42.17	-59.7%	112.80	468.61	-320.99	-68.5%	789.60	1,353.60
Water/Sewer	3,441.94	1,065.94	31.0%	2,376.00	20,787.64	4,155.64	20.0%	16,632.00	28,512.00
UTILITIES	3,512.57	1,023.77	29.1%	2,488.80	21,256.25	3,834.65	18.0%	17,421.60	29,865.60
Replacement Reserves	857.04	0.00	0.0%	857.04	5,999.28	0.00	0.0%	5,999.28	10,284.48
IMPROVEMENT RESERVES	857.04	0.00	0.0%	857.04	5,999.28	0.00	0.0%	5,999.28	10,284.48
Special Assessment	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
TOTAL EXPENSES	5,150.97	1,542.73	30.0%	3,608.24	28,476.38	3,288.70	11.5%	25,187.68	43,298.88
Surplus / (Deficit)	-1,592.73	-1,592.73	%N/A	0.00	-3,543.70	-3,613.70	%N/A	70.00	0.00

- Prepared by Management -

Vista Trace 7 Condominium Association, Inc.

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BUDGET COMPARISON REPORT

For the Period Ending July 31, 2026

Revenues	Month-to-Date				Year-to-Date				Annual
	Actual	Variance	%Var.	Budget	Actual	Variance	%Var.	Budget	Budget
Association Maint. Fees	3,558.24	0.00	0.0%	3,558.24	24,907.68	0.00	0.0%	24,907.68	42,698.88
Violation Fines	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Late Charges	0.00	0.00	%N/A	0.00	125.00	125.00	100.0%	0.00	0.00
NSF Charges	0.00	0.00	%N/A	0.00	40.00	40.00	100.0%	0.00	0.00
Direct Charges to Residents	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Less: Credit Memos	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
PROPERTY INCOME	3,558.24	0.00	0.0%	3,558.24	25,072.68	165.00	0.7%	24,907.68	42,698.88
Interest (Bank & Collections)	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Rental Income	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Other Income	0.00	-50.00	%N/A	50.00	0.00	-350.00	%N/A	350.00	600.00
OTHER OPERATING INC.	0.00	-50.00	%N/A	50.00	0.00	-350.00	%N/A	350.00	600.00
TOTAL INCOME	3,558.24	-50.00	-1.4%	3,608.24	25,072.68	-185.00	-0.7%	25,257.68	43,298.88
Expenses									
Administrative Fees	0.00	-8.00	%N/A	8.00	0.00	-56.00	%N/A	56.00	96.00
FL Condo Fee	0.00	0.00	%N/A	0.00	96.00	96.00	100.0%	0.00	0.00
Licenses/Permits	114.68	114.68	100.0%	0.00	458.17	458.17	100.0%	0.00	0.00
Meetings, Events, & Committee	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Bank Fees	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
GENERAL ADMIN.	114.68	106.68	93.0%	8.00	554.17	498.17	89.9%	56.00	96.00
Legal Fees-General Counsel	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Settlements	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CPA-Taxes & Auditing	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Management Services	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
PROFESSIONAL FEES	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Common Areas	100.00	86.00	86.0%	14.00	200.24	102.24	51.1%	98.00	168.00
Electrical	0.00	-10.00	%N/A	10.00	0.00	0.00	%N/A	0.00	120.00
Fire Insp. & Equip.	539.00	539.00	100.0%	0.00	539.00	539.00	100.0%	0.00	0.00
Plumbing & HVAC	0.00	-60.00	%N/A	60.00	1,825.00	1,405.00	77.0%	420.00	720.00
REPAIRS/MAINTENANCE	639.00	555.00	86.9%	84.00	2,564.24	2,046.24	79.8%	518.00	1,008.00
CNT - Pest Control	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CNT - Alarm & Fire Safety	0.00	-170.40	%N/A	170.40	0.00	-1,192.80	%N/A	1,192.80	2,044.80
CONTRACT MAINTENANCE	0.00	-170.40	%N/A	170.40	0.00	-1,192.80	%N/A	1,192.80	2,044.80
Electricity	53.17	-59.63	-112.1%	112.80	338.83	-450.77	-133.0%	789.60	1,353.60
Water/Sewer	2,755.48	379.48	13.8%	2,376.00	19,390.46	2,758.46	14.2%	16,632.00	28,512.00
UTILITIES	2,808.65	319.85	11.4%	2,488.80	19,729.29	2,307.69	11.7%	17,421.60	29,865.60
Replacement Reserves	857.04	0.00	0.0%	857.04	5,999.28	0.00	0.0%	5,999.28	10,284.48
IMPROVEMENT RESERVES	857.04	0.00	0.0%	857.04	5,999.28	0.00	0.0%	5,999.28	10,284.48
Special Assessment	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
TOTAL EXPENSES	4,419.37	811.13	18.4%	3,608.24	28,846.98	3,659.30	12.7%	25,187.68	43,298.88
Surplus / (Deficit)	-861.13	-861.13	%N/A	0.00	-3,774.30	-3,844.30	%N/A	70.00	0.00

Vista Trace 8 Condominium Association, Inc.

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BUDGET COMPARISON REPORT For the Period Ending July 31, 2026

Revenues	Month-to-Date				Year-to-Date				Annual
	Actual	Variance	%Var.	Budget	Actual	Variance	%Var.	Budget	Budget
Association Maint. Fees	3,558.24	0.00	0.0%	3,558.24	24,907.68	0.00	0.0%	24,907.68	42,698.88
Violation Fines	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Late Charges	150.00	150.00	100.0%	0.00	425.00	425.00	100.0%	0.00	0.00
NSF Charges	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Direct Charges to Residents	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Less: Credit Memos	-50.00	-50.00	100.0%	0.00	-75.00	-75.00	100.0%	0.00	0.00
PROPERTY INCOME	3,658.24	100.00	2.7%	3,558.24	25,257.68	350.00	1.4%	24,907.68	42,698.88
Interest (Bank & Collections)	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Rental Income	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Other Income	0.00	-50.00	%N/A	50.00	0.00	-350.00	%N/A	350.00	600.00
OTHER OPERATING INC.	0.00	-50.00	%N/A	50.00	0.00	-350.00	%N/A	350.00	600.00
TOTAL INCOME	3,658.24	50.00	1.4%	3,608.24	25,257.68	0.00	0.0%	25,257.68	43,298.88
Expenses									
Administrative Fees	0.00	-8.00	%N/A	8.00	0.00	-56.00	%N/A	56.00	96.00
FL Condo Fee	0.00	0.00	%N/A	0.00	96.00	96.00	100.0%	0.00	0.00
Licenses/Permits	222.77	222.77	100.0%	0.00	566.26	566.26	100.0%	0.00	0.00
Meetings, Events, & Committee	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Bank Fees	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
GENERAL ADMIN.	222.77	214.77	96.4%	8.00	662.26	606.26	91.5%	56.00	96.00
Legal Fees-General Counsel	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Settlements	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CPA-Taxes & Auditing	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Management Services	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
PROFESSIONAL FEES	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Common Areas	100.00	86.00	86.0%	14.00	100.00	2.00	2.0%	98.00	168.00
Electrical	0.00	-10.00	%N/A	10.00	0.00	0.00	%N/A	0.00	120.00
Fire Insp. & Equip.	452.00	452.00	100.0%	0.00	452.00	452.00	100.0%	0.00	0.00
Plumbing & HVAC	0.00	-60.00	%N/A	60.00	0.00	-420.00	%N/A	420.00	720.00
REPAIRS/MAINTENANCE	552.00	468.00	84.8%	84.00	552.00	34.00	6.2%	518.00	1,008.00
CNT - Pest Control	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
CNT - Alarm & Fire Safety	0.00	-170.40	%N/A	170.40	0.00	-1,192.80	%N/A	1,192.80	2,044.80
CONTRACT MAINTENANCE	0.00	-170.40	%N/A	170.40	0.00	-1,192.80	%N/A	1,192.80	2,044.80
Electricity	50.08	-62.72	-125.2%	112.80	336.80	-452.80	-134.4%	789.60	1,353.60
Water/Sewer	1,383.27	-992.73	-71.8%	2,376.00	11,379.70	-5,252.30	-46.2%	16,632.00	28,512.00
UTILITIES	1,433.35	-1,055.45	-73.6%	2,488.80	11,716.50	-5,705.10	-48.7%	17,421.60	29,865.60
Replacement Reserves	857.04	0.00	0.0%	857.04	5,999.28	0.00	0.0%	5,999.28	10,284.48
IMPROVEMENT RESERVES	857.04	0.00	0.0%	857.04	5,999.28	0.00	0.0%	5,999.28	10,284.48
Special Assessment	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
TOTAL EXPENSES	3,065.16	-543.08	-17.7%	3,608.24	18,930.04	-6,257.64	-33.1%	25,187.68	43,298.88
Surplus / (Deficit)	593.08	593.08	%N/A	0.00	6,327.64	6,257.64	%N/A	70.00	0.00

Vista Trace 1 Condominium Association, Inc.
Statement of Reserves
As of July 31, 2026

Appropriated Reserves (Non Cash Listing) Consists of:

Fund Description	As of:	7/31/26	Incr./ (Decr.)	6/30/26
Reserve - Electrical Equipment		10,690.78	98.77	10,592.01
** Reserve - Painting & Restoration		38,676.07	409.95	38,266.12
** Reserve - Roof Replacement		122,307.05	776.84	121,530.21
(subtotal before interest reserve)		171,673.91	1,285.56	170,388.34
Reserve - Interest		0.00	0.00	0.00
Totals*		171,673.91	1,285.56	170,388.34

** These items exceed \$10,000 replacement cost and should be funded ongoing.

Note: * Balance reflects ideal but unfunded cash balance by \$ 45,000.01

Vista Trace 2 Condominium Association, Inc.
Statement of Reserves
As of July 31, 2026

Appropriated Reserves (Non Cash Listing) Consists of:

Fund Description	As of:	7/31/26	Incr./ (Decr.)	6/30/26
Reserve - Electrical Equipment		10,690.78	98.77	10,592.01
** Reserve - Painting & Restoration		38,676.07	409.95	38,266.12
** Reserve - Roof Replacement		122,307.05	776.84	121,530.21
(subtotal before interest reserve)		171,673.91	1,285.56	170,388.34
Reserve - Interest		0.00	0.00	0.00
Totals*		171,673.91	1,285.56	170,388.34

** These items exceed \$10,000 replacement cost and should be funded ongoing.

Note: * Balance reflects ideal but unfunded cash balance by \$ 45,000.01

Vista Trace 3 Condominium Association, Inc.
Statement of Reserves
As of July 31, 2026

Appropriated Reserves (Non Cash Listing) Consists of:

Fund Description	As of:	7/31/26	Incr./ (Decr.)	6/30/26
Reserve - Electrical Equipment		7,127.19	65.85	7,061.34
** Reserve - Painting & Restoration		25,783.97	273.30	25,510.67
** Reserve - Roof Replacement		81,537.79	517.89	81,019.90
(subtotal before interest reserve)		114,448.95	857.04	113,591.91
Reserve - Interest		0.00	0.00	0.00
Totals*		114,448.95	857.04	113,591.91

** These items exceed \$10,000 replacement cost and should be funded ongoing.

Note: * Balance reflects ideal but unfunded cash balance by \$ 30,000.00

Vista Trace 4 Condominium Association, Inc.
Statement of Reserves
As of July 31, 2026

Appropriated Reserves (Non Cash Listing) Consists of:

Fund Description	As of:	7/31/26	Incr./ (Decr.)	6/30/26
Reserve - Electrical Equipment		7,127.19	65.85	7,061.34
** Reserve - Painting & Restoration		25,783.97	273.30	25,510.67
** Reserve - Roof Replacement		81,537.79	517.89	81,019.90
(subtotal before interest reserve)		114,448.95	857.04	113,591.91
Reserve - Interest		0.00	0.00	0.00
Totals*		114,448.95	857.04	113,591.91

** These items exceed \$10,000 replacement cost and should be funded ongoing.

Note: * Balance reflects ideal but unfunded cash balance by \$ 30,000.00

Vista Trace 5 Condominium Association, Inc.
Statement of Reserves
As of July 31, 2026

Appropriated Reserves (Non Cash Listing) Consists of:

Fund Description	As of:	7/31/26	Incr./ (Decr.)	6/30/26
Reserve - Electrical Equipment		7,127.19	65.85	7,061.34
** Reserve - Painting & Restoration		25,783.97	273.30	25,510.67
** Reserve - Roof Replacement		81,537.79	517.89	81,019.90
(subtotal before interest reserve)		114,448.95	857.04	113,591.91
Reserve - Interest		0.00	0.00	0.00
Totals*		114,448.95	857.04	113,591.91

** These items exceed \$10,000 replacement cost and should be funded ongoing.

Note: * Balance reflects ideal but unfunded cash balance by \$ \$30,000.00

Vista Trace 6 Condominium Association, Inc.
Statement of Reserves
As of July 31, 2026

Appropriated Reserves (Non Cash Listing) Consists of:

Fund Description	As of:	6/30/26	Incr./ (Decr.)	6/30/26
Reserve - Electrical Equipment		7,127.19	65.85	7,061.34
** Reserve - Painting & Restoration		25,783.97	273.30	25,510.67
** Reserve - Roof Replacement		81,537.79	517.89	81,019.90
(subtotal before interest reserve)		114,448.95	857.04	113,591.91
Reserve - Interest		0.00	0.00	0.00
Totals*		114,448.95	857.04	113,591.91

** These items exceed \$10,000 replacement cost and should be funded ongoing.

Note: * Balance reflects ideal but unfunded cash balance by \$ 30,000.00

Vista Trace 7 Condominium Association, Inc.
Statement of Reserves
As of July 31, 2026

Appropriated Reserves (Non Cash Listing) Consists of:

Fund Description	As of:	7/31/26	Incr./ (Decr.)	6/30/26
Reserve - Electrical Equipment		7,127.19	65.85	7,061.34
** Reserve - Painting & Restoration		25,783.97	273.30	25,510.67
** Reserve - Roof Replacement		81,537.79	517.89	81,019.90
(subtotal before interest reserve)		114,448.95	857.04	113,591.91
Reserve - Interest		0.00	0.00	0.00
Totals*		114,448.95	857.04	113,591.91

** These items exceed \$10,000 replacement cost and should be funded ongoing.

Note: * Balance reflects ideal but unfunded cash balance by \$ 30,000.00

Vista Trace 8 Condominium Association, Inc.
Statement of Reserves
As of July 31, 2026

Appropriated Reserves (Non Cash Listing) Consists of:

Fund Description	As of:	7/31/26	Incr./ (Decr.)	6/30/26
Reserve - Electrical Equipment		7,127.19	65.85	7,061.34
** Reserve - Painting & Restoration		25,783.97	273.30	25,510.67
** Reserve - Roof Replacement		81,537.79	517.89	81,019.90
(subtotal before interest reserve)		114,448.95	857.04	113,591.91
Reserve - Interest		0.00	0.00	0.00
Totals*		114,448.95	857.04	113,591.91

** These items exceed \$10,000 replacement cost and should be funded ongoing.

Note: * Balance reflects ideal but unfunded cash balance by \$ 30,000.00

Vista Trace Multicondominium Association

A/P Aging Summary

As of July 31, 2026

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Alert 360	722.25	0.00	0.00	0.00	0.00	722.25
Alton Madison Property Management	1,651.27	0.00	0.00	0.00	0.00	1,651.27
DNCR Inc	1,551.50	0.00	0.00	0.00	0.00	1,551.50
Empower Electric Pro, Inc	2,950.00	0.00	0.00	0.00	0.00	2,950.00
Guille Remodeling LLC	2,610.00	0.00	0.00	0.00	0.00	2,610.00
Homestead Air Conditioning Corp	200.00	0.00	0.00	0.00	0.00	200.00
IPFS	79,224.10	0.00	0.00	0.00	0.00	79,224.10
JLA Property Maintenance LLC	5,475.00	0.00	0.00	0.00	0.00	5,475.00
Kaye Bender Rembaum PL	292.50	0.00	0.00	0.00	0.00	292.50
Miami Dade Fire Rescue Department	1,254.89	0.00	0.00	0.00	0.00	1,254.89
Miami Dade Water & Sewer (1) 1054	3,113.68	0.00	0.00	0.00	0.00	3,113.68
Miami Dade Water & Sewer (1) 4589	7.70	0.00	0.00	0.00	0.00	7.70
Miami Dade Water & Sewer (2) 4143	3,187.65	0.00	0.00	0.00	0.00	3,187.65
Miami Dade Water & Sewer (2) 9911	7.70	0.00	0.00	0.00	0.00	7.70
Miami Dade Water & Sewer (3) 5575	7.70	0.00	0.00	0.00	0.00	7.70
Miami Dade Water & Sewer (3) 5768	1,677.58	0.00	0.00	0.00	0.00	1,677.58
Miami Dade Water & Sewer (4) 2300	3,094.74	0.00	0.00	0.00	0.00	3,094.74
Miami Dade Water & Sewer (4) 7666	7.70	0.00	0.00	0.00	0.00	7.70
Miami Dade Water & Sewer (5) 1098	1,736.67	0.00	0.00	0.00	0.00	1,736.67
Miami Dade Water & Sewer (5) 5975	7.70	0.00	0.00	0.00	0.00	7.70
Miami Dade Water & Sewer (6) 1376	3,434.24	0.00	0.00	0.00	0.00	3,434.24
Miami Dade Water & Sewer (6) 8487	7.70	0.00	0.00	0.00	0.00	7.70
Miami Dade Water & Sewer (7) 8988	2,755.48	0.00	0.00	0.00	0.00	2,755.48
Miami Dade Water & Sewer (7) 9126 XX	7.70	0.00	0.00	0.00	0.00	7.70
Miami Dade Water & Sewer (8) 4733	7.70	0.00	0.00	0.00	0.00	7.70
Miami Dade Water & Sewer (8) 8491	1,367.87	0.00	0.00	0.00	0.00	1,367.87
Miami Dade Water & Sewer (CH) 4952	116.20	0.00	0.00	0.00	0.00	116.20
Multi-Service Maintenance, Inc	6,020.80	0.00	0.00	0.00	0.00	6,020.80
Pye Barker Fire & Safety	3,807.00	0.00	0.00	0.00	0.00	3,807.00
Sarma	479.60	0.00	0.00	0.00	0.00	479.60
TOTAL	<u>126,784.62</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>126,784.62</u>

VISTA MULTICONDOMINIUM ASSOCIATION
Insurance Prepaid Schedule

[illegible]

Vista Trace Multicondominium Association
List of Disbursements
July 2026

	Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
	Bill Pmt -Check	DEBIT	07/16/2026	Comcast		Operating VSTA CNB 5672		-273.69
	Bill		07/01/2026			RAVT Telephone & Communications	-273.69	273.69
TOTAL							-273.69	273.69
	Bill Pmt -Check	DEBIT	07/20/2026	City National Bank		Operating VSTA CNB 5672		-43,455.58
	Bill		07/06/2026			CNBank Loan Repay Interest	-13,026.54	13,026.54
						Line of Credit CNB 6045	-30,429.04	30,429.04
TOTAL							-43,455.58	43,455.58
	Bill Pmt -Check	DEBIT	07/30/2026	Waste Management 03009		Operating VSTA CNB 5672		-13,848.38
	Bill	2543275-2194-7	06/30/2026			RAVT Waste Removal	-13,848.38	13,848.38
TOTAL							-13,848.38	13,848.38
	Bill Pmt -Check	HPS	07/25/2026	City of Homestead (1) 4695		Operating VSTA CNB 5672		-75.95
	Bill		07/02/2026			Electric Condo 1	-75.95	75.95
TOTAL							-75.95	75.95
	Bill Pmt -Check	HPS	07/25/2026	City of Homestead (2) 5855		Operating VSTA CNB 5672		-79.80
	Bill		07/02/2026			Electric C2	-79.80	79.80
TOTAL							-79.80	79.80
	Bill Pmt -Check	HPS	07/25/2026	City of Homestead (3) 4955		Operating VSTA CNB 5672		-61.91
	Bill		07/02/2026			Electric Condo 3	-61.91	61.91
TOTAL							-61.91	61.91
	Bill Pmt -Check	HPS	07/25/2026	City of Homestead (4) 3765		Operating VSTA CNB 5672		-54.81
	Bill		07/02/2026			Electric Condo 4	-54.81	54.81
TOTAL							-54.81	54.81
	Bill Pmt -Check	HPS	07/25/2026	City of Homestead (5) 5225		Operating VSTA CNB 5672		-56.73
	Bill		07/02/2026			Electric C5	-56.73	56.73
TOTAL							-56.73	56.73
	Bill Pmt -Check	HPS	07/25/2026	City of Homestead (6) 6115		Operating VSTA CNB 5672		-70.63
	Bill		07/02/2026			Electric Condo 6	-70.63	70.63
TOTAL							-70.63	70.63
	Bill Pmt -Check	HPS	07/25/2026	City of Homestead (7) 5475		Operating VSTA CNB 5672		-53.17
	Bill		07/02/2026			Electric C7	-53.17	53.17
TOTAL							-53.17	53.17
	Bill Pmt -Check	HPS	07/25/2026	City of Homestead (8) 6595		Operating VSTA CNB 5672		-50.08
	Bill		07/02/2026			Electric Condo 8	-50.08	50.08
TOTAL							-50.08	50.08
	Bill Pmt -Check	HPS	07/25/2026	City of Homestead (CH) 4705		Operating VSTA CNB 5672		-746.27
	Bill		07/02/2026			RAVT Electric	-746.27	746.27
TOTAL							-746.27	746.27
	Bill Pmt -Check	HPS	07/25/2026	City of Homestead (Dumpster) 3083		Operating VSTA CNB 5672		-57.76
	Bill		07/02/2026			RAVT Electric	-57.76	57.76
TOTAL							-57.76	57.76
	Bill Pmt -Check	MDWS	07/05/2026	Miami Dade Water & Sewer (5) 1098		Operating VSTA CNB 5672		-1,382.64
	Bill		06/22/2026			Water & Sewer Condo 5	-1,382.64	1,382.64
TOTAL							-1,382.64	1,382.64
	Bill Pmt -Check	MDWS	07/05/2026	Miami Dade Water & Sewer (7) 9126 XX		Operating VSTA CNB 5672		-7.70
	Bill		06/22/2026			Water & Sewer Condo 8	-7.70	7.70
TOTAL							-7.70	7.70
	Bill Pmt -Check	MDWS	07/05/2026	Miami Dade Water & Sewer (8) 8491		Operating VSTA CNB 5672		-1,485.79
	Bill		06/22/2026			Water & Sewer Condo 8	-1,485.79	1,485.79
TOTAL							-1,485.79	1,485.79
	Bill Pmt -Check	MDWS	07/13/2026	Miami Dade Water & Sewer (1) 1054		Operating VSTA CNB 5672		-2,759.50
	Bill		06/22/2026			Water & Sewer Condo 1	-2,759.50	2,759.50
TOTAL							-2,759.50	2,759.50
	Bill Pmt -Check	MDWS	07/13/2026	Miami Dade Water & Sewer (1) 4589		Operating VSTA CNB 5672		-7.70
	Bill		06/22/2026			Water & Sewer Condo 1	-7.70	7.70
TOTAL							-7.70	7.70
	Bill Pmt -Check	MDWS	07/13/2026	Miami Dade Water & Sewer (2) 4143		Operating VSTA CNB 5672		-3,025.44
	Bill		06/22/2026			Water & Sewer Condo 2	-3,025.44	3,025.44
TOTAL							-3,025.44	3,025.44

Vista Trace Multicondominium Association
List of Disbursements
July 2026

	Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
	Bill Pmt -Check	MDWS	07/13/2026	Miami Dade Water & Sewer (2) 9911	Operating	VSTA CNB 5672		-7.70
	Bill		06/22/2026			Water & Sewer Condo 2	-7.70	7.70
TOTAL							-7.70	7.70
	Bill Pmt -Check	MDWS	07/13/2026	Miami Dade Water & Sewer (3) 5575	Operating	VSTA CNB 5672		-7.70
	Bill		06/22/2026			Water & Sewer Condo 3	-7.70	7.70
TOTAL							-7.70	7.70
	Bill Pmt -Check	MDWS	07/13/2026	Miami Dade Water & Sewer (3) 5768	Operating	VSTA CNB 5672		-1,618.76
	Bill		06/22/2026			Water & Sewer Condo 3	-1,618.76	1,618.76
TOTAL							-1,618.76	1,618.76
	Bill Pmt -Check	MDWS	07/13/2026	Miami Dade Water & Sewer (4) 2300	Operating	VSTA CNB 5672		-2,681.36
	Bill		06/22/2026			Water & Sewer Condo 4	-2,681.36	2,681.36
TOTAL							-2,681.36	2,681.36
	Bill Pmt -Check	MDWS	07/13/2026	Miami Dade Water & Sewer (4) 7666	Operating	VSTA CNB 5672		-7.70
	Bill		06/22/2026			Water & Sewer Condo 4	-7.70	7.70
TOTAL							-7.70	7.70
	Bill Pmt -Check	MDWS	07/13/2026	Miami Dade Water & Sewer (5) 5975	Operating	VSTA CNB 5672		-7.70
	Bill		06/22/2026			Water & Sewer Condo 5	-7.70	7.70
TOTAL							-7.70	7.70
	Bill Pmt -Check	MDWS	07/13/2026	Miami Dade Water & Sewer (6) 1376	Operating	VSTA CNB 5672		-2,858.62
	Bill		06/22/2026			Water & Sewer Condo 6	-2,858.62	2,858.62
TOTAL							-2,858.62	2,858.62
	Bill Pmt -Check	MDWS	07/13/2026	Miami Dade Water & Sewer (6) 8487	Operating	VSTA CNB 5672		-7.70
	Bill		06/22/2026			Water & Sewer Condo 6	-7.70	7.70
TOTAL							-7.70	7.70
	Bill Pmt -Check	MDWS	07/13/2026	Miami Dade Water & Sewer (7) 8988	Operating	VSTA CNB 5672		-2,563.44
	Bill		06/22/2026			Water & Sewer Condo 7	-2,563.44	2,563.44
TOTAL							-2,563.44	2,563.44
	Bill Pmt -Check	MDWS	07/13/2026	Miami Dade Water & Sewer (8) 4733	Operating	VSTA CNB 5672		-7.70
	Bill		06/22/2026			Water & Sewer Condo 8	-7.70	7.70
TOTAL							-7.70	7.70
	Bill Pmt -Check	MDWS	07/13/2026	Miami Dade Water & Sewer (CH) 4952	Operating	VSTA CNB 5672		-115.20
	Bill		06/22/2026			RAVT Water & Sewer	-115.20	115.20
TOTAL							-115.20	115.20
	Check	MDWS	07/13/2026	Miami Dade Water & Sewer (CH) 4952	Operating	VSTA CNB 5672		-1.00
						RAVT Water & Sewer	-1.00	1.00
TOTAL							-1.00	1.00
	Check	3580	07/01/2026	Vista Trace (Reserve)	Operating	VSTA CNB 5672		-714.96
						Reserve VSTA GENERAL CNB 7641	-714.96	714.96
TOTAL							-714.96	714.96
	Check	3581	07/01/2026	Vista Trace (Reserve)	Operating	VSTA CNB 5672		-7,713.36
						Reserve VSTA Condo 1-8 CNB 2386	-7,713.36	7,713.36
TOTAL							-7,713.36	7,713.36
	Check	3582	07/01/2026	Residences at Vista Trace (reserve)	Operating	VSTA CNB 5672		-5,162.40
						Reserve RAVT Master CNB 4195	-5,162.40	5,162.40
TOTAL							-5,162.40	5,162.40
	Bill Pmt -Check	3583	07/08/2026	A Team Plumbing Services	Operating	VSTA CNB 5672		-5,325.00
	Bill	86605	06/10/2026			R&M Plumbing (7)	-1,825.00	1,825.00
	Bill	86679 050926	06/15/2026			R&M Plumbing (2)	-2,350.00	2,350.00
	Bill	86685 040326	06/15/2026			R&M Plumbing (2)	-1,150.00	1,150.00
TOTAL							-5,325.00	5,325.00
	Bill Pmt -Check	3584	07/08/2026	Alert 360	Operating	VSTA CNB 5672		-722.25
	Bill	50592494	06/23/2026			RAVT Alarm & Fire Safety	-120.00	120.00
						Alarm & Fire Safety	-602.25	602.25
TOTAL							-722.25	722.25
	Bill Pmt -Check	3585	07/08/2026	All Coast Pools	Operating	VSTA CNB 5672		-500.00
	Bill	1776	07/01/2026			RAVT Pool Maintenance	-500.00	500.00
TOTAL							-500.00	500.00
	Bill Pmt -Check	3586	07/08/2026	Alton Madison Property Management	Operating	VSTA CNB 5672		-2,848.90

Vista Trace Multicondominium Association
List of Disbursements
July 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill		06/30/2026			Printing & Supplies	-142.99	142.99
					Postage and Delivery	-12.36	12.36
					Postage and Delivery	-54.06	54.06
					Printing & Supplies	-28.50	28.50
					Postage and Delivery	-3.50	3.50
					Printing & Supplies	-1.25	1.25
					Postage and Delivery	-19.96	19.96
					Printing & Supplies	-10.48	10.48
					RAVT Supplies R&M	-1,014.29	1,014.29
					RAVT Supplies R&M	-235.07	235.07
					RAVT Supplies R&M	-961.93	961.93
					RAVT Supplies R&M	-295.62	295.62
					RAVT Supplies R&M	-68.89	68.89
TOTAL						-2,848.90	2,848.90
Bill Pmt -Check	3587	07/08/2026	Alton Madison Property Management		Operating VSTA CNB 5672		-6,865.00
Bill		07/01/2026			Management Fees	-5,156.40	5,156.40
					Secreterial Fees (minutes)	-175.00	175.00
					RAVT Mgmt Fees	-1,533.60	1,533.60
TOTAL						-6,865.00	6,865.00
Bill Pmt -Check	3588	07/08/2026	Alton Madison Property Management		Operating VSTA CNB 5672		-37.80
Bill		07/07/2026			Interview / Meet & Greets	-37.80	37.80
TOTAL						-37.80	37.80
Bill Pmt -Check	3589	07/08/2026	David's Lock & Safe		Operating VSTA CNB 5672		-625.00
Bill	2799	06/30/2026			RAVT Locksmith	-275.00	275.00
					RAVT Locksmith	-350.00	350.00
TOTAL						-625.00	625.00
Bill Pmt -Check	3590	07/08/2026	DNCR Inc		Operating VSTA CNB 5672		-2,444.95
Bill	17216	06/18/2026			RAVT Camera R&M	-2,300.50	2,300.50
Bill	17236	07/01/2026			RAVT Camera System	-144.45	144.45
TOTAL						-2,444.95	2,444.95
Bill Pmt -Check	3591	07/08/2026	DSH Security Services LLC		Operating VSTA CNB 5672		-8,046.40
Bill	Vista-2026-7	07/01/2026			Security Services	-7,427.50	7,427.50
					RAVT Security Services	-618.90	618.90
TOTAL						-8,046.40	8,046.40
Bill Pmt -Check	3592	07/08/2026	Guille Remodeling LLC		Operating VSTA CNB 5672		-6,440.58
Bill	598603	06/28/2026			RAVT Clubhouse R&M	-6,440.58	6,440.58
TOTAL						-6,440.58	6,440.58
Bill Pmt -Check	3593	07/08/2026	IPFS		Operating VSTA CNB 5672		-16,107.60
Bill		03/16/2026			Prepaid Insurance	-10,821.46	138,220.00
					Prepaid Insurance	-349.81	4,468.10
					Prepaid Insurance	-38.52	492.00
					Prepaid Insurance	-1,118.34	14,284.20
					Prepaid Insurance	-67.22	858.50
					Prepaid Insurance	-2,989.35	38,182.20
					Prepaid Insurance	-174.36	2,227.00
					Prepaid Insurance	-502.28	6,415.51
					Prepaid Insurance	-46.26	590.80
TOTAL						-16,107.60	205,738.31
Bill Pmt -Check	3594	07/08/2026	Manuel Villate, CPA		Operating VSTA CNB 5672		-3,112.50
Bill	2025	02/11/2026			Accounting / Auditing	-2,975.00	5,950.00
					Accounting / Auditing	-137.50	275.00
TOTAL						-3,112.50	6,225.00
Bill Pmt -Check	3595	07/08/2026	Multi-Service Maintenance, Inc		Operating VSTA CNB 5672		-7,120.80
Bill	6305	06/15/2026			RAVT Janitorial Maintenance	-4,390.80	4,390.80
					Janitorial Services	-1,030.00	1,030.00
					RAVT Waste Removal	-400.00	400.00
Bill	6318	07/06/2026			Janitorial Services	-1,300.00	1,300.00
TOTAL						-7,120.80	7,120.80
Bill Pmt -Check	3596	07/08/2026	Pye Barker Fire & Safety		Operating VSTA CNB 5672		-1,536.00
Bill	IV01212002	07/02/2026			Fire Sprinkler Certification	-1,536.00	1,536.00
TOTAL						-1,536.00	1,536.00
Bill Pmt -Check	3597	07/08/2026	Sarma		Operating VSTA CNB 5672		-309.80
Bill	25088	06/30/2026			Screening Costs	-309.80	309.80
TOTAL						-309.80	309.80
Bill Pmt -Check	3598	07/08/2026	Spray Rite, Inc #1		Operating VSTA CNB 5672		-417.30
Bill	11012	06/11/2026			RAVT Pest Control	-208.65	208.65
Bill	11046	07/02/2026			RAVT Pest Control	-208.65	208.65
TOTAL						-417.30	417.30

Vista Trace Multicondominium Association
Reconciliation Summary
Operating VSTA CNB 5672, Period Ending 07/31/2026

	Jul 31, 26
Beginning Balance	57,646.26
Cleared Transactions	
Checks and Payments - 50 items	-153,566.90
Deposits and Credits - 54 items	148,758.63
Total Cleared Transactions	-4,808.27
Cleared Balance	52,837.99
Uncleared Transactions	
Checks and Payments - 6 items	-9,376.05
Deposits and Credits - 4 items	12,716.15
Total Uncleared Transactions	3,340.10
Register Balance as of 07/31/2026	56,178.09
New Transactions	
Checks and Payments - 31 items	-35,768.59
Deposits and Credits - 22 items	103,555.23
Total New Transactions	67,786.64
Ending Balance	123,964.73

Vista Trace Multicondominum Association
Reconciliation Detail
Operating VSTA CNB 5672, Period Ending 07/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						57,646.26
Cleared Transactions						
Checks and Payments - 50 items						
Check	07/01/2026	3581	Vista Trace (Reserve)	X	-7,713.36	-7,713.36
Check	07/01/2026	3582	Residences at Vista...	X	-5,162.40	-12,875.76
Check	07/01/2026	3580	Vista Trace (Reserve)	X	-714.96	-13,590.72
Bill Pmt -Check	07/05/2026	MDWS	Miami Dade Water ...	X	-1,485.79	-15,076.51
Bill Pmt -Check	07/05/2026	MDWS	Miami Dade Water ...	X	-1,382.64	-16,459.15
Bill Pmt -Check	07/05/2026	MDWS	Miami Dade Water ...	X	-7.70	-16,466.85
Bill Pmt -Check	07/08/2026	3593	IPFS	X	-16,107.60	-32,574.45
Bill Pmt -Check	07/08/2026	3591	DSH Security Servic...	X	-8,046.40	-40,620.85
Bill Pmt -Check	07/08/2026	3595	Multi-Service Mainte...	X	-7,120.80	-47,741.65
Bill Pmt -Check	07/08/2026	3587	Alton Madison Prop...	X	-6,865.00	-54,606.65
Bill Pmt -Check	07/08/2026	3592	Guille Remodeling L...	X	-6,440.58	-61,047.23
Bill Pmt -Check	07/08/2026	3583	A Team Plumbing S...	X	-5,325.00	-66,372.23
Bill Pmt -Check	07/08/2026	3594	Manuel Villate, CPA	X	-3,112.50	-69,484.73
Bill Pmt -Check	07/08/2026	3586	Alton Madison Prop...	X	-2,848.90	-72,333.63
Bill Pmt -Check	07/08/2026	3590	DNCR Inc	X	-2,444.95	-74,778.58
Bill Pmt -Check	07/08/2026	3596	Pye Barker Fire & S...	X	-1,536.00	-76,314.58
Bill Pmt -Check	07/08/2026	3584	Alert 360	X	-722.25	-77,036.83
Bill Pmt -Check	07/08/2026	3589	David's Lock & Safe	X	-625.00	-77,661.83
Bill Pmt -Check	07/08/2026	3598	Spray Rite, Inc #1	X	-417.30	-78,079.13
Bill Pmt -Check	07/08/2026	3597	Sarma	X	-309.80	-78,388.93
Bill Pmt -Check	07/08/2026	3588	Alton Madison Prop...	X	-37.80	-78,426.73
Bill Pmt -Check	07/13/2026	MDWS	Miami Dade Water ...	X	-3,025.44	-81,452.17
Bill Pmt -Check	07/13/2026	MDWS	Miami Dade Water ...	X	-2,858.62	-84,310.79
Bill Pmt -Check	07/13/2026	MDWS	Miami Dade Water ...	X	-2,759.50	-87,070.29
Bill Pmt -Check	07/13/2026	MDWS	Miami Dade Water ...	X	-2,681.36	-89,751.65
Bill Pmt -Check	07/13/2026	MDWS	Miami Dade Water ...	X	-2,563.44	-92,315.09
Bill Pmt -Check	07/13/2026	MDWS	Miami Dade Water ...	X	-1,618.76	-93,933.85
Bill Pmt -Check	07/13/2026	MDWS	Miami Dade Water ...	X	-115.20	-94,049.05
Bill Pmt -Check	07/13/2026	MDWS	Miami Dade Water ...	X	-7.70	-94,056.75
Bill Pmt -Check	07/13/2026	MDWS	Miami Dade Water ...	X	-7.70	-94,064.45
Bill Pmt -Check	07/13/2026	MDWS	Miami Dade Water ...	X	-7.70	-94,072.15
Bill Pmt -Check	07/13/2026	MDWS	Miami Dade Water ...	X	-7.70	-94,079.85
Bill Pmt -Check	07/13/2026	MDWS	Miami Dade Water ...	X	-7.70	-94,087.55
Bill Pmt -Check	07/13/2026	MDWS	Miami Dade Water ...	X	-7.70	-94,095.25
Bill Pmt -Check	07/13/2026	MDWS	Miami Dade Water ...	X	-7.70	-94,102.95
Check	07/13/2026	MDWS	Miami Dade Water ...	X	-1.00	-94,103.95
General Journal	07/15/2026	BANK...		X	-578.19	-94,682.14
Bill Pmt -Check	07/16/2026	DEBIT	Comcast	X	-273.69	-94,955.83
Bill Pmt -Check	07/20/2026	DEBIT	City National Bank	X	-43,455.58	-138,411.41
Bill Pmt -Check	07/25/2026	HPS	City of Homestead (...)	X	-746.27	-139,157.68
Bill Pmt -Check	07/25/2026	HPS	City of Homestead (...)	X	-79.80	-139,237.48
Bill Pmt -Check	07/25/2026	HPS	City of Homestead (...)	X	-75.95	-139,313.43
Bill Pmt -Check	07/25/2026	HPS	City of Homestead (...)	X	-70.63	-139,384.06
Bill Pmt -Check	07/25/2026	HPS	City of Homestead (...)	X	-61.91	-139,445.97
Bill Pmt -Check	07/25/2026	HPS	City of Homestead (...)	X	-57.76	-139,503.73
Bill Pmt -Check	07/25/2026	HPS	City of Homestead (...)	X	-56.73	-139,560.46
Bill Pmt -Check	07/25/2026	HPS	City of Homestead (...)	X	-54.81	-139,615.27
Bill Pmt -Check	07/25/2026	HPS	City of Homestead (...)	X	-53.17	-139,668.44
Bill Pmt -Check	07/25/2026	HPS	City of Homestead (...)	X	-50.08	-139,718.52
Bill Pmt -Check	07/30/2026	DEBIT	Waste Management...	X	-13,848.38	-153,566.90
Total Checks and Payments					-153,566.90	-153,566.90

Vista Trace Multicondominium Association
Reconciliation Detail
Operating VSTA CNB 5672, Period Ending 07/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Deposits and Credits - 54 items						
Deposit	03/17/2026			X	2,231.03	2,231.03
Deposit	06/17/2026			X	215.00	2,446.03
Deposit	06/17/2026			X	602.20	3,048.23
Deposit	06/23/2026			X	3,132.29	6,180.52
Deposit	06/29/2026			X	560.00	6,740.52
Deposit	06/29/2026			X	756.39	7,496.91
Deposit	06/30/2026			X	2,596.73	10,093.64
Deposit	07/01/2026			X	2,609.57	12,703.21
Deposit	07/02/2026			X	2,670.90	15,374.11
Deposit	07/02/2026			X	3,757.12	19,131.23
Deposit	07/03/2026			X	2,201.02	21,332.25
Deposit	07/04/2026			X	3,300.00	24,632.25
Deposit	07/05/2026			X	2,340.66	26,972.91
Deposit	07/06/2026			X	4,211.91	31,184.82
Deposit	07/07/2026			X	436.64	31,621.46
Deposit	07/07/2026			X	668.68	32,290.14
Deposit	07/07/2026			X	1,205.81	33,495.95
Deposit	07/07/2026			X	5,838.15	39,334.10
Deposit	07/08/2026			X	436.64	39,770.74
Deposit	07/08/2026			X	436.64	40,207.38
Deposit	07/08/2026			X	1,186.64	41,394.02
Deposit	07/08/2026			X	1,964.22	43,358.24
Deposit	07/08/2026			X	50,963.23	94,321.47
Deposit	07/09/2026			X	710.00	95,031.47
Deposit	07/09/2026			X	1,807.03	96,838.50
Deposit	07/09/2026			X	4,664.64	101,503.14
Deposit	07/10/2026			X	101.12	101,604.26
Deposit	07/10/2026			X	601.22	102,205.48
Deposit	07/10/2026			X	17,336.34	119,541.82
Deposit	07/11/2026			X	756.39	120,298.21
Deposit	07/12/2026			X	436.64	120,734.85
Deposit	07/13/2026			X	436.64	121,171.49
Deposit	07/13/2026			X	604.59	121,776.08
Deposit	07/13/2026			X	1,202.44	122,978.52
Deposit	07/13/2026			X	6,497.17	129,475.69
Deposit	07/14/2026			X	100.00	129,575.69
Deposit	07/14/2026			X	759.00	130,334.69
Deposit	07/14/2026			X	797.00	131,131.69
Deposit	07/14/2026			X	873.28	132,004.97
Deposit	07/14/2026			X	1,512.79	133,517.76
Deposit	07/15/2026			X	604.59	134,122.35
Deposit	07/15/2026			X	1,354.59	135,476.94
Deposit	07/16/2026			X	3,316.44	138,793.38
Deposit	07/17/2026			X	181.54	138,974.92
Deposit	07/17/2026			X	2,269.17	141,244.09
Deposit	07/21/2026			X	335.00	141,579.09
Deposit	07/21/2026			X	1,306.79	142,885.88
Deposit	07/22/2026			X	604.60	143,490.48
Deposit	07/22/2026			X	629.59	144,120.07
Deposit	07/23/2026			X	406.70	144,526.77
Deposit	07/24/2026			X	190.00	144,716.77
Deposit	07/24/2026			X	951.14	145,667.91
Deposit	07/28/2026			X	90.00	145,757.91
Deposit	07/30/2026			X	3,000.72	148,758.63
Total Deposits and Credits					148,758.63	148,758.63
Total Cleared Transactions					-4,808.27	-4,808.27
Cleared Balance					-4,808.27	52,837.99

Vista Trace Multicondominum Association
Reconciliation Detail
Operating VSTA CNB 5672, Period Ending 07/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Uncleared Transactions						
Checks and Payments - 6 items						
Bill Pmt -Check	04/20/2024	3052	Makofire Group		-3,006.11	-3,006.11
Check	06/24/2024	3101	3103 Griggs		-289.94	-3,296.05
Bill Pmt -Check	05/13/2026	3547	All Coast Pools		-1,900.00	-5,196.05
Bill Pmt -Check	06/10/2026	3571	Empower Electric P...		-2,950.00	-8,146.05
Bill Pmt -Check	06/10/2026	3564	All Coast Pools		-730.00	-8,876.05
Bill Pmt -Check	07/08/2026	3585	All Coast Pools		-500.00	-9,376.05
Total Checks and Payments					-9,376.05	-9,376.05
Deposits and Credits - 4 items						
Deposit	07/30/2026				10.00	10.00
Deposit	07/30/2026				4,377.89	4,387.89
General Journal	07/31/2026				2,950.00	7,337.89
Deposit	07/31/2026				5,378.26	12,716.15
Total Deposits and Credits					12,716.15	12,716.15
Total Uncleared Transactions					3,340.10	3,340.10
Register Balance as of 07/31/2026					-1,468.17	56,178.09
New Transactions						
Checks and Payments - 31 items						
Check	08/01/2026		Vista Trace (Reserve)		-7,713.36	-7,713.36
Check	08/01/2026		Residences at Vista...		-5,162.40	-12,875.76
Check	08/01/2026		Vista Trace (Reserve)		-714.96	-13,590.72
Bill Pmt -Check	08/05/2026	MDWS	Miami Dade Water ...		-7.70	-13,598.42
Bill Pmt -Check	08/12/2026	MDWS	Miami Dade Water ...		-3,434.24	-17,032.66
Bill Pmt -Check	08/12/2026	MDWS	Miami Dade Water ...		-3,187.65	-20,220.31
Bill Pmt -Check	08/12/2026	MDWS	Miami Dade Water ...		-3,113.68	-23,333.99
Bill Pmt -Check	08/12/2026	MDWS	Miami Dade Water ...		-3,094.74	-26,428.73
Bill Pmt -Check	08/12/2026	MDWS	Miami Dade Water ...		-2,755.48	-29,184.21
Bill Pmt -Check	08/12/2026	MDWS	Miami Dade Water ...		-1,736.67	-30,920.88
Bill Pmt -Check	08/12/2026	MDWS	Miami Dade Water ...		-1,677.58	-32,598.46
Bill Pmt -Check	08/12/2026	MDWS	Miami Dade Water ...		-1,367.87	-33,966.33
Bill Pmt -Check	08/12/2026	MDWS	Miami Dade Water ...		-116.20	-34,082.53
Bill Pmt -Check	08/12/2026	MDWS	Miami Dade Water ...		-7.70	-34,090.23
Bill Pmt -Check	08/12/2026	MDWS	Miami Dade Water ...		-7.70	-34,097.93
Bill Pmt -Check	08/12/2026	MDWS	Miami Dade Water ...		-7.70	-34,105.63
Bill Pmt -Check	08/12/2026	MDWS	Miami Dade Water ...		-7.70	-34,113.33
Bill Pmt -Check	08/12/2026	MDWS	Miami Dade Water ...		-7.70	-34,121.03
Bill Pmt -Check	08/12/2026	MDWS	Miami Dade Water ...		-7.70	-34,128.73
Bill Pmt -Check	08/12/2026	MDWS	Miami Dade Water ...		-7.70	-34,136.43
Bill Pmt -Check	08/13/2026	DEBIT	Comcast		-274.01	-34,410.44
Bill Pmt -Check	08/31/2026	HPS	City of Homestead (...)		-799.56	-35,210.00
Bill Pmt -Check	08/31/2026	HPS	City of Homestead (...)		-83.07	-35,293.07
Bill Pmt -Check	08/31/2026	HPS	City of Homestead (...)		-78.18	-35,371.25
Bill Pmt -Check	08/31/2026	HPS	City of Homestead (...)		-68.41	-35,439.66
Bill Pmt -Check	08/31/2026	HPS	City of Homestead (...)		-60.42	-35,500.08
Bill Pmt -Check	08/31/2026	HPS	City of Homestead (...)		-56.27	-35,556.35
Bill Pmt -Check	08/31/2026	HPS	City of Homestead (...)		-56.11	-35,612.46
Bill Pmt -Check	08/31/2026	HPS	City of Homestead (...)		-54.97	-35,667.43
Bill Pmt -Check	08/31/2026	HPS	City of Homestead (...)		-52.88	-35,720.31
Bill Pmt -Check	08/31/2026	HPS	City of Homestead (...)		-48.28	-35,768.59
Total Checks and Payments					-35,768.59	-35,768.59

Vista Trace Multicondominium Association
Reconciliation Detail
Operating VSTA CNB 5672, Period Ending 07/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Deposits and Credits - 22 items						
Deposit	08/01/2026				3,365.96	3,365.96
Deposit	08/02/2026				604.59	3,970.55
Deposit	08/03/2026				35.00	4,005.55
Deposit	08/03/2026				668.68	4,674.23
Deposit	08/03/2026				3,009.47	7,683.70
Deposit	08/04/2026				100.00	7,783.70
Deposit	08/04/2026				601.22	8,384.92
Deposit	08/05/2026				4,083.69	12,468.61
Deposit	08/05/2026				11,160.12	23,628.73
Deposit	08/06/2026				13,134.44	36,763.17
Deposit	08/06/2026				50,963.23	87,726.40
Deposit	08/07/2026				604.59	88,330.99
Deposit	08/07/2026				1,539.15	89,870.14
Deposit	08/07/2026				1,807.03	91,677.17
Deposit	08/08/2026				436.64	92,113.81
Deposit	08/09/2026				2,408.25	94,522.06
Deposit	08/10/2026				436.64	94,958.70
Deposit	08/10/2026				1,195.05	96,153.75
Deposit	08/11/2026				756.39	96,910.14
Deposit	08/11/2026				1,803.66	98,713.80
Deposit	08/11/2026				4,085.03	102,798.83
Deposit	08/12/2026				756.40	103,555.23
Total Deposits and Credits					103,555.23	103,555.23
Total New Transactions					67,786.64	67,786.64
Ending Balance					66,318.47	123,964.73

Vista Trace Multicondominium Association
Reconciliation Summary
Reserve VSTA GENERAL CNB 7641, Period Ending 07/31/2026

	Jul 31, 26
Beginning Balance	69,337.05
Cleared Transactions	
Deposits and Credits - 2 items	717.91
Total Cleared Transactions	717.91
Cleared Balance	<u>70,054.96</u>
Register Balance as of 07/31/2026	70,054.96
New Transactions	
Deposits and Credits - 1 item	714.96
Total New Transactions	714.96
Ending Balance	<u><u>70,769.92</u></u>

Vista Trace Multicondominium Association
Reconciliation Detail
Reserve VSTA GENERAL CNB 7641, Period Ending 07/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						69,337.05
Cleared Transactions						
Deposits and Credits - 2 items						
Check	07/01/2026	3580	Vista Trace (Reserve)	X	714.96	714.96
Deposit	07/31/2026			X	2.95	717.91
Total Deposits and Credits					717.91	717.91
Total Cleared Transactions					717.91	717.91
Cleared Balance					717.91	70,054.96
Register Balance as of 07/31/2026					717.91	70,054.96
New Transactions						
Deposits and Credits - 1 item						
Check	08/01/2026		Vista Trace (Reserve)		714.96	714.96
Total Deposits and Credits					714.96	714.96
Total New Transactions					714.96	714.96
Ending Balance					1,432.87	70,769.92

Vista Trace Multicondominium Association
Reconciliation Summary
Reserve VSTA Condo 1-8 CNB 2386, Period Ending 07/31/2026

	Jul 31, 26
Beginning Balance	753,840.11
Cleared Transactions	
Deposits and Credits - 2 items	7,841.79
Total Cleared Transactions	7,841.79
Cleared Balance	761,681.90
Register Balance as of 07/31/2026	761,681.90
New Transactions	
Deposits and Credits - 1 item	7,713.36
Total New Transactions	7,713.36
Ending Balance	769,395.26

Vista Trace Multicondominium Association
Reconciliation Detail
Reserve VSTA Condo 1-8 CNB 2386, Period Ending 07/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						753,840.11
Cleared Transactions						
Deposits and Credits - 2 items						
Check	07/01/2026	3581	Vista Trace (Reserve)	X	7,713.36	7,713.36
Deposit	07/31/2026			X	128.43	7,841.79
Total Deposits and Credits					7,841.79	7,841.79
Total Cleared Transactions					7,841.79	7,841.79
Cleared Balance					7,841.79	761,681.90
Register Balance as of 07/31/2026					7,841.79	761,681.90
New Transactions						
Deposits and Credits - 1 item						
Check	08/01/2026		Vista Trace (Reserve)		7,713.36	7,713.36
Total Deposits and Credits					7,713.36	7,713.36
Total New Transactions					7,713.36	7,713.36
Ending Balance					15,555.15	769,395.26

Vista Trace Multicondominium Association
Reconciliation Summary
Reserve RAVT Master CNB 4195, Period Ending 07/31/2026

	Jul 31, 26
Beginning Balance	199,932.36
Cleared Transactions	
Deposits and Credits - 2 items	5,196.62
Total Cleared Transactions	5,196.62
Cleared Balance	<u>205,128.98</u>
Register Balance as of 07/31/2026	205,128.98
New Transactions	
Deposits and Credits - 1 item	5,162.40
Total New Transactions	5,162.40
Ending Balance	<u><u>210,291.38</u></u>

Vista Trace Multicondominium Association
Reconciliation Detail
Reserve RAVT Master CNB 4195, Period Ending 07/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						199,932.36
Cleared Transactions						
Deposits and Credits - 2 items						
Check	07/01/2026	3582	Residences at Vista...	X	5,162.40	5,162.40
Deposit	07/31/2026			X	34.22	5,196.62
Total Deposits and Credits					5,196.62	5,196.62
Total Cleared Transactions					5,196.62	5,196.62
Cleared Balance					5,196.62	205,128.98
Register Balance as of 07/31/2026					5,196.62	205,128.98
New Transactions						
Deposits and Credits - 1 item						
Check	08/01/2026		Residences at Vista...		5,162.40	5,162.40
Total Deposits and Credits					5,162.40	5,162.40
Total New Transactions					5,162.40	5,162.40
Ending Balance					10,359.02	210,291.38

Vista Trace Multicondominium Association
Reconciliation Summary
Security Dep VSTA TRUIST 7134, Period Ending 07/31/2026

	Jul 31, 26
Beginning Balance	129,715.38
Cleared Transactions	
Deposits and Credits - 1 item	1.10
Total Cleared Transactions	1.10
Cleared Balance	129,716.48
Register Balance as of 07/31/2026	129,716.48
Ending Balance	129,716.48

Vista Trace Multicondominium Association
Reconciliation Detail
Security Dep VSTA TRUIST 7134, Period Ending 07/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						129,715.38
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	07/31/2026			X	1.10	1.10
Total Deposits and Credits					1.10	1.10
Total Cleared Transactions					1.10	1.10
Cleared Balance					1.10	129,716.48
Register Balance as of 07/31/2026					1.10	129,716.48
Ending Balance					1.10	129,716.48

VISTA TRACE MULTICONDOMINIUM ASSOCIATION

ACCOUNTS RECEIVABLE & COLLECTIONS

JULY 2026

FOR MANAGEMENT PURPOSES ONLY

Vista Trace Multicondominium Association

A/R Aging Summary

As of July 31, 2026

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
1202	0.00	0.00	0.00	0.00	1,000.00	1,000.00
1207	0.00	22.64	0.00	0.00	0.00	22.64
1302	0.00	25.00	0.00	0.00	0.00	25.00
1310	0.00	383.48	0.00	0.00	0.00	383.48
1312	0.00	821.39	821.39	756.39	115.00	2,514.17
2102	0.00	58.32	0.00	0.00	0.00	58.32
2108	0.00	100.00	0.00	0.00	0.00	100.00
2206	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3102	0.00	781.39	63.67	0.00	0.00	845.06
3106	0.00	0.20	0.00	0.00	0.00	0.20
3201	0.00	40.00	0.00	0.00	0.00	40.00
3304	0.00	75.00	0.00	0.00	0.00	75.00
3305	0.00	0.40	0.00	0.00	0.00	0.40
3307	0.00	0.00	0.00	0.00	700.00	700.00
4306	200.00	626.22	626.22	626.22	626.22	2,704.88
5202	0.00	781.39	490.34	0.00	4,650.00	5,921.73
5203	0.00	0.04	0.00	0.00	0.00	0.04
5205	0.00	436.64	0.10	0.00	0.00	436.74
5208	0.00	334.44	0.00	0.00	0.00	334.44
5301	0.00	12.70	0.00	0.00	0.00	12.70
5304	0.00	25.00	0.00	0.00	0.00	25.00
6102	0.00	0.00	0.00	0.00	1,000.00	1,000.00
6108	0.00	75.00	0.00	0.00	0.00	75.00
6203	0.00	1,300.00	0.00	0.00	0.00	1,300.00
6206	0.00	42.35	0.00	0.00	1,000.00	1,042.35
7107	0.00	187.63	0.00	0.00	0.00	187.63
7108	0.00	13.42	0.00	0.00	0.00	13.42
7201	0.00	50.00	0.00	0.00	0.00	50.00
7207	0.00	0.00	0.00	0.00	1,000.00	1,000.00
7208	0.00	25.00	0.00	0.00	0.00	25.00
8108	0.00	50.00	0.00	0.00	0.00	50.00
8203	0.00	0.00	0.00	0.00	1,000.00	1,000.00
8207	0.00	0.33	0.00	0.00	0.00	0.33
8301	0.00	629.59	30.96	0.00	0.00	660.55
8302	0.00	629.59	0.00	0.00	0.00	629.59
8304	0.00	25.00	0.00	0.00	0.00	25.00
Attorney Files						
A1106	0.00	626.22	626.22	626.22	626.22	2,504.88
A2111	0.00	781.39	781.39	781.39	1,562.78	3,906.95
A5107	0.00	781.39	781.39	135.28	1,000.00	2,698.06
TOTAL	<u>200.00</u>	<u>9,741.16</u>	<u>4,221.68</u>	<u>2,925.50</u>	<u>15,280.22</u>	<u>32,368.56</u>

Accounts Receivable and Collections – Kaye, Bender, Rembaum, PA

- **Foreclosure / Foreclosure Action**
 - None at the present time
- **Claim of Lien / Demand Letter**
 - 1106
 - 2111
 - 5107
- **Miscellaneous Legal Matters**
 - None at the present time

Alton Madison Property Management

- Sent 19 Collection Letters (“Friendly Reminder”) as of July 31, 2026
- Sent 2 Collection Letters (2nd request) Sent (Certified/Return Receipt)
- Sent 2 File(s) to Attorney
 - 0 Paid in full or partially prior to sending to attorney