



**COMMUNITY ASSOCIATION
Board of Directors Meeting**

**Thursday, February 24, 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

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

- I. Board President Announcements and Remarks – Joe Affinati**
- II. Roll Call and Adopt Agenda**
- III. VCA Performance Report – Vance Falbum, RBC Wealth Management (5:30pm-5:45pm)**
- IV. Review and Approval of Minutes of Previous Board Meetings**
- V. Consent Agenda Items**
 - A. Ratify the Approval of the Executive Session Minutes – January 26, 2002 and February 2, 2022**
 - B. Ratify the Approval of the Compliance Committee Results/Fines for February 2022 - Results were presented at Executive Session meeting.**
 - C. Ratify the Approval of Fee Waivers for February 2022 – Recommendations were presented at the Executive Session.**
- VI. Reports (2-minute limit)**
 - A. Town of Oro Valley Representative – No report currently**
 - B. Manager Report – The General Manager will provide a brief update on the status of community.**
 - C. Financial Report of the Association – Matt Wood, Treasurer**
 - D. Landscape Report – AAA Landscaping – Hanna Delosantos**
 - E. Preserve Vistoso Update – Gayle Mateer, PV President**
 - F. Project Administration & Proposals – Anthony Martin, FirstService Residential**
 - 1. Greenway Channel Project Update**
 - 2. Alterra Turnover**
 - 3. Painting Proposals**
 - 4. Basketball Court Refurbish Proposals**
 - 5. Sunset Park Erosion Project**

VII. Committee Reports (2-minute limit)

- A. Architectural and Landscaping Review Committee** –Sheryl Forte
- B. Communications Committee** – Dan Sturmon
- C. Compliance Committee** – Joe Affinati
- D. Finance Committee** – Matt Wood
- E. Governing Documents Committee** – Joe Affianti
- F. Nomination Committee Report**
 - 1. Appointment of the 2023 Committee Members
- H. Parks & Landscaping Committee** – Susan Wood

VIII. Covid 19 Current Status – A status update with regards to VCA will be provided.

IX. Homeowner Forum - Please state your name and address in VCA (3 minutes limit per person).

X. Old Business

No Topics

XI. New Business

- A. Insurance Renewal**

XII. Review of Correspondence (AskVCA@ranchovistosoHOA.com) – Enclosed is correspondence received by Management for the Board’s review.

XIII. Next Meeting - The Annual Meeting is scheduled for Thursday, March 24, 2022 at 5:30 p.m. via Zoom followed by the organizational meeting of the board.

XIV. Adjournment



Management Report February 2022

For the month January 2021

ARC Submittals: 48

Resale Inspections: 48

Work orders received: 7 Currently Open: 12

Walk-ins: 43

Calls: 473 (handled by site staff) 368 (handled by call center)

Tennis keys processed New: 7 Exchange: 6 Replace: 1

Violations- New: 51

Holiday Lights followed by parking on the sidewalk were the main issues cited in the month of January.

Total number of open violations: 560

RVB Street Lights

Chris Monrad from Monrad Engineering have been evaluating the condition 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 replace 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 painting, erosion project at Sunset Ridge Park and basketball court refurbishment at Sunset Ridge Park at the February 24 meeting.



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).

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



**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
01/31/2022**

OPERATING FUNDS		
OPERATING CASH	695,680.57	
METROPOLITAN BANK - SAVINGS	596,560.77	
US BANK SAVINGS	10,005.47	
DUE FROM RESERVES	89,669.82	

TOTAL OPERATING FUNDS		1,391,916.63
RESERVE FUNDS		
DUE TO OPERATING	(89,669.82)	
RESERVE RBC WEALTH MGMT	1,058,730.94	
RESERVE RBC CASH PLUS MM	8,342.12	
RESERVE- FVCB MMA	248,664.73	
RESERVE- PACWEST BANK MMA	248,847.97	
RESERVE- CIT BANK MMA	242,195.99	
RESERVE- ENTERPRISE BANK MMA	248,815.32	
RESERVE- METRO PHOENIX BANK MMA	178,052.31	
RESERVE- SIGNATURE BANK MM	248,661.66	
RESERVE- STERLING BANK MMA	248,332.18	
RESERVE- US BANK MMA	284,483.23	
RESERVES - ACCRUED INTEREST	6,369.16	

TOTAL RESERVE FUNDS		2,931,825.79
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	283,655.61	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(82,701.96)	
PRE-LEGAL RECEIVABLE	27,904.36	
CONTINGENT PAYABLE	(27,904.36)	

TOTAL ACCOUNTS RECEIVABLE		200,953.65
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	4,929.50	
PREPAID EXPENSES	9,444.48	

TOTAL OTHER ASSETS		14,373.98

TOTAL ASSETS		4,539,070.05
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**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
01/31/2022**

LIABILITIES & EQUITY		
LIABILITIES		
ACCOUNTS PAYABLE	4,751.17	
ACCRUED EXPENSES	72,216.66	
PREPAID ASSESSMENTS	172,833.28	
REFUNDABLE DEPOSIT	6,675.00	
UNEARNED REVENUE	442,584.78	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	30,042.00	

TOTAL LIABILITIES		749,509.51
RESERVE		
ACCUMULATED GENERAL	2,889,852.15	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	41,973.64	

TOTAL RESERVE		2,931,825.79
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	864,379.72	
CURRENT YEAR RESERVE EQUITY	(41,973.64)	
CURRENT SURPLUS/(DEFICIT)	35,328.67	

TOTAL SURPLUS/(DEFICIT)		857,734.75

TOTAL LIABILITIES & EQUITY		4,539,070.05
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**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
01/31/2022**

***** CURRENT PERIOD ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
155,254	152,853	2,401	4000	ASSESSMENT INCOME	155,254	152,853	2,401	1,834,240
58,932	58,932	0	4001	COMMERCIAL DUES	58,932	58,932	0	707,189
109	175	(66)	4030	INTEREST INCOME	109	175	(66)	2,100
1,120	1,417	(297)	4050	COLLECTION COST REIMBURSEMENT	1,120	1,417	(297)	17,000
100	250	(150)	4050FR	FILE REVIEW FEE	100	250	(150)	3,000
0	58	(58)	4050MU	MONITOR TRUSTEE SALE	0	58	(58)	700
0	292	(292)	4050RR	FILE TRANSFER FEES	0	292	(292)	3,500
0	42	(42)	4050T	FORECLOSURE/TRUSTEE SALES	0	42	(42)	500
301	0	301	4055	RECOVERY-COLLECTION	301	0	301	0
5,982	2,500	3,482	4070	LATE FEE INCOME	5,982	2,500	3,482	30,000
245	58	187	4075	NSF FEE	245	58	187	700
7,107	9,547	(2,440)	4205	BUILDER ASSESSMENT	7,107	9,547	(2,440)	114,560
1,656	1,250	406	4900	VIOLATION FINES	1,656	1,250	406	15,000
0	333	(333)	4945	NEWSLETTER INCOME	0	333	(333)	4,000
10,290	3,167	7,123	4950	REBILL FEE	10,290	3,167	7,123	38,000
(58,333)	(58,333)	0	6010	GENERAL RESERVE TRANSFER	(58,333)	(58,333)	0	(700,000)
182,763	172,541	10,222		TOTAL INCOME	182,763	172,541	10,222	2,070,489
E X P E N S E S								
A D M I N I S T R A T I V E								
7,489	7,500	(11)	5000	MANAGEMENT FEE	7,489	7,500	(11)	90,000
3,201	4,000	(799)	5000RO	OFFICE LEASE	3,201	4,000	(799)	48,000
0	199	(199)	5005	RESERVE STUDY	0	199	(199)	2,390
20,157	22,917	(2,760)	5007w	SALARIES & BENEFITS	20,157	22,917	(2,760)	275,000
10,290	3,167	7,123	5009A	REBILL FEE EXPENSE	10,290	3,167	7,123	38,000
245	58	187	5009B	NSF FEE EXPENSE	245	58	187	700
10,473	3,750	6,723	5010	LEGAL EXPENSE	10,473	3,750	6,723	45,000
0	250	(250)	5010C	LEGAL/ENFORCEMENT	0	250	(250)	3,000
305	1,000	(695)	5014	'CC&R REVISIONS PROJECT	305	1,000	(695)	12,000
1,012	2,333	(1,321)	5020	LIEN/COLLECTION COST	1,012	2,333	(1,321)	28,000
100	250	(150)	5020F	FILE REVIEW FEE	100	250	(150)	3,000
0	58	(58)	5020M	MONITOR TRUSTEE SALE	0	58	(58)	700
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	0	292	(292)	3,500
0	42	(42)	5020T	FORECLOSURE/TRUSTEE SALES	0	42	(42)	500
0	875	(875)	5030	AUDIT/TAX PREPARATION	0	875	(875)	10,500
2,655	2,333	322	5031	ELECTRONIC PAYMENT PLATFORM	2,655	2,333	322	28,000
0	125	(125)	5033F	ADVERTISING	0	125	(125)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	35	35	0	420
155	83	72	5039	WEBSITE	155	83	72	1,000
136	0	136	5043	BILLING STATEMENTS	136	0	136	27,000
111	83	28	5046	NEWSLETTER	111	83	28	1,000
980	1,125	(145)	5047B	OFFICE EQUIPMENT RENTAL	980	1,125	(145)	13,500
249	333	(84)	5048	OFFICE EXPENSE	249	333	(84)	4,000
61	250	(189)	5052	PRINTING	61	250	(189)	3,000
0	1,333	(1,333)	5055	MEETING EXPENSE	0	1,333	(1,333)	16,000
87	1,333	(1,246)	5059	POSTAGE	87	1,333	(1,246)	16,000
471	208	263	5063	MILEAGE	471	208	263	2,500
0	417	(417)	5065	PROFESSIONAL FEES	0	417	(417)	5,000
0	8	(8)	5065S	STATUTORY AGENT FEE	0	8	(8)	100
0	125	(125)	5068	GIFTS	0	125	(125)	1,500
0	42	(42)	5070	PROPERTY TAXES	0	42	(42)	500
0	583	(583)	5080	CORPORATE TAXES	0	583	(583)	7,000
0	3,333	(3,333)	5088	BAD DEBT EXPENSE	0	3,333	(3,333)	40,000
2,465	2,453	12	5090	INSURANCE	2,465	2,453	12	29,440
0	417	(417)	5090D	INSURANCE DEDUCTIBLE	0	417	(417)	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	0	417	(417)	5,000
60,676	61,727	(1,051)		TOTAL ADMINISTRATIVE	60,676	61,727	(1,051)	767,750

U T I L I T I E S



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
01/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
17,129	16,667	462	5100	WATER/SEWER	17,129	16,667	462	200,000
4,684	4,333	351	5120	ELECTRIC	4,684	4,333	351	52,000
30	38	(8)	5125	GAS	30	38	(8)	450
0	21	(21)	5140	SANITATION	0	21	(21)	250
352	458	(106)	5151	PHONE	352	458	(106)	5,500
165	183	(18)	5151B	INTERNET	165	183	(18)	2,200
68	54	14	5152	ALARM MONITORING	68	54	14	650
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22,429	21,754	675		TOTAL UTILITIES	22,429	21,754	675	261,050
				LANDSCAPING				
79,041	90,833	(11,792)	5200	LANDSCAPE CONTRACT	79,041	90,833	(11,792)	1,090,000
14,449	0	14,449	5205	GROUNDS LABOR	14,449	0	14,449	0
0	417	(417)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	417	(417)	5,000
2,850	4,167	(1,317)	5218	MAJOR PROJECTS	2,850	4,167	(1,317)	50,000
1,013	1,667	(654)	5220	IRRIGATION REPAIRS	1,013	1,667	(654)	20,000
0	167	(167)	5222	BACKFLOW INSPEC/RRPS	0	167	(167)	2,000
0	1,667	(1,667)	5240	TREE TRIMMING/REMOVAL	0	1,667	(1,667)	20,000
2,941	208	2,733	5250	EXTERMINATING	2,941	208	2,733	2,500
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100,294	99,126	1,168		TOTAL LANDSCAPE	100,294	99,126	1,168	1,189,500
				COMMON AREA				
0	833	(833)	5700	BUILDING MAINTENANCE	0	833	(833)	10,000
0	83	(83)	5700K	KEYS/LOCK REPAIR	0	83	(83)	1,000
0	83	(83)	5711	PAINTING MAINT	0	83	(83)	1,000
0	1,216	(1,216)	5722	ELECTRIC REPAIRS/SUPPLIES	0	1,216	(1,216)	14,589
0	167	(167)	5740	SIGN MAINTENANCE	0	167	(167)	2,000
1,897	667	1,230	5769A	JANITORIAL	1,897	667	1,230	8,000
1,678	1,833	(156)	5774	PET WASTE REMOVAL	1,678	1,833	(156)	22,000
526	1,500	(974)	5779CC	SECURITY PATROL	526	1,500	(974)	18,000
0	500	(500)	5794A	SIDEWALK REPAIR	0	500	(500)	6,000
250	833	(583)	5800	COMMON AREA MAINTENANCE/REPAIRS	250	833	(583)	10,000
693	667	26	5845	PARK MAINT	693	667	26	8,000
365	333	32	5850	EXTERMINATING	365	333	32	4,000
600	633	(33)	5895	TENNIS COURT MAINTENANCE	600	633	(33)	7,600
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6,009	9,348	(3,339)		TOTAL COMMON AREA	6,009	9,348	(3,339)	112,189
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189,408	191,955	(2,547)		TOTAL OPERATING EXPENSES	189,408	191,955	(2,547)	2,330,489
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(6,645)	(19,414)	12,769		OPERATING FUND SURPLUS/(DEFICIT)	(6,645)	(19,414)	12,769	(260,000)
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**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
01/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
RESERVE FUND							
INCOME							
58,333	58,333	0	7010		58,333	58,333	0
(15,950)	0	(15,950)	7029U		(15,950)	0	0
2,410	1,667	743	7034		2,410	1,667	743
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44,793	60,000	(15,207)			44,793	60,000	(15,207)
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EXPENDITURES							
0	833	(833)	8510		0	833	(833)
0	2,644	(2,644)	8510R		0	2,644	(2,644)
0	2,584	(2,584)	8520		0	2,584	(2,584)
0	318	(318)	8525		0	318	(318)
0	1,133	(1,133)	8526		0	1,133	(1,133)
0	2,936	(2,936)	8530		0	2,936	(2,936)
2,820	1,000	1,820	8537		2,820	1,000	1,820
0	6,523	(6,523)	8541		0	6,523	(6,523)
0	7,794	(7,794)	8543P		0	7,794	(7,794)
0	11,939	(11,939)	8550		0	11,939	(11,939)
0	28,239	(28,239)	8575		0	28,239	(28,239)
0	16,667	(16,667)	8578D		0	16,667	(16,667)
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2,820	82,610	(79,790)			2,820	82,610	(79,790)
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41,974	(22,610)	64,584			41,974	(22,610)	64,584
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**347A VISTOSO- SIENA
BALANCE SHEET
01/31/2022**

OPERATING FUNDS		
OPERATING CASH	17,638.04	

TOTAL OPERATING FUNDS		17,638.04
RESERVE FUNDS		
RESERVE SIENA BANK OZK	178,308.24	

TOTAL RESERVE FUNDS		178,308.24
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE - PARCELS	631.25	

TOTAL ACCOUNTS RECEIVABLE		631.25

TOTAL ASSETS		196,577.53
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LIABILITIES & EQUITY		
LIABILITIES		
ACCOUNTS PAYABLE	260.00	
ACCRUED EXPENSES	215.00	
PREPAID ASSESSMENTS - PARCELS	1,092.00	
UNEARNED REVENUE	7,930.00	

TOTAL LIABILITIES		9,497.00
RESERVE		
ACCUMULATED GENERAL	176,057.13	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	2,251.11	

TOTAL RESERVE		178,308.24
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	8,523.95	
CURRENT YEAR RESERVE EQUITY	(2,251.11)	
CURRENT SURPLUS/(DEFICIT)	2,499.45	

TOTAL SURPLUS/(DEFICIT)		8,772.29



**347A VISTOSO- SIENA
BALANCE SHEET
01/31/2022**

TOTAL LIABILITIES & EQUITY

196,577.53
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347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
01/31/2022

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
3,965	3,965	0	4000P	PARCEL ASSESSMENTS	3,965	3,965	0	47,580
(1,995)	(1,995)	0	P6010	GENERAL RESERVE TRANSFER	(1,995)	(1,995)	0	(23,940)
(241)	(241)	0	P6099	P/Y RSV ALLOCATIONS	(241)	(241)	0	(2,890)
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1,729	1,729	0		TOTAL INCOME	1,729	1,729	0	20,750
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E X P E N S E S								
A D M I N I S T R A T I V E								
0	25	(25)	P5090	INSURANCE	0	25	(25)	300
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0	25	(25)		TOTAL ADMINISTRATIVE	0	25	(25)	300
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U T I L I T I E S								
0	42	(42)	P5100	WATER/SEWER	0	42	(42)	500
46	38	8	P5120	ELECTRIC	46	38	8	450
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46	80	(34)		TOTAL UTILITIES	46	80	(34)	950
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L A N D S C A P I N G								
654	767	(113)	P5200	LANDSCAPE CONTRACT	654	767	(113)	9,200
0	8	(8)	P5220	IRRIGATION REPAIRS	0	8	(8)	100
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654	775	(121)		TOTAL LANDSCAPE	654	775	(121)	9,300
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P O O L / S P A / C L U B H O U S E								
160	167	(7)	P5350	FOUNTAIN MAINTENANCE	160	167	(7)	2,000
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160	167	(7)		TOTAL POOLS	160	167	(7)	2,000
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G A T E S								
305	215	90	P5500	GATE MAINTENANCE CONTRACT	305	215	90	2,580
0	42	(42)	P5511	GATE REPAIRS	0	42	(42)	500
104	92	12	P5517	GATE PHONE	104	92	12	1,100
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409	349	60		TOTAL GATES	409	349	60	4,180
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C O M M O N A R E A								
212	225	(13)	P5739	STREET SWEEPING	212	225	(13)	900
0	50	(50)	P5770	GENERAL MAINTENANCE	0	50	(50)	600
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	0	133	(133)	1,600
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212	408	(196)		TOTAL COMMON AREA	212	408	(196)	3,100
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1,481	1,804	(323)		TOTAL OPERATING EXPENSES	1,481	1,804	(323)	19,830
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248	(75)	323		OPERATING FUND SURPLUS/(DEFICIT)	248	(75)	323	920
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347A VISTOSO- SIENA
 STATEMENT OF REVENUES & EXPENSES
 01/31/2022

***** 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	1,995	1,995	0	23,940
15	8	7	P7034	15	8	7	100
241	241	0	P7099	241	241	0	2,890
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2,251	2,244	7		2,251	2,244	7	26,930
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E X P E N D I T U R E S							
0	1,983	(1,983)	P8510	0	1,983	(1,983)	23,793
-----	-----	-----		-----	-----	-----	-----
0	1,983	(1,983)		0	1,983	(1,983)	23,793
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2,251	261	1,990		2,251	261	1,990	3,137
=====	=====	=====		=====	=====	=====	=====



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
01/31/2022**

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	713,318.61
US BANK SAVINGS	10,005.47
METROPOLITAN BANK - SAVINGS	596,560.77
DUE FROM RESERVES	89,669.82

TOTAL OPERATING FUNDS **1,409,554.67**

RESERVE FUNDS

DUE TO OPERATING	(89,669.82)
RESERVE SIENA BANK OZK	178,308.24
RESERVE RBC WEALTH MGMT	1,058,730.94
RESERVE RBC CASH PLUS MM	8,342.12
RESERVE SIGNATURE BANK MM	248,661.66
RESERVE FVCB MMA	248,664.73
RESERVE ENTERPRISE BANK MMA	248,815.32
RESERVE STERLING BANK	248,332.18
RESERVE PACWEST BANK - MM	248,847.97
RESERVE US BANK MMA	284,483.23
RESERVE CIT BANK MMA	242,195.99
RESERVE METRO PHOENIX BANK MMA	178,052.31
RESERVES - ACCRUED INTEREST	6,369.16

TOTAL RESERVE FUNDS **3,110,134.03**

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	283,655.61
ACCOUNTS RECEIVABLE - PARCELS	631.25
PRE-LEGAL RECEIVABLE	27,904.36
CONTINGENT PAYABLE	(27,904.36)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(82,701.96)

TOTAL ACCOUNTS RECEIVABLE **201,584.90**

OTHER ASSETS

PREPAID EXPENSE INSURANCE	4,929.50
PREPAID EXPENSES	9,444.48

TOTAL OTHER ASSETS **14,373.98**



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
01/31/2022**

TOTAL ASSETS		4,735,647.58
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	5,011.17	
ACCRUED EXPENSES	72,431.66	
PREPAID ASSESSMENTS	172,833.28	
PREPAID ASSESSMENTS - PARCELS	1,092.00	
REFUNDABLE DEPOSIT KEYS	6,675.00	
UNEARNED REVENUE	450,514.78	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	30,042.00	
TOTAL OPERATING LIABILITIES		759,006.51
RESERVE		
ACCUMULATED GENERAL C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	3,065,909.28 44,224.75	
TOTAL RESERVE		3,110,134.03
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	872,903.67	
CURRENT YEAR RESERVE EQUITY	(44,224.75)	
CURRENT SURPLUS/(DEFICIT)	37,828.12	
TOTAL SURPLUS/(DEFICIT)		866,507.04
TOTAL LIABILITIES & EQUITY		4,735,647.58



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
01/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
155,254	152,853	2,401	4000	ASSESSMENT INCOME	155,254	152,853	2,401	1,834,240
3,965	3,965	0	4000P	PARCEL ASSESSMENTS	3,965	3,965	0	47,580
58,932	58,932	0	4001	COMMERCIAL DUES	58,932	58,932	0	707,189
109	175	(66)	4030	INTEREST INCOME	109	175	(66)	2,100
1,120	1,417	(297)	4050	COLLECTION COST REIMBURSEMENT	1,120	1,417	(297)	17,000
100	250	(150)	4050FR	FILE REVIEW FEE	100	250	(150)	3,000
0	58	(58)	4050MU	MONITOR TRUSTEE SALE	0	58	(58)	700
0	292	(292)	4050RR	FILE TRANSFER FEES	0	292	(292)	3,500
0	42	(42)	4050T	FORECLOSURE/TRUSTEE SALES	0	42	(42)	500
301	0	301	4055	RECOVERY-COLLECTION	301	0	301	0
5,982	2,500	3,482	4070	LATE FEE INCOME	5,982	2,500	3,482	30,000
245	58	187	4075	NSF FEE	245	58	187	700
7,107	9,547	(2,440)	4205	BUILDER ASSESSMENT	7,107	9,547	(2,440)	114,560
1,656	1,250	406	4900	VIOLATION FINES	1,656	1,250	406	15,000
0	333	(333)	4945	NEWSLETTER INCOME	0	333	(333)	4,000
10,290	3,167	7,123	4950	REBILL FEE	10,290	3,167	7,123	38,000
(58,333)	(58,333)	0	6010	GENERAL RESERVE TRANSFER	(58,333)	(58,333)	0	(700,000)
(1,995)	(1,995)	0	P6010	GENERAL RESERVE TRANSFER	(1,995)	(1,995)	0	(23,940)
(241)	(241)	0	P6099	P/Y RSV ALLOCATIONS	(241)	(241)	0	(2,890)
184,492	174,270	10,222		TOTAL INCOME	184,492	174,270	10,222	2,091,239
E X P E N S E S								
A D M I N I S T R A T I V E								
7,489	7,500	(11)	5000	MANAGEMENT FEE	7,489	7,500	(11)	90,000
3,201	4,000	(799)	5000RO	OFFICE LEASE	3,201	4,000	(799)	48,000
0	199	(199)	5005	RESERVE STUDY	0	199	(199)	2,390
20,157	22,917	(2,760)	5007w	SALARIES & BENEFITS	20,157	22,917	(2,760)	275,000
10,290	3,167	7,123	5009A	REBILL FEE EXPENSE	10,290	3,167	7,123	38,000
245	58	187	5009B	NSF FEE EXPENSE	245	58	187	700
10,473	3,750	6,723	5010	LEGAL EXPENSE	10,473	3,750	6,723	45,000
0	250	(250)	5010C	LEGAL/ENFORCEMENT	0	250	(250)	3,000
305	1,000	(695)	5014	'CC&R REVISIONS PROJECT	305	1,000	(695)	12,000
1,012	2,333	(1,321)	5020	LIEN/COLLECTION COST	1,012	2,333	(1,321)	28,000
100	250	(150)	5020F	FILE REVIEW FEE	100	250	(150)	3,000
0	58	(58)	5020M	MONITOR TRUSTEE SALE	0	58	(58)	700
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	0	292	(292)	3,500
0	42	(42)	5020T	FORECLOSURE/TRUSTEE SALES	0	42	(42)	500
0	875	(875)	5030	AUDIT/TAX PREPARATION	0	875	(875)	10,500
2,655	2,333	322	5031	ELECTRONIC PAYMENT PLATFORM	2,655	2,333	322	28,000
0	125	(125)	5033F	ADVERTISING	0	125	(125)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	35	35	0	420
155	83	72	5039	WEBSITE	155	83	72	1,000
136	0	136	5043	BILLING STATEMENTS	136	0	136	27,000
111	83	28	5046	NEWSLETTER	111	83	28	1,000
980	1,125	(145)	5047B	OFFICE EQUIPMENT RENTAL	980	1,125	(145)	13,500
249	333	(84)	5048	OFFICE EXPENSE	249	333	(84)	4,000
61	250	(189)	5052	PRINTING	61	250	(189)	3,000
0	1,333	(1,333)	5055	MEETING EXPENSE	0	1,333	(1,333)	16,000
87	1,333	(1,246)	5059	POSTAGE	87	1,333	(1,246)	16,000
471	208	263	5063	MILEAGE	471	208	263	2,500
0	417	(417)	5065	PROFESSIONAL FEES	0	417	(417)	5,000
0	8	(8)	5065S	STATUTORY AGENT FEE	0	8	(8)	100
0	125	(125)	5068	GIFTS	0	125	(125)	1,500
0	42	(42)	5070	PROPERTY TAXES	0	42	(42)	500
0	583	(583)	5080	CORPORATE TAXES	0	583	(583)	7,000
0	3,333	(3,333)	5088	BAD DEBT EXPENSE	0	3,333	(3,333)	40,000
2,465	2,453	12	5090	INSURANCE	2,465	2,453	12	29,440
0	417	(417)	5090D	INSURANCE DEDUCTIBLE	0	417	(417)	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	0	417	(417)	5,000
0	25	(25)	P5090	INSURANCE	0	25	(25)	300
60,676	61,752	(1,076)		TOTAL ADMINISTRATIVE	60,676	61,752	(1,076)	768,050
							16	



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
01/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
UTILITIES								
17,129	16,667	462	5100	WATER/SEWER	17,129	16,667	462	200,000
4,684	4,333	351	5120	ELECTRIC	4,684	4,333	351	52,000
30	38	(8)	5125	GAS	30	38	(8)	450
0	21	(21)	5140	SANITATION	0	21	(21)	250
352	458	(106)	5151	PHONE	352	458	(106)	5,500
165	183	(18)	5151B	INTERNET	165	183	(18)	2,200
68	54	14	5152	ALARM MONITORING	68	54	14	650
0	42	(42)	P5100	WATER/SEWER	0	42	(42)	500
46	38	8	P5120	ELECTRIC	46	38	8	450
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22,475	21,834	641		TOTAL UTILITIES	22,475	21,834	641	262,000
LANDSCAPING								
79,041	90,833	(11,792)	5200	LANDSCAPE CONTRACT	79,041	90,833	(11,792)	1,090,000
14,449	0	14,449	5205	GROUNDWORK LABOR	14,449	0	14,449	0
0	417	(417)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	417	(417)	5,000
2,850	4,167	(1,317)	5218	MAJOR PROJECTS	2,850	4,167	(1,317)	50,000
1,013	1,667	(654)	5220	IRRIGATION REPAIRS	1,013	1,667	(654)	20,000
0	167	(167)	5222	BACKFLOW INSPEC/RRPS	0	167	(167)	2,000
0	1,667	(1,667)	5240	TREE TRIMMING/REMOVAL	0	1,667	(1,667)	20,000
2,941	208	2,733	5250	EXTERMINATING	2,941	208	2,733	2,500
654	767	(113)	P5200	LANDSCAPE CONTRACT	654	767	(113)	9,200
0	8	(8)	P5220	IRRIGATION REPAIRS	0	8	(8)	100
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100,948	99,901	1,047		TOTAL LANDSCAPE	100,948	99,901	1,047	1,198,800
POOL/SPA/CLUBHOUSE								
160	167	(7)	P5350	FOUNTAIN MAINTENANCE	160	167	(7)	2,000
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160	167	(7)		TOTAL POOLS	160	167	(7)	2,000
GATES								
305	215	90	P5500	GATE MAINTENANCE CONTRACT	305	215	90	2,580
0	42	(42)	P5511	GATE REPAIRS	0	42	(42)	500
104	92	12	P5517	GATE PHONE	104	92	12	1,100
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409	349	60		TOTAL GATES	409	349	60	4,180
COMMON AREA								
0	833	(833)	5700	BUILDING MAINTENANCE	0	833	(833)	10,000
0	83	(83)	5700K	KEYS/LOCK REPAIR	0	83	(83)	1,000
0	83	(83)	5711	PAINTING MAINT	0	83	(83)	1,000
0	1,216	(1,216)	5722	ELECTRIC REPAIRS/SUPPLIES	0	1,216	(1,216)	14,589
0	167	(167)	5740	SIGN MAINTENANCE	0	167	(167)	2,000
1,897	667	1,230	5769A	JANITORIAL	1,897	667	1,230	8,000
1,678	1,833	(156)	5774	PET WASTE REMOVAL	1,678	1,833	(156)	22,000
526	1,500	(974)	5779CC	SECURITY PATROL	526	1,500	(974)	18,000
0	500	(500)	5794A	SIDEWALK REPAIR	0	500	(500)	6,000
250	833	(583)	5800	COMMON AREA MAINTENANCE/REPAIRS	250	833	(583)	10,000
693	667	26	5845	PARK MAINT	693	667	26	8,000
365	333	32	5850	EXTERMINATING	365	333	32	4,000
600	633	(33)	5895	TENNIS COURT MAINTENANCE	600	633	(33)	7,600
212	225	(13)	P5739	STREET SWEEPING	212	225	(13)	900
0	50	(50)	P5770	GENERAL MAINTENANCE	0	50	(50)	600
0	133	(133)	P5800	COMMON AREA MAINTENANCE	0	133	(133)	1,600
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6,221	9,756	(3,535)		TOTAL COMMON AREA	6,221	9,756	(3,535)	115,289
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190,888	193,759	(2,871)		TOTAL OPERATING EXPENSES	190,888	193,759	(2,871)	2,350,319
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**347Z VISTOSO COMMUNITY CONSOLIDATED
 STATEMENT OF REVENUES & EXPENSES
 01/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<u>(6,397)</u>	<u>(19,489)</u>	<u>13,092</u>	OPERATING FUND SURPLUS/(DEFICIT)	<u>(6,397)</u>	<u>(19,489)</u>	<u>13,092</u>	<u>(259,080)</u>



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
01/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
RESERVE FUND							
I N C O M E							
58,333	58,333	0	7010	58,333	58,333	0	700,000
(15,950)	0	(15,950)	7029U	(15,950)	0	(15,950)	0
2,410	1,667	743	7034	2,410	1,667	743	20,000
1,995	1,995	0	P7010	1,995	1,995	0	23,940
15	8	7	P7034	15	8	7	100
241	241	0	P7099	241	241	0	2,890
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47,045	62,244	(15,199)		47,045	62,244	(15,199)	746,930
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EXPENDITURES							
0	833	(833)	8510	0	833	(833)	10,000
0	2,644	(2,644)	8510R	0	2,644	(2,644)	31,724
0	2,584	(2,584)	8520	0	2,584	(2,584)	31,003
0	318	(318)	8525	0	318	(318)	3,811
0	1,133	(1,133)	8526	0	1,133	(1,133)	13,596
0	2,936	(2,936)	8530	0	2,936	(2,936)	35,226
2,820	1,000	1,820	8537	2,820	1,000	1,820	12,000
0	6,523	(6,523)	8541	0	6,523	(6,523)	78,280
0	7,794	(7,794)	8543P	0	7,794	(7,794)	93,524
0	11,939	(11,939)	8550	0	11,939	(11,939)	143,273
0	28,239	(28,239)	8575	0	28,239	(28,239)	338,870
0	16,667	(16,667)	8578D	0	16,667	(16,667)	200,000
0	1,983	(1,983)	P8510	0	1,983	(1,983)	23,793
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2,820	84,593	(81,773)		2,820	84,593	(81,773)	1,015,100
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44,225	(22,349)	66,574		44,225	(22,349)	66,574	(268,170)
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