



**Vistoso**  
COMMUNITY ASSOCIATION  
Board of Directors Meeting

Thursday, April 28, 2022 beginning at 5:30 P.M.  
Meeting platform via Video & Audio Conferencing

Homeowners are encouraged to join Zoom Meeting at

<https://us02web.zoom.us/j/8445866556>

Meeting ID: 844 586 6556

Questions can also be submitted in advance at [AskVCA@ranchovistosohoa.com](mailto:AskVCA@ranchovistosohoa.com)

🔗 General Session Call to Order at 5:30 p.m. 🔗

- I. **Board President Announcements and Remarks** – Gayle Lopez
- II. **Roll Call and Adopt Agenda**
- III. **Review and Approval of Minutes of Previous Board Meetings**
- IV. **Consent Agenda Items**
  - A. **Ratify the Approval of the Executive Session Minutes** – February 23, 2022, March 23, 2022 and April 11, 2022
  - B. **Ratify the Approval of the Compliance Committee Results/Fines for April 2022** - Results were presented at Executive Session meeting.
  - C. **Ratify the Approval of Fee Waivers for April 2022** – Recommendations were presented at the Executive Session.
  - D. **Ratify the Approval of the Compliance Committee Results/Fines for April 2022** - Results were presented at Executive Session meeting.
- V. **Homeowner Forum** – Please state your name and address in VCA (3 minute limit per person)
- VI. **Reports (2-minute limit)**
  - A. **Manager Report** – The General Manager will provide a brief update on the status of community.
  - B. **Financial Report of the Association** – David Light, Treasurer
    1. Separate Siena from Master Association Reserve Study
  - C. **Landscape Report – AAA Landscaping** – Hanna Delosantos
  - D. **Project Administration Report** – Anthony Martin, FirstService Residential
    1. Greenway Channel Project
    2. Bridal Veil
    3. Sunset Park Erosion Project
    4. Parcel Turnover – Valley Vista & Altera

- VII. Committee Reports** (Written reports have been submitted and are posted on the VCA website for review.)
- A. Architectural and Landscaping Review Committee**
  - B. Communications Committee**
  - C. Compliance Committee**
  - D. Finance Committee**
  - E. Governing Documents Committee**
  - F. Nomination Committee Report – (No report at this time.)**
  - G. Parks & Landscaping Committee**
- VIII. Old Business**
- A. Cyber Insurance Coverage Discussion**
  - B. VCA Office Space**
- IX. New Business**
- A. Committee Charters**
  - B. Appointment of Committee Members**
  - C. Wildlife Ridge Park Request**
- X. Review of Correspondence** ([AskVCA@ranchovistosohoa.com](mailto:AskVCA@ranchovistosohoa.com)) – Enclosed is correspondence received by Management for the Board’s review.
- A. Siena Flag Request**
  - B. CC&R Amendment Change Suggestion**
- XI. Next Meeting** - The next General Session is tentatively scheduled for Thursday, May 4, 2022 at 5:30 p.m. via Zoom.
- XII. Adjournment**



**Board of Directors Meeting – February 24, 2022**  
**Via Webex Platform - GENERAL SESSION MINUTES**

**BOARD MEMBERS PRESENT:** Joe Affinati, President; Matt Wood, Treasurer; Sheryl Forte, Secretary; Gayle Lopez, Director; Theodore Dann, Director and Ellen Hong, Director

**GUEST:** Hanna Delosantos and Jeff Hatfield, AAA Landscape

**FIRST SERVICE RESIDENTIAL:** Barbara Daoust, General Manager and Anthony Martin, Project Administration Manager

**I. CALL TO ORDER** - The meeting was called to order by Joe Affinati at 5:30 p.m.

**II. ADOPT AGENDA**

*A motion was made by Joe Affinati to approve the agenda as presented, seconded by Matt Wood. Motion passed unanimously.*

**III. VCA Performance Report – Vance Falbum, RBC Wealth Management**

Mr. Falbaum from the RBC Wealth Management reviewed the VCA portfolio as of December 31, 2022. He reported that the portfolio is composed of US Treasury Securities, Corporate, International and Municipal Bonds which is prescribe by the association’s financial investment policy. In response to a question if the association should relook at their investment strategy, he explained the funds invested are excess capital and there is no immediate need for them. The current investments are relatively stable. To better answer this question, he would need to know the asset to match the liability.

**IV. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS**

*A motion was made by Matt Wood and seconded by Sheryl Forte to approve the January 27, 2022, and February 16, 2022, meeting minutes with one amendment. In the February 16, 2022, minutes the words “Spring Yard Sale” change to “Meadview Tree Removals” under section VIII. C. Motion passed unanimously.*

**V. CONSENT AGENDA ITEMS**

- A. Ratify the approval of Executive Session Minutes: January 26, 2022, and February 2, 2022.
- B. Ratify the approval of the Compliance Committee Results/Fines for February 2022 – Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for February 2022- Recommendations were presented at the Executive Session.

*A motion was made by Joe Affinati, seconded by Sheryl Forte to approve the consent agenda items A-C. Motion unanimously passed.*

**VI. REPORTS**

- A. **Town of Oro Valley Representative** – No report
- B. **Management Report** – Management reported on the following topics:
  - **RVB Street Lights** - Chris Monrad from Monrad Engineering has completed his evaluation of the lights along Rancho Vistoso Boulevard. Mr. Monrad met with the board on December 16, 2022, to discuss the existing conditions and recommendations. The current services in place dates to 1985. Upon inspection of the pull boxes rodent infestation was found and they were packed with dirt. Currently there are 17 nonfunctional lights spread throughout the line. The current induction lights have poor beam control, creates glare and is old technology. The board requested Mr. Monrad for a proposal to address the

current failures with the fixtures he has identified, cleaning out and upgrading the cabling to those pull boxes and generate photometric computer model to identify the best LED lighting fixtures for a demonstration project.

- Hohokam Park - We are experiencing sporadic electrical outage within the park area. This past month we had to replace two light fixtures that have burnt out. We will continue to monitor the issue. Also, we need to replace the left lock on the tennis court fence. The last time the lock was replaced was in 2016. Roadrunner Lock & Safe has ordered the lock and will install as soon as the parts are available. The new lock replacement will not affect the use of the recent tennis keys that have been issued to members.
- Capital Projects Update - The board will be considering proposals for the erosion project at Sunset Ridge Park.
- Landscaping Contract - The board did award a three- year maintenance service contract with AAA Landscape. Both the board and Parks and Landscape reviewed the bids received and interviewed the companies.
- Wildlife Fencing Project - The Town of Oro Valley has reached out to TEP and the homeowners to identify the best source of power for the gates. A start date for the project has not been determined. We are waiting a response on the following two issues still: TOV will ensure to (1) mark the work area with stakes and (2) review the backflow, meter, and water fountain location.
- 2022 Elections - On-line voting will be open on February 25, 2022. Members will be receiving voting information and ballot instructions.

At the February 16, 2022, meeting, the board decided to include the board vacancy created by a director's resignation in the election process. This position is for the "single family" voting classification. Therefore, single family voters will have the opportunity to select three candidates for the board (two seats with two-year terms and one for one year).

For "other than single family" voting classification, there is one seat for one year term.

As a result of the commercial candidate withdrawing his name, there are no candidates for the commercial voting category. The board will meet after the annual meeting to make an appointment to this position.

- C. **Financial Report of the Association** – Board Treasurer Matt Wood reviewed the financial report.
  - He reported that the association is ahead in what was budgeted for income. The monthly reserve contribution is \$58,333 which is a little more than what the new reserve study suggests (\$54,000). Siena contribution to their reserves is making up the difference that the fund is short. The updated reserve study along with the January 2022 approved financials will be placed on the website shortly.  
***A motion was made by Matt Wood and seconded by Sheryl Forte to accept the January 2022 financial reports. Motion passed unanimously.***
- D. **Landscape Report** – Hanna Delosantos and Jeff Hatfield thanked the board and association for allowing them to be part of the community and renewing the contract.  
Hanna Delosantos from AAA Landscape reported:
  - Crews have been working on wall clearance in the Vista Mirabella neighborhood.
  - Woodburne tree and stump removal has been completed.
  - Moore Road rip rap project has been completed.
  - She reported that there were two Golden Barrel Cactus damaged in the median on Moore Road. This possibly was caused by a vehicle.
  - Tree on Whitlock Canyon was cut down and root treated, and tree was removed on common area at Sunset Ridge Estates.
  - Large main line irrigation leak has been stopped and construction is putting a proposal together for final repair.
- E. **Preserve Vistoso Update** – No report

- F. **Project Administration & Proposals** – Anthony Martin from FirstService Residential reported on the following projects:
- **Greenway Channel** – Anthony Martin reported that John Wise from WLB needed to do a slight adjustment in the plans and the project is progressing nicely.
  - **Alterra Turnover** – A walk thru for the Moore Loop Road Park with John Ward and Justin Smith from Mattamy is scheduled for next week. They developed engineering plans to address the drainage problem in this section of the park and they will be submitting copy to the TOV.
  - **The Painting and Basketball bids** are placed on hold until additional proposals are received.
  - **Sunset Park Erosion Project** - The board reviewed the three bids submitted by AAA Landscape. AZ Home Services and Rockridge.
- A motion was made by Matt Wood and seconded by Sheryl Forte to accept the AAA Landscape proposal with the gabions. Motion passed unanimously.*

## VII. COMMITTEE REPORTS

- A. **Architectural and Landscape Review Committee** – Sheryl Forte reported that they reviewed a new home construction in one of the sub-associations which met the guidelines.
- B. **Communication Committee** – Dan Sturmon reported the release date of February 4, 2022, for the newsletter. There will be section on “do you know?” and what you should plant in your back yard during this season? Also, an article on reviewing the election process.
- Compliance Committee** – Joe Affinati stated that the committee met with the association’s parking patrol service provider. During their three patrols per week, they complete all the neighborhoods each night. The association has been recently seeing more non-compliance flags such as first responders. He suggested that this topic be discussed further in the future.
- C. **Nominating Committee** – Bill Van Dam reported that the committee moderated the candidate meet & greet on February 22. Candidates had an opportunity to share their background and answer community questions that the association is facing.
- The following members volunteer to serve on the 2023 Nomination & Election Committee:
- David Light  
Randy Kohout  
Dan Sturmon  
Bill Van Dam  
Susan Wood
- A motion to approve the committee members for 2023 Nomination & Election Committee as presented was made by Matt Wood and seconded by Sheryl Forte. Motion was unanimously approved.*
- D. **Governing Documents Committee** – Bill Van Dam mentioned that an invitation was sent out to the members twice looking for a volunteer that had communications or PR experience for the purpose of assisting in communicating to members the awareness in changing the CC&RS and explain the process. The committee will be meeting in early March to determine on how they will proceed.
- E. **Parks & Landscape Committee** - Susan Wood reviewed the following items that the committee has been working on assessing the Tangerine monument focusing on water conservation, wall clearance and Hohokam Park Trees.
- F. **Finance Committee** – Matt Wood reported that Butler Hansen has the power of attorney to discuss the 2018 tax return with the IRS. Also, they reviewed the 2022 Capital Project Tracking Tool and will be on the website shortly. To improve electronic sign for paying assessments he suggested to encourage homeowners to make appointments and have VCA staff assist in setting up their accounts.

VIII. **COVID 19** – The status remains the same concerning the CDC rating for Pima County.

## IX. HOMEOWNER FORUM

No Comments

**X. OLD BUSINESS**

No topics

**XI. NEW BUSINESS**

**A. Insurance Renewal**

The board reviewed and discussed the two proposals received from The Mahoney Group (\$32,991) and Labarre/Oksnee (\$63,933). It has been recommended that the association stay with the incumbent, The Mahoney Group. Management will forward the board questions on crime and cyber liability coverages to the FirstService Residential Insurance team for review.

*A motion was made by Matt Wood and seconded by Sheryl Forte to approve The Mahoney Group proposal. Motion passed unanimously.*

**XII. REVIEW OF CORRESPONDENCE** – The board reviewed and discussed the homeowner correspondence received.

**XIII. NEXT MEETING DATE** – The Annual Meeting is scheduled for Thursday, March 24, 2022, at 6:00 p.m. via zoom followed by the organization meeting of the board.

**XIV. ADJOURNMENT** – *A motion to adjourn the meeting was made at 7:03p.m. Motion carried unanimously.*

\_\_\_\_\_  
Vistoso Community Association Secretary

\_\_\_\_\_  
Date



**Board of Directors Meeting – March 24, 2022**

**Via Webex Platform**

**BOARD MEMBERS PRESENT:** Gayle Lopez, Matt Wood, David Light, Dan Sturmon, Joe Affinati, Carl Buchwald and Robert Feltes

**FIRST SERVICE RESIDENTIAL:** Barbara Daoust, General Manager; Priscilla Harris, Assistant Community Manager and John Kemper, President

**I. CALL TO ORDER** - The meeting was called to order by General Manager Barbara Daoust at 7:59 PM.

**II. ADOPT AGENDA**

*A motion was made by Dan Sturmon and seconded by Matt Wood to approve agenda as presented. Motion passed unanimously.*

**III. APPOINTMENT OF COMMERCIAL BOARD OF DIRECTOR**

*A motion was made by Gayle Lopez and seconded by Matt Wood to appoint Robert Feltes as the commercial director to the board for a one- year term.*

Discussion ensued among the board members and audience. The question was called.

*Motion was unanimously passed.* Mr. Feltes accepted the nomination.

**IV. APPOINTMENT OF OFFICERS**

**A. President Appointment**

*A motion was made by David Light and seconded by Carl Buchwald to appoint Gayle Lopez as president.*

Discussion ensued among the board members and the members present. The question was called.

*The motion passed with 6 in favor and one opposing vote casted by Joe Affinati.*

The floor was given to President Gayle Lopez. She took this opportunity to thank the past and current board members and the many volunteers that serve the community and management.

**B. Vice President Appointment**

*A motion was made by Gayle Lopez and seconded by Joe Affinati to appoint Matt Wood as Vice President.*

The board and members present discussed the topic. The question was called. *The motion was unanimously approved.*

**C. Treasurer Appointment**

*A motion was made by Gayle Lopez and seconded by Matt Wood to appoint David Light as Treasurer.*

Discussion ensued among the board and members present. The question was called. *The motion unanimously carried.*

**D. Secretary Appointment**

*A motion was made by Matt Wood and seconded by Gayle Lopez to appoint Joe Affinati as Secretary.* Joe Affinati declined the nomination.

*A motion was made by Joe Affinati and seconded by Gayle Lopez to appoint Dan Sturmon as Secretary.* The board and members discussed the topic. The question was called. *The motion unanimously passed.*

**V. NEXT MEETING**

The next General Session Meeting is tentatively scheduled for Thursday, April 28, 2022, at 5:30pm.

DRAFT

**VI. ADJOURNMENT**

*A motion to adjourn the meeting at 8:17pm was made by Gayle Lopez and seconded by Dan Sturmon. Motion carried.*

\_\_\_\_\_  
Vistoso Community Association Secretary

\_\_\_\_\_  
Date





**Board of Directors Meeting – April 1, 2022**

**Via Webex Platform**

**BOARD MEMBERS PRESENT:** Gayle Lopez, President; Matt Wood, Vice President; David Light, Treasurer; Dan Sturmon, Secretary; Carl Buchwald, Director and Robert Feltes, Director

**Absent:** Joe Affinati, Director

**FIRST SERVICE RESIDENTIAL:** Barbara Daoust, General Manager and Priscilla Harris, Assistant Community Manager

I. **CALL TO ORDER** - The meeting was called to order by Board President Gayle Lopez at 3:00 PM.

II. **ADOPT AGENDA**

*A motion was made by Carl Buchwald and seconded by Dan Sturmon to approve agenda as presented. Motion passed unanimously.*

III. **APPOINTMENT OF COMMITTEE CHAIRS**

*A motion was made by Gayle Lopez and seconded by Dan Sturmon to appoint the following committee chairs:  
Nomination & Election Committee- Dan Sturmon*

*ALRC- Dan Sturmon*

*Communications Committee – Gayle Lopez*

*Compliance Committee – Carl Buchwald*

*Finance Committee- David Light*

*Governing Documents Committee – Matt Wood*

*Parks & Landscape Committee - Susan Wood*

The board discussed the experience that the proposed chairs had with the committees and soliciting volunteers to serve on the committee. The General Manager will send the list of volunteers and the committee charters to the board and committee chairs.

IV. **NEXT MEETING**

The next General Session Meeting is tentatively scheduled for Thursday, April 28, 2022, at 5:30pm.

V. **ADJOURNMENT**

The meeting was adjourned at 3:15pm.

---

Vistoso Community Association Secretary

---

Date



**Board of Directors Meeting – April 11, 2022**

**Via Webex Platform**

**BOARD MEMBERS PRESENT:** Gayle Lopez, President; Matt Wood, Vice President; David Light, Treasurer; Dan Sturmon, Secretary; Carl Buchwald, Director and Robert Feltes, Director

**Absent:** Joe Affinati, Director

**FIRST SERVICE RESIDENTIAL:** Barbara Daoust, General Manager and Priscilla Harris, Assistant Community Manager

**I. CALL TO ORDER** - The meeting was called to order by Board President Gayle Lopez at 4:30 p.m.

**II. ADOPT AGENDA**

*A motion was made by Matt Wood and seconded by Dan Sturmon to approve agenda as presented. Motion passed unanimously.*

**III. Discussion of VCA Office Location**

Gayle Lopez provided an overview of the present conditions of the VCA Office and an update on the search for properties. The board discussed the Mountain View Plaza and Master Pieces properties as potential office locations. Viewpoints were shared on FirstService Residential moving their Tucson office closer to VCA.

*A motion was made by Robert Feltes and seconded by Matt Wood to authorize further discussions with representatives of the two locations and to bring back to the board a reasonable solution for consideration. Motion was approved unanimously.*

This topic will be placed on the April 28, 2022, meeting agenda for further discussion and action.

**IV. NEXT MEETING**

The next General Session Meeting is tentatively scheduled for Thursday, April 28, 2022, at 5:30pm.

**V. ADJOURNMENT**

*A motion was made by David Light and seconded by Matt Wood to adjourn the meeting at 4:57 p.m.*

---

Vistoso Community Association Secretary

---

Date



## Management Report April 2022

### For the month February 2022

ARC Submittals: 44

Denied: 3

Approved with Stipulations: 41

#### Resale Inspections:

Work orders Received: 7

Walk-ins: 41

Calls: 424 (handled by site staff) 411 (handled by call center)

Tennis keys processed New: 3 Exchange: 0

Violations - New: 73

Parking was the top issue for the month of February.

### For the Month of March 2022

Arc Submittals: 47

Denied: 2

Approved with Stipulations: 43

Approved: 1

#### Resale Inspections:

Work orders Received: 2 Currently Open: 15

Walk-ins: 62

Calls: 634 (handled by site staff) 372 (handled by call center)

Tennis keys processed New: 7 Exchange: 3

Violations- New: 83

Parking is still the top issue cited.

Total number of open violations: 327

### **RVB Street Lights**

At the February 24, 2022, meeting, the board requested Chris Monrad from Monrad Engineering for a proposal to address the current non-functional street fixtures along with replacing the existing wiring, cleaning out and upgrading the wiring within the respective poles and clean out the pull boxes of dirt and debris from rodent infestation. The proposal will include bid preparation to develop a computer model for a demonstration project to assess the best fit for improving lighting along RVB and to assist during the bidding and construction phases of the project. The board will be reviewing and considering Mr. Monrad's proposal at the May 4 open meeting.



### **Capital Projects**

Proposals have been solicited for the following projects:

- Painting- metal surfaces, light poles, tennis court fences at Hohokam Park; fence & rails at Eagle Summit monument; Bell Tower; wall & rails at Vistoso Highland and Stone Village
- Basketball court refurbishment at Sunset Ridge Park
- Playground shades at Wildlife Ridge, Torreno, Hohokam and Sunset Ridge Parks
- Playground Turf Replacement at Hohokam and Wildlife Parks
- Furniture Replacement at Big Wash Park, Lost Coyote Trail behind Horizons & Vistoso Heights, Lost Coyote Trail behind Mesquite Crest & Reflections, Wildlife Ridge Park, Sunset Ridge Park, Woodshade Trail

The board will be reviewing and discussing the bids at the May 4 meeting at 5:30pm.

### **Wildlife Fencing Project**

At the annual meeting Paul Keesler, Public Works Director/Town Engineer announced that the Town of Oro Valley (TOV) had to rebid the General Contracting portion of the project out. The association is waiting on a start date for the project and will provide notice once we receive confirmation from TOV.

### **Committee Volunteers**

At the April 28 meeting the board will be appointing committee members to the ALRC, Compliance, Communications, Finance, Governing Documents and Park & Landscaping.

### **Onsite Office**

The committee has narrowed down the search to two possible locations. They will be sharing their findings at the April 28 meeting and plan to make a recommendation to the board on a site.

### **Moore Loop Road Park**

Representatives of the board, Park & Landscape Committee and management met with Mattamy to discuss the drainage issue that encompasses the playground and the grass area adjacent to the playgrounds. Mattamy has presented a drainage plan to address these areas to the Town of Oro Valley. Once the design is approved, they will begin to remediate the problem.

### **Erosion Projects**

- The Greenway Channel located at N. Vistoso Park Road has been completed.
- AAA Landscape has commenced with the repairs to the drainage area located at Sunset Ridge Park the week of April 11, 2022.
- Engineer Tracy Bogardus is currently compiling the hydrologic data for the Bridal Veil site. He has reached out to the soils engineer for investigation and set up a meeting with the Town of Oro Valley for input. Project Manager Anthony Martin will provide an update on the progress of this project at the April 28 meeting.
- The board will be reviewing a proposal for the project management portion of the 27 Mile erosion project at the May 4 meeting.



**Community Event**

Come join us on Saturday, April 30 from 9:00am-12:00pm to meet the board members, AAA Landscape Oro Valley Police and Golder Ranch Fire Department. Wow Wow Lemonade will be providing refreshments. VCA staff will be available to assist you in setting up E-statements and Click Pay. The event will be held at Vistoso Community Association Office located at 945 W Vistoso Highlands Drive.

**Vistoso Community Association**  
**Board of Directors Meeting, *April 28<sup>th</sup>, 2022***  
**Treasurer's Report**

I have reviewed the VCA financial statements as of **March 31, 2022**, including the monthly Checkbook Register reports, all of the association's bank statements with their associated monthly reconciliation reports, the Cash Flow statement, the AR Aging Reports and its Delinquency Report, the Trial Balance Report, the General Ledger Reports, the Fund Balance Sheets, the monthly Budget Comparison Reports, daily invoice approvals, and the monthly Income & Expense Statements. I noticed no irregularities.

**1. Balance Sheet.**

- a. Operating Fund Balance.** At \$1,271,486, the fund is about \$14K less than the previous month's ending balance. With monthly expenses averaging just under \$200K, this represents significantly more than an adequate cushion to protect against surprise expenditures or unanticipated delayed revenues. (For an association our size, two times the average monthly expenses is considered an adequate cushion.)
- b. Reserve Fund Balance.** The reserve fund ending balance is \$2,937,502. The year's fund balance started with 72.8 percent of full funding, which is just enough to be considered as a "low risk of a special assessment". With a budgeted annual contribution to the fund of \$700K (\$52K more than was advised by this year's reserve study), the study's projected drop to 69.6% of full funding next year, which would slip the fund down into the "medium risk of a special assessment" category, may be avoided.
- c. Liquidity.** The Operating Fund has two main components: a cash account of just under \$662K, and a savings account of just under \$607K—both readily available to cover expenses. (An additional \$3K is currently owed to the fund from the Reserve Fund.)

**2. Accounts Receivable.** Receivables, net of doubtful accounts, is \$160,329, which is a little below the average for the third month of the quarter.

**3. Operating Fund Income Statement.**

- a. Revenue.** Total income for the month was \$182,506, which was about \$10K over budget. The year-to-date total is \$531,470, which is nearly \$14K over budget. Member assessments and builder assessments comprise all of the overage.
- b. Expenses.** Total expenses for the month were \$196,282—about \$10K under budget, but the budget for the month was a loss of a bit under \$33K, so, while the bottom line was about \$20K better than budgeted, it still was a net loss of nearly \$14K. Net income, YTD, was a loss of \$47,631, but nearly \$30K better than budgeted. Accounts of note include Legal Expenses (over budget by nearly \$4K, YTD), Printing/Postage (\$5.5K over, YTD), Landscape Contract (\$21.5K over, YTD), Tree Trimming/Removal (\$4.7K over), and Major Projects (\$8.3K over). On the plus side were Bad Debt (\$9.6K under) and Water/Sewer (\$10.2K under).

**4. Reserve Fund.**

- a. Revenue.** As budgeted, a monthly contribution from the Operating Fund was added to the Reserve Fund in the amount of \$58,333 (\$700K for the year).
- b. Expenditures.** The primary expense YTD has been for a drainage repair project costing \$83,732. The annual budget for the fund is \$991,307.
- c. Investment Portfolio.** We currently have in the reserve fund just under \$3 million invested in a series of money market accounts (approximately \$1.9M), and a professionally managed (by RBC) bond portfolio of \$1,029,742. This portfolio of investment grade bonds has steadily been dropping in value over the last nine months due mostly to the decrease in bond values as interest rates increase, and slightly as the result of approximately \$11K annually in portfolio management fees. This situation bears review by the Finance Committee and the Board.

*David Light, Treasurer*



**347 VISTOSO COMMUNITY ASSOCIATION  
BALANCE SHEET  
02/28/2022**

<b>OPERATING FUNDS</b>		
OPERATING CASH	627,587.36	
METROPOLITAN BANK - SAVINGS	596,652.30	
US BANK SAVINGS	10,005.54	
DUE FROM RESERVES	3,000.00	
	-----	
<b>TOTAL OPERATING FUNDS</b>		<b>1,237,245.20</b>
<b>RESERVE FUNDS</b>		
DUE TO OPERATING	(3,000.00)	
RESERVE RBC WEALTH MGMT	1,055,739.96	
RESERVE RBC CASH PLUS MM	7,225.01	
RESERVE- FVCB MMA	248,741.04	
RESERVE- PACWEST BANK MMA	248,944.74	
RESERVE- CIT BANK MMA	242,214.57	
RESERVE- ENTERPRISE BANK MMA	248,910.76	
RESERVE- METRO PHOENIX BANK MMA	178,100.12	
RESERVE- SIGNATURE BANK MM	248,742.06	
RESERVE- STERLING BANK MMA	248,370.28	
RESERVE- US BANK MMA	253,148.54	
RESERVES - ACCRUED INTEREST	5,765.96	
	-----	
<b>TOTAL RESERVE FUNDS</b>		<b>2,982,903.04</b>
<b>ACCOUNTS RECEIVABLE</b>		
ACCOUNTS RECEIVABLE	238,638.60	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(82,149.87)	
PRE-LEGAL RECEIVABLE	34,815.21	
CONTINGENT PAYABLE	(34,815.21)	
	-----	
<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>156,488.73</b>
<b>OTHER ASSETS</b>		
PREPAID EXPENSE INSURANCE	2,464.75	
PREPAID EXPENSES	11,524.91	
	-----	
<b>TOTAL OTHER ASSETS</b>		<b>13,989.66</b>
		-----
<b>TOTAL ASSETS</b>		<b>4,390,626.63</b>
		=====



**347 VISTOSO COMMUNITY ASSOCIATION  
BALANCE SHEET  
02/28/2022**

<b>LIABILITIES &amp; EQUITY</b>		
<b>LIABILITIES</b>		
ACCOUNTS PAYABLE	28,617.55	
ACCRUED EXPENSES	86,052.30	
PREPAID ASSESSMENTS	183,962.76	
REFUNDABLE DEPOSIT	6,825.00	
UNEARNED REVENUE	221,292.74	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	30,042.00	
	-----	
<b>TOTAL LIABILITIES</b>		<b>577,198.97</b>
<b>RESERVE</b>		
ACCUMULATED GENERAL	2,889,852.15	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	93,050.89	
	-----	
<b>TOTAL RESERVE</b>		<b>2,982,903.04</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	864,379.72	
CURRENT YEAR RESERVE EQUITY	(93,050.89)	
CURRENT SURPLUS/(DEFICIT)	59,195.79	
	-----	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>830,524.62</b>
		-----
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>4,390,626.63</b>
		=====





**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
02/28/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
156,340	152,853	3,487	4000	ASSESSMENT INCOME	311,593	305,706	5,887	1,834,240
58,932	58,932	0	4001	COMMERCIAL DUES	117,865	117,864	1	707,189
92	175	(83)	4030	INTEREST INCOME	201	350	(149)	2,100
865	1,417	(552)	4050	COLLECTION COST REIMBURSEMENT	1,985	2,834	(849)	17,000
450	250	200	4050FR	FILE REVIEW FEE	550	500	50	3,000
48	58	(11)	4050MU	MONITOR TRUSTEE SALE	48	116	(69)	700
0	292	(292)	4050RR	FILE TRANSFER FEES	0	584	(584)	3,500
0	42	(42)	4050T	FORECLOSURE/TRUSTEE SALES	0	84	(84)	500
0	0	0	4055	RECOVERY-COLLECTION	301	0	301	0
(185)	2,500	(2,685)	4070	LATE FEE INCOME	5,797	5,000	797	30,000
35	58	(23)	4075	NSF FEE	280	116	164	700
7,107	9,547	(2,440)	4205	BUILDER ASSESSMENT	14,213	19,094	(4,881)	114,560
1,131	1,250	(119)	4900	VIOLATION FINES	2,787	2,500	287	15,000
75	0	75	4922	KEYS	75	0	75	0
275	333	(58)	4945	NEWSLETTER INCOME	275	666	(391)	4,000
(630)	3,167	(3,797)	4950	REBILL FEE	9,660	6,334	3,326	38,000
(58,333)	(58,333)	0	6010	GENERAL RESERVE TRANSFER	(116,666)	(116,666)	0	(700,000)
166,201	172,541	(6,340)		TOTAL INCOME	348,964	345,082	3,882	2,070,489
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
7,525	7,500	25	5000	MANAGEMENT FEE	15,014	15,000	14	90,000
3,201	4,000	(799)	5000RO	OFFICE LEASE	6,402	8,000	(1,598)	48,000
0	199	(199)	5005	RESERVE STUDY	0	398	(398)	2,390
19,518	22,917	(3,399)	5007w	SALARIES & BENEFITS	39,676	45,834	(6,158)	275,000
(630)	3,167	(3,797)	5009A	REBILL FEE EXPENSE	9,660	6,334	3,326	38,000
35	58	(23)	5009B	NSF FEE EXPENSE	280	116	164	700
2,540	3,750	(1,210)	5010	LEGAL EXPENSE	13,013	7,500	5,513	45,000
0	250	(250)	5010C	LEGAL/ENFORCEMENT	0	500	(500)	3,000
0	1,000	(1,000)	5014	'CC&R REVISIONS PROJECT	305	2,000	(1,695)	12,000
80	2,333	(2,253)	5020	LIEN/COLLECTION COST	1,092	4,666	(3,574)	28,000
450	250	200	5020F	FILE REVIEW FEE	550	500	50	3,000
48	58	(11)	5020M	MONITOR TRUSTEE SALE	48	116	(69)	700
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	0	584	(584)	3,500
0	42	(42)	5020T	FORECLOSURE/TRUSTEE SALES	0	84	(84)	500
0	875	(875)	5030	AUDIT/TAX PREPARATION	0	1,750	(1,750)	10,500
(2,655)	0	(2,655)	5031	ELECTRONIC PAYMENT PLATFORM	0	0	0	0
0	125	(125)	5033F	ADVERTISING	0	250	(250)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	70	70	0	420
56	83	(27)	5039	WEBSITE	210	166	44	1,000
14,738	5,553	9,185	5040	PRINTING/POSTAGE/MISC	14,738	11,106	3,632	66,630
0	0	0	5043	BILLING STATEMENTS	136	0	136	0
121	83	38	5046	NEWSLETTER	232	166	66	1,000
1,247	1,125	122	5047B	OFFICE EQUIPMENT RENTAL	2,227	2,250	(23)	13,500
171	333	(162)	5048	OFFICE EXPENSE	420	666	(246)	4,000
0	250	(250)	5052	PRINTING	61	500	(439)	3,000
350	1,333	(983)	5055	MEETING EXPENSE	350	2,666	(2,316)	16,000
2,912	364	2,548	5059	POSTAGE	3,000	728	2,272	4,370
209	208	1	5063	MILEAGE	680	416	264	2,500
0	417	(417)	5065	PROFESSIONAL FEES	0	834	(834)	5,000
0	8	(8)	5065S	STATUTORY AGENT FEE	0	16	(16)	100
0	125	(125)	5068	GIFTS	0	250	(250)	1,500
0	42	(42)	5070	PROPERTY TAXES	0	84	(84)	500
0	583	(583)	5080	CORPORATE TAXES	0	1,166	(1,166)	7,000
0	3,333	(3,333)	5088	BAD DEBT EXPENSE	0	6,666	(6,666)	40,000
2,465	2,453	12	5090	INSURANCE	4,930	4,906	24	29,440
0	417	(417)	5090D	INSURANCE DEDUCTIBLE	0	834	(834)	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	0	834	(834)	5,000
52,417	63,978	(11,561)		TOTAL ADMINISTRATIVE	113,093	127,956	(14,863)	767,750



**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
02/28/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<b>UTILITIES</b>								
12,791	16,667	(3,877)	5100	WATER/SEWER	29,920	33,334	(3,414)	200,000
4,140	4,333	(193)	5120	ELECTRIC	8,824	8,666	158	52,000
30	38	(8)	5125	GAS	61	76	(15)	450
0	21	(21)	5140	SANITATION	0	42	(42)	250
352	458	(106)	5151	PHONE	705	916	(211)	5,500
271	183	88	5151B	INTERNET	436	366	70	2,200
68	54	14	5152	ALARM MONITORING	136	108	28	650
-----	-----	-----			-----	-----	-----	-----
17,652	21,754	(4,102)		TOTAL UTILITIES	40,082	43,508	(3,427)	261,050
<b>LANDSCAPING</b>								
96,430	90,833	5,597	5200	LANDSCAPE CONTRACT	192,861	181,666	11,195	1,090,000
125	417	(292)	5210	LANDSCAPE SUPPLIES/MATERIAL	125	834	(709)	5,000
17,998	4,167	13,831	5218	MAJOR PROJECTS	20,848	8,334	12,514	50,000
0	1,667	(1,667)	5220	IRRIGATION REPAIRS	1,013	3,334	(2,321)	20,000
0	167	(167)	5222	BACKFLOW INSPEC/RRPS	0	334	(334)	2,000
2,490	1,667	823	5240	TREE TRIMMING/REMOVAL	2,490	3,334	(844)	20,000
0	208	(208)	5250	EXTERMINATING	0	416	(416)	2,500
-----	-----	-----			-----	-----	-----	-----
117,043	99,126	17,917		TOTAL LANDSCAPE	217,337	198,252	19,085	1,189,500
<b>COMMON AREA</b>								
0	833	(833)	5700	BUILDING MAINTENANCE	0	1,666	(1,666)	10,000
0	83	(83)	5700K	KEYS/LOCK REPAIR	0	166	(166)	1,000
0	83	(83)	5711	PAINTING MAINT	0	166	(166)	1,000
829	1,216	(387)	5722	ELECTRIC REPAIRS/SUPPLIES	829	2,432	(1,603)	14,589
0	167	(167)	5740	SIGN MAINTENANCE	0	334	(334)	2,000
1,897	667	1,230	5769A	JANITORIAL	3,793	1,334	2,459	8,000
1,678	1,833	(156)	5774	PET WASTE REMOVAL	3,355	3,666	(311)	22,000
812	1,500	(688)	5779CC	SECURITY PATROL	1,338	3,000	(1,662)	18,000
0	500	(500)	5794A	SIDEWALK REPAIR	0	1,000	(1,000)	6,000
0	833	(833)	5800	COMMON AREA MAINTENANCE/REPAIRS	250	1,666	(1,416)	10,000
0	667	(667)	5845	PARK MAINT	693	1,334	(641)	8,000
483	333	150	5850	EXTERMINATING	848	666	182	4,000
600	633	(33)	5895	TENNIS COURT MAINTENANCE	1,200	1,266	(66)	7,600
-----	-----	-----			-----	-----	-----	-----
6,298	9,348	(3,050)		TOTAL COMMON AREA	12,307	18,696	(6,389)	112,189
-----	-----	-----			-----	-----	-----	-----
193,411	194,206	(795)		TOTAL OPERATING EXPENSES	382,819	388,412	(5,593)	2,330,489
-----	-----	-----			-----	-----	-----	-----
(27,210)	(21,665)	(5,545)		OPERATING FUND SURPLUS/(DEFICIT)	(33,855)	(43,330)	9,475	(260,000)
=====	=====	=====			=====	=====	=====	=====



**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
02/28/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<b>RESERVE FUND</b>							
<b>I N C O M E</b>							
58,333	58,333	0	7010				
(6,502)	0	(6,502)	7029U	116,666	116,666	0	700,000
2,246	1,667	579	7034	(22,452)	0	(22,452)	0
-----	-----	-----		4,657	3,334	1,323	20,000
54,077	60,000	(5,923)		-----	-----	-----	-----
-----	-----	-----		98,871	120,000	(21,129)	720,000
<b>EXPENDITURES</b>							
0	833	(833)	8510	0	1,666	(1,666)	10,000
0	2,644	(2,644)	8510R	0	5,288	(5,288)	31,724
0	2,584	(2,584)	8520	0	5,168	(5,168)	31,003
0	318	(318)	8525	0	636	(636)	3,811
0	1,133	(1,133)	8526	0	2,266	(2,266)	13,596
0	2,936	(2,936)	8530	0	5,872	(5,872)	35,226
0	1,000	(1,000)	8537	2,820	2,000	820	12,000
0	6,523	(6,523)	8541	0	13,046	(13,046)	78,280
0	7,794	(7,794)	8543P	0	15,588	(15,588)	93,524
0	11,939	(11,939)	8550	0	23,878	(23,878)	143,273
0	28,239	(28,239)	8575	0	56,478	(56,478)	338,870
3,000	16,667	(13,667)	8578D	3,000	33,334	(30,334)	200,000
-----	-----	-----		-----	-----	-----	-----
3,000	82,610	(79,610)		5,820	165,220	(159,400)	991,307
-----	-----	-----		-----	-----	-----	-----
51,077	(22,610)	73,687		93,051	(45,220)	138,271	(271,307)
=====	=====	=====		=====	=====	=====	=====



**347A VISTOSO- SIENA  
BALANCE SHEET  
02/28/2022**

<b>OPERATING FUNDS</b>		
OPERATING CASH	14,834.30	
	-----	
<b>TOTAL OPERATING FUNDS</b>		<b>14,834.30</b>
<b>RESERVE FUNDS</b>		
RESERVE SIENA BANK OZK	180,558.03	
	-----	
<b>TOTAL RESERVE FUNDS</b>		<b>180,558.03</b>
<b>ACCOUNTS RECEIVABLE</b>		
ACCOUNTS RECEIVABLE - PARCELS	241.25	
PRE-LEGAL RECEIVABLE	125.00	
CONTINGENT PAYABLE	(125.00)	
	-----	
<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>241.25</b>
		-----
<b>TOTAL ASSETS</b>		<b>195,633.58</b>
		=====
<b>LIABILITIES &amp; EQUITY</b>		
<b>LIABILITIES</b>		
ACCOUNTS PAYABLE	160.00	
ACCRUED EXPENSES	578.00	
PREPAID ASSESSMENTS - PARCELS	1,092.00	
UNEARNED REVENUE	3,965.00	
	-----	
<b>TOTAL LIABILITIES</b>		<b>5,795.00</b>
<b>RESERVE</b>		
ACCUMULATED GENERAL	176,057.13	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	4,500.90	
	-----	
<b>TOTAL RESERVE</b>		<b>180,558.03</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	8,523.95	
CURRENT YEAR RESERVE EQUITY	(4,500.90)	
CURRENT SURPLUS/(DEFICIT)	5,257.50	



**347A VISTOSO- SIENA  
BALANCE SHEET  
02/28/2022**

---

**TOTAL SURPLUS/(DEFICIT)**

-----

**9,280.55**

**TOTAL LIABILITIES & EQUITY**

**195,633.58**



**347A VISTOSO- SIENA**  
**STATEMENT OF REVENUES & EXPENSES**  
**02/28/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
3,965	3,965	0	4000P	PARCEL ASSESSMENTS	7,930	7,930	0	47,580
(1,995)	(1,995)	0	P6010	GENERAL RESERVE TRANSFER	(3,990)	(3,990)	0	(23,940)
(241)	(241)	0	P6099	P/Y RSV ALLOCATIONS	(482)	(482)	0	(2,890)
-----	-----	-----			-----	-----	-----	-----
1,729	1,729	0		TOTAL INCOME	3,458	3,458	0	20,750
-----	-----	-----			-----	-----	-----	-----
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
0	25	(25)	P5090	INSURANCE	0	50	(50)	300
-----	-----	-----			-----	-----	-----	-----
0	25	(25)		TOTAL ADMINISTRATIVE	0	50	(50)	300
-----	-----	-----			-----	-----	-----	-----
<b>U T I L I T I E S</b>								
0	42	(42)	P5100	WATER/SEWER	0	84	(84)	500
43	38	5	P5120	ELECTRIC	89	76	13	450
-----	-----	-----			-----	-----	-----	-----
43	80	(37)		TOTAL UTILITIES	89	160	(71)	950
-----	-----	-----			-----	-----	-----	-----
<b>L A N D S C A P I N G</b>								
655	767	(112)	P5200	LANDSCAPE CONTRACT	1,309	1,534	(225)	9,200
0	8	(8)	P5220	IRRIGATION REPAIRS	0	16	(16)	100
-----	-----	-----			-----	-----	-----	-----
655	775	(120)		TOTAL LANDSCAPE	1,309	1,550	(241)	9,300
-----	-----	-----			-----	-----	-----	-----
<b>P O O L / S P A / C L U B H O U S E</b>								
160	167	(7)	P5350	FOUNTAIN MAINTENANCE	320	334	(14)	2,000
-----	-----	-----			-----	-----	-----	-----
160	167	(7)		TOTAL POOLS	320	334	(14)	2,000
-----	-----	-----			-----	-----	-----	-----
<b>G A T E S</b>								
260	215	45	P5500	GATE MAINTENANCE CONTRACT	565	430	135	2,580
0	42	(42)	P5511	GATE REPAIRS	0	84	(84)	500
103	92	11	P5517	GATE PHONE	207	184	23	1,100
-----	-----	-----			-----	-----	-----	-----
363	349	14		TOTAL GATES	772	698	74	4,180
-----	-----	-----			-----	-----	-----	-----
<b>C O M M O N A R E A</b>								
0	0	0	P5739	STREET SWEEPING	212	225	(13)	900
0	50	(50)	P5770	GENERAL MAINTENANCE	0	100	(100)	600
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	0	266	(266)	1,600
-----	-----	-----			-----	-----	-----	-----
0	183	(183)		TOTAL COMMON AREA	212	591	(379)	3,100
-----	-----	-----			-----	-----	-----	-----
1,221	1,579	(358)		TOTAL OPERATING EXPENSES	2,701	3,383	(682)	19,830
-----	-----	-----			-----	-----	-----	-----
508	150	358		OPERATING FUND SURPLUS/(DEFICIT)	757	75	682	920
=====	=====	=====			=====	=====	=====	=====



347A VISTOSO- SIENA  
 STATEMENT OF REVENUES & EXPENSES  
 02/28/2022

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
RESERVE FUND								
I N C O M E								
1,995	1,995	0	P7010	PARCEL TRANSFER TO RESERVES	3,990	3,990	0	23,940
14	8	6	P7034	INTEREST RESERVE FUNDS	29	16	13	100
241	241	0	P7099	P/Y RSV ALLOCATIONS	482	482	0	2,890
-----	-----	-----			-----	-----	-----	-----
2,250	2,244	6		TOTAL RESERVE INCOME	4,501	4,488	13	26,930
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
0	1,983	(1,983)	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	3,966	(3,966)	23,793
-----	-----	-----			-----	-----	-----	-----
0	1,983	(1,983)		TOTAL RESERVE EXPENDITURES	0	3,966	(3,966)	23,793
-----	-----	-----			-----	-----	-----	-----
2,250	261	1,989		RESERVE FUND SURPLUS/(DEFICIT)	4,501	522	3,979	3,137
=====	=====	=====			=====	=====	=====	=====



**347Z VISTOSO COMMUNITY CONSOLIDATED  
BALANCE SHEET  
02/28/2022**

**ASSETS**

**OPERATING FUNDS**

US BANK - OPERATING CHECKING	642,421.66
US BANK SAVINGS	10,005.54
METROPOLITAN BANK - SAVINGS	596,652.30
DUE FROM RESERVES	3,000.00

**TOTAL OPERATING FUNDS** **1,252,079.50**

**RESERVE FUNDS**

DUE TO OPERATING	(3,000.00)
RESERVE SIENA BANK OZK	180,558.03
RESERVE RBC WEALTH MGMT	1,055,739.96
RESERVE RBC CASH PLUS MM	7,225.01
RESERVE SIGNATURE BANK MM	248,742.06
RESERVE FVCB MMA	248,741.04
RESERVE ENTERPRISE BANK MMA	248,910.76
RESERVE STERLING BANK	248,370.28
RESERVE PACWEST BANK - MM	248,944.74
RESERVE US BANK MMA	253,148.54
RESERVE CIT BANK MMA	242,214.57
RESERVE METRO PHOENIX BANK MMA	178,100.12
RESERVES - ACCRUED INTEREST	5,765.96

**TOTAL RESERVE FUNDS** **3,163,461.07**

**ACCOUNTS RECEIVABLE**

ACCOUNTS RECEIVABLE	238,638.60
ACCOUNTS RECEIVABLE - PARCELS	241.25
PRE-LEGAL RECEIVABLE	34,940.21
CONTINGENT PAYABLE	(34,940.21)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(82,149.87)

**TOTAL ACCOUNTS RECEIVABLE** **156,729.98**

**OTHER ASSETS**

PREPAID EXPENSE INSURANCE	2,464.75
PREPAID EXPENSES	11,524.91

**TOTAL OTHER ASSETS** **13,989.66**





**347Z VISTOSO COMMUNITY CONSOLIDATED  
BALANCE SHEET  
02/28/2022**

<b>TOTAL ASSETS</b>		<b>4,586,260.21</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>OPERATING LIABILITIES</b>		
ACCOUNTS PAYABLE	28,777.55	
ACCRUED EXPENSES	86,630.30	
PREPAID ASSESSMENTS	183,962.76	
PREPAID ASSESSMENTS - PARCELS	1,092.00	
REFUNDABLE DEPOSIT KEYS	6,825.00	
UNEARNED REVENUE	225,257.74	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	30,042.00	
<b>TOTAL OPERATING LIABILITIES</b>		<b>582,993.97</b>
<b>RESERVE</b>		
ACCUMULATED GENERAL	3,065,909.28	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	97,551.79	
<b>TOTAL RESERVE</b>		<b>3,163,461.07</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	872,903.67	
CURRENT YEAR RESERVE EQUITY	(97,551.79)	
CURRENT SURPLUS/(DEFICIT)	64,453.29	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>839,805.17</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>4,586,260.21</b>



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
02/28/2022**

***** CURRENT PERIOD ACTUAL	***** CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	***** YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
<b>I N C O M E</b>								
156,340	152,853	3,487	4000	ASSESSMENT INCOME	311,593	305,706	5,887	1,834,240
3,965	3,965	0	4000P	PARCEL ASSESSMENTS	7,930	7,930	0	47,580
58,932	58,932	0	4001	COMMERCIAL DUES	117,865	117,864	1	707,189
92	175	(83)	4030	INTEREST INCOME	201	350	(149)	2,100
865	1,417	(552)	4050	COLLECTION COST REIMBURSEMENT	1,985	2,834	(849)	17,000
450	250	200	4050FR	FILE REVIEW FEE	550	500	50	3,000
48	58	(11)	4050MU	MONITOR TRUSTEE SALE	48	116	(69)	700
0	292	(292)	4050RR	FILE TRANSFER FEES	0	584	(584)	3,500
0	42	(42)	4050T	FORECLOSURE/TRUSTEE SALES	0	84	(84)	500
0	0	0	4055	RECOVERY-COLLECTION	301	0	301	0
(185)	2,500	(2,685)	4070	LATE FEE INCOME	5,797	5,000	797	30,000
35	58	(23)	4075	NSF FEE	280	116	164	700
7,107	9,547	(2,440)	4205	BUILDER ASSESSMENT	14,213	19,094	(4,881)	114,560
1,131	1,250	(119)	4900	VIOLATION FINES	2,787	2,500	287	15,000
75	0	75	4922	KEYS	75	0	75	0
275	333	(58)	4945	NEWSLETTER INCOME	275	666	(391)	4,000
(630)	3,167	(3,797)	4950	REBILL FEE	9,660	6,334	3,326	38,000
(58,333)	(58,333)	0	6010	GENERAL RESERVE TRANSFER	(116,666)	(116,666)	0	(700,000)
(1,995)	(1,995)	0	P6010	GENERAL RESERVE TRANSFER	(3,990)	(3,990)	0	(23,940)
(241)	(241)	0	P6099	P/Y RSV ALLOCATIONS	(482)	(482)	0	(2,890)
-----	-----	-----			-----	-----	-----	-----
167,930	174,270	(6,340)		TOTAL INCOME	352,422	348,540	3,882	2,091,239
-----	-----	-----			-----	-----	-----	-----
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
7,525	7,500	25	5000	MANAGEMENT FEE	15,014	15,000	14	90,000
3,201	4,000	(799)	5000RO	OFFICE LEASE	6,402	8,000	(1,598)	48,000
0	199	(199)	5005	RESERVE STUDY	0	398	(398)	2,390
19,518	22,917	(3,399)	5007w	SALARIES & BENEFITS	39,676	45,834	(6,158)	275,000
(630)	3,167	(3,797)	5009A	REBILL FEE EXPENSE	9,660	6,334	3,326	38,000
35	58	(23)	5009B	NSF FEE EXPENSE	280	116	164	700
2,540	3,750	(1,210)	5010	LEGAL EXPENSE	13,013	7,500	5,513	45,000
0	250	(250)	5010C	LEGAL/ENFORCEMENT	0	500	(500)	3,000
0	1,000	(1,000)	5014	'CC&R REVISIONS PROJECT	305	2,000	(1,695)	12,000
80	2,333	(2,253)	5020	LIEN/COLLECTION COST	1,092	4,666	(3,574)	28,000
450	250	200	5020F	FILE REVIEW FEE	550	500	50	3,000
48	58	(11)	5020M	MONITOR TRUSTEE SALE	48	116	(69)	700
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	0	584	(584)	3,500
0	42	(42)	5020T	FORECLOSURE/TRUSTEE SALES	0	84	(84)	500
0	875	(875)	5030	AUDIT/TAX PREPARATION	0	1,750	(1,750)	10,500
(2,655)	0	(2,655)	5031	ELECTRONIC PAYMENT PLATFORM	0	0	0	0
0	125	(125)	5033F	ADVERTISING	0	250	(250)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	70	70	0	420
56	83	(27)	5039	WEBSITE	210	166	44	1,000
14,738	5,553	9,185	5040	PRINTING/POSTAGE/MISC	14,738	11,106	3,632	66,630
0	0	0	5043	BILLING STATEMENTS	136	0	136	0
121	83	38	5046	NEWSLETTER	232	166	66	1,000
1,247	1,125	122	5047B	OFFICE EQUIPMENT RENTAL	2,227	2,250	(23)	13,500
171	333	(162)	5048	OFFICE EXPENSE	420	666	(246)	4,000
0	250	(250)	5052	PRINTING	61	500	(439)	3,000
350	1,333	(983)	5055	MEETING EXPENSE	350	2,666	(2,316)	16,000
2,912	364	2,548	5059	POSTAGE	3,000	728	2,272	4,370
209	208	1	5063	MILEAGE	680	416	264	2,500
0	417	(417)	5065	PROFESSIONAL FEES	0	834	(834)	5,000
0	8	(8)	5065S	STATUTORY AGENT FEE	0	16	(16)	100
0	125	(125)	5068	GIFTS	0	250	(250)	1,500
0	42	(42)	5070	PROPERTY TAXES	0	84	(84)	500
0	583	(583)	5080	CORPORATE TAXES	0	1,166	(1,166)	7,000
0	3,333	(3,333)	5088	BAD DEBT EXPENSE	0	6,666	(6,666)	40,000
2,465	2,453	12	5090	INSURANCE	4,930	4,906	24	29,440
0	417	(417)	5090D	INSURANCE DEDUCTIBLE	0	834	(834)	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	0	834	(834)	5,000
0	25	(25)	P5090	INSURANCE	0	50	(50)	300
-----	-----	-----			-----	-----	-----	-----



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
02/28/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
52,417	64,003	(11,586)		113,093	128,006	(14,913)	768,050
<b>TOTAL ADMINISTRATIVE</b>							
<b>UTILITIES</b>							
12,791	16,667	(3,877)	5100	29,920	33,334	(3,414)	200,000
4,140	4,333	(193)	5120	8,824	8,666	158	52,000
30	38	(8)	5125	61	76	(15)	450
0	21	(21)	5140	0	42	(42)	250
352	458	(106)	5151	705	916	(211)	5,500
271	183	88	5151B	436	366	70	2,200
68	54	14	5152	136	108	28	650
0	42	(42)	P5100	0	84	(84)	500
43	38	5	P5120	89	76	13	450
17,695	21,834	(4,139)		40,170	43,668	(3,498)	262,000
<b>TOTAL UTILITIES</b>							
<b>LANDSCAPING</b>							
96,430	90,833	5,597	5200	192,861	181,666	11,195	1,090,000
125	417	(292)	5210	125	834	(709)	5,000
17,998	4,167	13,831	5218	20,848	8,334	12,514	50,000
0	1,667	(1,667)	5220	1,013	3,334	(2,321)	20,000
0	167	(167)	5222	0	334	(334)	2,000
2,490	1,667	823	5240	2,490	3,334	(844)	20,000
0	208	(208)	5250	0	416	(416)	2,500
655	767	(112)	P5200	1,309	1,534	(225)	9,200
0	8	(8)	P5220	0	16	(16)	100
117,698	99,901	17,797		218,646	199,802	18,844	1,198,800
<b>TOTAL LANDSCAPE</b>							
<b>POOL/SPA/CLUBHOUSE</b>							
160	167	(7)	P5350	320	334	(14)	2,000
160	167	(7)		320	334	(14)	2,000
<b>TOTAL POOLS</b>							
<b>GATES</b>							
260	215	45	P5500	565	430	135	2,580
0	42	(42)	P5511	0	84	(84)	500
103	92	11	P5517	207	184	23	1,100
363	349	14		772	698	74	4,180
<b>TOTAL GATES</b>							
<b>COMMON AREA</b>							
0	833	(833)	5700	0	1,666	(1,666)	10,000
0	83	(83)	5700K	0	166	(166)	1,000
0	83	(83)	5711	0	166	(166)	1,000
829	1,216	(387)	5722	829	2,432	(1,603)	14,589
0	167	(167)	5740	0	334	(334)	2,000
1,897	667	1,230	5769A	3,793	1,334	2,459	8,000
1,678	1,833	(156)	5774	3,355	3,666	(311)	22,000
812	1,500	(688)	5779CC	1,338	3,000	(1,662)	18,000
0	500	(500)	5794A	0	1,000	(1,000)	6,000
0	833	(833)	5800	250	1,666	(1,416)	10,000
0	667	(667)	5845	693	1,334	(641)	8,000
483	333	150	5850	848	666	182	4,000
600	633	(33)	5895	1,200	1,266	(66)	7,600
0	0	0	P5739	212	225	(13)	900
0	50	(50)	P5770	0	100	(100)	600
0	133	(133)	P5800	0	266	(266)	1,600
6,298	9,531	(3,233)		12,519	19,287	(6,768)	115,289
<b>TOTAL COMMON AREA</b>							
194,632	195,785	(1,153)		385,520	391,795	(6,275)	2,350,319
<b>TOTAL OPERATING EXPENSES</b>							



**347Z VISTOSO COMMUNITY CONSOLIDATED  
 STATEMENT OF REVENUES & EXPENSES  
 02/28/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
-----	-----	-----		-----	-----	-----	-----
<u>(26,702)</u>	<u>(21,515)</u>	<u>(5,187)</u>	OPERATING FUND SURPLUS/(DEFICIT)	<u>(33,099)</u>	<u>(43,255)</u>	<u>10,157</u>	<u>(259,080)</u>



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
02/28/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<b>RESERVE FUND</b>							
<b>I N C O M E</b>							
58,333	58,333	0	7010	116,666	116,666	0	700,000
(6,502)	0	(6,502)	7029U	(22,452)	0	(22,452)	0
2,246	1,667	579	7034	4,657	3,334	1,323	20,000
1,995	1,995	0	P7010	3,990	3,990	0	23,940
14	8	6	P7034	29	16	13	100
241	241	0	P7099	482	482	0	2,890
-----	-----	-----		-----	-----	-----	-----
56,327	62,244	(5,917)		103,372	124,488	(21,116)	746,930
-----	-----	-----		-----	-----	-----	-----
<b>EXPENDITURES</b>							
0	833	(833)	8510	0	1,666	(1,666)	10,000
0	2,644	(2,644)	8510R	0	5,288	(5,288)	31,724
0	2,584	(2,584)	8520	0	5,168	(5,168)	31,003
0	318	(318)	8525	0	636	(636)	3,811
0	1,133	(1,133)	8526	0	2,266	(2,266)	13,596
0	2,936	(2,936)	8530	0	5,872	(5,872)	35,226
0	1,000	(1,000)	8537	2,820	2,000	820	12,000
0	6,523	(6,523)	8541	0	13,046	(13,046)	78,280
0	7,794	(7,794)	8543P	0	15,588	(15,588)	93,524
0	11,939	(11,939)	8550	0	23,878	(23,878)	143,273
0	28,239	(28,239)	8575	0	56,478	(56,478)	338,870
3,000	16,667	(13,667)	8578D	3,000	33,334	(30,334)	200,000
0	1,983	(1,983)	P8510	0	3,966	(3,966)	23,793
-----	-----	-----		-----	-----	-----	-----
3,000	84,593	(81,593)		5,820	169,186	(163,366)	1,015,100
-----	-----	-----		-----	-----	-----	-----
53,327	(22,349)	75,676		97,552	(44,698)	142,250	(268,170)
=====	=====	=====		=====	=====	=====	=====



**347 VISTOSO COMMUNITY ASSOCIATION  
BALANCE SHEET  
03/31/2022**

<b>OPERATING FUNDS</b>		
OPERATING CASH	661,727.17	
METROPOLITAN BANK - SAVINGS	596,753.65	
US BANK SAVINGS	10,005.62	
DUE FROM RESERVES	3,000.00	
	-----	
<b>TOTAL OPERATING FUNDS</b>		<b>1,271,486.44</b>
<b>RESERVE FUNDS</b>		
DUE TO OPERATING	(3,000.00)	
RESERVE RBC WEALTH MGMT	1,029,742.32	
RESERVE RBC CASH PLUS MM	9,062.65	
RESERVE- FVCB MMA	248,825.56	
RESERVE- PACWEST BANK MMA	249,051.93	
RESERVE- CIT BANK MMA	242,235.14	
RESERVE- ENTERPRISE BANK MMA	249,016.46	
RESERVE- METRO PHOENIX BANK MMA	178,153.06	
RESERVE- SIGNATURE BANK MM	248,784.32	
RESERVE- STERLING BANK MMA	248,412.47	
RESERVE- US BANK MMA	230,751.55	
RESERVES - ACCRUED INTEREST	6,466.12	
	-----	
<b>TOTAL RESERVE FUNDS</b>		<b>2,937,501.58</b>
<b>ACCOUNTS RECEIVABLE</b>		
ACCOUNTS RECEIVABLE	242,847.89	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(82,519.22)	
PRE-LEGAL RECEIVABLE	37,328.51	
CONTINGENT PAYABLE	(37,328.51)	
	-----	
<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>160,328.67</b>
<b>OTHER ASSETS</b>		
PREPAID EXPENSES	388.97	
	-----	
<b>TOTAL OTHER ASSETS</b>		<b>388.97</b>
		-----
<b>TOTAL ASSETS</b>		<b>4,369,705.66</b>
		=====

**LIABILITIES & EQUITY**



**347 VISTOSO COMMUNITY ASSOCIATION  
BALANCE SHEET  
03/31/2022**

<b>LIABILITIES</b>		
ACCOUNTS PAYABLE	24,716.84	
ACCRUED EXPENSES	51,718.38	
PREPAID ASSESSMENTS	480,846.52	
REFUNDABLE DEPOSIT	7,725.00	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	30,042.00	
	-----	
<b>TOTAL LIABILITIES</b>		<b>615,455.36</b>
<b>RESERVE</b>		
ACCUMULATED GENERAL	2,889,852.15	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	47,649.43	
	-----	
<b>TOTAL RESERVE</b>		<b>2,937,501.58</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	864,379.72	
CURRENT YEAR RESERVE EQUITY	(47,649.43)	
CURRENT SURPLUS/(DEFICIT)	18.43	
	-----	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>816,748.72</b>
		-----
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>4,369,705.66</b>
		=====



**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
03/31/2022**

***** CURRENT PERIOD ACTUAL	***** BUDGET	***** OVER (UNDER)		***** ACTUAL	***** YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
<b>I N C O M E</b>								
155,738	152,853	2,885	4000	ASSESSMENT INCOME	467,331	458,559	8,772	1,834,240
58,932	58,932	0	4001	COMMERCIAL DUES	176,797	176,796	1	707,189
101	175	(74)	4030	INTEREST INCOME	302	525	(223)	2,100
327	1,417	(1,090)	4050	COLLECTION COST REIMBURSEMENT	2,312	4,251	(1,939)	17,000
200	250	(50)	4050FR	FILE REVIEW FEE	750	750	0	3,000
0	58	(58)	4050MU	MONITOR TRUSTEE SALE	48	174	(127)	700
0	292	(292)	4050RR	FILE TRANSFER FEES	0	876	(876)	3,500
0	42	(42)	4050T	FORECLOSURE/TRUSTEE SALES	0	126	(126)	500
149	0	149	4055	RECOVERY-COLLECTION	450	0	450	0
(44)	2,500	(2,544)	4070	LATE FEE INCOME	5,753	7,500	(1,747)	30,000
0	58	(58)	4075	NSF FEE	280	174	106	700
25,267	9,547	15,720	4205	BUILDER ASSESSMENT	39,480	28,641	10,839	114,560
350	1,250	(900)	4900	VIOLATION FINES	3,137	3,750	(613)	15,000
0	0	0	4922	KEYS	75	0	75	0
0	333	(333)	4945	NEWSLETTER INCOME	275	999	(724)	4,000
(180)	3,167	(3,347)	4950	REBILL FEE	9,480	9,501	(21)	38,000
(58,333)	(58,333)	0	6010	GENERAL RESERVE TRANSFER	(174,999)	(174,999)	0	(700,000)
182,506	172,541	9,965		TOTAL INCOME	531,470	517,623	13,847	2,070,489

<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
7,535	7,500	35	5000	MANAGEMENT FEE	22,550	22,500	50	90,000
3,201	4,000	(799)	5000RO	OFFICE LEASE	9,603	12,000	(2,397)	48,000
0	199	(199)	5005	RESERVE STUDY	0	597	(597)	2,390
20,377	22,917	(2,540)	5007w	SALARIES & BENEFITS	60,053	68,751	(8,698)	275,000
(180)	3,167	(3,347)	5009A	REBILL FEE EXPENSE	9,480	9,501	(21)	38,000
0	58	(58)	5009B	NSF FEE EXPENSE	280	174	106	700
2,124	3,750	(1,626)	5010	LEGAL EXPENSE	15,137	11,250	3,887	45,000
0	250	(250)	5010C	LEGAL/ENFORCEMENT	0	750	(750)	3,000
443	1,000	(558)	5014	'CC&R REVISIONS PROJECT	748	3,000	(2,253)	12,000
0	2,333	(2,333)	5020	LIEN/COLLECTION COST	1,092	6,999	(5,907)	28,000
200	250	(50)	5020F	FILE REVIEW FEE	750	750	0	3,000
0	58	(58)	5020M	MONITOR TRUSTEE SALE	48	174	(127)	700
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	0	876	(876)	3,500
0	42	(42)	5020T	FORECLOSURE/TRUSTEE SALES	0	126	(126)	500
0	875	(875)	5030	AUDIT/TAX PREPARATION	0	2,625	(2,625)	10,500
626	125	501	5033F	ADVERTISING	626	375	251	1,500
35	35	0	5037	BANK CHARGES & CC FEES	105	105	0	420
56	83	(27)	5039	WEBSITE	266	249	17	1,000
7,444	5,553	1,891	5040	PRINTING/POSTAGE/MISC	22,182	16,659	5,523	66,630
0	0	0	5043	BILLING STATEMENTS	136	0	136	0
232	83	149	5046	NEWSLETTER	465	249	216	1,000
980	1,125	(145)	5047B	OFFICE EQUIPMENT RENTAL	3,207	3,375	(168)	13,500
289	333	(44)	5048	OFFICE EXPENSE	708	999	(291)	4,000
872	250	622	5052	PRINTING	932	750	182	3,000
16,767	13,334	3,433	5055	MEETING EXPENSE	17,117	16,000	1,117	16,000
0	364	(364)	5059	POSTAGE	3,000	1,092	1,908	4,370
0	208	(208)	5063	MILEAGE	680	624	56	2,500
0	417	(417)	5065	PROFESSIONAL FEES	0	1,251	(1,251)	5,000
0	8	(8)	5065S	STATUTORY AGENT FEE	0	24	(24)	100
0	125	(125)	5068	GIFTS	0	375	(375)	1,500
0	42	(42)	5070	PROPERTY TAXES	0	126	(126)	500
0	583	(583)	5080	CORPORATE TAXES	0	1,749	(1,749)	7,000
433	3,333	(2,900)	5088	BAD DEBT EXPENSE	433	9,999	(9,566)	40,000
2,965	2,453	512	5090	INSURANCE	7,894	7,359	535	29,440
0	417	(417)	5090D	INSURANCE DEDUCTIBLE	0	1,251	(1,251)	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	0	1,251	(1,251)	5,000
64,398	75,979	(11,581)		TOTAL ADMINISTRATIVE	177,491	203,935	(26,444)	767,750

U T I L I T I E S





**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
03/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
9,893	16,667	(6,774)	5100	WATER/SEWER	39,812	50,001	(10,189)	200,000
3,859	4,333	(474)	5120	ELECTRIC	12,683	12,999	(316)	52,000
30	38	(8)	5125	GAS	91	114	(23)	450
45	21	24	5140	SANITATION	45	63	(18)	250
352	458	(106)	5151	PHONE	1,057	1,374	(317)	5,500
271	183	88	5151B	INTERNET	707	549	158	2,200
68	54	14	5152	ALARM MONITORING	205	162	43	650
-----	-----	-----			-----	-----	-----	-----
14,518	21,754	(7,236)		TOTAL UTILITIES	54,600	65,262	(10,662)	261,050
				LANDSCAPING				
101,111	90,833	10,278	5200	LANDSCAPE CONTRACT	293,972	272,499	21,473	1,090,000
0	417	(417)	5210	LANDSCAPE SUPPLIES/MATERIAL	125	1,251	(1,126)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	20,848	12,501	8,347	50,000
1,644	1,667	(23)	5220	IRRIGATION REPAIRS	2,657	5,001	(2,344)	20,000
0	167	(167)	5222	BACKFLOW INSPEC/RRPS	0	501	(501)	2,000
7,210	1,667	5,543	5240	TREE TRIMMING/REMOVAL	9,700	5,001	4,699	20,000
0	208	(208)	5250	EXTERMINATING	0	624	(624)	2,500
-----	-----	-----			-----	-----	-----	-----
109,965	99,126	10,839		TOTAL LANDSCAPE	327,302	297,378	29,924	1,189,500
				COMMON AREA				
0	833	(833)	5700	BUILDING MAINTENANCE	0	2,499	(2,499)	10,000
2,119	83	2,036	5700K	KEYS/LOCK REPAIR	2,119	249	1,870	1,000
0	83	(83)	5711	PAINTING MAINT	0	249	(249)	1,000
0	1,216	(1,216)	5722	ELECTRIC REPAIRS/SUPPLIES	829	3,648	(2,819)	14,589
0	167	(167)	5740	SIGN MAINTENANCE	0	501	(501)	2,000
1,897	667	1,230	5769A	JANITORIAL	5,690	2,001	3,689	8,000
1,678	1,833	(156)	5774	PET WASTE REMOVAL	5,033	5,499	(467)	22,000
766	1,500	(734)	5779CC	SECURITY PATROL	2,104	4,500	(2,396)	18,000
0	500	(500)	5794A	SIDEWALK REPAIR	0	1,500	(1,500)	6,000
125	833	(708)	5800	COMMON AREA MAINTENANCE/REPAIRS	375	2,499	(2,124)	10,000
0	667	(667)	5845	PARK MAINT	693	2,001	(1,308)	8,000
217	333	(116)	5850	EXTERMINATING	1,065	999	66	4,000
600	633	(33)	5895	TENNIS COURT MAINTENANCE	1,800	1,899	(99)	7,600
-----	-----	-----			-----	-----	-----	-----
7,402	9,348	(1,946)		TOTAL COMMON AREA	19,708	28,044	(8,336)	112,189
-----	-----	-----			-----	-----	-----	-----
196,282	206,207	(9,925)		TOTAL OPERATING EXPENSES	579,101	594,619	(15,518)	2,330,489
-----	-----	-----			-----	-----	-----	-----
(13,776)	(33,666)	19,890		OPERATING FUND SURPLUS/(DEFICIT)	(47,631)	(76,996)	29,365	(260,000)
=====	=====	=====			=====	=====	=====	=====



**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
03/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>RESERVE FUND</b>							
<b>INCOME</b>							
58,333	58,333	0	7010		174,999	174,999	700,000
(25,559)	0	(25,559)	7029U		(48,010)	0	0
2,558	1,667	891	7034		7,215	5,001	20,000
-----	-----	-----			-----	-----	-----
35,333	60,000	(24,667)			134,203	180,000	720,000
-----	-----	-----			-----	-----	-----
<b>EXPENDITURES</b>							
0	833	(833)	8510		0	2,499	10,000
0	2,644	(2,644)	8510R		0	7,932	31,724
0	2,584	(2,584)	8520		0	7,752	31,003
0	318	(318)	8525		0	954	3,811
0	1,133	(1,133)	8526		0	3,399	13,596
0	2,936	(2,936)	8530		0	8,808	35,226
2	1,000	(998)	8537		2,822	3,000	12,000
0	6,523	(6,523)	8541		0	19,569	78,280
0	7,794	(7,794)	8543P		0	23,382	93,524
0	11,939	(11,939)	8550		0	35,817	143,273
0	28,239	(28,239)	8575		0	84,717	338,870
80,732	16,667	64,065	8578D		83,732	50,001	200,000
-----	-----	-----			-----	-----	-----
80,734	82,610	(1,876)			86,554	247,830	991,307
-----	-----	-----			-----	-----	-----
(45,401)	(22,610)	(22,791)			47,649	(67,830)	(271,307)
=====	=====	=====			=====	=====	=====



**347A VISTOSO- SIENA  
BALANCE SHEET  
03/31/2022**

<b>OPERATING FUNDS</b>		
OPERATING CASH	14,052.03	
	-----	
<b>TOTAL OPERATING FUNDS</b>		<b>14,052.03</b>
<b>RESERVE FUNDS</b>		
RESERVE SIENA BANK OZK	182,809.50	
	-----	
<b>TOTAL RESERVE FUNDS</b>		<b>182,809.50</b>
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE - PARCELS	241.25	
	-----	
<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>241.25</b>
		-----
<b>TOTAL ASSETS</b>		<b>197,102.78</b>
		=====
<b>LIABILITIES &amp; EQUITY</b>		
<b>LIABILITIES</b>		
ACCRUED EXPENSES	738.00	
PREPAID ASSESSMENTS - PARCELS	4,212.00	
	-----	
<b>TOTAL LIABILITIES</b>		<b>4,950.00</b>
<b>RESERVE</b>		
ACCUMULATED GENERAL	176,057.13	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	6,752.37	
	-----	
<b>TOTAL RESERVE</b>		<b>182,809.50</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	8,523.95	
CURRENT YEAR RESERVE EQUITY	(6,752.37)	
CURRENT SURPLUS/(DEFICIT)	7,571.70	
	-----	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>9,343.28</b>
		-----



**347A VISTOSO- SIENA  
BALANCE SHEET  
03/31/2022**

---

**TOTAL LIABILITIES & EQUITY**

**197,102.78**



**347A VISTOSO- SIENA**  
**STATEMENT OF REVENUES & EXPENSES**  
**03/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
3,965	3,965	0	4000P	PARCEL ASSESSMENTS	11,895	11,895	0	47,580
(1,995)	(1,995)	0	P6010	GENERAL RESERVE TRANSFER	(5,985)	(5,985)	0	(23,940)
(241)	(241)	0	P6099	P/Y RSV ALLOCATIONS	(723)	(723)	0	(2,890)
-----	-----	-----			-----	-----	-----	-----
1,729	1,729	0		TOTAL INCOME	5,187	5,187	0	20,750
-----	-----	-----			-----	-----	-----	-----
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
0	25	(25)	P5090	INSURANCE	0	75	(75)	300
-----	-----	-----			-----	-----	-----	-----
0	25	(25)		TOTAL ADMINISTRATIVE	0	75	(75)	300
-----	-----	-----			-----	-----	-----	-----
<b>U T I L I T I E S</b>								
0	42	(42)	P5100	WATER/SEWER	0	126	(126)	500
42	38	4	P5120	ELECTRIC	131	114	17	450
-----	-----	-----			-----	-----	-----	-----
42	80	(38)		TOTAL UTILITIES	131	240	(109)	950
-----	-----	-----			-----	-----	-----	-----
<b>L A N D S C A P I N G</b>								
685	767	(82)	P5200	LANDSCAPE CONTRACT	1,994	2,301	(307)	9,200
0	8	(8)	P5220	IRRIGATION REPAIRS	0	24	(24)	100
-----	-----	-----			-----	-----	-----	-----
685	775	(90)		TOTAL LANDSCAPE	1,994	2,325	(331)	9,300
-----	-----	-----			-----	-----	-----	-----
<b>P O O L / S P A / C L U B H O U S E</b>								
160	167	(7)	P5350	FOUNTAIN MAINTENANCE	480	501	(21)	2,000
-----	-----	-----			-----	-----	-----	-----
160	167	(7)		TOTAL POOLS	480	501	(21)	2,000
-----	-----	-----			-----	-----	-----	-----
<b>G A T E S</b>								
260	215	45	P5500	GATE MAINTENANCE CONTRACT	825	645	180	2,580
415	42	373	P5511	GATE REPAIRS	415	126	289	500
104	92	12	P5517	GATE PHONE	310	276	34	1,100
-----	-----	-----			-----	-----	-----	-----
779	349	430		TOTAL GATES	1,550	1,047	503	4,180
-----	-----	-----			-----	-----	-----	-----
<b>C O M M O N A R E A</b>								
0	0	0	P5739	STREET SWEEPING	212	225	(13)	900
0	50	(50)	P5770	GENERAL MAINTENANCE	0	150	(150)	600
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	0	399	(399)	1,600
-----	-----	-----			-----	-----	-----	-----
0	183	(183)		TOTAL COMMON AREA	212	774	(562)	3,100
-----	-----	-----			-----	-----	-----	-----
1,666	1,579	87		TOTAL OPERATING EXPENSES	4,368	4,962	(594)	19,830
-----	-----	-----			-----	-----	-----	-----
63	150	(87)		OPERATING FUND SURPLUS/(DEFICIT)	819	225	594	920
=====	=====	=====			=====	=====	=====	=====



**347A VISTOSO- SIENA**  
**STATEMENT OF REVENUES & EXPENSES**  
**03/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
RESERVE FUND								
I N C O M E								
1,995	1,995	0	P7010	PARCEL TRANSFER TO RESERVES	5,985	5,985	0	23,940
15	8	7	P7034	INTEREST RESERVE FUNDS	44	24	20	100
241	241	0	P7099	P/Y RSV ALLOCATIONS	723	723	0	2,890
-----	-----	-----			-----	-----	-----	-----
2,251	2,244	7		TOTAL RESERVE INCOME	6,752	6,732	20	26,930
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
0	1,983	(1,983)	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	5,949	(5,949)	23,793
-----	-----	-----			-----	-----	-----	-----
0	1,983	(1,983)		TOTAL RESERVE EXPENDITURES	0	5,949	(5,949)	23,793
-----	-----	-----			-----	-----	-----	-----
2,251	261	1,990		RESERVE FUND SURPLUS/(DEFICIT)	6,752	783	5,969	3,137
=====	=====	=====			=====	=====	=====	=====



**347Z VISTOSO COMMUNITY CONSOLIDATED  
BALANCE SHEET  
03/31/2022**

**ASSETS**

**OPERATING FUNDS**

US BANK - OPERATING CHECKING	675,779.20
US BANK SAVINGS	10,005.62
METROPOLITAN BANK - SAVINGS	596,753.65
DUE FROM RESERVES	3,000.00

**TOTAL OPERATING FUNDS** **1,285,538.47**

**RESERVE FUNDS**

DUE TO OPERATING	(3,000.00)
RESERVE SIENA BANK OZK	182,809.50
RESERVE RBC WEALTH MGMT	1,029,742.32
RESERVE RBC CASH PLUS MM	9,062.65
RESERVE SIGNATURE BANK MM	248,784.32
RESERVE FVCB MMA	248,825.56
RESERVE ENTERPRISE BANK MMA	249,016.46
RESERVE STERLING BANK	248,412.47
RESERVE PACWEST BANK - MM	249,051.93
RESERVE US BANK MMA	230,751.55
RESERVE CIT BANK MMA	242,235.14
RESERVE METRO PHOENIX BANK MMA	178,153.06
RESERVES - ACCRUED INTEREST	6,466.12

**TOTAL RESERVE FUNDS** **3,120,311.08**

**ACCOUNTS RECEIVABLE**

ACCOUNTS RECEIVABLE	242,847.89
ACCOUNTS RECEIVABLE - PARCELS	241.25
PRE-LEGAL RECEIVABLE	37,328.51
CONTINGENT PAYABLE	(37,328.51)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(82,519.22)

**TOTAL ACCOUNTS RECEIVABLE** **160,569.92**

**OTHER ASSETS**

PREPAID EXPENSES	388.97
------------------	--------

**TOTAL OTHER ASSETS** **388.97**



**347Z VISTOSO COMMUNITY CONSOLIDATED  
BALANCE SHEET  
03/31/2022**

<b>TOTAL ASSETS</b>		<b>4,566,808.44</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>OPERATING LIABILITIES</b>		
ACCOUNTS PAYABLE	24,716.84	
ACCRUED EXPENSES	52,456.38	
PREPAID ASSESSMENTS	480,846.52	
PREPAID ASSESSMENTS - PARCELS	4,212.00	
REFUNDABLE DEPOSIT KEYS	7,725.00	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	30,042.00	
	-----	
<b>TOTAL OPERATING LIABILITIES</b>		<b>620,405.36</b>
<b>RESERVE</b>		
ACCUMULATED GENERAL	3,065,909.28	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	54,401.80	
	-----	
<b>TOTAL RESERVE</b>		<b>3,120,311.08</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	872,903.67	
CURRENT YEAR RESERVE EQUITY	(54,401.80)	
CURRENT SURPLUS/(DEFICIT)	7,590.13	
	-----	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>826,092.00</b>
		-----
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>4,566,808.44</b>
		=====





**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
03/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
155,738	152,853	2,885	4000	ASSESSMENT INCOME	467,331	458,559	8,772	1,834,240
3,965	3,965	0	4000P	PARCEL ASSESSMENTS	11,895	11,895	0	47,580
58,932	58,932	0	4001	COMMERCIAL DUES	176,797	176,796	1	707,189
101	175	(74)	4030	INTEREST INCOME	302	525	(223)	2,100
327	1,417	(1,090)	4050	COLLECTION COST REIMBURSEMENT	2,312	4,251	(1,939)	17,000
200	250	(50)	4050FR	FILE REVIEW FEE	750	750	0	3,000
0	58	(58)	4050MU	MONITOR TRUSTEE SALE	48	174	(127)	700
0	292	(292)	4050RR	FILE TRANSFER FEES	0	876	(876)	3,500
0	42	(42)	4050T	FORECLOSURE/TRUSTEE SALES	0	126	(126)	500
149	0	149	4055	RECOVERY-COLLECTION	450	0	450	0
(44)	2,500	(2,544)	4070	LATE FEE INCOME	5,753	7,500	(1,747)	30,000
0	58	(58)	4075	NSF FEE	280	174	106	700
25,267	9,547	15,720	4205	BUILDER ASSESSMENT	39,480	28,641	10,839	114,560
350	1,250	(900)	4900	VIOLATION FINES	3,137	3,750	(613)	15,000
0	0	0	4922	KEYS	75	0	75	0
0	333	(333)	4945	NEWSLETTER INCOME	275	999	(724)	4,000
(180)	3,167	(3,347)	4950	REBILL FEE	9,480	9,501	(21)	38,000
(58,333)	(58,333)	0	6010	GENERAL RESERVE TRANSFER	(174,999)	(174,999)	0	(700,000)
(1,995)	(1,995)	0	P6010	GENERAL RESERVE TRANSFER	(5,985)	(5,985)	0	(23,940)
(241)	(241)	0	P6099	P/Y RSV ALLOCATIONS	(723)	(723)	0	(2,890)
-----	-----	-----			-----	-----	-----	-----
184,235	174,270	9,965		TOTAL INCOME	536,657	522,810	13,847	2,091,239
-----	-----	-----			-----	-----	-----	-----
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
7,535	7,500	35	5000	MANAGEMENT FEE	22,550	22,500	50	90,000
3,201	4,000	(799)	5000RO	OFFICE LEASE	9,603	12,000	(2,397)	48,000
0	199	(199)	5005	RESERVE STUDY	0	597	(597)	2,390
20,377	22,917	(2,540)	5007w	SALARIES & BENEFITS	60,053	68,751	(8,698)	275,000
(180)	3,167	(3,347)	5009A	REBILL FEE EXPENSE	9,480	9,501	(21)	38,000
0	58	(58)	5009B	NSF FEE EXPENSE	280	174	106	700
2,124	3,750	(1,626)	5010	LEGAL EXPENSE	15,137	11,250	3,887	45,000
0	250	(250)	5010C	LEGAL/ENFORCEMENT	0	750	(750)	3,000
443	1,000	(558)	5014	'CC&R REVISIONS PROJECT	748	3,000	(2,253)	12,000
0	2,333	(2,333)	5020	LIEN/COLLECTION COST	1,092	6,999	(5,907)	28,000
200	250	(50)	5020F	FILE REVIEW FEE	750	750	0	3,000
0	58	(58)	5020M	MONITOR TRUSTEE SALE	48	174	(127)	700
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	0	876	(876)	3,500
0	42	(42)	5020T	FORECLOSURE/TRUSTEE SALES	0	126	(126)	500
0	875	(875)	5030	AUDIT/TAX PREPARATION	0	2,625	(2,625)	10,500
626	125	501	5033F	ADVERTISING	626	375	251	1,500
35	35	0	5037	BANK CHARGES & CC FEES	105	105	0	420
56	83	(27)	5039	WEBSITE	266	249	17	1,000
7,444	5,553	1,891	5040	PRINTING/POSTAGE/MISC	22,182	16,659	5,523	66,630
0	0	0	5043	BILLING STATEMENTS	136	0	136	0
232	83	149	5046	NEWSLETTER	465	249	216	1,000
980	1,125	(145)	5047B	OFFICE EQUIPMENT RENTAL	3,207	3,375	(168)	13,500
289	333	(44)	5048	OFFICE EXPENSE	708	999	(291)	4,000
872	250	622	5052	PRINTING	932	750	182	3,000
16,767	13,334	3,433	5055	MEETING EXPENSE	17,117	16,000	1,117	16,000
0	364	(364)	5059	POSTAGE	3,000	1,092	1,908	4,370
0	208	(208)	5063	MILEAGE	680	624	56	2,500
0	417	(417)	5065	PROFESSIONAL FEES	0	1,251	(1,251)	5,000
0	8	(8)	5065S	STATUTORY AGENT FEE	0	24	(24)	100
0	125	(125)	5068	GIFTS	0	375	(375)	1,500
0	42	(42)	5070	PROPERTY TAXES	0	126	(126)	500
0	583	(583)	5080	CORPORATE TAXES	0	1,749	(1,749)	7,000
433	3,333	(2,900)	5088	BAD DEBT EXPENSE	433	9,999	(9,566)	40,000
2,965	2,453	512	5090	INSURANCE	7,894	7,359	535	29,440
0	417	(417)	5090D	INSURANCE DEDUCTIBLE	0	1,251	(1,251)	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	0	1,251	(1,251)	5,000
0	25	(25)	P5090	INSURANCE	0	75	(75)	300
-----	-----	-----			-----	-----	-----	-----
64,398	76,004	(11,606)		TOTAL ADMINISTRATIVE	177,491	204,010	(26,519)	768,050



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
03/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>UTILITIES</b>								
9,893	16,667	(6,774)	5100	WATER/SEWER	39,812	50,001	(10,189)	200,000
3,859	4,333	(474)	5120	ELECTRIC	12,683	12,999	(316)	52,000
30	38	(8)	5125	GAS	91	114	(23)	450
45	21	24	5140	SANITATION	45	63	(18)	250
352	458	(106)	5151	PHONE	1,057	1,374	(317)	5,500
271	183	88	5151B	INTERNET	707	549	158	2,200
68	54	14	5152	ALARM MONITORING	205	162	43	650
0	42	(42)	P5100	WATER/SEWER	0	126	(126)	500
42	38	4	P5120	ELECTRIC	131	114	17	450
14,561	21,834	(7,273)		<b>TOTAL UTILITIES</b>	54,731	65,502	(10,771)	262,000
<b>LANDSCAPING</b>								
101,111	90,833	10,278	5200	LANDSCAPE CONTRACT	293,972	272,499	21,473	1,090,000
0	417	(417)	5210	LANDSCAPE SUPPLIES/MATERIAL	125	1,251	(1,126)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	20,848	12,501	8,347	50,000
1,644	1,667	(23)	5220	IRRIGATION REPAIRS	2,657	5,001	(2,344)	20,000
0	167	(167)	5222	BACKFLOW INSPEC/RRPS	0	501	(501)	2,000
7,210	1,667	5,543	5240	TREE TRIMMING/REMOVAL	9,700	5,001	4,699	20,000
0	208	(208)	5250	EXTERMINATING	0	624	(624)	2,500
685	767	(82)	P5200	LANDSCAPE CONTRACT	1,994	2,301	(307)	9,200
0	8	(8)	P5220	IRRIGATION REPAIRS	0	24	(24)	100
110,650	99,901	10,749		<b>TOTAL LANDSCAPE</b>	329,296	299,703	29,593	1,198,800
<b>POOL/SPA/CLUBHOUSE</b>								
160	167	(7)	P5350	FOUNTAIN MAINTENANCE	480	501	(21)	2,000
160	167	(7)		<b>TOTAL POOLS</b>	480	501	(21)	2,000
<b>GATES</b>								
260	215	45	P5500	GATE MAINTENANCE CONTRACT	825	645	180	2,580
415	42	373	P5511	GATE REPAIRS	415	126	289	500
104	92	12	P5517	GATE PHONE	310	276	34	1,100
779	349	430		<b>TOTAL GATES</b>	1,550	1,047	503	4,180
<b>COMMON AREA</b>								
0	833	(833)	5700	BUILDING MAINTENANCE	0	2,499	(2,499)	10,000
2,119	83	2,036	5700K	KEYS/LOCK REPAIR	2,119	249	1,870	1,000
0	83	(83)	5711	PAINTING MAINT	0	249	(249)	1,000
0	1,216	(1,216)	5722	ELECTRIC REPAIRS/SUPPLIES	829	3,648	(2,819)	14,589
0	167	(167)	5740	SIGN MAINTENANCE	0	501	(501)	2,000
1,897	667	1,230	5769A	JANITORIAL	5,690	2,001	3,689	8,000
1,678	1,833	(156)	5774	PET WASTE REMOVAL	5,033	5,499	(467)	22,000
766	1,500	(734)	5779CC	SECURITY PATROL	2,104	4,500	(2,396)	18,000
0	500	(500)	5794A	SIDEWALK REPAIR	0	1,500	(1,500)	6,000
125	833	(708)	5800	COMMON AREA MAINTENANCE/REPAIRS	375	2,499	(2,124)	10,000
0	667	(667)	5845	PARK MAINT	693	2,001	(1,308)	8,000
217	333	(116)	5850	EXTERMINATING	1,065	999	66	4,000
600	633	(33)	5895	TENNIS COURT MAINTENANCE	1,800	1,899	(99)	7,600
0	0	0	P5739	STREET SWEEPING	212	225	(13)	900
0	50	(50)	P5770	GENERAL MAINTENANCE	0	150	(150)	600
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	0	399	(399)	1,600
7,402	9,531	(2,129)		<b>TOTAL COMMON AREA</b>	19,920	28,818	(8,898)	115,289
197,949	207,786	(9,837)		<b>TOTAL OPERATING EXPENSES</b>	583,469	599,581	(16,112)	2,350,319



**347Z VISTOSO COMMUNITY CONSOLIDATED  
 STATEMENT OF REVENUES & EXPENSES  
 03/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<u>(13,713)</u>	<u>(33,516)</u>	<u>19,803</u>	OPERATING FUND SURPLUS/(DEFICIT)	<u>(46,812)</u>	<u>(76,771)</u>	<u>29,959</u>	<u>(259,080)</u>



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
03/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<b>RESERVE FUND</b>							
<b>I N C O M E</b>							
58,333	58,333	0	7010	174,999	174,999	0	700,000
(25,559)	0	(25,559)	7029U	(48,010)	0	(48,010)	0
2,558	1,667	891	7034	7,215	5,001	2,214	20,000
1,995	1,995	0	P7010	5,985	5,985	0	23,940
15	8	7	P7034	44	24	20	100
241	241	0	P7099	723	723	0	2,890
-----	-----	-----		-----	-----	-----	-----
37,584	62,244	(24,660)		140,956	186,732	(45,776)	746,930
-----	-----	-----		-----	-----	-----	-----
<b>E X P E N D I T U R E S</b>							
0	833	(833)	8510	0	2,499	(2,499)	10,000
0	2,644	(2,644)	8510R	0	7,932	(7,932)	31,724
0	2,584	(2,584)	8520	0	7,752	(7,752)	31,003
0	318	(318)	8525	0	954	(954)	3,811
0	1,133	(1,133)	8526	0	3,399	(3,399)	13,596
0	2,936	(2,936)	8530	0	8,808	(8,808)	35,226
2	1,000	(998)	8537	2,822	3,000	(178)	12,000
0	6,523	(6,523)	8541	0	19,569	(19,569)	78,280
0	7,794	(7,794)	8543P	0	23,382	(23,382)	93,524
0	11,939	(11,939)	8550	0	35,817	(35,817)	143,273
0	28,239	(28,239)	8575	0	84,717	(84,717)	338,870
80,732	16,667	64,065	8578D	83,732	50,001	33,731	200,000
0	1,983	(1,983)	P8510	0	5,949	(5,949)	23,793
-----	-----	-----		-----	-----	-----	-----
80,734	84,593	(3,859)		86,554	253,779	(167,225)	1,015,100
-----	-----	-----		-----	-----	-----	-----
(43,150)	(22,349)	(20,801)		54,402	(67,047)	121,449	(268,170)
=====	=====	=====		=====	=====	=====	=====

# VCA Landscape Report April 2022

## Irrigation

- Weekly seasonal turf irrigation adjustments to accommodate winter rye until turf transition.
- Drip irrigation seasonal schedule adjusted.
- Valve (6) replacement at Vistoso Crossing due system being inactive for over a year.
- 2 irrigation main line repairs

## Turf

- Dormant turf is being prep to come out of dormancy.
- Existing winter rye is being lowered in height in lieu of pending turf transition with warmer weather.

## Chemical

- Preemergent has been completed throughout Rancho Vistoso community including the new subdivisions Valley Vistas and Vistoso Crossing.
- Posting emergent is now in full swing staying ahead of the weeds.
- IPM schedule dictates Turf pre emergent on deck is the Tree, shrub and agave soil injections

## Enhancement

- Crew is currently working at Sunset Ridge Park proposal for erosion repair.

## Work orders

- Mesquite Crest wall clearance along Wape Trail has been completed.

# Vistoso Projects Update

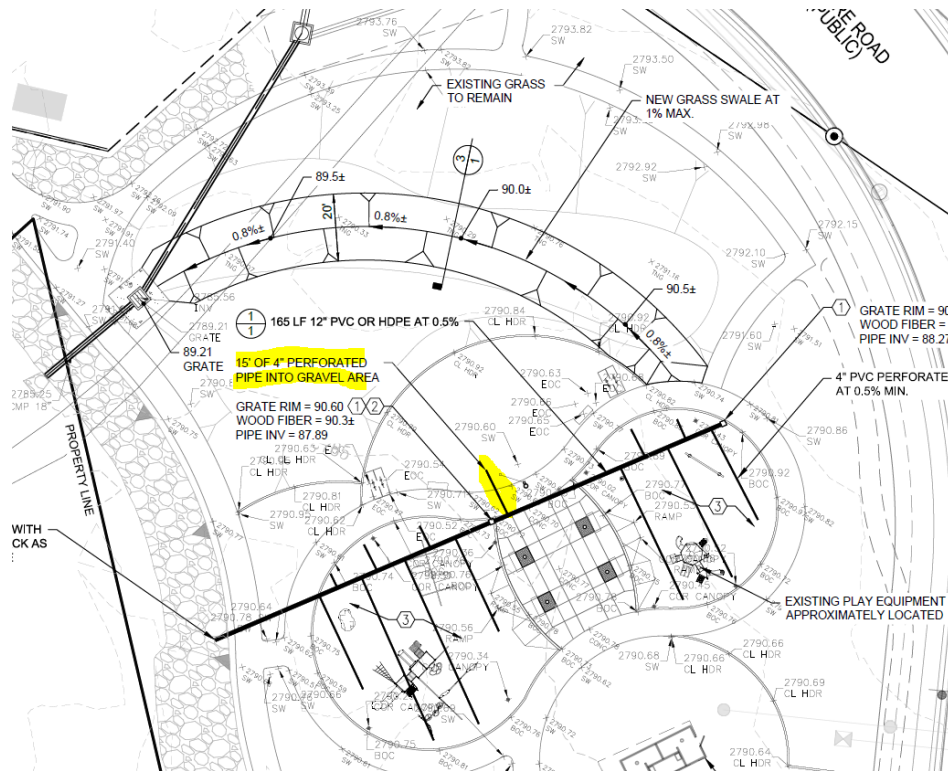
## April 18 2022

- **Greenway Channel:**

- Completed

- **Parcel Turnovers**

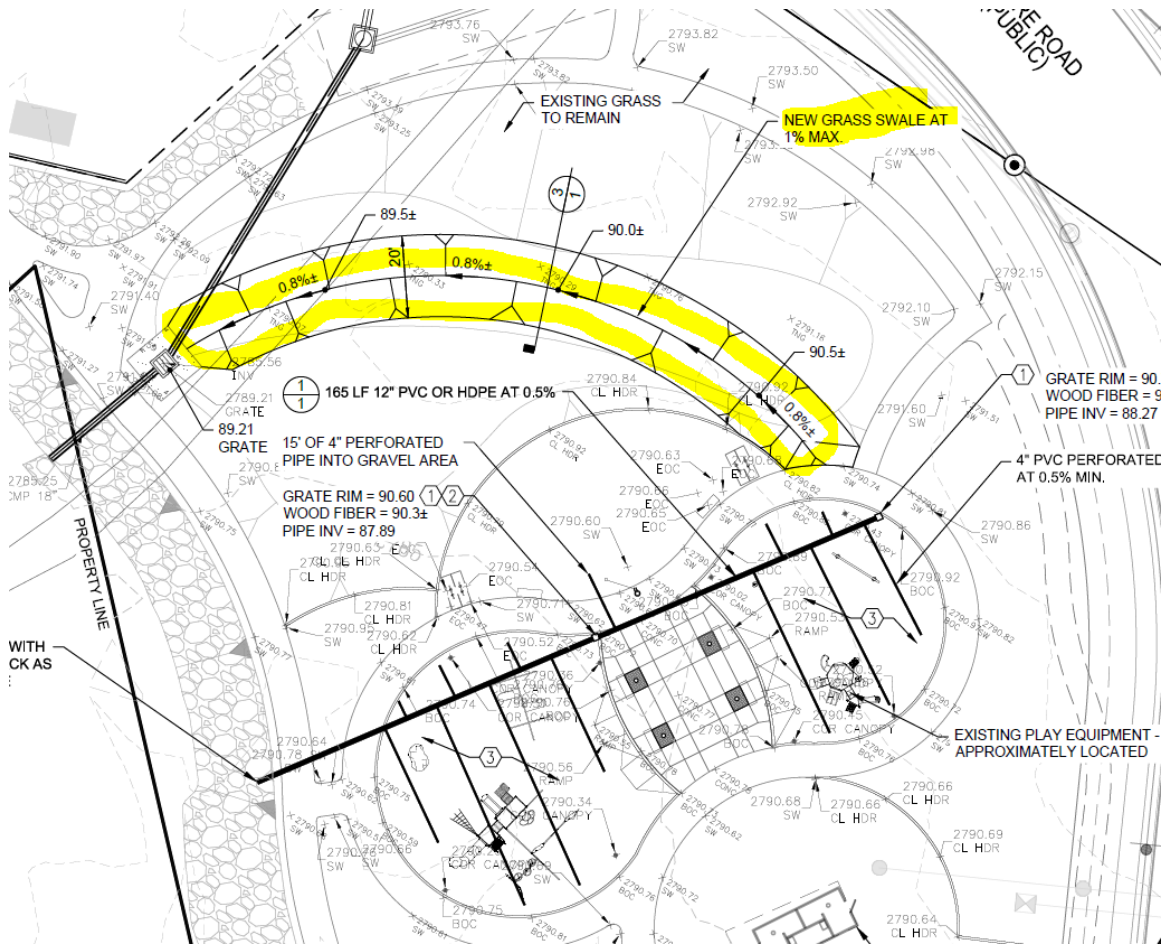
- Valley Vista:
  - We are still waiting for approval of the repair areas from the town of Oro.
- Altera at Vistoso Trails (Mattamy)
  - After meeting on site (March 2) with representatives from the Board, Committee and Mattamy homes, an update to the drainage plans was made (See attached)
  - Trapped Drainage in Landscape Island – Mattamy revised the plan to include another perforated drain pipe to capture water that is currently trapped in the landscape island between the turf and the tot lot structures. This is now tied into our drainage system and will provide a place for the standing water in this space to go.



# Vistoso Projects Update

## April 18 2022

- Regrading of the Turf Areas – As requested by AAA, we’ve worked to develop a plan to regrade the bottom of the turf area to improve flows and reduce ponding. This will require the removal of approximately 20’ of turf, grading of this area, and resodding.



- A request was made to add a continuation of the safety rails along the East side of the wash to the Northwest of the playground.

Justin reached out to their engineer on this and they confirmed that handrailing is not required for those slopes and it was only put on the 1:1 grouted slope. Justin also just left a VM for the Town of Oro Valley as well to confirm requirements.

## Vistoso Projects Update April 18 2022

- **Sunset Park Erosion Project (In progress)**
  - AAA started the project on April 14.
    - Tree and debris have been removed from the channel.
    - Undermined riprap at end of channel has been removed and area compacted.
    - Turndown has been installed.
    - Additional riprap and gabions will be placed beyond the end of the grouted channel to slow water flow and help limit erosion.





# Vistoso Projects Update

## April 18 2022

- **Bridal Veil Erosion (In progress)**

- See update report from the engineer, Tracy Bogardus.

*Just a quick note to report on the progress of the project. I have received the topo and I am compiling the hydrologic data for the site. I have contacted the soils engineer to begin the investigation. We will be setting up a time to visit the site together. I am in the process of setting up a time to go over the project with the Town of Oro Valley to get their initial input. There is much more to do and I will keep you informed as we go along.*

*Thanks for your time and the opportunity to serve your community.*

- **Basketball Court Refurbish (Bids attached)**

- See the attached Bids and Comparison Matrix.

- **Painting (Bids attached)**

- Facelift
- Abeyta Painting
- Goodwin & Sons Painting
- **#1114 – Metal Surfaces - Repaint**
  - Hohokam Park
  - 310 LF of metal fence, (17) light poles, (2) basketball posts, and (10) metal posts for the shade sails.
- **#1154 Tennis Fence and Light Poles – Repaint**
  - Hohokam Park
  - 570 LF Fence
- **#1083 - Fence & Rails – Repaint**
  - Perimeter areas of Discovery & Eagles Summit
  - 271 LF of metal fence, 174 LF of culvert rails, and ~250 sq ft of stucco walls (only located at monuments for Eagles Summit).
- **#1320 - Walls & Rails – Repaint**
  - Bell Tower, Vistoso Highlands & Stone Village
  - 13,530 sq ft of common stucco walls, ~1,400 sq ft of stucco at the Bell Tower, 136 LF of culvert rails, and 744 sq ft of decorative, tubular metal rails

# Vistoso Projects Update

## April 18 2022

- **27 Mile erosion proposal (In progress)**

A proposal is being created to manage the repair of the “27 mile” erosion project.

A report was prepared in 2019 by WLB Engineering on the method and scope of repairs. This will need to be reevaluated and potentially adjust for the current conditions of the area.

- **Irrigation Replacement (In Process – Not Started)**

- **#320**

- Innovation Park Dr.
- Common areas bordering Innovation Park Drive (between Rancho Vistoso Blvd & Tangerine Rd) - excludes medians

- **#1032**

- Desert Fairway Dr.
- Common areas bordering Desert Fairways Dr (between La Canada Dr & Hidden Springs Dr.

1. **#1220 - Basketball Court Refurbish**

- Sunset Park between Klinger Canyon Dr and Eagleview Dr.

- **2022 Asphalt Seal/Repair (In Process – Not Started)**

- Includes Wildlife Ridge, Hohokam, Big Wash & Sunset Parking Lots (pgs.)

Architectural Landscape Review Committee  
April 13, 2022 Meeting Report

The committee convened with newly appointed committee members and Chair:

Dan Sturmon (Chair)  
Susan Wood  
Brent Woods  
Sheryl Forte  
Phil Mansueto

The March Consent Agenda was approved, listing approximately 32 requests to improve and upgrade resident exterior conditions in the Vistoso Community Association (VCA).

Pulte Homes – Vistoso Canyon Estates at Rancho Vistoso – Greg Hemmerlin, Project Manager, presented an array of slides displaying the 227-home complex being built in the next couple of years in VCA. The development is located off of Rancho Vistoso Blvd in an area referred to as Big Wash.

Current ARC requests: CB Antenna roofline location and Resident Window Replacement were reviewed. The Antenna request was returned with committee wanting more complete details on the antenna type and the exact antenna location on the residence. The window replacement request was approved with the stipulation that the resident must acquire a Town of Oro Valley building permit because the replacement entails a construction change to the exterior wall of the building.

Use of Portable Sanitation Facilities & Dumpsters: FSR found the current VCA Design Guidelines do not address the use of porta-potties and dumpsters on residential lots/parcels. The committee consensus has tentatively approved the following:

- Use of porta-potties in resident's front yard, and dumpsters on resident's driveway;
- Prescribed a 10-foot distance from the neighboring property;
- Sanitation container and dumpster has a five working day limitation on resident's lot/parcel;
- Specific ARC Form must be submitted to VCA office prior to construction citing location of sanitation container and dumpster.

At the next scheduled ALRC meeting (May 11, 2022), the tentative criteria will be finalized for FSR review and consensus.

## Communications Committee Report 20220413

The Communications Committee's goal this year is to share more relevant community information and take steps towards building a "sense of community" within the Vistos Community Association. To help accomplish this, the newsletter and website content will focus more on specific association subject matters. The committee will also enhance the monthly newsletter by refreshing the look of the newsletter, focus on fewer more targeted articles, share article writing responsibility more evenly among committee members, apply marketing techniques in an attempt to increase readership of the newsletter, and measure progress with data analytics.

Gayle Lopez (Chair)

Jim Dobbin

Caryn Hill

Mary Fisher

Tim O'Keefe

VISTOSO COMMUNITY ASSOCIATION  
COMPLIANCE COMMITTEE MEETING  
April 12, 2022

CALL TO ORDER - 3:00 P.M.

ADOPTED REVISED AGENDA

APPROVAL OF FEBRUARY 8 AND MARCH 8, 2022 MINUTES

HOMEOWNER HEARING

- 1) WESTMINSTER - SHED VIOLATION
- 2) EDDINGTON - VEHICLE PARKING VARIATION REQUEST

COMMITTEE RULING

- 1) WESTMINSTER - HOMEOWNER TO SUBMIT TO COMMUNITY ARC REQUEST TO BUILD SHEP  
EXISTING SHED MUST BE CORRECTED TO MEET VCA SPECIFICATIONS BY JUNE 30, 2022.  
PRIOR FINE IS IN ORDER AND WILL REMAIN. NEW FINE TO BE ADVISED TO HOMEOWNER.
- 2) HOMEOWNER DENIED VEHICLE PARKING VARIATION DUE TO VEHICLE NOT WITHIN  
ALLOWABLE LENGTH AND HEIGHT.

REVIEW AND DISCUSSION OF COMPLIANCE COORDINATOR DUTIES AND RESPONSIBILITIES

REVIEW OF VIOLATION REPORT

- 1) REPORT MONTHS OF VIOLATIONS  
REQUEST BY COMMITTEE TO REVISE REPORT TO SHOW MONTH TO MONTH COMPARISON  
OF VARIOUS CATEGORIES .
2. FINES APPROVED FOR PARKING VIOLATIONS/LIGHTING VIOLATIONS/BUILDING MATERIALS  
VIOLATIONS.

MEETING ADJOURNMENT - 4:00 P.M.

## **Governing Doc's Committee report**

**April 20, 2022**

### **Members**

- ❖ Matt Wood (Chair)
- ❖ Mary Fisher
- ❖ Ray Gans
- ❖ Bill Van Dam
- ❖ Barbara Stough
- ❖ Joan Sauer

We have not had a meeting (as yet)

Our first meeting is May 4<sup>th</sup> and we will:

Introduce ourselves and review the work from the past year and

- 1) decide on the best time to meet
- 2) Identify what's been accomplished and where we are headed (prioritize)
- 3) Set short term goals for the year
- 4) Set long term goals for the committee

Parks & Landscape Committee, 4/7/22 meeting report  
To the VCA Board, meeting 4/28/22

The Parks and Landscape Committee meeting schedule for April 7, 2022 was canceled. Our next regular meeting will be Thursday May 5, 2022 at 3:00 pm.

Committee Members:

Susan Wood - chair

Joan Sauer

Sheryl Forte

The following projects have been on the agenda at previous P&L committee meetings. We will continue to work on them as they are presented.

- 1) Common area wall maintenance, with clearance of brush and trees, removal when necessary.
- 2) Working with the TOV on the Wildlife gates and landscaping at Vista Mira Bella neighborhood.
- 3) Hohokum Park dead tree removal and replacement.
- 4) Playground and Tot Lot drainage at Moore Loop Rd, Valley Vista Park.
- 5) Monuments enhancement project at Tangerine and RVB. Turf replacement for water conservation, infrastructure repairs and enhancements.
- 6) Sunset Park drainage project.
- 7) Capital Reserve projects, 2022

Susan Wood

submitted 4/17/22

# Vistoso Community Association



Expires 03/24/2022

	2021-2022 Current Policy	2022-2023 Renewal Quote
<b>Property Coverages</b>	<b>Cincinnati Insurance</b>	<b>Cincinnati Insurance</b>
Blanket Property Limit	\$4,026,802-Per Reserve Study - See Attached Statement of Values	\$4,026,802-Per Reserve Study - See Attached Statement of Values
Business Personal Property	\$6,000	\$6,000
Deductible	\$5,000	\$5,000
Property Form / Valuation	Special Form / Replacement Cost	Special Form / Replacement Cost
Equipment Breakdown	Included	Included
<b>Liability Coverages</b>	<b>Cincinnati Insurance</b>	<b>Cincinnati Insurance</b>
General Aggregate	\$2,000,000	\$2,000,000
Per Occurrence Liability	\$1,000,000	\$1,000,000
Medical Expenses	\$5,000	\$5,000
Hired & Non-Owned Auto	\$1,000,000	\$1,000,000
Cyber Liability	\$50,000/Forensic IT Review \$25,000/\$10K Extortion	\$50,000/Forensic IT Review \$25,000/\$10K Extortion
<b>D&amp;O Liability Coverages</b>	<b>Cincinnati Insurance</b>	<b>Cincinnati Insurance</b>
	<b>3 Year Policy 2019-2022</b>	<b>2022-2023</b>
Limit of Liability	\$1,000,000	\$1,000,000
Deductible	\$10,000	\$10,000
Defense Costs	Paid Outside the Policy Limit	Paid Outside the Policy Limit
Breach of Contract	Yes	Yes
Discrimination and Wrongful Termination	Yes	Yes
Duty to Defend	Yes	Yes
Non-Monetary Damages	Yes	Yes
CC&R Disputes	Yes	Yes
Property Manager Additional Insured	Yes	Yes
<b>Crime Coverages</b>	<b>Travelers Insurance</b>	<b>Travelers Insurance</b>
<b>3 Year Policy/Premium Lock</b>	<b>2021-2024</b>	<b>2021-2024</b>
Fidelity/Employee Dishonesty	\$3,000,000	\$3,600,000=3Mos Assess+Reserves
Computer Fraud/Forgery/Funds Transfer Fraud	\$3,000,000 Each	\$3,600,000 Each
Deductible=10% of Limit	\$30,000	\$36,000
Property Manager Additional Insured	Yes	Yes
<b>Umbrella Liability</b>	<b>Fireman's Fund</b>	<b>Fireman's Fund</b>
Limit of Liability	\$10,000,000	\$10,000,000
Extends over the Liability & Directors & Officers	YES	YES
<b>Work Comp for Volunteers &amp; Vendors</b>	<b>Hanover</b>	<b>Hanover</b>
Medical Expenses	Statutory-100%	Statutory-100%
Employers Liability	\$1,000,000	\$1,000,000
<b>Premium</b>		
Property/Liability	\$21,293	\$22,170
Crime	\$1,670	\$1,768
Directors & Officers	\$4,426	\$5,287
Umbrella	\$1,629	\$3,364
Work Comp for Volunteers & Vendors	\$534	\$500
<b>Total Premium</b>	<b>\$29,552</b>	<b>\$33,089</b>
Signature:		Date: 3/18/22

Prepared by: David Cumnard

February 4, 2022