

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. <u>Next Meeting</u> 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 DECEDIE FUNDS		2 024 025 70
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)	
O O N I N I N I N I N I N I N I N I N I		
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



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
				INCOME				
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
10.200	333	(333)	4945	NEWSLETTER INCOME	10.200	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)		6010	GENERAL RESERVE TRANSFER	(58,333)	(58,333)		(700,000)
182,763	172,541	10,222		TOTAL INCOME	182,763	172,541	10,222	2,070,489
				EXPENSES				
				ADMINISTRATIVE				
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
0,201	199	(199)	5005	RESERVE STUDY	0,201	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
35 155	35 83	0	5037 5039	BANK CHARGES & CC FEES WEBSITE	35 155	35	0 72	420
155 136	0	72 136	5039	BILLING STATEMENTS	155 136	83 0	136	1,000 27,000
111	83	28	5045	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	(12 5)	5068	GIFTS	0	125	(12 5)	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
	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



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

ACTUAL BUDGET OVER (UNDER) ACTUAL BUDGET O 17,129 16,667 462 5100 WATER/SEWER 17,129 16,667 4,684 4,333 351 5120 ELECTRIC 4,684 4,333 30 38 (8) 5125 GAS 30 38 0 21 (21) 5140 SANITATION 0 21	462 351 (8) (21) (106) (18) 14	200,000 52,000 450 250 5,500 2,200 650
4,684 4,333 351 5120 ELECTRIC 4,684 4,333 30 38 (8) 5125 GAS 30 38	351 (8) (21) (106) (18)	52,000 450 250 5,500 2,200
4,684 4,333 351 5120 ELECTRIC 4,684 4,333 30 38 (8) 5125 GAS 30 38	351 (8) (21) (106) (18)	52,000 450 250 5,500 2,200
4,684 4,333 351 5120 ELECTRIC 4,684 4,333 30 38 (8) 5125 GAS 30 38	351 (8) (21) (106) (18)	52,000 450 250 5,500 2,200
30 38 (8) 5125 GAS 30 38	(8) (21) (106) (18)	450 250 5,500 2,200
	(21) (106) (18)	5,500 2,200
U ZI IZII DIAU DANITATION U ZI	(106) (18)	5,500 2,200
352 458 (106) 5151 PHONE 352 458	(18)	2,200
165 183 (18) 5151B INTERNET 165 183		
68 54 14 5152 ALARM MONITORING 68 54		uca
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
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
6,009 9,348 (3,339) TOTAL COMMON AREA 6,009 9,348	(3,339)	112,189
189,408 191,955 (2,547) TOTAL OPERATING EXPENSES 189,408 191,955	(2,547)	2,330,489
(6,645) (19,414) 12,769 OPERATING FUND SURPLUS/(DEFICIT) (6,645) (19,414)	12,769	(260,000)



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

	JRRENT PERIOD	*******				YEAR-TO-DATE	*******	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				RESERVE FUND				
				INCOME				
				111001112				
58,333	58,333	0	7010	TRANSFER FROM OPERATING	58,333	58,333	0	700,000
(15,950)	0	(15,950)	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	(15,950)	0	(15,950)	0
2,410	1,667	743	7034	INTEREST RESERVÈ FUND	2,410	1,667	743	20,000
44,793	60,000	(15,207)		TOTAL RESERVE INCOME	44,793	60,000	(15,207)	720,000
		(10,207)		TOTAL NEGLINE INCOME				
				EXPENDITURES				
0	833	(833)	8510	GENERAL RESERVE EXPENSE	0	833	(833)	10,000
0	2,644	(2,644)	8510R	RECREATIONAL COURTS	0	2,644	(2,644)	31,724
0	2,584	(2,584)	8520	PAINTING	0	2,584	(2,584)	31,003
0	318	(318)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	318	(318)	3,811
0	1,133	(1,133)	8526	FOUNTAIN REPLACEMENT	0	1,133	(1,133)	13,596
0	2,936	(2,936)	8530	ASPHALT SEAL COATING	0	2,936	(2,936)	35,226
2,820	1,000	1,820	8537	BANK/INVESTMENT CHARGES	2,820	1,000	1,820	12,000
0	6,523	(6,523)	8541	GRANITE REPLACEMENT	0	6,523	(6,523)	78,280
0	7,794	(7,794)	8543P	PARK FURNITURE REPLACEMENT	0	7,794	(7,794)	93,524
0	11,939	(11,939)	8550	PLAY STRUCTURE RRPS/ REPLACEMENT	0	11,939	(11,939)	143,273
0	28,239	(28,239)	8575	IRRIGATION SYSTEMS	0	28,239	(28,239)	338,870
0	16,667	(16,667)	8578D	DRAINAGE	0	16,667	(16,667)	200,000
2,820	82,610	(79,790)		TOTAL RESERVE EXPENDITURES	2,820	82,610	(79,790)	991,307
41,974	(22,610)	64,584		RESERVE FUND SURPLUS/(DEFICIT)	41,974	(22,610)	64,584	(271,307)
								



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

OPERATING FUNDS		
OPERATING CASH	17,638.04	
TOTAL OPERATING FUNDS		47 629 04
TOTAL OPERATING FONDS		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
LIADUITIES & FOLUTY		
LIABILITIES & EQUITY LIABILITIES		
ACCOUNTS PAYABLE	260.00	
ACCRUED EXPENSES	215.00	
PREPAID ASSESSMENTS - PARCELS UNEARNED REVENUE	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 CURRENT SURPLUS/(DEFICIT)	(2,251.11) 2,499.45	
CONNERT SONF LOS/(DEFICIT)	2,433.43 	
TOTAL SURPLUS/(DEFICIT)		8,772.29



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

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TOTAL LIABILITIES & EQUITY

196,577.53



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

ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	ANNUAI BUDGE
				INCOME				
3,965 (1,995) (241)	3,965 (1,995) (241)	0 0 0	4000P P6010 P6099	PARCEL ASSESSMENTS GENERAL RESERVE TRANSFER P/Y RSV ALLOCATIONS	3,965 (1,995) (241)	3,965 (1,995) (241)	0 0 0	47,580 (23,940 (2,890
1,729	1,729	0		TOTAL INCOME	1,729	1,729	0	20,750
				EXPENSES				
				ADMINISTRATIVE				
0	25	(25)	P5090	INSURANCE	0	25	(25)	300
0	25	(25)		TOTAL ADMINISTRATIVE	0	25	(25)	300
				UTILITIES				
0 46	42 38	(42) 8	P5100 P5120	WATER/SEWER ELECTRIC	0 46	42 38	(42) 8	500 450
46	80	(34)		TOTAL UTILITIES	46	80	(34)	950
				LANDSCAPING				
654 0	767 8	(113) (8)	P5200 P5220	LANDSCAPE CONTRACT IRRIGATION REPAIRS	654 0	767 8	(113) (8)	9,200
654	775	(121)		TOTAL LANDSCAPE	654	775	(121)	9,300
				POOL/SPA/CLUBHOUSE				
160	167	(7)	P5350	FOUNTAIN MAINTENANCE	160	167	(7)	2,000
160	167	(7)		TOTAL POOLS	160	167	(7)	2,000
				GATES				
305 0 104	215 42 92	90 (42) 12	P5500 P5511 P5517	GATE MAINTENANCE CONTRACT GATE REPAIRS GATE PHONE	305 0 104	215 42 92	90 (42) 12	2,580 500 1,100
409	349	60		TOTAL GATES	409	349	60	4,180
				COMMON AREA				
212 0 0	225 50 133	(13) (50) (133)	P5739 P5770 P5800	STREET SWEEPING GENERAL MAINTENANCE COMMON AREA MAINTAINENCE	212 0 0	225 50 133	(13) (50) (133)	900 600 1,600
212	408	(196)		TOTAL COMMON AREA	212	408	(196)	3,100
1,481	1,804	(323)		TOTAL OPERATING EXPENSES	1,481	1,804	(323)	19,830
248	(75)	323		OPERATING FUND SURPLUS/(DEFICIT)	248	(75)	323	920



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

********	CURRENT PERIOD	*******			*********	YEAR-TO-DATE	*******	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				RESERVE FUND				
				INCOME				
1,995	1,995	0	P7010	PARCEL TRANSFER TO RESERVES	1,995	1,995	0	23,940
15	8	7	P7034	INTEREST RESERVE FUNDS	15	8	7	100
241	241	0	P7099	P/Y RSV ALLOCATIONS	241	241	0	2,890
2,251	2,244	7		TOTAL RESERVE INCOME	2,251	2,244	7	26,930
				EXPENDITURES				
0	1,983	(1,983)	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	1,983	(1,983)	23,793
0	1,983	(1,983)		TOTAL RESERVE EXPENDITURES	0	1,983	(1,983)	23,793
2,251	261 ———	1,990		RESERVE FUND SURPLUS/(DEFICIT)	2,251	261 	1,990	3,137



PREPAID EXPENSES

TOTAL OTHER ASSETS

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

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ASSETS		
AGGETG		
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	
DDEDAID EVDENCES	0.444.40	

9,444.48

₁₄ **14,373.98**



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

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



ANNUAL BUDGET	OVER (UNDER)	YEAR-TO-DATE BUDGET	ACTUAL			OVER (UNDER)	CURRENT PERIOD BUDGET	ACTUAL
				INCOME				
1,834,240	2,401	152,853	155,254	ASSESSMENT INCOME	4000	2,401	152,853	155,254
47,580	0	3,965	3,965	PARCEL ASSESSMENTS	4000P	0	3,965	3,965
707,189	0	58,932	58,932	COMMERCIAL DUES	4001	0	58,932	58,932
2,100	(66)	175	109	INTEREST INCOME	4030	(66)	175	109
17,000	(297)	1,417	1,120	COLLECTION COST REIMBURSEMENT	4050	(297)	1,417	1,120
3,000	(150)	250	100	FILE REVIEW FEE	4050FR	(150)	250	100
700	(58)	58	0	MONITOR TRUSTEE SALE	4050MU	(58)	58	0
3,500	(292)	292	0	FILE TRANSFER FEES	4050RR	(292)	292	0
500	(42)	42	0	FORECLOSURE/TRUSTEE SALES	4050T	(42)	42	0
0	301	0	301	RECOVERY-COLLECTION	4055	301	0	301
30,000 700	3,482 187	2,500 58	5,982 245	LATE FEE INCOME NSF FEE	4070 4075	3,482 187	2,500 58	5,982 245
114,560	(2,440)	9,547	7,107	BUILDER ASSESSMENT	4205	(2,440)	9,547	7,107
15,000	406	1,250	1,656	VIOLATION FINES	4900	406	1,250	1,656
4,000	(333)	333	0	NEWSLETTER INCOME	4945	(333)	333	0
38,000	7,123	3,167	10,290	REBILL FEE	4950	7,123	3,167	10,290
(700,000)	0	(58,333)	(58,333)	GENERAL RESERVE TRANSFER	6010	0	(58,333)	(58,333)
(23,940)	Ō	(1,995)	(1,995)	GENERAL RESERVE TRANSFER	P6010	Ō	(1,995)	(1,995)
(2,890)	0	(241)	(241)	P/Y RSV ALLOCATIONS	P6099	0	(241)	(241)
	40.000	474.070		TOTAL INCOME		10,222		
2,091,239	10,222	174,270 	184,492	TOTAL INCOME			174,270	84,492
				EXPENSES				
				ADMINISTRATIVE				
90,000	(11)	7,500	7,489	MANAGEMENT FEE	5000	(11)	7,500	7,489
48,000	(799)	4,000	3,201	OFFICE LEASE	5000RO	(799)	4,000	3,201
2,390	(199)	199	0	RESERVE STUDY	5005	(199)	199	0 20,157
275,000 38,000	(2,760) 7,123	22,917 3,167	20,157 10,290	SALARIES & BENEFITS REBILL FEE EXPENSE	5007w 5009A	(2,760) 7,123	22,917 3,167	0,157
700	187	58	245	NSF FEE EXPENSE	5009A 5009B	187	58	245
45,000	6,723	3,750	10,473	LEGAL EXPENSE	5010	6,723	3,750	10,473
3,000	(250)	250	0,470	LEGAL/ENFORCEMENT	5010C	(250)	250	0
12,000	(695)	1,000	305	'CC&R REVISIONS PROJECT	5014	(695)	1,000	305
28,000	(1,321)	2,333	1,012	LIEN/COLLECTION COST	5020	(1,321)	2,333	1,012
3,000	(150)	250	100	FILE REVIEW FEE	5020F	(150)	250	100
700	(58)	58	0	MONITOR TRUSTEE SALE	5020M	(58)	58	0
3,500	(292)	292	0	FILE TRANSFER FEE EXPENSE	5020RR	(292)	292	0
500	(42)	42	0	FORECLOSURE/TRUSTEE SALES	5020T	(42)	42	0
10,500	(875)	875	0	AUDIT/TAX PREPARATION	5030	(875)	875	0
28,000	322	2,333	2,655	ELECTRONIC PAYMENT PLATFORM	5031	322	2,333	2,655
1,500	(125)	125	0	ADVERTISING	5033F	(125)	125	0
420 1,000	0 72	35 83	35 155	BANK CHARGES & CC FEES WEBSITE	5037 5039	0 72	35 83	35 155
27,000	136	0	136	BILLING STATEMENTS	5043	136	0	136
1,000	28	83	111	NEWSLETTER	5046	28	83	111
13,500	(145)	1,125	980	OFFICE EQUIPMENT RENTAL	5047B	(145)	1,125	980
4,000	`(84)	333	249	OFFICE EXPENSE	5048	(84)	333	249
3,000	(189)	250	61	PRINTING	5052	(189)	250	61
16,000	(1,333)	1,333	0	MEETING EXPENSE	5055	(1,333)	1,333	0
16,000	(1,246)	1,333	87	POSTAGE	5059	(1,246)	1,333	87
2,500	263	208	471	MILEAGE	5063	263	208	471
5,000	(417)	417	0	PROFESSIONAL FEES	5065	(417)	417	0
100	(8)	8	0	STATUTORY AGENT FEE	5065S	(8)	8	0
1,500	(125)	125	0	GIFTS	5068	(125)	125	0
500 7.000	(42)	42 592	0	PROPERTY TAXES	5070 5080	(42)	42 583	0 0
7,000 40,000	(583) (3,333)	583 3,333	0	CORPORATE TAXES BAD DEBT EXPENSE	5080	(583) (3,333)	3,333	0
29,440	(3,333)	2,453	2,465	INSURANCE	5090	(3,333)	2,453	2,465
5,000	(417)	417	2,400	INSURANCE DEDUCTIBLE	5090D	(417)	417	0
5,000	(417)	417	Ő	MISCELLANEOUS EXPENSE	5099	(417)	417	Ö
300	(25)	25	0	INSURANCE	P5090	(25)	25	0
768,050	(1,076) 16	61,752	60,676	TOTAL ADMINISTRATIVE		(1,076)	61,752	60,676



	OURDENT REDIOR	*******			*********	V510 TO 01T5	******	*******
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 0	54 42	14 (42)	5152 P5100	ALARM MONITORING WATER/SEWER	68 0	54 42	14 (42)	650 500
46	38	(42)	P5100	ELECTRIC	46	38	(42)	450
			10120					
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	GROUNDS LABOR	14,449	0	14,449	0
0	417	(417)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	417	(417)	5,000
2,850	4,167 1,667	(1,317) (654)	5218 5220	MAJOR PROJECTS IRRIGATION REPAIRS	2,850	4,167 1,667	(1,317) (654)	50,000 20,000
1,013 0	1,667 167	(167)	5220	BACKFLOW INSPEC/RRPS	1,013 0	1,667	(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)	P5220	IRRIGATION REPAIRS	0		(8)	100
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
160	167	(7)		TOTAL POOLS	160	167	(7)	2,000
				GATES				
005	045	00	DEFOO	CATE MAINTENIANIOE CONTRACT	005	0.45	00	0.500
305 0	215	90	P5500	GATE BEDAIRS	305 0	215	90	2,580
104	42 92	(42) 12	P5511 P5517	GATE REPAIRS GATE PHONE	104	42 92	(42) 12	500 1,100
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
1,897	167 667	(167) 1,230	5740 5769A	SIGN MAINTENANCE JANITORIAL	1,897	167 667	(167) 1,230	2,000 8,000
1,678	1,833	(156)	5709A 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
600 212	633 225	(33)	5895 D5730	TENNIS COURT MAINTENANCE	600	633 225	(33)	7,600
0	225 50	(13) (50)	P5739 P5770	STREET SWEEPING GENERAL MAINTENANCE	212 0	225 50	(13) (50)	900 600
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	0	133	(133)	1,600
6,221	9,756	(3,535)		TOTAL COMMON AREA	6,221	9,756	(3,535)	115,289
190,888	193,759	(2,871)		TOTAL OPERATING EXPENSES	190,888	193,759	(2,871)	2,350,319
							`_`LL'	222-2



ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)		ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	ANNUAL BUDGET
NOTONE	DODOLI	OVER (ONDER)		NOTONE	DODGET	OVER (ONDER)	DODGET
(6,397)	(19,489)	13,092	OPERATING FUND SURPLUS/(DEFICIT)	(6,397)	(19,489)	13,092	(259,080)
(0,397)	(19,409)		OF ERATING FORD SORF EOS/(DEFICIT)	(0,397)	(19,409)	13,092	(239,000)



********	CURRENT PERIOD	********			********	YEAR-TO-DATE	********	ANNUAL					
ACTUAL	BUDGET	OVER (UNDER)	,		ACTUAL	BUDGET	OVER (UNDER)	BUDGET					
				RESERVE FUND									
				INCOME									
58,333	58,333	0	7010	TRANSFER FROM OPERATING	58,333	58,333	0	700,000					
(15,950)	0	(15,950)	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	(15,950)	0	(15,950)	0					
2,410	1,667	743	7034	INTEREST RESERVE FUND	2,410	1,667	743	20,000					
1,995	1,995	0	P7010	PARCEL TRANSFER TO RESERVES	1,995	1,995	0	23,940					
15	8	7	P7034	INTEREST RESERVE FUNDS	15	8	7	100					
241	241	0	P7099	P/Y RSV ALLOCATIONS	241	241	0	2,890					
47,045	62,244	(15,199)		TOTAL RESERVE INCOME	47,045	62,244	(15,199)	746,930					
<u>-</u>							2	<u>-</u>					
				EXPENDITURES									
				EXTENDITOREO									
0	833	(833)	8510	GENERAL RESERVE EXPENSE	0	833	(833)	10,000					
0	2,644	(2,644)	8510R	RECREATIONAL COURTS	0	2,644	(2,644)	31,724					
0	2,584	(2,584)	8520	PAINTING	0	2,584	(2,584)	31,003					
0	318	(318)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	318	(318)	3,811					
0	1,133	(1,133)	8526	FOUNTAIN REPLACEMENT	0	1,133	(1,133)	13,596					
0	2,936	(2,936)	8530	ASPHALT SEAL COATING	0	2,936	(2,936)	35,226					
2,820	1,000	1,820	8537	BANK/INVESTMENT CHARGES	2,820	1,000	1,820	12,000					
0	6,523	(6,523)	8541	GRANITE REPLACEMENT	0	6,523	(6,523)	78,280					
0	7,794	(7,794)	8543P	PARK FURNITURE REPLACEMENT	0	7,794	(7,794)	93,524					
0	11,939	(11,939)	8550	PLAY STRUCTURE RRPS/ REPLACEMENT	0	11,939	(11,939)	143,273					
0	28,239	(28,239)	8575	IRRIGATION SYSTEMS	0	28,239	(28,239)	338,870					
0	16,667	(16,667)	8578D	DRAINAGE	0	16,667	(16,667)	200,000					
0	1,983	(1,983)	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	1,983	(1,983)	23,793					
2,820	84,593	(81,773)		TOTAL RESERVE EXPENDITURES	2,820	84,593	(81,773)	1,015,100					
44,225	(22,349)	66,574		RESERVE FUND SURPLUS/(DEFICIT)	44,225	(22,349)	66,574	(268,170)					