

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 <u>AskVCA@ranchovistosohoa.com</u>

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

- I. Board Vice President Announcements and Remarks Matt Wood
- 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 October 26, 2022 and November 21, 2022
  - **B.** Ratify the Approval of the Compliance Committee Results/Fines for November **2022** Results were presented at Executive Session meeting.
  - C. Ratify the Approval of Fee Waivers for November 2022 Recommendations were presented at the Executive Session.
- 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 & Project Tracking Tool David Light, Treasurer
  - C. Landscape Report AAA Landscaping Hanna Delosantos
  - **D.** Project Administration Report Anthony Martin, FirstService Residential
     **1.** Asphalt Proposals
- 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 No Report
- D. Finance Committee
- E. Governing Documents Committee
- F. Nomination Committee Report
- G. Parks & Landscaping Committee

#### VIII. Old Business- None

- IX. New Business
  - A. Nomination & Election Committee Appointment
  - **B.** Acceptance of 2020 Audit Report
  - C. Audit Proposals
  - **D.** Governing Documents Revised Charter
  - E. Gift Policy
  - F. Janitorial Service agreement for Office
  - **G.** Fitness Class Request
  - H. Reserve Fund Policy
- X. Next Meeting The next General Session is tentatively scheduled for Thursday, January 26, 2023, at 5:30 p.m. via Zoom.
- XI. Adjournment



# <u>Board of Directors Meeting – October 26, 2022</u> <u>Via Webex Platform</u>

BOARD MEMBERS PRESENT: Gayle Lopez, President; Matt Wood, Vice President; Dan Sturmon, Secretary;
 David Light, Treasurer; Joe Affinati, Director; Ted Dann, Director
 ABSENT: Robert Feltes, Director
 GUESTS: Tracy Phillips, Paige Shockley, Sherry Patterson, Joan Sauer, Tom Stegman and Susan Wood
 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 12:00 p.m.

#### II. BOARD PRESIDENT REMARKS

Gayle Lopez explained that after reviewing the 2023 Finance Committee's draft budget for the VCA, some members of the board found that it did not address some of the concerns expressed at the budget workshop meeting on October 10, 2022 and found it difficult to follow. An alternate budget has been prepared to address these questions and the board wanted to take this opportunity to have the Finance Committee and member input.

#### III. REVIEW OF 2023 PROPOSED VCA BUDGET

Gayle Lopez presented the 2023 draft budget template for VCA. The following points were discussed.

- > The budget reflects an 8.75% or \$7.00 per quarter increase.
- The Governing Documents permits the association to increase the assessment up to 20% based on the maximum annual assessment allowance.
- A reserve contribution of \$950,000 will result in the reserves being 71.11% funded at year end 2023. Currently the fund is at 64.3%. By taking this action the risk of a special assessment is in the low category.
- The proposed budget shows the VCA spending \$278,953 more on expenses than income. The reason for this is that the association plans to use the operating surplus that will carry over to cover expenses.
- Approximately \$1,036,000 will be spend on reserve projects in 2023. The granite replenishment and street lighting projects has been deferred.
- Discussion ensued on the % increase of the assessment, additional funds being allocated to the reserves and what capital projects are slated for 2023.

#### IV. ADJOURNMENT

The meeting was adjourned at 1:04 p.m.

Vistoso Community Association Secretary

Date



## <u>Board of Directors Meeting – October 27, 2022</u> Via Webex Platform - GENERAL SESSION MINUTES

**BOARD MEMBERS PRESENT:** Gayle Lopez, President; Matt Wood, Vice President; David Light, Treasurer; Dan Sturmon, Secretary; Joe Affinati, Director; Ted Dann, Director and Robert Feltes, Director

GUESTS: John Bonillas from AAA Landscape

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

I. CALL TO ORDER - The meeting was called to order by Gayle Lopez at 5:30 p.m.

#### II. BOARD PRESIDENT ANNOUNCEMENTS AND REMARKS

Gayle Lopez announced the naming and dedication event for the park along Moore Loop Road to take place on Saturday, November 12 from 9:00am until 11:00am. AAA Landscape was acknowledged for sponsoring the event.

At tonight's meeting the board will be considering and adopting the 2023 Budgets for Siena and VCA. It was suggested that this topic be discussed next on the agenda.

Ms. Lopez reminded participants when recognized to speak, turn their video on, state their name and address. Each member will have three minutes to speak, and the discussion will alternate between opposition to support of the motion on the floor.

#### III. ROLL CALL AND ADOPT AGENDA

The following adjustments were made to the agenda: delete VI. D1. Asphalt Proposals; add under new business G. Town of Oro Valley Right of Entry Agreement and move the adoption of 2023 VCA and Siena Budget and assessment amount to the next topic for discussion.

A motion was made by Gayle Lopez and seconded by Matt Wood to approve the agenda as amended. Motion was approved unanimously.

#### IV. ADOPTION OF 2023 VCA AND SIENA BUDGET AND ASSESSMENT AMOUNT

#### 2023 Siena Budget

The Board reviewed the 2023 proposed Siena budget and discussed the following points.

- > The Siena budget reflects no increase in the 2023 assessment amount.
- > The reserve contribution shows an 80% funding level.
- > There is \$7,000 to repair, maintain and refurbish the entryway fountain.

In response to a question, there were two options proposed to fund the reserves for the gates and in the operating budget for the fountain by the board at the October 10, 2022, meeting.

A motion was made to accept the 2023 Siena budget as presented with no increase in the assessments. Motion carried with six votes in favor and Rob Feltes did not cast a vote.

#### 2023 VCA Budget

The board discussed the following items.

- > The 2023 proposed budget reflects an 8.75% or \$7.00 per quarter increase.
- The contribution to reserves is \$950,000. By 2023 year end the association reserves should be funded at 71%. Currently we are at 64% which is low risk for a special assessment.

- Discussion ensued on the amount to allocate to reserves and reserve projects scheduled for 2023: refurbishment of the four entryway monuments, irrigation replacement, drainage mitigation and whether the granite replacement projects should be included in the budget for 2023 or 2024.
- The amount of the assessment increase was discussed and suggestions of a 5% and 8.2% was made for consideration.

Homeowner expressed concern about raising dues because of inflation. Suggested to wait until 2024. A member mentioned that they did not have a problem with the assessment increase but was offended that the Finance Committee proposed budget was disregarded by the board.

# A motion was made by Ted Dann and Dan Sturmon to approve the 2023 VCA budget as presented with the 8.75% or \$7.00 per quarter increase.

Motion carried with five votes in favor and two opposing votes casted by David Light and Joe Affinati.

# V. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

A motion was made by Matt Wood and seconded by Joe Affinati to approve the minutes as presented. Correction was made on the October 10, 2022, to show both David Light and Joe Affinati in attendance and to add the following language to the October 19, 2022, minutes under President Remarks," It is anticipated that the fees associated with SmartWebs will cost the VCA approximately \$12,000 per year". Motion was revised by Matt Wood and seconded by Joe Affinati to approve the meeting minutes for September 29, October 10 as amended and the October 19, 2022, as amended. Motion was approved unanimously.

# VI. CONSENT AGENDA ITEMS

- A. Ratify the Approval of Executive Session Minutes: September 28, 2022
- B. Ratify the Approval of the Compliance Committee Results/Fines for October 2022 Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for October 2022- Recommendations were presented at the Executive Session.
- D. Ratify the Variance Decision of the Board at the Executive Session on October 26, 2022

## A motion was made by Dan Sturmon, seconded by Matt Wood to approve the consent agenda items A-D. The motion unanimously passed.

# VII. HOMEOWNER FORUM

No comments made.

# VIII. REPORTS

- A. Management Report Management reported on the following topics:
- **RVB Street Lights** The association has received three proposals for the street lighting Demo Project to install 10 new light fixtures along RVB (starting at Safeway). The board did engage Mountain Power Electric to replace a main breaker to address the outage of streetlights from Quiet Pain Way to Vistoro Highlands. This project is scheduled for Wednesday. October 10 and should be

from Quiet Rain Way to Vistoso Highlands. This project is scheduled for Wednesday, October 19 and should be completed within one day.

- Sunset Ridge Park Swing The traditional belted swing set to replace the glider swing is on ordered and expected date of delivery is the latter part of November.
- Park Furniture Replacement Park furniture for Big Wash, Sunset Ridge, Wildlife Ridge Parks and Lost Coyote & Woodshade Trails should be deliver by the end of October. Removal of the old and installation of the new furniture and equipment to follow.
- Shade Sails The shade sails for Wildlife Ridge and Hohokam Park are scheduled to be installed the week of October 17. Sunset Ridge Park, two out of the three have been installed. At Torreno Park, one of the shades was sent back for resizing.
- > Playground Cover Third Degree Recreation ran into a supplier issue and is currently addressing.

- Wildlife Fencing Project Update from the Town of Oro Valley: This project was initiated by residents during the widening of Oracle Rd (SR 77) several years ago. The original wildlife fencing was about 10 ft. tall and to run along the west side/back of the homes. Essentially it is meant to keep wildlife from crossing the highway. The intent is for wildlife to cross under the highway via a large culvert between Scenic Overlook PI and Big Wash Overlook PI. The project is funded by the RTA and being administered by the Town of Oro Valley. Sellers and Sons, the contractor for this project reported that the new meters to be installed will need an easement agreement with the association to access in both locations (one for each gate). The Town of Oro Valley is working on the paperwork for the board to review and approve. The masonry work has started. The gate company has indicated there may be a delay in getting the steel for the fabrication of the gates. The anticipated completion date for this project is November 28, 2022.
- Onsite Office Currently the association is waiting on a start date on the renovations from the landlord. Paint and flooring selection have been completed and submitted to the project manager. The electric account for the suite has been activated so that IT work can start. Comcast will be installing the Business VoiceEdge Service on October 19. Our phone service will be interrupted for about 30 minutes between 10:00am and 12:00pm while they work on the system. An email will be sent to members advising them of this situation. On November 1, Corporate Technology Solutions (CTS) will be onsite to start the data wiring of the suite. This will take approximately 4 days to complete. The board will be considering desks and office chairs selections from vendors since at our last location the desks were built ins.
- Erosion Projects Currently the association is addressing the following three drainage areas. At the last board meeting WLB was engaged to create design plans to address the erosion at N Big View drainage area.

27 Mile – WLB has updated the drainage design from 2019. FirstService Residential, WLB and TOV Engineer met to review the plans and they were agreed upon. Currently the association is out to bid on this project. Bridal Veil – Tracy Bogardus from Bogardus Engineering is working with WLB to determine the termination area of the project. The association should have the drainage report and the second phase proposals shortly.

- Community Events The association will be officially opening the Park located on Moore Loop Road near the Alterra and Valley Vista communities. The event is scheduled for November 12 from 9:00am until 11:00am. Members will be solicited for their votes on naming the park. Snacks and refreshments will be served. This event will be sponsored by AAA Landscape.
- 2023 Budget The board will be adopting the 2023 budget and setting the assessment rate for VCA and Siena at tonight's meeting.
- B. Financial Report of the Association Board Treasurer David Light provided a written report on the September 2022 Financial Statements. He pointed put that the RFP is being put together for soliciting Wealth Management partners. The board advise that the Treasurer work along with the General Manager on this project.

# A motion was made by Matt Wood and seconded by Joe Affinati to accept the September 2022 financial report. Motion was approved unanimously.

- **C.** Landscape Report Hanna Delosantos from AAA Landscape provided a written report which was included in the board packet.
- **D. Project Administration & Proposals** Anthony Martin, Project Coordinator provided a project update written report to the board.

#### **COMMITTEE REPORTS**

Committee Chairs provided written reports prior to the meeting and copies are distributed to the board and members for review.

- A. Architectural and Landscape Review Committee No questions
- B. Communication Committee No questions

- C. Compliance Committee No questions
- **D. Finance Committee** No questions
- E. Nominating Committee No report
- F. Governing Documents Committee No questions
- G. Parks & Landscape Committee No questions

#### IX. OLD BUSINESS

#### A. Project Management Proposal for Gravel Replenishment

The board reviewed and discussed the proposals from FirstService Residential and Wrigs Building Services for the oversight of the gravel replenishment project.

Homeowner commented that if the RFP is properly worded there would not be a need to have project supervision. Due to the size of the project the board believed that oversight is needed.

A motion was made by Matt Wood and seconded by Ted Dann to accept the proposal from FirstService Residential. The motion carried with five votes in favor and two opposing votes casted by David Light and Rob Feltes.

Note: Rob Feltes left the meeting at 6:55pm.

#### X. NEW BUSINESS

#### A. Street Lighting Proposals for Demo Project

Chris Monrad presented the bids for the streetlighting demo project along Rancho Vistoso Blvd. The board discussed the contractors with the two lowest bids.

A motion was made by Dan Sturmon and seconded by Matt Wood to approve the proposal from Mountain Power Electrical Contractor. Motion passed unanimously.

#### **C.** Governing Documents Revised Charter

Matt Wood suggested to table this topic to the next meeting. The board agreed to do so.

#### D. Carpenter Hazlewood 2023 Rates

The board reviewed and discussed the rate increase for general counsel services from Carpenter Hazlewood. *A motion was made by Dan Sturmon and seconded by Joe Affinati to accept the revised rates as presented from Carpenter Hazlewood. Motion unanimously approved.* 

#### **E. Office Furniture Choices**

The board reviewed and discussed the office furniture proposals for the new office location.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the Faciliteq proposal of \$8,304.23 that has a four- week lead time. Motion was unanimously approved.

#### F. Pima Flood Control Request

The board discussed the request from Pima County Flood Control to use the park parking lot along Moore Loop Road and have restroom access on Saturday, November 5 from 7:30am until 2:00pm for a fence removal event at the District's Big Wash Preserve.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the request. The motion was amended by Matt Wood and seconded by Dan Sturmon to approve the use of the restrooms and parking area and request the group to utilize the spaces in the lot furthest away from the playground area. Motion carried unanimously.

#### G. Town of Oro Valley Right of Entry Agreement

The board reviewed and discussed the right of entry agreement needed by the town to install the components for the Wildlife Fencing at Scenic Overlook PI and Big Wash Overlook PI.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the right of entry agreement with the association attorney's recommendations. Motion passed unanimously.

XI. NEXT MEETING DATE – The next open session meeting is scheduled for Thursday, December 8, 2022, at 5:30 p.m. via zoom.

# XII. ADJOURNMENT – The meeting was adjourned at 7:19pm.

Vistoso Community Association Secretary

Date



# <u>Board of Directors Meeting – November 21, 2022</u> <u>Via Webex Platform</u>

**BOARD MEMBERS PRESENT:** Gayle Lopez, President; Matt Wood, Vice President; Dan Sturmon, Secretary; David Light, Treasurer; Joe Affinati, Director and Ted Dann, Director **ABSENT:** Robert Feltes, Director

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

I. CALL TO ORDER AND ADOPT AGENDA - The meeting was called to order by Board President Gayle Lopez at 11:02a.m.

A motion was made by Matt Wood and seconded by Ted Dann to approve the agenda. Motion passed unanimously.

#### II. SIENA HOMEOWNER CORRESPONDENCE

A motion was made by Ted Dann and seconded by Matt Wood to approve sending the correspondence to Siena Homeowners.

Discussion ensued among the board on the importance of getting this information out to all Siena Homeowners. The attorney representing some Siena neighbors was threatening legal action against the VCA.

David Light felt it was unnecessary at this time and suggested to defer further discussion on this topic to the General Session Meeting scheduled for December 8, 2022.

The floor was open to public comment on this issue.

Homeowner Tom Stegman felt the draft letter was disturbing, questionable and threatened the Siena residents with a Capital Project. He refuted that the Siena Homeowners attorney letter threatened the VCA with a legal action. Homeowner Tom Breadon commented that the draft letter was inappropriate and unprofessional.

With no further comments from the floor, the question was called for a vote. The motion carried with four votes in favor and two opposing votes casted by David Light and Joe Affinati.

III. SIENA FOUNTAIN & HOHOKAM PARK TENNIS COURT AGREEMENT

# A motion was made by Matt Wood and seconded by Dan Sturmon to approve the Wrigs Building Service agreement to maintain the Siena Fountain and power wash the tennis courts at Hohokam Park monthly.

Dan Sturmon made a request to have the water to the fountain metered. This suggestion will be shared with the Parks & Landscape Committee and AAA Landscape.

It was noted that there were some irrigation leaks and feeders that need to be repaired/capped in the Siena neighborhood.

#### IV. NEXT MEETING

The next General Session Meeting is tentatively scheduled for Thursday, December 8, 2022, at 5:30pm.

#### V. ADJOURNMENT

The meeting was adjourned at 11:19 a.m.

Vistoso Community Association Secretary

Date



# Management Report December 2022

For the Month of October 2022 ARC Submittals: 43 Denied: 0 Approved: 32 Pending Information/Review: 11

Resale Inspections: 25

<u>Total Open Work Orders</u>: 45 New Work Orders: 14 Closed/Completed: 8

Tennis Cards Processed New: 5 Exchange: 1

Walk-ins: 10

Calls Received: 356

<u>Violations</u>- New: 60 Parking is the top compliance issue this past month. Total Open Violations: 403

#### **RVB Street Lights**

The Board has engaged Mountain Power Electrical Contractors to install 10 new light fixtures along RVB (starting at Safeway). Supplies and materials have been ordered and it takes approximately 12 weeks for delivery.

The present street fixtures are no longer manufactured and parts such as the shields are no longer available or can be found. The association realizes this might be an inconvenience for some homeowners that have come forward with requests for a light shield and are addressing this problem as it goes forward with this project.

#### Sunset Ridge Park

The basketball is scheduled to be resurfaced by General Acrylics the week of December 5, 2022. The irrigation system adjacent to the court will need to be shut down for 12 days. Afterwards the grass will be evaluated and address accordingly. Members were notified to stay off the surface until the court is reopened.



The traditional belted swing set to replace the glider swing is expected to arrive any day and will be installed upon delivery.

#### **Park Furniture Replacement**

Park furniture for Big Wash, Sunset Ridge, Wildlife Ridge Parks and Lost Coyote & Woodshade Trails are also expected any day. Removal of the old and installation of the new furniture and equipment to follow.

#### Shade Sails

The shade sails for Wildlife Ridge have been installed. At Hohokam Park, sails are up with one being adjusted. Sunset Ridge Park, three sails have been installed with one being adjusted. At Torreno Park, one of the shades is being adjusted.

#### **Playground Cover**

Installation of the playground cover for both Hohokam and Wildlife Ridge Parks have been completed.

#### Wildlife Fencing Project

Update from the Town of Oro Valley: This project was initiated by residents during the widening of Oracle Rd (SR 77) several years ago. The original wildlife fencing was about 10 ft. tall and to run along the west side/back of the homes. Essentially it is meant to keep wildlife from crossing the highway. The intent is for wildlife to cross under the highway via a large culvert between Scenic Overlook PI and Big Wash Overlook PI. The project is funded by the RTA and being administered by the Town of Oro Valley.

Sellers and Sons, the contractor for this project reported that there is a delay in the fabrication of the gates since the subcontractor is still waiting on the delivery of steel. The masonry walls are expected to be completed on December 2, 2022.

#### **Onsite Office**

On November 30 the new office was inspected and found that the flooring, molding, lighting and painting of accent walls were not completed. Due to the current condition of the space, the move in date has been pushed out to January 5, 2023. Management had to reschedule and coordinate appointments for the set-up phase of the office due to the delay. Waiting on landlord for revised move in date and confirmation of renovation completion of the suite. The office desks and chairs are on order.

#### **Capital Projects**

The board will be discussing asphalt proposals at the December 8 meeting for parking lots at Hohokam, Wildlife, Big Wash, Sunset Ridge Park, Woodshade Trail, Vista Marabella Parcel and Eagles Summit Parcel.

The three painting projects (Bell Tower, Hohokam Park, and metal fencing and rails in the Discovery & Eagles Summit neighborhoods) scheduled this year is expected to be completed by December 9, 2022.



#### **Erosion Projects**

Currently the association is addressing the following three drainage areas.

- John Wise from WLB is currently working on the design plans to address the erosion at N Big View drainage area. Once they are received, they will be reviewed by the Town of Oro Valley.
- > 27 Mile Currently bids are being solicited on this project.
- Bridal Veil The second phase proposal is being worked on by Tracy Bogardus from Bogardus Engineering. Once received it will be forward to the board for consideration.

#### 2023 Budget Assessment Letter

The assessment letters for both Siena and VCA was mailed out notifying members that the VCA assessment increased \$7.00 per quarter and Siena assessment will remain the same. The primary reasons for the increase are material and labor costs and funding the reserves to adequately maintain the association's assets.

#### **Call For Candidates**

The call for candidates' postcard mailing is scheduled to go out on December 14, 2022. There will be five open board positions and consist of the following voting categories: 3 single family, 1 other than single family and 1 commercial. Applications will be available on the website.

#### **Park Vandalism**

Due to an escalation of vandalism at Hohokam and Wildlife Parks, the restroom codes for all three parks have been changed. Members were notified to contact the VCA office to get the new codes if interested.

# Vistoso Community Association Board of Directors Meeting, *December 8th, 2022* Treasurer's Report

I have reviewed the VCA financial statements as of *October 31, 2022*, including the monthly Checkbook Register reports, all of the association's bank statements with their associated monthly reconciliation reports, 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 \$1,161,634 (up about \$89K from last month), the fund has more than an adequate cushion to protect against surprise expenditures or unanticipated delayed revenues.
- **b. Reserve Fund Balance.** The reserve fund ending balance is \$3,057,961 (up about \$53K from last month). Approximately one third of this balance is invested in an RBC-advised bond portfolio, and the remaining two-thirds are in a number of money market accounts.
- c. Liquidity. The Operating Fund has two main components: a checking account of a bit over \$550K, and a savings account of over \$600K—both readily available to cover expenses. (For an association our size, two times the average monthly expenses is considered an adequate cushion. VCA's monthly expenses average about \$200K.) For the reserve fund, two-thirds (about \$2M) is in MMAs, and readily available for all anticipated expenditures this year.
- **2.** Accounts Receivable. Receivables, net of the allowance for doubtful accounts, is \$210,097, which is about \$74K more than last month's balance, and is about average for this time of year.
- 3. Operating Fund Income Statement.
  - a. Revenue. Total income for the month was \$182,238 (up about \$14K from the previous month). This was about \$9.7K over budget due primarily to higher revenues from rebill fees, late fee income, and member assessments. The year-to-date total is \$1,751,997, which is about \$26.6K over budget. Member assessments are \$47K over budget YTD.
  - b. Expenses. Total expenses for the month were \$190,479—about \$2.4K under budget. Year-to-date, expenses came in \$34.6K under budget. Net income, YTD, was a loss of \$158K, but still is \$61K better than budgeted (a deficit of \$260K was budgeted for the year). Accounts of note YTD include Administration, formerly Printing/Postage/Misc, (\$19.8K over) [this account is being audited by management], Landscape Contract (\$90.8K over), Tree Trimming/Removal (\$10.6K over), irrigation repairs (\$8.7K over), and Janitorial (\$11.4K over). On the plus side were Salaries & Benefits (\$35.8K under, due to a staff vacancy), Major Projects (\$17.3K under) and Legal Expenses (\$22.6K 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.** There were no expenditures for the month.
- **c. Investment Portfolio.** We currently have in the reserve fund just over \$3 million invested in a series of money market accounts (approximately \$2M), and a professionally managed (by RBC) bond portfolio of about \$977K, which is down about \$115K for the year-to-date after a loss of \$7.5K in October.

#### 5. Siena

a. Overall financial condition. At \$18.2K (up about \$2K over the previous month), the operating fund is significantly more than adequate to cover its anticipated expenses. The reserve fund, at \$198.5K, is at just over 80% of full funding—very adequate. Net operating income YTD is still overbudget by about \$1K.



# 347 VISTOSO COMMUNITY ASSOCIATION BALANCE SHEET 10/31/2022

OPERATING FUNDS		
OPERATING CASH	551,722.41	
METROPOLITAN BANK - SAVINGS	599,890.84	
US BANK SAVINGS	10,021.16	
TOTAL OPERATING FUNDS		1,161,634.41
RESERVE FUNDS		
RESERVE RBC WEALTH MGMT	961,980.05	
RESERVE RBC CASH PLUS MM	15,217.26	
RESERVE- FVCB MMA	249,950.47	
RESERVE- PACWEST BANK MMA	250,104.65	
RESERVE- CIT BANK MMA	242,691.63	
RESERVE- ENTERPRISE BANK MMA	250,778.90	
RESERVE- METRO PHOENIX BANK MMA	178,571.76	
RESERVE- SIGNATURE BANK MM	250,081.70	
RESERVE- STERLING BANK MMA	250,318.11	
RESERVE- US BANK MMA	404,773.11	
RESERVES - ACCRUED INTEREST	3,493.81	
TOTAL RESERVE FUNDS		3,057,961.45
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	
TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	302,956.95	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(92,860.40)	
PRE-LEGAL RECEIVABLE	50,030.27	
CONTINGENT PAYABLE	(50,030.27)	
TOTAL ACCOUNTS RECEIVABLE		210,096.5
OTHER ASSETS	40 570 75	
PREPAID EXPENSE INSURANCE	13,578.75	
TOTAL OTHER ASSETS		13,578.75



## 347 VISTOSO COMMUNITY ASSOCIATION BALANCE SHEET 10/31/2022

LIABILITIES & EQUITY LIABILITIES ACCOUNTS PAYABLE 3,387.23 **ACCRUED EXPENSES** 63,217.91 PREPAID ASSESSMENTS 117,149.00 **REFUNDABLE DEPOSIT** 9,075.00 **UNEARNED REVENUE** 438,938.50 UNCLAIMED PROPERTY 20,406.62 SECURITY DEPOSITS 29,967.00 **TOTAL LIABILITIES** 682,141.26 RESERVE ACCUMULATED GENERAL 2,889,852.15 C/Y GENERAL RESERVE SURPLUS/(DEFICIT) 168,109.30 **TOTAL RESERVE** 3,057,961.45 **OPERATING SURPLUS (DEFICIT)** ACCUMULATED SURPLUS (DEFICIT) 864,379.72 **CURRENT YEAR RESERVE EQUITY** (168, 109.30)**CURRENT SURPLUS/(DEFICIT)** 9,922.25 **TOTAL SURPLUS/(DEFICIT)** 706,192.67 **TOTAL LIABILITIES & EQUITY** 4,446,295.38



## 347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 10/31/2022

Page: 1

ACTUAL         DUGGET         OVER (UNDER)         ACTUAL         DUGGET         OVER (UNDER)         BUDGET         OVER (UNDER)         DUDGET         DUDEN         DUDEN         DUDEN	*****************		***********			**********	VEAD TO SATE	********	
161,772         152,853         8,919         4000         ASSESSMENT INCOME         1,575,383         1,528,530         46,863         1,834, 1,834, 1,770           1,623         1,77         648         4001         COMMERCIAL DUES         584,180         757         1,705         2, 1,705         2, 2,863         1,477         1,705         2, 1,705         1,705         2, 2,803         1,705         2, 1,705         1,705         2, 2,803         1,705         2, 1,705         1,705         2, 2,803         1,417         (608)         1,7, 1,705         2, 2,803         1,430         1,705         2, 2,803         1,4303         3,455         1,705         2, 1,400         3, 3,400         1,705         2, 4,000         1,705         2, 2,800         1,400         3, 1,235         2,800         1,400         3, 1,400         3, 1,400         3, 4,400         1,414									ANN BUD
56,703         58,832         (2,229)         4001         COMMERCIAL DUES         584,180         589,220         (5,140)         707.           1,233         1,75         684         4030         COLLECTION COST REMUMRSEMENT         13,460         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (780)					INCOME				
56,703         58,832         (2,229)         4001         COMMERCIAL DUES         584,180         589,220         (5,140)         707.           1,233         1,75         684         4030         COLLECTION COST REMUMRSEMENT         13,460         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (680)         1,70         (780)	161,772	152,853	8,919	4000	ASSESSMENT INCOME	1.575.393	1.528.530	46,863	1.834.2
1.023       175       944       4030       INTERSTINCOME       3.485       1.750       1.705       2.         658       1.4477       (759)       4050FR       FILE REVIEW FEE       1.200       2.500       (1.300)       3.         1.2       2.92       93       4050FR       FILE REVIEW FEE       1.90       5.800       (1.300)       3.         1.2.2       2.92       93       4050FR       FILE REVIEW FEE       1.90       5.800       (1.400)       3.         1.2.2       2.92       94       4050F       FORECLOSURE/TRUSTEE SALES       4.37       2.800       (2.243)       30.         1.75       5.81       11.74       4070       LATE FEE INCOME       2.75       2.500       (2.243)       30.         4.207       9.547       (5.340)       4205       BUILDER ASSESSMENT       2.827       3.330       (3.055)       4.44         4.307       3.167       5.230       4500       GENERAL RESERVE TRANSFER       (483.330)       (583.330)       0       (700)         122.38       1172.541       9.697       TOTAL INCOME       1.751.997       1.725.410       2.857       900         122.331       112.541       9.697       5000<	,	- /	,					,	
668         1.417         (759)         4050         COLLECTION COST REIMBURSEMENT         13.400         14.170         (680)         17.7           1.235         222         94         4050MU         MONITOR TRUSTEE SALE         190         580         (730)         3.           0         42         4050T         FILE TRANSPER FEES         4.370         2.250         (1.470)         (420)         4050T           51919         2.500         3.31         4075         NSF FEE         1.085         500         (2.243)         3.0           179         560         3.11         4075         NSF FEE         1.085         1.046         1.250         (2.044)         15.           0         0         0         4227         7.50         0         75         0         75           0         3.33         (3.33)         4345         NEVELETER INCOME         275         3.330         (3.055)         4.           68.370         3.167         5.203         4800         NEEBLL FEE VERANSER         1.751.997         1.725.410         2.65.87         2.070.           142.238         172.541         9.697         5.000         GENERAL RESERVE TRANSER         1.931.70         2						,	,	,	
50         250         (200)         4050FR         FILE REVIEW FEE         1.200         2.500         (1.300)         3.3           1.235         2.92         943         4050RR         FILE TRANSFER FEES         4.370         2.820         1.450         3.           0         0         0         0         0         0         0         0         942         (42) <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>,</td><td></td></t<>								,	
0         58         (66)         4060MU         MONIFOR TRUSTEE SALE         190         580         (380)           0         42         (42)         4060T         FORECLOSURE/TRUSTEE SALES         0         420         (42)           0         0         0         4055         FILE TRANSPER FEES         0         420         (42)           4,97         9,547         (5,31)         4,41         4070         LATE FEE INCOME         22,757         25,000         (2,243)         33,1           4,207         9,547         (5,340)         4300         VIOLATION FINES         10,486         12,500         (2,044)         15,           0         333         (33)         4495         NEWLETTER INCOME         275         3,330         (3,055)         4,           6,8,733         (167, 5,203         4560         REBULL FEE         44,470         31,676         2,800         2,070,           112,2238         112,541         9,497         TOTAL INCOME         1,751,997         1,725,410         2,2557         2,070,           12,2238         172,541         9,497         TOTAL INCOME         1,751,997         7,75,500         2,26,597         2,070,         2,070,         2,070,			· · ·					. ,	
1.255       222       943       4050R       FILE TRANSPER FEES       4.70       2.920       1.450       3.         0       0       0       4055       RECOVERY-COLLECTION       964       0       964       964         175       5.81       117       4075       NSF FEE       1.085       580       505         4207       5.45       (1540)       4225       BUILDER ASSESSMENT       82.967       65.470       (12.031)       114,         4207       5.46       (17.942)       BUILDER ASSESSMENT       82.967       65.470       (12.031)       114,         43       1.250       (17.942)       MEVENDER RESENTER INCOME       2.75       3.330       (3.055)       4,         68.333       (58.333)       0       6010       GENERAL RESERVE TRANSPER       (58.330)       0       (700)         182.238       172.541       9.667       TOTAL INCOME       1.751.997       1.72.410       2.6.67       2.070.         23.301       4.000       (799)       5000       MINAGEMENT FEE       7.857       75.000       2.857       90.         3.451       9.007       S500       S000       MINAGEMENT FEE       1.451.9400       22.9170       (35.									
0         42         (42)         4050T         FORECUCSURE_TRUSTEE SALES         0         420         (420)           5,919         2,500         3,419         4070         LATE FEE INCOME         22,757         25,000         (2,243)         30,           4,207         9,547         (5,340)         4205         BUILDER ASSESSMENT         22,867         95,470         (12,203)         114,           453         1,250         (791)         4900         VIOLATONE FIRES         10,456         12,500         (2,044)         15,           6,370         3,167         5,203         4620         NEETITER INCOME         24,470         31,670         2,200         38,           (58,333)         0         6010         GENERAL RESERVE TRANSFER         (58,330)         (58,333)         2,800         38,           3,201         4,000         (799)         500         MANAGEMENT FEE         77,877         75,000         2,857         2,070,           12,238         172,541         9,697         TOTAL INCOME         1,751,997         1,725,410         2,66,87         2,070,           12,235         22,917         (31,750)         25,00         2,807         9,00         1,999         1,990	-		( )						7
0         0         0         4055         RECOVERY-COLLECTION         9944         0         9644           175         5.81         117         4075         NSF FEE         1.068         580         505           4207         9,547         (15,340)         4205         BUILDER ASSESSMENT         82,967         99,470         (12,033)         114,445           459         1,250         (741)         4900         VULNTION FINES         10,466         12,500         (2,044)         15,           0         0.33         (333)         4945         NEVSLETTER INCOME         275         3,300         (3,055)         4,470         31,670         2,400         76,           182,238         172,541         9,697         TOTAL INCOME         1,751,997         1,725,410         26,587         2,070,           142,238         172,541         9,697         TOTAL INCOME         1,761,997         1,725,400         2,857         90,           3,201         4,000         (799)         5000         MAAGEMENTEE         7,857         7,500         2,857         90,           3,201         4,000         (799)         50006RO         OFFICE LEASE         2,2010         40,000         (799	,					,		,	
5.919         2.500         3.419         4070         LATE FEE INCOME         22,777         25,000         (2,243)         30,           4.207         9,547         (5,340)         4205         BUILDER ASSESSMENT         82,807         95,470         (12,503)         (12,503)         (12,503)         (12,503)         (12,503)         (12,503)         (12,503)         (12,503)         (12,503)         (12,503)         (12,503)         (12,503)         (13,55)         4,4           0         0         4323         KEYS         75         0         75         (13,55)         4,4           68,5330         (15,533)         -0         6010         GENERAL RESERVE TRANSFER         (15,533)         0         (10,353)         -0         170           182,238         172,541         9,697         TOTAL INCOME         1,751,997         1,725,410         26,587         2,070           182,238         172,541         9,697         TOTAL INCOME         1,751,997         7,500         2,857         90,           2,523         2,2917         2,310         0         1,999         (199)         5006         RESERVE STUP         1,135         1,990         (798)         42,957         2,500         2,2070									Ę
175         58         117         4075         NSF FEE         1.085         5800         505           4207         9.547         (5,340)         4205         BUILDER ASSESSMENT         82,967         95,470         (12,503)         114,           459         1.250         (791)         4900         VICLATION FINES         75         0	-	-					-		
4.207         9.547         (5.30)         1250         (12.50)         114           459         1.250         (79)         4900         VIOLATION FINES         10.456         12.500         (2.044)         15.           0         0         0         4922         KEYS         75         0         75           0         333         (333)         4950         REBILL FEE         3.4470         31.670         2.2000         38.           (8,333)         (56,333)         0         6010         GENERAL RESERVE TRANSFER         (583.330)         (563.332)         0         (770.0)           182.238         172.541         9.697         TOTAL INCOME         1.751.997         1.725.410         2.857         2.070.           182.238         172.541         9.697         TOTAL INCOME         1.751.997         1.725.410         2.857         9.0.           3.201         4.000         (799)         5000 FO         RESERVE STUDY         1.195         1.900         (799.0)         4.3           2.5.235         22.917         2.318         5007w         SALARIES & BENEFITS         1.93.400         22.9170         (3.5770)         2.5.57           3.167         4.963 <td< td=""><td>,</td><td>,</td><td>,</td><td></td><td></td><td>,</td><td></td><td> ,</td><td>,</td></td<>	,	,	,			,		,	,
4459         1,250         (?f)         4900         VICLATION FIRES         10,456         12,500         (2,044)         15, 75           0         333         (333)         4945         NEWSLETTER NOOME         275         3,330         (3055)         4, 8,370         3,167         5,203         4950         REBILI FEE         34,470         31,670         2,800         38, (68,333)         (68,333)         0         6010         GENERAL RESERVE TRANSFER         (583,330)         (583,330)         0         (700, (700, (700, (700, 182,238)         172,541         9,697         TOTAL INCOME         1,751,997         1,725,410         22,557         2,007, (790, (799)           182,238         172,554         9,697         MANAGEMENT FEE         32,010         40,000         (790,00         48,07           3,201         4,000         (799)         5005         RESERVE STUDY         1,195         1,990         (795)         2,2           3,201         4,000         (790,00         RESERVE STUDY         1,195         1,990         (795)         2,2           3,201         4,000         (790,00         RESERVE STUDY         1,195         1,990         (795)         2,2           3,201         4,617         5,000					-				
0         0         0         4922         KEYS         75         0         75           0         333         (333)         4950         REBILL FEE         3.4470         31.670         2.800         38.8           (8.333)         (53.333)         0         6010         GENERAL RESERVE TRANSFER         (58.333)         (58.333)         0         0         (770)           182.238         172.541         9.697         TOTAL INCOME         1.751.997         1.725.410         2.6587         2.070           E X P E N S E S           AD M IN IS T A T I V E           8.000 RO OFFICE LEASE         32.010         40.000         (7.990)         48.8           0         199         (199)         5000 RESERVE STUDY         1.195         1.990         (735)         2.533         2.2017         2.316         5007         SALARES & BENEFITS         193.400         2.857         2.600         38.175           175         56         1.7         5009         NS FLEE EXPENSE         1.863         505         505         500         2.500         (2.250)         3.3750         (2.267)         3.3         500         2.500         (2.800)         3.3         <			,					,	
0         333         (333)         4945         NEWSLETTER NCOME         275         3.330         (3.065)         4.4           8.370         3.167         5.203         4950         REBILIFEE         34.470         31.670         2.800         38.           (68.333)         (68.333)         0         6010         GENERAL RESERVE TRANSFER         (683.330)         (683.330)         0         (700)           182.238         172.541         9.667         TOTAL INCOME         1.751.997         1.725.410         28.587         2.070,           182.238         7.500         530         5000         MANAGEMENT FEE         77.657         75.000         2.857         90,           3.01         4.000         (799)         50000         OFFICE LEASE         32.010         40,000         (7.990)         48,           3.01         1.917         2.315         5007         RESERVE STUDENTTS         193.400         22.9170         63.570         22.817           3.02         2.9177         4.213         5007         RESERVE STUDENTTS         194.473         37.600         22.877         45.           175         56         117         5008         RESE RE EXPENSE         14.873         37	459		(791)			,	12,500		15,
8,370         3,167         5,203         4950         REBIL FEE         34,470         31,670         2,800         38, 31,670         2,800         33,00         0         0         (700)           182,238         172,541         9,697         TOTAL INCOME         1,751,997         1,725,410         26,587         2,070,           E X P E N S E S           A D M IN IS TR A T I V E           Source Colspan="4">Source Colspan="4">Colspan="4"Colspan="4">Colspan="4"Colspan="4"	0	0	0	4922	KEYS	75	0	75	
(58.333)         (58.333)         (6010)         GENERAL RESERVE TRANSFER         (583.330)         (683.330)         (683.330)         (683.330)         (700)           182.238         172.541         9.697         TOTAL INCOME         1.751.997         1.725.410         26.587         2.070,           LEX PENSES           LEX PENSES           AD MINISTRATIVE           Source Free Study         1.755.77         75.000         2.857         90,           3.201         4.0000         (7.990)         468,         0         199,         (7.990)         468,           0         1.991         1.990         (7.955)         2.         2.5235         22.917         2.318         5007w         SALARIES & BENEFITS         193.400         229.170         (35,770)         275,500         2.62.627)         45,           175         58         117         5009B         NSF FEE EXPENSE         1.065         580         505           (9.363)         3.750         (1.000)         5010C         LEGA/ENFORCEMENT         0         2.500         (2.500)         3.30         0         1.250         (2.500)         3.30         1.313         5010	0	333	(333)	4945	NEWSLETTER INCOME	275	3,330	(3,055)	4,0
1122.238         1122.541         9,697         TOTAL INCOME         1.751.997         1.725.410         26,587         2.070,0           EXPENSES           AD MINISTRATIVE           EXPENSES           AD MINISTRATIVE           B.030         7.500         530         5000RO         OFFICE LEASE         22,010         40,000         (7,990)         48,           0         199         (199)         5005         RESERVE STUDY         1,185         1,990         (785)         2,2           25,235         22,917         2,818         5007W         SALARIES & BENEFITS         193,400         22,807         2,800         38,           175         58         117         5009B         NSF FEE EXPENSE         1,045         550         505           (9,363)         3,750         (13,113)         S010         LEGAL/EXPENSE         1,483         10,000         (6,548)         12,2           28         2,333         (2,305)         5020         LEW FEE         1,200         2,500         (1,300)           0         420         (200)         5020         FILE REVIEW FEE         1,200         2,500         (4,453)         28,2	8,370	3,167	5,203	4950	REBILL FEE	34,470	31,670	2,800	38,0
EXPENSES         ADMINISTRATIVE           8,030         7,500         530         5000         MANAGEMENT FEE         77,857         75,000         2,857         90,0           0         199         (199)         5006RO         GFICE LEASE         2,2010         40,000         (7,990)         48,           0         199         (199)         5007W         SALARIES & BENEFITS         193,400         22,817         2,8770)         275,701         275,710         275,713,750         121,33         31,0000 </td <td>(58,333)</td> <td>(58,333)</td> <td>0</td> <td>6010</td> <td>GENERAL RESERVE TRANSFER</td> <td>(583,330)</td> <td>(583,330)</td> <td>0</td> <td>(700,0</td>	(58,333)	(58,333)	0	6010	GENERAL RESERVE TRANSFER	(583,330)	(583,330)	0	(700,0
EXPENSES         ADMINISTRATIVE           8,030         7,500         530         5000         MANAGEMENT FEE         77,857         75,000         2,857         90,0           0         199         (199)         5006RO         GFICE LEASE         2,2010         40,000         (7,990)         48,           0         199         (199)         5007W         SALARIES & BENEFITS         193,400         22,817         2,8770)         275,701         275,710         275,713,750         121,33         31,0000 </td <td>400.000</td> <td></td> <td></td> <td></td> <td>TOTAL INCOME</td> <td></td> <td></td> <td></td> <td></td>	400.000				TOTAL INCOME				
ADMINISTRATIVE           8,030         7.500         530         5000         MANAGEMENT FEE         77.857         75.000         2.857         90,           3,201         4.0000         (799)         5000RO         OFFICE LEASE         32.010         40.000         (7.90)         48,           0         199         (199)         5005         RESERVE STUDY         1195         1.900         (35.770)         27.53           2,525         22,917         2,318         50074         SALARIES & BENEFITS         193,400         229,170         (35.770)         27.57           8,130         3.167         4.963         5009A         REBIL FEE EXPENSE         1.085         580         505           0         1.000         (13.113)         5010         LEGALENFORCEMENT         0         2,600         (2,200)         3,           0         1.000         (10.00)         5014         CCAR REVISIONS PROJECT         1,453         10,000         (13.00)         3,           0         2.800         (2,200)         5020         ILINCOLLECTION COST         19,177         23.300         (1,4153)         28,00         (1,300)         3,           0         2.802         (2,200)	182,238	172,541	9,697		TOTAL INCOME	1,751,997	1,725,410	26,587	2,070,-
8.030         7.500         530         5000         MANAGEMENT FEE         77.857         75.000         2.857         90.           3.201         4.000         (799)         5000RO         OFFICE LEASE         32.010         40.000         (7.990)         48.           0         199         (199)         5005         RESERVE STUDY         1.195         1.990         (735)         2.           8.130         3.167         4.963         5009A         REBILL FEE EXPENSE         34.470         31.670         2.800         38.           175         58         117         509B         NS FFEE EXPENSE         1.4873         37.500         (22.627)         45.           0         1.000         (1.000)         5010         LEGALENFORCEMENT         0         2.500         (2.500)         (3.570)         (2.627)         45.           50         250         (200)         5010         LEGALENFORCEMENT         0         2.500         (2.500)         (3.570)         (2.627)         45.           50         250         (200)         5020F         FILE REVIEW FEE         19.177         2.333         (4.153)         3.           0         420         (420)         5020F					EXPENSES				
3.201       4.000       (799)       5000RO       OFFICE LEASE       32.010       40.000       (7.990)       48,         0       199       5005       RESERVE STUDY       1.195       1.900       (7.990)       225,235         25,235       22.917       2.318       5007w       SALARIES & BENEFITS       193,400       229,170       (35,770)       275,         8,130       3,167       4.963       5009A       REBILL FEE EXPENSE       1.085       550       500         (9,383)       3,750       (13,113)       5010       LEGALENFORCEMENT       0       2,500       (25,00)       3,3         0       1,000       (1,000)       5014       CC&R REVISIONS PROJECT       1,463       10,000       (8,548)       12,         28       2,333       (2,305)       5020F       FILE REVIEW FEE       1,200       2,500       (1,300)       3,         0       502       6201       FORECLOSURETRUSTEE SALE       190       580       (360)       3,         0       42       (42)       5020T       FORECLOSURETRUSTEE SALE       1,000       8,750       (6,750)       10,         0       875       6755       5030       ADVERTISING       626					ADMINISTRATIVE				
	8,030	7,500	530	5000	MANAGEMENT FEE	77,857	75,000	2,857	90,
25235       22,917       2:315       5007W       SALARIES & BENEFITS       193,400       229,170       (35,770)       275,         8,130       3,167       4,963       5009A       REBILL FEE EXPENSE       34,470       31,670       2,800       38,         175       58       117       5009B       NSF FEE EXPENSE       1,085       580       505         0       250       (250)       5010C       LEGALENPENSE       14,873       37,500       (22,627)       45,         0       1,000       (1,000)       5014       CC&R REVISIONS PROJECT       1,453       10,000       (8,548)       12,         28       2,333       (2,305)       5020       LIEN/COLLECTION COST       19,177       23,300       (4,153)       28,         50       250       (200)       5020F       FILE TRANSFER FEE EXPENSE       4,370       2,920       1,450       3,         0       42       (42)       5020T       FORECLOSURE/TRUSTEE SALES       0       420       (42)         0       875       (875)       5030       AUDITTAN REPARTION       0       8,750       (6,750)       10,         0       425       (125)       5033F       ADVERTISING	3,201	4,000	(799)	5000RO	OFFICE LEASE	32,010	40,000	(7,990)	48,
25.235       22,917       2:318       5007W       SALARIES & BENEFITS       193.400       229.170       (35.770)       275.         8,130       3,167       4.963       5009A       REBILL FEE EXPENSE       34.470       31.670       2.800       38.         175       58       117       5009B       NSF FEE EXPENSE       1.4873       37.500       (22.627)       45.         0       250       (250)       5010       LEGALENFORCEMENT       0       2.500       (2.500)       3.         0       1,000       (1,000)       5014       CC&R REVISIONS PROJECT       1.453       10,000       (8.548)       12.         28       2.333       (2.305)       5020       LIEN/COLLECTION COST       19.177       23.300       (1.300)       3.         0       52       943       5020R       FILE TRANSFER FEE EXPENSE       4.370       2.920       1.450       3.         1.235       292       943       5020T       FORECLOSURE/TRUSTEE SALES       0       420       (420)       0       626       1.250       (624)       1.         1.235       122       5033F       ADVERTSING       ES5.830       350       0       0       55.530       19.0	0	199	(199)	5005	RESERVE STUDY	1,195	1,990	(795)	2.
8,130       3,167       4,963       5009A       REBILL FEE EXPENSE       34,470       31,670       2,800       38,         175       58       117       5009B       NSF FEE EXPENSE       1,085       580       505         (9,363)       3,750       (13,113)       5010       LEGAL EXPENSE       1,085       580       505         0       250       (250)       5010C       LEGAL/ENFORCEMENT       0       2,500       (2,500)       3,         0       1,000       (14)       CCAR REVISIONS PROJECT       1,453       10,000       (8,548)       12,         28       2,333       (2,305)       5020       LIEN/COLLECTION COST       19,177       23,330       (4,153)       28,         50       250       (200)       5020F       FILE REVIEW FEE       190       580       (390)         1,235       292       943       5020M       MONITOR TRUSTE SALES       0       420       (420)       0       30       42       (42)       5020T       FORECLOSURE/TRUSTEE SALES       0       420       (420)       0       0       33,050       0       0       136       0       1675       1,150       33,6750       167,51       1,1       <	25,235	22,917		5007w	SALARIES & BENEFITS	193,400		. ,	
175         58         117         5009B         NSF FEE EXPENSE         1,085         580         505           (9,363)         3,750         (13,113)         5010         LEGAL EXPENSE         14,873         37,500         (22,627)         45,           0         250         (250)         5010C         LEGAL/ENFORCEMENT         0         2,500         (2,500)         3,           0         1,000         (1,000)         5014         CC&R REVISIONS PROJECT         1,453         10,000         (8,548)         12,           28         2,333         (2,305)         5020         LIEN/COLLECTION COST         19,177         23,330         (4,153)         28,           50         250         (200)         5020F         FILE REVIEW FEE         1900         580         (390)           1,235         292         943         5020R         FILE TRANSFER FEE EXPENSE         4,370         2,920         1,450         3,           0         422         (42)         5020T         FORECLOSURE/TRUSTES ALES         0         420         (420)           0         875         68,75         5033         ADUTTATA PREPARATION         0         8,750         (6,760)         10         0			,					,	
(9,363)       3,750       (13,113)       5010       LEGAL EXPENSE       14,873       37,500       (22,627)       45,         0       250       (250)       5010C       LEGAL/ENFORCEMENT       0       2,500       (2,2627)       3,         0       1,000       (1,000)       5014       'CC&R REVISIONS PROJECT       1,453       10,000       (8,548)       12,         28       2,333       (2,305)       5020       ILEN/COLLECTION COST       19,177       23,330       (4,153)       28,         50       250       (200)       5020F       FILE REVIEW FEE       120       2,500       (1,300)       3,         0       58       (58)       5020M       MONITOR TRUSTEE SALE       190       580       (390)         1,225       292       943       5020R       FILE TRANSFER FEE EXPENSE       4,370       2,920       1,450       3,         0       42       (42)       5020T       FORECLOSURE/TRUSTEE SALE       0       420       (420)         0       125       (125)       5033       ADURTRAY REPARATION       0       8,750       (6,26       1,250       (6,26       1,250       (6,26       1,250       (1,27)       1,3       5,530		,	,					,	
0         250         (250)         5010C         LEGAL/ENFORCEMENT         0         2.500         (2.500)         3.           0         1,000         (1,000)         5014         'CC&R REVISIONS PROJECT         1,453         10,000         (8,548)         12,           28         2,333         (2,305)         5020         LIEN/COLLECTION COST         19,177         23,330         (4,153)         28,           50         250         (200)         5020F         FILE REVIEW FEE         1,200         2,500         (1,300)         3.           0         58         (58)         5020M         MOMITOR TRUSTEE SALE         190         580         (390)           1,235         292         943         5020R         FILE TRANSFER FEE EXPENSE         4,370         2,920         1,450         3.           0         42         (42)         50201T         FORECLOSURE/TRUSTEE SALES         0         420         (420)           0         875         (533)         ADVERTISING         626         1,250         (654)         1,           35         35         0         5037         BANK CHARGES & CC FEES         350         350         0         0           56									
0         1,000         (1,000)         5014         'CC&R REVISIONS PROJECT         1,453         10,000         (8,548)         12,           28         2,333         (2,305)         5020         LIEN/COLLECTION COST         19,177         23,330         (4,153)         28,           50         250         (200)         5020F         FILE REVIEW FEE         1,200         2,500         (1,300)         3,           0         58         (58)         5020R         FILE TRANSFER FEE EXPENSE         4,370         2,920         1,450         3,           0         42         (42)         5020T         FORECLOSURE/TRUSTEE SALES         0         420         (420)           0         875         (875)         5030         AUDIT/TAX PREPARATION         0         8,750         (8,750)         10,           0         125         (125)         50337         AUDERTISING         625         130         0         0           56         83         (27)         5039         WEBSITE         655         830         (175)         1,           7,541         5,553         1,988         5040         ADMINISTRATION         75,323         55,530         19,793         66,						,			,
28         2,333         (2,305)         5020         LIEN/COLLECTION COST         19,177         23,330         (4,153)         28,           50         250         (200)         5020F         FILE REVIEW FEE         1,200         2,500         (1,300)         3,           0         58         (58)         5020M         MONITOR TRUSTEE SALE         190         580         (390)           1,235         292         943         5020RF         FILE TRANSFER FEE EXPENSE         4,370         2,920         1,450         3,           0         42         (42)         5020T         FORECLOSURE/TRUSTEE SALES         0         420         (420)           0         875         (875)         5030         AUDIT/TAX PREPARATION         0         8,750         (8,750)         10,           0         125         (125)         5033F         ADVERTISING         626         1,250         (624)         1,           7,541         5,553         1,988         5040         ADMINISTRATION         75,323         55,530         19,793         66,           0         0         0         0         5043         BILLING STATEMENTS         136         0         136         1121			· · ·			-		,	,
50         250         (200)         5020F         FILE REVIEW FEE         1,200         2,500         (1,300)         3,           0         58         (58)         5020M         MONITOR TRUSTEE SALE         190         580         (390)           1,235         292         943         5020RF         FILE TRANSFER FEE EXPENSE         4,370         2,920         1,450         3,           0         42         (42)         5020R         FILE TRANSFER FEE EXPENSE         4,370         2,920         1,450         3,           0         42         (42)         5020R         FILE TRANSFER FEE EXPENSE         4,370         2,920         (420)           0         875         (875)         5030         AUDIT/TAX PREPARATION         0         8,750         (6,750)         10,           0         125         (125)         5037         BANK CHARGES & CC FEES         350         350         0         175         1,           35         35         0         5039         WEBSITE         665         830         (175)         1,           7,541         5,553         19,988         5040         ADMINISTRATION         75,323         55,530         19,973         66,     <			· · · /			,		,	
0         58         (58)         5020M         MONITOR TRUSTEE SALE         190         580         (390)           1.235         292         943         5020RR         FILE TRANSFER FEE EXPENSE         4,370         2,920         1,450         3,           0         42         (42)         5020RF         FILE TRANSFER FEE EXPENSE         4,370         2,920         1,450         3,           0         875         (875)         5030         AUDIT/TAX PREPARATION         0         8,750         (8,750)         10,           0         125         (125)         5033F         ADVERTISING         626         1,250         (624)         1,           35         0         5037         BANK CHARGES & CC FEES         350         350         0           56         83         (27)         5039         WEBSITE         655         830         (175)         1,           7,541         5,553         1,988         5040         ADMINISTRATION         75,323         55,530         19,793         66,           0         0         0         0         5043         BILLING STATEMENTS         136         0         136           121         83         38 <td></td> <td></td> <td></td> <td></td> <td></td> <td>,</td> <td></td> <td></td> <td>,</td>						,			,
1,235       292       943       5020RR       FILE TRANSFER FEE EXPENSE       4,370       2,920       1,450       3,         0       42       (42)       5020T       FORECLOSURE/TRUSTEE SALES       0       420       (420)         0       875       (875)       5030       AUDIT/TAX PREPARATION       0       8,750       (8,750)       10,         0       125       (125)       5033F       ADVERTISING       626       1,250       (624)       1,         35       35       0       5033F       ADVERTISING       625       830       (175)       1,         7,541       5,553       1,988       5040       ADMINISTRATION       75,323       55,530       19,793       66,         0       0       0       5043       BILLING STATEMENTS       136       0       136         121       83       38       5046       OFFICE EQUIPMENT RENTAL       9,943       11,250       (1,307)       13,         420       333       87       5048       OFFICE EXPENSE       2,064       3,330       (1,266)       4,         0       250       (250)       5052       PRINTING       932       2,500       (1,568)       3			· · ·						
0         42         (42)         5020T         FORECLOSURE/TRUSTEE SALES         0         420         (420)           0         875         (875)         5030         AUDIT/TAX PREPARATION         0         8,750         (6,750)         10,           35         35         0         5037         BANK CHARGES & CC FEES         350         350         0           56         83         (27)         5039         WEBSITE         6655         830         (175)         1,           7,541         5,553         1,988         5040         ADMINISTRATION         75,323         55,530         19,793         66,           0         0         0         5043         BILLING STATEMENTS         136         0         136           121         83         38         5046         NEWSLETTER         1,315         830         485         1,           763         1,125         (362)         5047B         OFFICE EQUIPMENT RENTAL         9,943         11,250         (1,307)         13,           420         333         87         5059         POSTAGE         4,017         3,640         377         4,           0         206         (226)         50	-		· · /						
0         875         (875)         5030         AUDIT/TAX PREPARATION         0         8,750         (8,750)         10,           0         125         (125)         5033F         ADVERTISING         626         1,250         (624)         1,           35         35         0         5037         BANK CHARGES & CC FEES         350         350         350         0           56         83         (27)         5039         WEBSITE         655         830         (175)         1,           7,541         5,553         1,988         5040         ADMINISTRATION         75,323         55,530         19,793         66,           0         0         0         5043         BILLING STATEMENTS         136         0         136           121         83         38         5046         NEWSLETTER         1,315         830         485         1,           763         1,125         (362)         5047B         OFFICE EQUIPMENT RENTAL         9,943         11,260         (1,307)         13,           420         333         87         5048         OFFICE EXPENSE         2,064         3,330         (1,266)         4,           0         250	,								,
0         125         (125)         5033F         ADVERTISING         626         1,250         (624)         1,           35         35         0         5037         BANK CHARGES & CC FEES         350         350         0           56         83         (27)         5039         WEBSITE         655         830         (175)         1,           7,541         5,553         1,988         5040         ADMINISTRATION         75,323         55,530         19,793         66           0         0         0         5043         BILLING STATEMENTS         136         0         136           121         83         38         5046         NEWSLETTER         1,315         830         485         1,           763         1,125         (362)         5047B         OFFICE EQUIPMENT RENTAL         9,943         11,260         (1,307)         13,           420         333         87         5048         OFFICE EXPENSE         2,064         3,330         (1,266)         4,           0         250         (250)         5052         PRINTING         932         2,500         (1,588)         3,           0         0         6 <td< td=""><td>0</td><td>42</td><td>(42)</td><td>5020T</td><td>FORECLOSURE/TRUSTEE SALES</td><td>0</td><td>420</td><td>(420)</td><td></td></td<>	0	42	(42)	5020T	FORECLOSURE/TRUSTEE SALES	0	420	(420)	
35         35         0         5037         BANK CHARGES & CC FEES         350         350         0           56         83         (27)         5039         WEBSITE         655         830         (175)         1,           7,541         5,553         1,988         5040         ADMINISTRATION         75,323         55,530         19,793         66,           0         0         0         5043         BILLING STATEMENTS         136         0         136           121         83         38         5046         NEWSLETTER         1,315         830         485         1,           763         1,125         (362)         5047B         OFFICE EQUIPMENT RENTAL         9,943         11,250         (1,307)         13,           420         333         87         5048         OFFICE EXPENSE         2,064         3,330         (1,266)         4,           0         250         (250)         5052         PRINTING         932         2,500         (1,568)         3,           0         0         0         5053         MILEAGE         1,183         2,080         (897)         2,           0         4(364)         50658 <t< td=""><td>0</td><td>875</td><td>(875)</td><td>5030</td><td>AUDIT/TAX PREPARATION</td><td>0</td><td>8,750</td><td>(8,750)</td><td>10,</td></t<>	0	875	(875)	5030	AUDIT/TAX PREPARATION	0	8,750	(8,750)	10,
56       83       (27)       5039       WEBSITE       655       830       (175)       1,         7,541       5,553       1,988       5040       ADMINISTRATION       75,323       55,530       19,793       66,         0       0       0       5043       BILLING STATEMENTS       136       0       136         121       83       38       5046       NEWSLETTER       1,315       830       (485       1,         763       1,125       (362)       5047B       OFFICE EQUIPMENT RENTAL       9,943       11,250       (1,307)       13,         420       333       87       5048       OFFICE EXPENSE       2,064       3,330       (1,266)       4,         0       250       (250)       5052       PRINTING       932       2,500       (1,568)       3,         0       0       0       5055       MEETING EXPENSE       17,417       16,000       1,417       16,         0       364       (364)       5059       POSTAGE       4,017       3,640       377       4,         0       208       (208)       5063       MILEAGE       1,183       2,080       (897)       2,	0	125	(125)	5033F	ADVERTISING	626	1,250	(624)	1,
7,541       5,553       1,988       5040       ADMINISTRATION       75,323       55,530       19,793       66,         0       0       0       5043       BILLING STATEMENTS       136       0       136         121       83       38       5046       NEWSLETTER       1,315       830       485       1,         763       1,125       (362)       5047B       OFFICE EQUIPMENT RENTAL       9,943       11,250       (1,307)       13,         420       333       87       5048       OFFICE EXPENSE       2,064       3,330       (1,266)       4,         0       250       (250)       5052       PRINTING       932       2,500       (1,568)       3,         0       0       0       5055       MEETING EXPENSE       17,417       16,000       1,417       16,         0       364       (364)       5059       POSTAGE       4,017       3,640       377       4,         0       208       (208)       5063       MILEAGE       1,183       2,080       (897)       2,         0       417       (417)       5065       PROFESSIONAL FEES       4,935       4,170       765       5, </td <td>35</td> <td>35</td> <td>0</td> <td>5037</td> <td>BANK CHARGES &amp; CC FEES</td> <td>350</td> <td>350</td> <td>0</td> <td></td>	35	35	0	5037	BANK CHARGES & CC FEES	350	350	0	
7,541       5,553       1,988       5040       ADMINISTRATION       75,323       55,530       19,793       66,         0       0       0       5043       BILLING STATEMENTS       136       0       136         121       83       38       5046       NEWSLETTER       1,315       830       485       1,         763       1,125       (362)       5047B       OFFICE EQUIPMENT RENTAL       9,943       11,250       (1,307)       13,         420       333       87       5048       OFFICE EXPENSE       2,064       3,330       (1,266)       4,         0       250       (250)       5052       PRINTING       932       2,500       (1,568)       3,         0       0       0       5055       MEETING EXPENSE       17,417       16,000       1,417       16,         0       208       (208)       5063       MILEAGE       1,183       2,080       (897)       2,         0       417       (417)       5065       PROFESSIONAL FEES       4,935       4,170       765       5,         0       8       (8)       5065S       STATUTORY AGENT FEE       0       80       (80)       333	56	83	(27)	5039	WEBSITE	655	830	(175)	1.
0         0         5043         BILLING STATEMENTS         136         0         136           121         83         38         5046         NEWSLETTER         1,315         830         485         1,           763         1,125         (362)         5047B         OFFICE EQUIPMENT RENTAL         9,943         11,250         (1,307)         13,           420         333         87         5048         OFFICE EXPENSE         2,064         3,330         (1,266)         4,           0         250         (250)         5052         PRINTING         932         2,500         (1,568)         3,           0         0         0         5055         MEETING EXPENSE         17,417         16,000         1,417         16,000           0         364         (364)         5059         POSTAGE         4,017         3,640         377         4,           0         208         (208)         5063         MILEAGE         1,183         2,080         (897)         2,           0         417         (417)         5065         PROFESSIONAL FEES         4,935         4,170         765         5,           0         8         (8) <td< td=""><td>7.541</td><td>5.553</td><td></td><td>5040</td><td>ADMINISTRATION</td><td>75.323</td><td>55.530</td><td></td><td></td></td<>	7.541	5.553		5040	ADMINISTRATION	75.323	55.530		
121       83       38       5046       NEWSLETTER       1,315       830       485       1,         763       1,125       (362)       5047B       OFFICE EQUIPMENT RENTAL       9,943       11,250       (1,307)       13,         420       333       87       5048       OFFICE EXPENSE       2,064       3,330       (1,266)       4,         0       250       (250)       5052       PRINTING       932       2,500       (1,568)       3,         0       0       0       5055       MEETING EXPENSE       17,417       16,000       1,417       16,         0       364       (364)       5059       POSTAGE       4,017       3,640       377       4,         0       208       (208)       5063       MILEAGE       1,183       2,080       (897)       2,         0       417       (417)       5065       PROFESSIONAL FEES       4,935       4,170       765       5,         0       8       (8)       5065S       STATUTORY AGENT FEE       0       80       (80)         0       125       (125)       5068       GIFTS       34       1,250       (1,216)       1,	,	,	,	5043	BILLING STATEMENTS	,	,	,	,
763       1,125       (362)       5047B       OFFICE EQUIPMENT RENTAL       9,943       11,250       (1,307)       13,         420       333       87       5048       OFFICE EXPENSE       2,064       3,330       (1,266)       4,         0       250       (250)       5052       PRINTING       932       2,500       (1,568)       3,         0       0       0       5055       MEETING EXPENSE       17,417       16,000       1,417       16,         0       364       (364)       5059       POSTAGE       4,017       3,640       377       4,         0       208       (208)       5063       MILEAGE       1,183       2,080       (897)       2,         0       417       (417)       5065       PROFESSIONAL FEES       4,935       4,170       765       5,         0       8       (8)       5065S       STATUTORY AGENT FEE       0       80       (80)         0       125       (125)       5068       GIFTS       34       1,250       (1,216)       1,         459       42       417       5070       PROPERTY TAXES       819       420       399       1450       1,3330<									1
420       333       87       5048       OFFICE EXPENSE       2,064       3,330       (1,266)       4,         0       250       (250)       5052       PRINTING       932       2,500       (1,568)       3,         0       0       0       5055       MEETING EXPENSE       17,417       16,000       1,417       16,         0       364       (364)       5059       POSTAGE       4,017       3,640       377       4,         0       208       (208)       5063       MILEAGE       1,183       2,080       (897)       2,         0       417       (417)       5065       PROFESSIONAL FEES       4,935       4,170       765       5,         0       8       (8)       5065S       STATUTORY AGENT FEE       0       80       (80)         0       125       (125)       5068       GIFTS       34       1,250       (1,216)       1,         459       42       417       5070       PROPERTY TAXES       819       420       399       3333       (3,327)       5088       BAD DEBT EXPENSE       23,156       33,330       (10,174)       40,         2,695       2,453       242					-				
0       250       (250)       5052       PRINTING       932       2,500       (1,568)       3,         0       0       0       5055       MEETING EXPENSE       17,417       16,000       1,417       16,         0       364       (364)       5059       POSTAGE       4,017       3,640       377       4,         0       208       (208)       5063       MILEAGE       1,183       2,080       (897)       2,         0       417       (417)       5065       PROFESSIONAL FEES       4,935       4,170       765       5,         0       48       (8)       5065S       STATUTORY AGENT FEE       0       80       (80)         0       125       (125)       5068       GIFTS       34       1,250       (1,216)       1,         459       42       417       5070       PROPERTY TAXES       819       420       399         (450)       583       (1,033)       5080       CORPORATE TAXES       4,475       5,830       (1,355)       7,         6       3,333       (3,327)       5088       BAD DEBT EXPENSE       23,156       33,330       (10,174)       40,         2,695			· · ·						
0         0         0         5055         MEETING EXPENSE         17,417         16,000         1,417         16, 0           0         364         (364)         5059         POSTAGE         4,017         3,640         377         4, 0           0         208         (208)         5063         MILEAGE         1,183         2,080         (897)         2, 0           0         417         (417)         5065         PROFESSIONAL FEES         4,935         4,170         765         5, 0         80         (80)           0         125         (125)         50668         GIFTS         34         1,250         (1,216)         1, 459         42         417         5070         PROPERTY TAXES         819         420         399           (450)         583         (1,033)         5080         CORPORATE TAXES         4,475         5,830         (1,355)         7, 6           6         3,333         (3,327)         5088         BAD DEBT EXPENSE         26,761         24,530         2,231         29, 0           0         417         (417)         5090D         INSURANCE DEDUCTIBLE         0         4,170         (4,170)         5, 1,572         417         1,									
0         364         (364)         5059         POSTAGE         4,017         3,640         377         4,           0         208         (208)         5063         MILEAGE         1,183         2,080         (897)         2,           0         417         (417)         5065         PROFESSIONAL FEES         4,935         4,170         765         5,           0         417         (417)         5065         STATUTORY AGENT FEE         0         80         (80)           0         125         (125)         5068         GIFTS         34         1,250         (1,216)         1,           459         42         417         5070         PROPERTY TAXES         819         420         399           (450)         583         (1,033)         5080         CORPORATE TAXES         4,475         5,830         (1,355)         7,           6         3,333         (3,327)         5088         BAD DEBT EXPENSE         23,156         33,330         (10,174)         40,           2,695         2,453         242         5090         INSURANCE         26,761         24,530         2,231         29,           0         417         (417)			· · ·						
0         208         (208)         5063         MILEAGE         1,183         2,080         (897)         2,           0         417         (417)         5065         PROFESSIONAL FEES         4,935         4,170         765         5,           0         8         (8)         5065S         STATUTORY AGENT FEE         0         80         (80)           0         125         (125)         5068         GIFTS         34         1,250         (1,216)         1,           459         42         417         5070         PROPERTY TAXES         819         420         399           (450)         583         (1,033)         5080         CORPORATE TAXES         4,475         5,830         (1,355)         7,           6         3,333         (3,327)         5088         BAD DEBT EXPENSE         23,156         33,330         (10,174)         40,           2,695         2,453         242         5090         INSURANCE         26,761         24,530         2,231         29,           0         417         (417)         5090D         INSURANCE         0         4,170         (4,170)         5,           1,572         417         1,155<									
0         417         (417)         5065         PROFESSIONAL FEES         4,935         4,170         765         5,           0         8         (8)         5065S         STATUTORY AGENT FEE         0         80         (80)           0         125         (125)         5068         GIFTS         34         1,250         (1,216)         1,           459         42         417         5070         PROPERTY TAXES         819         420         399           (450)         583         (1,033)         5080         CORPORATE TAXES         4,475         5,830         (1,355)         7,           6         3,333         (3,327)         5088         BAD DEBT EXPENSE         23,156         33,330         (10,174)         40,           2,695         2,453         242         5090         INSURANCE         26,761         24,530         2,231         29,           0         417         (417)         5090D         INSURANCE DEDUCTIBLE         0         4,170         (4,170)         5,           1,572         417         1,155         5099         MISCELLANEOUS EXPENSE         3,463         4,170         (707)         5,			· · ·						
0         8         (8)         5065S         STATUTORY AGENT FEE         0         80         (80)           0         125         (125)         5068         GIFTS         34         1,250         (1,216)         1,           459         42         417         5070         PROPERTY TAXES         819         420         399           (450)         583         (1,033)         5080         CORPORATE TAXES         4,475         5,830         (1,355)         7,           6         3,333         (3,327)         5088         BAD DEBT EXPENSE         23,156         33,330         (10,174)         40,           2,695         2,453         242         5090         INSURANCE         26,761         24,530         2,231         29,           0         417         (417)         5090D         INSURANCE         0         4,170         (4,170)         5,           1,572         417         1,155         5099         MISCELLANEOUS EXPENSE         3,463         4,170         (707)         5,			· · ·						
0         125         (125)         5068         GIFTS         34         1,250         (1,216)         1,           459         42         417         5070         PROPERTY TAXES         819         420         399           (450)         583         (1,033)         5080         CORPORATE TAXES         4,475         5,830         (1,355)         7,           6         3,333         (3,327)         5088         BAD DEBT EXPENSE         23,156         33,330         (10,174)         40,           2,695         2,453         242         5090         INSURANCE         26,761         24,530         2,231         29,           0         417         (417)         5090D         INSURANCE DEDUCTIBLE         0         4,170         (4,170)         5,           1,572         417         1,155         5099         MISCELLANEOUS EXPENSE         3,463         4,170         (707)         5,			· · ·						
459         42         417         5070         PROPERTY TAXES         819         420         399           (450)         583         (1,033)         5080         CORPORATE TAXES         4,475         5,830         (1,355)         7,           6         3,333         (3,327)         5088         BAD DEBT EXPENSE         23,156         33,330         (10,174)         40,           2,695         2,453         242         5090         INSURANCE         26,761         24,530         2,231         29,           0         417         (417)         5090D         INSURANCE DEDUCTIBLE         0         4,170         (4,170)         5,           1,572         417         1,155         5099         MISCELLANEOUS EXPENSE         3,463         4,170         (707)         5,			. ,					· · ·	
(450)         583         (1,033)         5080         CORPORATE TAXES         4,475         5,830         (1,355)         7,           6         3,333         (3,327)         5088         BAD DEBT EXPENSE         23,156         33,330         (10,174)         40,           2,695         2,453         242         5090         INSURANCE         26,761         24,530         2,231         29,           0         417         (417)         5090D         INSURANCE DEDUCTIBLE         0         4,170         (4,170)         5,           1,572         417         1,155         5099         MISCELLANEOUS EXPENSE         3,463         4,170         (707)         5,									
6         3,333         (3,327)         5088         BAD DEBT EXPENSE         23,156         33,330         (10,174)         40,           2,695         2,453         242         5090         INSURANCE         26,761         24,530         2,231         29,           0         417         (417)         5090D         INSURANCE DEDUCTIBLE         0         4,170         (4,170)         5,           1,572         417         1,155         5099         MISCELLANEOUS EXPENSE         3,463         4,170         (707)         5,	459	42	417	5070	PROPERTY TAXES	819	420	399	
6         3,333         (3,327)         5088         BAD DEBT EXPENSE         23,156         33,330         (10,174)         40,           2,695         2,453         242         5090         INSURANCE         26,761         24,530         2,231         29,           0         417         (417)         5090D         INSURANCE DEDUCTIBLE         0         4,170         (4,170)         5,           1,572         417         1,155         5099         MISCELLANEOUS EXPENSE         3,463         4,170         (707)         5,	(450)	583	(1,033)	5080	CORPORATE TAXES	4,475	5,830	(1,355)	7.
2,695         2,453         242         5090         INSURANCE         26,761         24,530         2,231         29,           0         417         (417)         5090D         INSURANCE DEDUCTIBLE         0         4,170         (4,170)         5,           1,572         417         1,155         5099         MISCELLANEOUS EXPENSE         3,463         4,170         (707)         5,	```				BAD DEBT EXPENSE				
0         417         (417)         5090D         INSURANCE DEDUCTIBLE         0         4,170         (4,170)         5,           1,572         417         1,155         5099         MISCELLANEOUS EXPENSE         3,463         4,170         (707)         5,									
1,572 417 1,155 5099 MISCELLANEOUS EXPENSE 3,463 4,170 (707) 5,						,			
			· · ·					,	
49,940 62,645 (12,705) TOTAL ADMINISTRATIVE 558,882 642,450 (83,568) 767,				0000				(101)	
	49,940	62,645	(12,705)		TOTAL ADMINISTRATIVE	558,882	642,450	(83,568)	767,

#### UTILITIES



## 347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 10/31/2022

ACTUAL	JRRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	
ACTUAL	BODGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	
21,885	16,667	5,218	5100	WATER/SEWER	158,900	166,670	(7,770)	20
2,574	4,333	(1,759)	5120	ELECTRIC	35,931	43,330	(7,399)	5
38	38	Ú Ú	5125	GAS	319	380	(61)	
0	21	(21)	5140	SANITATION	45	210	(165)	
280	458	(178)	5151	TELEPHONE	3.090	4,580	(1,490)	
542	183	359	5151B	INTERNET	2,604	1,830	774	
0	54	(54)	5152	ALARM MONITORING	465	540	(75)	
25,319	21,754	3,565		TOTAL UTILITIES	201,354	217,540	(16,186)	20
				LANDSCAPING				
101,111	91,042	10,069	5200	LANDSCAPE CONTRACT	1,001,246	910,420	90,826	1,09
0	417	(417)	5210	LANDSCAPE SUPPLIES/MATERIAL	125	4,170	(4,045)	
0	4,167	(4,167)	5218	MAJOR PROJECTS	24,348	41,670	(17,322)	!
0	1,667	(1,667)	5220	IRRIGATION REPAIRS	25,327	16,670	8,657	:
0	167	(167)	5222	BACKFLOW INSPEC/RRPS	242	1,670	(1,428)	
5,960	1,667	4,293	5240	TREE TRIMMING/REMOVAL	27,250	16,670	10,580	2
107,071	99,127	7,944		TOTAL LANDSCAPE	1,078,538	991,270	87,268	1,18
				COMMON AREA				
0	833	(833)	5700	BUILDING MAINTENANCE	400	8,330	(7,930)	
174	83	91	5700K	KEYS/LOCK REPAIR	4,886	830	4,056	
0	83	(83)	5711	PAINTING MAINT	0	830	(830)	
3,315	1,216	2,099	5722	ELECTRIC REPAIRS/SUPPLIES	8,654	12,160	(3,506)	
0	167	(167)	5740	SIGN MAINTENANCE	0	1,670	(1,670)	
1,612	667	945	5769A	JANITORIAL	18,111	6,670	11,441	
0	0	0	5770	GENERAL MAINTENANCE	600	0	600	
1,678	1,833	(156)	5774	PET WASTE REMOVAL	16,775	18,330	(1,555)	2
1,246	1,500	(254)	5779CC	SECURITY PATROL	7,494	15,000	(7,506)	
0	500	(500)	5794A	SIDEWALK REPAIR	0	5,000	(5,000)	
125	833	(708)	5800	COMMON AREA MAINTENANCE/REPAIRS	2,297	8,330	(6,033)	
0	667	(667)	5845	PARK MAINT	4,258	6,670	(2,412)	
0	333	(333)	5850	EXTERMINATING	4,334	3,330	1,004	
0	633	(633)	5895	TENNIS COURT MAINTENANCE	3,600	6,330	(2,730)	
8,149	9,348	(1,199)		TOTAL COMMON AREA	71,409	93,480	(22,071)	_11
190,479	192,874	(2,395)		TOTAL OPERATING EXPENSES	1,910,184	1,944,740	(34,556)	2,33
	(20, 222)	12,092		OPERATING FUND SURPLUS/(DEFICIT)	(158,187)	(219,330)	61,143	(26
(8,241)	(20,333)	12,092			(100,101)	(210,000)	01,110	(~)



## 347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 10/31/2022

**********	CURRENT PERIOD				*************	YEAR-TO-DATE		ANNUAL BUDGET
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				RESERVE FUND				
				INCOME				
58,333	58,333	0	7010	TRANSFER FROM OPERATING	583,330	583,330	0	700,000
(7,526)	0	(7,526)	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	(115,016)	0	(115,016)	0
4,923	1,667	3,256	7034	INTEREST RESERVE FUND	28,256	16,670	11,586	20,000
(10,850)	0	(10,850)	7037	BANK CHARGES/FEES - CAPITAL	(10,850)	0	(10,850)	0
8,242	(1,000)	9,242	8537	BANK/INVESTMENT CHARGES	0	(10,000)	10,000	(12,000)
53,122	59,000	(5,878)		TOTAL RESERVE INCOME	485,720	590,000	(104,280)	708,000
				EXPENDITURES				
0	833	(833)	8510	GENERAL RESERVE EXPENSE	0	8,330	(8,330)	10,000
0	2,644	(2,644)	8510R	RECREATIONAL COURTS	0	26,440	(26,440)	31,724
0	2,584	(2,584)	8520	PAINTING	0	25,840	(25,840)	31,003
0	318	(318)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	3,180	(3,180)	3,811
0	1,133	(1,133)	8526	FOUNTAIN REPLACEMENT	0	11,330	(11,330)	13,596
0	2,936	(2,936)	8530	ASPHALT SEAL COATING	0	29,360	(29,360)	35,226
0	6,523	(6,523)	8541	GRANITE REPLACEMENT	0	65,230	(65,230)	78,280
0	7,794	(7,794)	8543P	PARK FURNITURE REPLACEMENT	117,985	77,940	40,045	93,524
0	11,939	(11,939)	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	87,858	119,390	(31,532)	143,273
0	28,239	(28,239)	8575	IRRIGATION SYSTEMS	0	282,390	(282,390)	338,870
0	16,667	(16,667)	8578D	DRAINAGE	111,768	166,670	(54,902)	200,000
0	81,610	(81,610)		TOTAL RESERVE EXPENDITURES	317,611	816,100	(498,489)	979,307
							<u></u>	
53,122	(22,610)	75,732		RESERVE FUND SURPLUS/(DEFICIT)	168,109	(226,100)	394,209	(271,307)
				()				



# 347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF OPERATIONS 10/31/2022

	January	February	March	April	May	June	July	August	September	October	Novemb	er	Decem	ber	YEAR-TO-DAT
	*********	*********	*********	*******	******	********	*********	******	*********	*********	******	***	******	****	******
ASSESSMENT INCOME	\$ 155,254	\$ 156,340	\$ 155,738	\$ 157,119	\$ 157,789	\$ 157,533	\$ 157,778	\$ 158,121	\$ 157,949	\$ 161,772	\$	0	\$	0	\$ 1,575,393
COMMERCIAL DUES	58,932 109	58,932 92	58,932 101	58,932 97	58,932 103	56,019 123	58,932 297	58,932 763	58,932 746	56,703 1,023		0		0 0	584,180 3,455
COLLECTION COST REIMBURSEMENT	1,120	865	327	331	2,949	355	2,179	1,822	2,883	658		0		0	13,490
FILE REVIEW FEE MONITOR TRUSTEE SALE	100	450 48	200 0	0 48	50 48	0	50 48	250 0	50 0	50 0		0		0	1,200 190
FILE TRANSFER FEES	Õ	0	0	0	0	0	3,040	(95)	190	1,235		Õ		Ő	4,370
RECOVERY-COLLECTION LATE FEE INCOME	301 5,982	0 (185)	149 (44)	209 5,327	153 (18)	152 (9)	0 6,609	0 (70)	0 (753)	0 5,919		0		0 0	964 22,757
NSF FEE	245	35	0	350	0	0	210	(35)	105	175		0		0	1,085
BUILDER ASSESSMENT VIOLATION FINES	7,107 1,656	7,107 1,131	25,267 350	6,887 1,940	6,887 912	6,887 1,456	6,207 856	6,207 1,037	6,207 659	4,207 459		0		0 0	82,967 10,456
KEYS	1,000	75	0	1,540	0	1,430	000	1,007	000	+35		0		0	75
NEWSLETTER INCOME REBILL FEE	0 10,290	275 (630)	0 (180)	0 8,190	0 (60)	0 (30)	0 8,880	0 (180)	0 (180)	0 8,370		0 0		0 0	275 34,470
GENERAL RESERVE TRANSFER	(58,333)	(58,333)	(58,333)	(58,333)	(58,333)	(58,333)	(58,333)	(58,333)	(58,333)	(58,333)		0		0	(583,330
TOTAL INCOME	\$ 182,763	\$ 166,201	\$ 182,506	\$ 181,097	\$ 169,411	\$ 164,153	\$ 186,753	\$ 168,420	\$ 168,455	\$ 182,238	\$	0	\$	0	\$ 1,751,997
												-			
EXPENSES															
	•		•	• • •				•				_		_	
MANAGEMENT FEE OFFICE LEASE	\$ 7,489 3,201	\$ 7,525 3,201	\$ 7,535 3,201	\$ 7,575 3,201	\$ 7,598 3,201	\$ 8,009 3,201	\$ 8,034 3,201	\$ 8,025 3,201	\$ 8,037 3,201	\$ 8,030 3,201	\$	0		0 0	\$ 77,857 32,010
RESERVE STUDY	0	0	0	0	0	1,195	0	0	0	0		0		0	1,195
SALARIES & BENEFITS REBILL FEE EXPENSE	20,157 10,290	19,518 (630)	20,377 (180)	18,819 8,190	22,767 (60)	18,612 (30)	21,066 8,880	14,750 (120)	12,098 0	25,235 8,130		0		0 0	193,400 34,470
NSF FEE EXPENSE	245	35	(100)	350	(00)	(30)	210	(35)	105	175		0		0	1,085
LEGAL EXPENSE 'CC&R REVISIONS PROJECT	10,473	2,540 0	2,124	0	1,794 540	850 0	0 165	4,720 0	1,735 0	(9,363)		0		0 0	14,873 1,453
LIEN/COLLECTION COST	305 1,012	80	443 0	0	540 0	0	13,351	1,823	2,883	28		0		0	1,453
	100	450	200	0	50	0	50	250	50 1	50		0		0 0	1,200
MONITOR TRUSTEE SALE FILE TRANSFER FEE EXPENSE	0 0	48 0	0 0	48 0	48 0	(1) 0	47 3,040	0 (95)	190	0 1,235		0 0		0	190 4,370
ELECTRONIC PAYMENT PLATFORM	2,655	(2,655)	0	0	0	0	0	0	0	0		0		0	(
ADVERTISING BANK CHARGES & CC FEES	0 35	0 35	626 35	0 35		0 0		0 0	626 350						
WEBSITE	155	56	56	56	56	56	56	56	56	56		0		0	655
ADMINISTRATION BILLING STATEMENTS	0 136	14,738 0	7,444 0	7,428 0	7,566 0	7,420 0	7,525 0	7,400 0	8,261 0	7,541 0		0 0		0 0	75,323 136
NEWSLETTER	111	121	232	121	121	121	121	122	121	121		0		0	1,315
OFFICE EQUIPMENT RENTAL OFFICE EXPENSE	980 249	1,247 171	980 289	980 0	980 658	1,105 161	1,108 0	650 0	1,150 116	763 420		0 0		0 0	9,943 2,064
PRINTING	61	0	872	0	0	0	0	0	0	0		0		0	932
MEETING EXPENSE POSTAGE	0 87	350 2,912	16,767 0	300 0	0	0 131	0 356	0 260	0 270	0		0		0 0	17,417 4,017
MILEAGE	471	209	0	0	6	0	497	0	0	0		0		0	1,183
PROFESSIONAL FEES GIFTS	0	0	0	2,975 0	765 0	0	0	0 34	1,195 0	0		0		0 0	4,935 34
PROPERTY TAXES	0	0	0	0	0	360	0	0	0	459		0		0	819
CORPORATE TAXES BAD DEBT EXPENSE	0	0	0 433	4,925 0	0	0 15,637	0	0	0 7,080	(450) 6		0		0 0	4,475 23,156
INSURANCE	2,465	2,465	2,965	2,695	2,695	2,695	2,695	2,695	2,695	2,695		0		0	26,761
MISCELLANEOUS EXPENSE	0	0	0	0	0	0	0	0	1,891	1,572		0		0	3,463
	\$ 60,676	\$ 52,417	\$ 64,398	\$ 57,697	\$ 48,819	\$ 59,558	\$ 70,437	\$ 43,770	\$ 51,169	\$ 49,940	\$	0	\$	0	\$ 558,882
U T I L I T I E S WATER/SEWER	\$ 17,129	\$ 12,791	\$ 9.893	\$ 12.415	¢ 10 000	¢ 10.004	¢ 21 704	¢ 10.750	¢ 22 E00	¢ 21 005	¢	0	\$	0	\$ 158,900
ELECTRIC	\$ 17,129 4,684	\$ 12,791 4,140	\$ 9,893 3,859	\$ 12,415 3,736	\$ 13,833 3,439	\$ 12,834 3,458	\$ 21,781 3,745	\$ 12,750 3,319	\$ 23,589 2,977	\$ 21,885 2,574		0 0		0	\$ 158,900 35,931
GAS	30	30	30	30	30	30	30	30	38	38		0		0	319
SANITATION TELEPHONE	0 352	0 352	45 352	0 351	0 193	0 4	0 646	0 280	0 280	0 280		0 0		0 0	45 3,090
	165	271	271	271	270	271	0	271	271	542		0		0	2,604
ALARM MONITORING ELECTRIC	68 0	68 0	68 0	164 0	0 0	68 0	74 45	0 0	(46) (45)	0 0		0		0 0	465
TOTAL UTILITIES	\$ 22,429	\$ 17,652	\$ 14,518	\$ 16,967	\$ 17,766	\$ 16,666	\$ 26,322	\$ 16,649	\$ 27,065	\$ 25,319	\$	0	\$	0	\$ 201,354
LANDSCAPING															
	\$ 96,431					\$ 101,111 0	\$ 101,111		\$ 101,111 0		\$	0		0 0	\$ 1,001,246
LANDSCAPE SUPPLIES/MATERIAL MAJOR PROJECTS	0 2,850	125 17,998	0 0	0 0	0 0	0	0 0	0 3,500	0	0 0		0		0	125 24,348
IRRIGATION REPAIRS	1,013	0	1,644	0	773	0	21,898	0	0	0		0		0	25,327
BACKFLOW INSPEC/RRPS TREE TRIMMING/REMOVAL	0 0	0 2,490	0 7,210	0 9,300	0 1,310	0 0	0 980	0 0	242 0	0 5,960		0 0		0 0	242 27,250
TOTAL LANDSCAPE	\$ 100,294	\$ 117,043	\$ 109,965	\$ 109,911	\$ 103,193	\$ 101,111	\$ 123,988	\$ 104,611	\$ 101,352	\$ 107,071	\$	0	\$	0	\$ 1,078,538



# 347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF OPERATIONS 10/31/2022

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
GATES													
GATE PHONE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 104	\$ (104)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$0
TOTAL GATES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 104	\$ (104)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
COMMONAREA													
BUILDING MAINTENANCE KEYS/LOCK REPAIR	\$ 0 0	\$ 0 0	\$0 2.119	\$ 0 0	\$0 110	\$0 299	\$ 400 0	\$ 0 0	\$0 2.184	\$0 174	\$ 0 0	\$ 0 0	\$ 400 4.886
ELECTRIC REPAIRS/SUPPLIES	0	829	2,119	0	910	299	0	0	3,600	3,315	0	0	8,654
JANITORIAL	1,897	1,897	1,897	1,897	1,897	1,897	1,897	1,612	1,612	1,612	Ő	Ő	18,111
GENERAL MAINTENANCE	0	0	0	0	0	0	0	600	0	0	0	0	600
PET WASTE REMOVAL	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	0	0	16,775
SECURITY PATROL	526	812	766	886	526	600	886	766	480	1,246	0	0	7,494
COMMON AREA MAINTENANCE/REPAIRS PARK MAINT	250 693	0	125 0	0	696 0	0	545 0	266 2.340	290 1,225	125 0	0	0	2,297 4,258
EXTERMINATING	365	483	217	717	954	596	544	2,340	239	0	0	0	4,258 4,334
TENNIS COURT REPAIR	600	600	600	600	600	600	0	0	200	0	0	0	3,600
TOTAL COMMON AREA	\$ 6,009	\$ 6,298	\$ 7,402	\$ 5,777	\$ 7,370	\$ 5,669	\$ 5,949	\$ 7,481	\$ 11,306	\$ 8,149	\$ 0	\$ 0	\$ 71,409
TOTAL OPERATING EXPENSES	\$ 189,408	\$ 193,411	\$ 196,282	\$ 190,352	\$ 177,252	\$ 182,900	\$ 226,696	\$ 172,511	\$ 190,893	\$ 190,479	\$ 0	\$ 0	\$ 1,910,184
OPERATING FUND SURPLUS/(DEFICIT)	\$ (6,645)	\$ (27,210)	\$ (13,776) 	\$ (9,255)	\$ (7,841)	\$ (18,747)	\$ (39,943)	\$ (4,091)	\$ (22,438)	\$ (8,241)	\$ 0	\$ 0	\$ (158,187)
RESERVE FUND													
INCOME													
TRANSFER FROM OPERATING	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 0	\$ 0	\$ 583,330
UNREALIZED GAIN/(LOSS) ON INVEST	(15,950)	(6,502)	(25,559)	(19,709)	5,035	(9,814)	12,461	(19,804)	(27,650)	(7,526)	0	0	(115,016)
INTEREST RESERVE FUND	2,410	2,246	2,558	2,358	7,453	(1,942)	3,343	781	4,125	4,923	0	0	28,256
BANK CHARGES/FEES - CAPITAL	0	0	0	0	0	0	0	0	0	(10,850)	0	0	(10,850)
TOTAL RESERVE INCOME	\$_44,793	\$_54,077	\$_35,333	\$_40,982	\$ 70,821	\$_46,577	\$_74,138	\$_39,311	\$_34,808	\$_44,880	\$ 0	\$ 0	\$ 485,720
EXPENDITURES													
BANK/INVESTMENT CHARGES	\$ 2,820	\$ 0	\$2	\$ 2,725	\$ 0	\$ 0	\$ 2,693	\$ 0	\$2	\$ (8,242)	\$ 0	\$ 0	\$ 0
PARK FURNITURE REPLACEMENT	0	0	0	0	0	0	117,985	0	0	¢ (0,2.12) 0	Û Û	Ű	117,985
PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	0	0	0	0	0	87,858	0	0	0	87,858
DRAINAGE	0	3,000	80,732	1,600	22,286	4,150	0	0	0	0	0	0	111,768
TOTAL RESERVE EXPENDITURES	\$ 2,820	\$ 3,000	\$ 80,734	\$ 4,325	\$ 22,286	\$ 4,150	\$ 120,678	\$ 0	\$ 87,860	\$ (8,242)	\$ 0	\$ 0	\$ 317,611
RESERVE FUND SURPLUS/(DEFICIT)	\$ 41,974	\$ 51,077	\$ (45,401)	\$ 36,657	\$ 48,535	\$ 42,427	\$ (46,540)	\$ 39,311	\$ (53,052)	\$ 53,122	\$ 0	\$ 0	\$ 168,109



# 347A VISTOSO- SIENA BALANCE SHEET 10/31/2022

OPERATING FUNDS		
PERATING CASH	18,159.50	
TOTAL OPERATING FUNDS		18,159.5
RESERVE FUNDS		
ESERVE SIENA BANK OZK	198,540.67	
OTAL RESERVE FUNDS		198,540.6
ACCOUNTS RECEIVABLE		
	90.25	
CCOUNTS RECEIVABLE - PARCELS	379.65	
OTAL ACCOUNTS RECEIVABLE		469.9
TOTAL ASSETS		217,170.0
LIABILITIES & EQUITY		
LIABILITIES		
CCRUED EXPENSES REPAID ASSESSMENTS	1,960.00	
REPAID ASSESSMENTS REPAID ASSESSMENTS - PARCELS	(1,550.20) 298.00	
NEARNED REVENUE	7,670.00	
TOTAL LIABILITIES		8,377.8
		0,377.0
RESERVE		
CCUMULATED GENERAL	176,057.13	
/Y GENERAL RESERVE SURPLUS/(DEFICIT)	22,483.90	
TOTAL RESERVE		198,541.0
OPERATING SURPLUS (DEFICIT)		
CCUMULATED SURPLUS (DEFICIT)	8,523.95	
URRENT YEAR RESERVE EQUITY	(22,483.90)	
URRENT SURPLUS/(DEFICIT)	24,211.19	



# 347A VISTOSO- SIENA BALANCE SHEET 10/31/2022

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# TOTAL SURPLUS/(DEFICIT)

**TOTAL LIABILITIES & EQUITY** 

10,251.24

217,170.07



# 347A VISTOSO- SIENA STATEMENT OF REVENUES & EXPENSES 10/31/2022

ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	ANN BUD
		<b>2</b>		INCOME				
3,835	3,965	(130)	4000P	PARCEL ASSESSMENTS	38,935	39,650	(715)	47,5
9	0	<b>)</b> 9	4070	LATE FEE INCOME	61	0	<b>6</b> 1	,
30	0	30	4950	REBILL FEE	90	0	90	
(1,995)	(1,995)	0	P6010	GENERAL RESERVE TRANSFER	(19,950)	(19,950)	0	(23,9
(241)	(241)	0	P6099	P/Y RSV ALLOCATIONS	(2,410)	(2,410)	0	(2,8
1,638	1,729	(91)		TOTAL INCOME	16,726	17,290	(565)	20,7
				EXPENSES				
				ADMINISTRATIVE				
21	25	(5)	P5090	INSURANCE	144	250	(107)	
21	25	(5)		TOTAL ADMINISTRATIVE	144	250	(107)	:
				UTILITIES				
0	42	(42)	P5100	WATER/SEWER	0	420	(420)	ł
41	38	3	P5120	ELECTRIC	385	380	5	
41	80	(39)		TOTAL UTILITIES	385	800	(415)	1
				LANDSCAPING				
685	767	(82)	P5200	LANDSCAPE CONTRACT	6,790	7,670	(880)	9,2
0	8	(8)	P5220	IRRIGATION REPAIRS	0	80	(80)	
685	775	(90)		TOTAL LANDSCAPE	6,790	7,750	(960)	9,
				POOL/SPA/CLUBHOUSE				
160	167	(7)	P5350	FOUNTAIN MAINTENANCE	2,080	1,670	410	2,
160	167	(7)		TOTAL POOLS	2,080	1,670	410	2,
				GATES				
260	215	45	P5500	GATE MAINTENANCE CONTRACT	2,430	2,150	280	2,
0	42	(42)	P5511	GATE REPAIRS	1,231	420	811	
104	92	12	P5517	GATE PHONE	1,058	920	138	1,
364	349	15		TOTAL GATES	4,719	3,490	1,229	4,
				COMMONAREA				
0	225	(225)	P5739	STREET SWEEPING	212	900	(688)	
0	50	(50)	P5770		0	500	(500)	1
223	133	90	P5800	COMMON AREA MAINTAINENCE	668	1,330	(662)	1, 
223	408	(185)		TOTAL COMMON AREA	880	2,730	(1,850)	3,
1,493	1,804	(311)		TOTAL OPERATING EXPENSES	14,998	16,690	(1,692)	19,
	(75)	220		OPERATING FUND SURPLUS/(DEFICIT)	1,728	600	1 1 2 0	
145	(75)	220			1,720	000	1,128	



# 347A VISTOSO- SIENA STATEMENT OF REVENUES & EXPENSES 10/31/2022

********	CURRENT PERIOD	***********			********	YEAR-TO-DATE	*********	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				RESERVE FUND				
				ΙΝΟΟΜΕ				
1,995 0	1,995 8	0 (8)	P7010 P7034	PARCEL TRANSFER TO RESERVES INTEREST RESERVE FUNDS	19,950 124	19,950 80	0 44	23,940 100
241	241	0	P7099	P/Y RSV ALLOCATIONS	2,410	2,410	0	2,890
2,236	_2,244	(8)		TOTAL RESERVE INCOME	22,484	22,440	44	26,930
				EXPENDITURES				
0	1,983	(1,983)	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	19,830	(19,830)	23,793
0	1,983	(1,983)		TOTAL RESERVE EXPENDITURES	0	19,830	(19,830)	23,793
2,236	261	1,975		RESERVE FUND SURPLUS/(DEFICIT)	22,484	2,610	19,874	3,137



# 347A VISTOSO- SIENA STATEMENT OF OPERATIONS 10/31/2022

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
INCOME													
PARCEL ASSESSMENTS LATE FEE INCOME REBILL FEE GENERAL RESERVE TRANSFER P/Y RSV ALLOCATIONS	\$ 3,965 0 (1,995) (241)	\$ 3,965 0 (1,995) (241)	\$ 3,965 0 (1,995) (241)	\$ 3,770 0 (1,995) (241)	\$ 3,965 0 (1,995) (241)	\$ 3,965 0 (1,995) (241)	\$ 3,835 52 60 (1,995) (241)	\$ 3,835 0 (1,995) (241)	\$ 3,835 0 (1,995) (241)	\$ 3,835 9 30 (1,995) (241)	\$ 0 0 0 0 0	\$0 0 0 0 0	\$ 38,935 61 90 (19,950) (2,410)
TOTAL INCOME	\$ 1,729	\$ 1,729	\$ 1,729	\$ 1,534	\$ 1,729	\$ 1,729	\$ 1,711	\$ 1,599	\$ 1,599	\$ 1,638	\$ 0	\$ 0	\$ 16,726
EXPENSES													
ADMINISTRATIVE													
INSURANCE	\$ 0	\$ 0	\$ 0	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$21	\$ 21	\$0	\$ 0	\$ 144
TOTAL ADMINISTRATIVE	\$ 0	\$0	\$0	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$0	\$0	\$ 144
UTILITIES													
ELECTRIC	\$ 46	\$ 43	\$ 42	\$ 42	\$ 43	\$ 44	\$ 0	\$ 43	\$ 42	\$ 41	\$ 0	\$ 0	\$ 385
TOTAL UTILITIES	\$ 46	\$ 43	\$ 42	\$ 42	\$ 43	\$ 44	\$ 0	\$ 43	\$ 42	\$ 41	\$0	\$ 0	\$ 385
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 654	\$ 655	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$0	\$ 0	\$ 6,790
TOTAL LANDSCAPE	\$ 654	\$ 655	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$0	\$ 0	\$ 6,790
POOL/SPA/ CLUBHOUSE													
FOUNTAIN MAINTENANCE	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 640	\$ 160	\$ 160	\$0	\$ 0	\$ 2,080
TOTAL POOLS/SPA/CLUBHOUSE	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 640	\$ 160	\$ 160	\$0	\$0	\$ 2,080
GATES													
GATE MAINTENANCE CONTRACT GATE REPAIRS GATE PHONE	\$ 305 0 104	\$ 260 0 103	\$ 260 415 104	\$ 305 0 114	\$ 260 300 114	\$ 260 0 104	\$0 0 104	\$ 260 516 104	\$ 260 0 104	\$ 260 0 104	\$0 0 0	\$0 0 0	\$ 2,430 1,231 1,058
TOTAL GATES	\$ 409	\$ 363	\$ 779	\$ 419	\$ 674	\$ 364	\$ 104	\$ 880	\$ 364	\$ 364	\$0	\$ 0	\$ 4,719
COMMONAREA													
STREET SWEEPING COMMON AREA MAINTAINENCE	\$ 212 0	\$0 0	\$0 0	\$0 223	\$ 0 0	\$ 0 0	\$ 0 223	\$ 0 0	\$0 0	\$0 223	\$0 0	\$0 0	\$212 668
TOTAL COMMON AREA	\$ 212	\$ 0	\$ 0	\$ 223	\$ 0	\$ 0	\$ 223	\$ 0	\$ 0	\$ 223	\$ 0	\$ 0	\$ 880
TOTAL OPERATING EXPENSES	\$ 1,481	\$ 1,221	\$ 1,666	\$ 1,549	\$ 1,582	\$ 1,274	\$ 1,193	\$ 2,269	\$ 1,272	\$ 1,493	\$ 0	\$ 0	\$ 14,998
OPERATING FUND SURPLUS/(DEFICIT)	\$    248 	\$    508 	\$    63	\$ (15)	\$    147	\$    455 	\$    518 	\$   (670)	\$    327 	\$    145 	\$ 0	\$ 0 	\$ 1,728
RESERVE FUND													
ΙΝΟΟΜΕ													
PARCEL TRANSFER TO RESERVES INTEREST RESERVE FUNDS P/Y RSV ALLOCATIONS	\$ 1,995 15 241	\$ 1,995 14 241	\$ 1,995 15 241	\$ 1,995 15 241	\$ 1,995 16 241	\$ 1,995 16 241	\$ 1,995 15 241	\$ 1,995 17 241	\$ 1,995 0 241	\$ 1,995 0 241	\$0 0 0	\$0 0 0	\$ 19,950 124 2,410
TOTAL RESERVE INCOME	\$ 2,251	\$ 2,250	\$ 2,251	\$ 2,251	\$ 2,252	\$ 2,252	\$ 2,251	\$ 2,253	\$ 2,236	\$ 2,236	\$ 0	\$ 0	\$ 22,484
EXPENDITURES													
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$0



# 347A VISTOSO- SIENA STATEMENT OF OPERATIONS 10/31/2022

		Fahrung	Marak	A			1.1.	A	Orataashaa	Ostakas	Navashaa	Deservices	
	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
RESERVE FUND SURPLUS/(DEFICIT)	\$ 2,251	\$ 2,250	\$ 2,251	\$ 2,251	\$ 2,252	\$ 2,252	\$ 2,251	\$ 2,253	\$ 2,236	\$ 2,236	\$ 0	\$ 0	\$ 22,484

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#### Delinquent & Prepaid Resident Report 347A VISTOSO- SIENA Report Date: 10/31/2022

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# **FirstService**

RESIDENTIAL Project: 34-

Management Co:

Unit Resident	Collecti	Collection Status						
Co-Resident								
Charge Code	Date	Current	30 Days	60 Days	90 Days	180 Days	365 Days	Balance

	Project Totals:	0.00	200.00	0.00	110.00	0.00	69.65	379.65
		0.00	0.00	0.00	-298.00	0.00	0.00	-298.00
PQ PARCEL FEE		0.00	200.00	0.00	110.00	0.00	69.65	379.65
		0.00	0.00	0.00	-298.00	0.00	0.00	-298.00
	Total Units:	0	2	0	3	0	1	5

AD-Account in Dispute AT-At the Attorney B2-BK Discharged CD-COVID DISPUTE CL-Cleared FS-Funds Sent IC-In Collections IE-In Escrow

DL-PL DEMAND LETTER DM-Demand Letter

B3-BK Terminated BF-Bank Foreclosure BY-Bankruptcy

FD-PL FINAL DEMAND FP-Foreclosure Notice LP-PL LIEN PLACED MM-MM At Attorney OC-Ownership Notes



**OTHER ASSETS** 

# 347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 10/31/2022

ASSETS		
OPERATING FUNDS		
JS BANK - OPERATING CHECKING	569,837.26	
OPERATING - US BANK	44.65	
JS BANK SAVINGS	10,021.16	
METROPOLITAN BANK - SAVINGS	599,890.84	
TOTAL OPERATING FUNDS		1,179,793.9 <sup>,</sup>
RESERVE FUNDS		
RESERVE SIENA BANK OZK	198,540.67	
RESERVE RBC WEALTH MGMT	961,980.05	
RESERVE RBC CASH PLUS MM	15,217.26	
RESERVE SIGNATURE BANK MM	250,081.70	
	249,950.47	
RESERVE ENTERPRISE BANK MMA	250,778.90	
	250,318.11	
RESERVE PACWEST BANK - MM	250,104.65	
	404,773.11	
RESERVE CIT BANK MMA	242,691.63	
	178,571.76	
RESERVES - ACCRUED INTEREST	3,493.81	
TOTAL RESERVE FUNDS		3,256,502.1
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	
TOTAL DEPOSITS		3,024.2
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	303,047.20	
ACCOUNTS RECEIVABLE - PARCELS	379.65	
PRE-LEGAL RECEIVABLE	50,030.27	
CONTINGENT PAYABLE	(50,030.27)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(92,860.40)	
TOTAL ACCOUNTS RECEIVABLE		210,566.4



# 347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 10/31/2022

13,578.75		
		TOTAL OTHER ASSETS
4,663,465.45 		TOTAL ASSETS
3,387.23	3 387 23	OPERATING LIABILITIES
	65,177.91	ACCRUED EXPENSES
•	115,598.80	PREPAID ASSESSMENTS
298.00	298.00	PREPAID ASSESSMENTS - PARCELS
9,075.00	•	REFUNDABLE DEPOSIT KEYS
•	446,608.50	
•	20,406.62 29,967.00	JNCLAIMED PROPERTY SECURITY DEPOSITS
	29,967.00	BECORITY DEPOSITS
690,519.0		TOTAL OPERATING LIABILITIES
		RESERVE
-	3,065,909.28	
90,593.20	190,593.20	C/Y GENERAL RESERVE SURPLUS/(DEFICIT)
3,256,502.4		TOTAL RESERVE
		OPERATING SURPLUS (DEFICIT)
72,903.67	872,903.67	ACCUMULATED SURPLUS (DEFICIT)
	(190,593.20)	CURRENT YEAR RESERVE EQUITY
34,133.44	34,133.44	CURRENT SURPLUS/(DEFICIT)
716,443.9		TOTAL SURPLUS/(DEFICIT)
4,663,465.4		TOTAL LIABILITIES & EQUITY



ACTUAL	URRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	ANNI BUDO
				ΙΝΟΟΜΕ				
161,772	152,853	8,919	4000	ASSESSMENT INCOME	1,575,393	1,528,530	46,863	1,834,24
3,835	3,965	(130)	4000P	PARCEL ASSESSMENTS	38,935	39,650	(715)	47,58
56,703	58,932	(2,229)	4001	COMMERCIAL DUES	584,180	589,320	(5,140)	707,18
1,023	175	848	4030	INTEREST INCOME	3,455	1,750	Ì,705	2,10
658	1,417	(759)	4050	COLLECTION COST REIMBURSEMENT	13,490	14,170	(680)	17,00
50	250	(200)	4050FR	FILE REVIEW FEE	1,200	2,500	(1,300)	3,00
0	58	(58)	4050MU	MONITOR TRUSTEE SALE	190	580	(390)	70
1,235	292	943	4050RR	FILE TRANSFER FEES	4,370	2,920	1,450	3,50
0	42	(42)	4050T	FORECLOSURE/TRUSTEE SALES	0	420	(420)	50
0	0	0	4055	RECOVERY-COLLECTION	964	0	964	
5,928	2,500	3,428	4070	LATE FEE INCOME	22,818	25,000	(2,182)	30,00
175	58	117	4075	NSF FEE	1,085	580	505	7
4,207	9,547	(5,340)	4205	BUILDER ASSESSMENT	82,967	95,470	(12,503)	114,50
459	1,250	(791)	4900	VIOLATION FINES	10,456	12,500	(2,044)	15,00
0	0	0	4922	KEYS	75	0	75	
0	333	(333)	4945	NEWSLETTER INCOME	275	3,330	(3,055)	4,0
8,400	3,167	5,233	4950	REBILL FEE	34,560	31,670	2,890	38,0
(58,333)	(58,333)	0	6010	GENERAL RESERVE TRANSFER	(583,330)	(583,330)	0	(700,0
(1,995)	(1,995)	0	P6010	GENERAL RESERVE TRANSFER	(19,950)	(19,950)	0	(23,94
(241)	(241)	0	P6099	P/Y RSV ALLOCATIONS	(2,410)	(2,410)	0	(2,8
183,876	174,270	9,606		TOTAL INCOME	1,768,722	1,742,700	26,022	2,091,2
				EXPENSES				
				ADMINISTRATIVE				
8,030	7,500	530	5000	MANAGEMENT FEE	77,857	75,000	2,857	90,0
3,201	4,000	(799)	5000RO	OFFICE LEASE	32,010	40,000	(7,990)	,
3,201	4,000	(199)	5000RO 5005	RESERVE STUDY	1,195	40,000	(7,990) (795)	48,0 2,3
-	22,917	2,318	5005 5007w	SALARIES & BENEFITS	193,400	229,170	. ,	2,3 275,0
25,235 8,130	3,167	4,963	5007W 5009A	REBILL FEE EXPENSE	34,470	31,670	(35,770) 2,800	275,0 38,0
175	58	4,903	5009A 5009B	NSF FEE EXPENSE	1,085	580	2,800	30,0 7
(9,363)	3,750	(13,113)	5009D 5010	LEGAL EXPENSE	14,873	37,500	(22,627)	45.0
(9,303)	250	(13,113) (250)	5010 5010C	LEGAL/ENFORCEMENT	14,073	2,500	(2,500)	43,0
0	1,000	(1,000)	50100	CC&R REVISIONS PROJECT	1,453	10,000	(8,548)	12,0
28	2,333	(2,305)	5020	LIEN/COLLECTION COST	19,177	23,330	(4,153)	28,0
20 50	2,333 250	(2,305)	5020 5020F	FILE REVIEW FEE	1,200	23,330 2,500	(1,300)	28,0
0	250 58	(200)	5020F 5020M	MONITOR TRUSTEE SALE	1,200	2,500	(1,300) (390)	5,0
1,235	292	943	5020101 5020RR	FILE TRANSFER FEE EXPENSE	4,370	2,920	. ,	3,5
1,235	42	(42)	5020KK 5020T	FORECLOSURE/TRUSTEE SALES	4,370	2,920 420	1,450 (420)	5,5
0	875	( )	50201	AUDIT/TAX PREPARATION	0		. ,	
0	125	(875) (125)	5030 5033F	ADVERTISING	626	8,750 1,250	(8,750) (624)	10,5 1,5
35	35	(123)	5033F 5037	BANK CHARGES & CC FEES	350	350	(024)	4
56	83	(27)	5037	WEBSITE	655	830	(175)	1,0
7,541	5,553	1,988	5039 5040	ADMINISTRATION	75,323	55,530	19,793	66,6
7,541	5,553 0	1,900	5040 5043	BILLING STATEMENTS	136	55,530 0	136	00,0
121	83	38	5043 5046	NEWSLETTER	1,315	830	485	1,0
763	1,125	(362)	5040 5047B	OFFICE EQUIPMENT RENTAL	9,943	11,250	(1,307)	13,5
420	333	(362) 87	5047Б 5048	OFFICE EQUIPMENT RENTAL	9,943 2,064	3,330	(1,307)	4,0
420 0	250	(250)	5048 5052	PRINTING	2,064 932	3,330 2,500	(1,266) (1,568)	4,0 3,0
0	250 0	(250) 0	5052 5055	MEETING EXPENSE	932 17,417	2,500	(1,568)	3,0 16,0
0				POSTAGE				4,3
0	364 208	(364)	5059 5063	MILEAGE	4,017 1,183	3,640 2,080	377 (897)	4,3 2,5
0	208 417	(208)	5065	PROFESSIONAL FEES	4,935	2,080 4,170		2,5
		(417)					765	
0	8	(8)	5065S	STATUTORY AGENT FEE	0	80	(80)	1
0	125	(125)	5068	GIFTS PROPERTY TAXES	34	1,250	(1,216)	1,5
459	42	417	5070		819	420	399	5
(450)	583	(1,033)	5080	CORPORATE TAXES	4,475	5,830	(1,355)	7,0
6	3,333	(3,327)	5088	BAD DEBT EXPENSE	23,156	33,330	(10,174)	40,0
2,695	2,453	242	5090 5000D		26,761	24,530	2,231	29,4
0	417	(417)	5090D		0	4,170	(4,170)	5,0
1,572	417	1,155	5099 D5000	MISCELLANEOUS EXPENSE	3,463	4,170	(707)	5,0
21	25	(5)	P5090	INSURANCE	144	250	(107)	3
49,961	62,670	(12,709)		TOTAL ADMINISTRATIVE	559,026	642,700	(83,674)	768,0
-	-				, -		/	, -

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# 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 10/31/2022

ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	
				UTILITIES				
21,885	16,667	5,218	5100	WATER/SEWER	158,900	166,670	(7,770)	20
2,574	4,333	(1,759)	5120	ELECTRIC	35,931	43,330	(7,399)	5
38 0	38 21	0 (21)	5125 5140	GAS SANITATION	319 45	380 210	(61) (165)	
280	458	(178)	5140	TELEPHONE	3,090	4,580	(1,490)	
542	183	359	5151B	INTERNET	2,604	1,830	774	
0	54	(54)	5152	ALARM MONITORING	465	540	(75)	
0	42	(42)	P5100	WATER/SEWER	0	420	(420)	
41	38	3	P5120		385	380	5	
25,360	21,834	3,526		TOTAL UTILITIES	201,740	218,340	(16,600)	26
				LANDSCAPING				
101,111	90,833	10,278	5200	LANDSCAPE CONTRACT	1,001,246	908,330	92,916	1,09
0	417	(417)	5210	LANDSCAPE SUPPLIES/MATERIAL	125	4,170	(4,045)	-
0 0	4,167 1,667	(4,167) (1,667)	5218 5220	MAJOR PROJECTS IRRIGATION REPAIRS	24,348 25,327	41,670 16,670	(17,322) 8,657	5
0	1,007	(1,667)	5220 5222	BACKFLOW INSPEC/RRPS	25,327 242	1,670	(1,428)	2
5,960	1,667	4,293	5240	TREE TRIMMING/REMOVAL	27,250	16,670	10,580	2
0	208	(208)	5250	EXTERMINATING	0	2,080	(2,080)	
685	767	(82)	P5200	LANDSCAPE CONTRACT IRRIGATION REPAIRS	6,790	7,670	(880)	
0	8	(8)	P5220		0	80	(80)	
107,756	99,901	7,855		TOTAL LANDSCAPE	1,085,328	999,010	86,318	1,19
				POOL/SPA/CLUBHOUSE				
160	167	(7)	P5350	FOUNTAIN MAINTENANCE	2,080	1,670	410	
160	167	(7)		TOTAL POOLS	2,080	1,670	410	
				GATES				
260	215	45	P5500	GATE MAINTENANCE CONTRACT	2,430	2,150	280	
0	42	(42)	P5511	GATE REPAIRS	1,231	420	811	
104	92	12	P5517	GATE PHONE	1,058	920	138	
364	349	15		TOTAL GATES	4,719	3,490	1,229	
				COMMON AREA				
0	833	(833)	5700	BUILDING MAINTENANCE	400	8,330	(7,930)	1
174	83	91	5700K	KEYS/LOCK REPAIR	4,886	830	4,056	
0	83	(83) 2,099	5711 5722	PAINTING MAINT ELECTRIC REPAIRS/SUPPLIES	0	830	(830)	1
3,315 0	1,216 167	(167)	5740	SIGN MAINTENANCE	8,654 0	12,160 1,670	(3,506) (1,670)	1
1,612	667	945	5769A	JANITORIAL	18,111	6,670	11,441	
0	0	0	5770	GENERAL MAINTENANCE	600	0	600	
1,678	1,833	(156)	5774	PET WASTE REMOVAL	16,775	18,330	(1,555)	2
1,246 0	1,500 500	(254) (500)	5779CC 5794A	SECURITY PATROL SIDEWALK REPAIR	7,494 0	15,000 5,000	(7,506) (5,000)	1
0	833	(708)	5800	COMMON AREA MAINTENANCE/REPAIRS	2,297	8,330	(6,033)	1
125	667	(667)	5845	PARK MAINT	4,258	6,670	(2,412)	
125 0	000	(333)	5850	EXTERMINATING	4,334	3,330	1,004	
0 0	333		5895	TENNIS COURT MAINTENANCE	3,600 212	6,330	(2,730)	
0 0 0	633	(633)						
0 0 0 0	633 225	(225)	P5739	STREET SWEEPING GENERAL MAINTENANCE		900 500	(688) (500)	
0 0 0	633			GENERAL MAINTENANCE COMMON AREA MAINTAINENCE	0 668	900 500 1,330	(688) (500) (662)	
0 0 0 0	633 225 50	(225) (50)	P5739 P5770	GENERAL MAINTENANCE	0	500	(500)	



ACTUAL CURRENT PE	RIOD	 ACTL	YEAR-TO-DATE	OVER (UNDER)	ANN BUD



CURRENT PERIOD	**********		*********	YEAR-TO-DATE	********	ANNUAL
BUDGET	OVER (UNDER)		ACTUAL	BUDGET	OVER (UNDER)	BUDGET
(20.407)	12.311	OPERATING FUND SURPLUS/(DEFICIT)	(156.459)	(218.720)	62.261	(259,080)
( -,, -,	,		(	( - ) )	,= • ·	(
		BUDGET OVER (UNDER)	BUDGET OVER (UNDER)	BUDGET OVER (UNDER) ACTUAL	BUDGET OVER (UNDER) ACTUAL BUDGET	BUDGET OVER (UNDER) ACTUAL BUDGET OVER (UNDER)



	RRENT PERIOD	******			********	YEAR-TO-DATE	********	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				RESERVE FUND				
				RESERVEFOND				
				INCOME				
58,333	58,333	0	7010	TRANSFER FROM OPERATING	583,330	583,330	0	700,000
(7,526)	0	(7,526)	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	(115,016)	0	(115,016)	0
4,923	1,667	3,256	7034	INTEREST RESERVE FUND	28,256	16,670	11,586	20,000
(10,850)	0	(10,850)	7037	BANK CHARGES/FEES - CAPITAL	(10,850)	0	(10,850)	0
1,995	1,995	0	P7010	PARCEL TRANSFER TO RESERVES	19,950	19,950	0	23,940
0	8	(8)	P7034	INTEREST RESERVE FUNDS	124	80	44	100
8,242	(1,000)	9,242	8537	BANK/INVESTMENT CHARGES	0	(10,000)	10,000	(12,000)
241	241	0	P7099	P/Y RSV ALLOCATIONS	2,410	2,410	0	2,890
55,358	61,244	(5,886)		TOTAL RESERVE INCOME	508.204	612,440	(104,236)	734,930
		(0,000)					(101,200)	
				EXPENDITURES				
0	833	(833)	8510	GENERAL RESERVE EXPENSE	0	8,330	(8.330)	10,000
Ő	2,644	(2,644)	8510R	RECREATIONAL COURTS	0	26,440	(26,440)	31,724
Ő	2,584	(2,584)	8520	PAINTING	0	25,840	(25,840)	31,003
0	318	(2,004)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	3,180	(3,180)	3,811
0	1,133	(1,133)	8526	FOUNTAIN REPLACEMENT	0	11,330	(11,330)	13,596
Ő	2,936	(2,936)	8530	ASPHALT SEAL COATING	0	29,360	(29,360)	35,226
0	6,523	(6,523)	8541	GRANITE REPLACEMENT	0	65,230	(65,230)	78,280
0	7,794	(7,794)	8543P	PARK FURNITURE REPLACEMENT	117,985	77,940	40,045	93,524
0	11,939	(11,939)	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	87,858	119,390	(31,532)	143,273
0	28,239	(28,239)	8575	IRRIGATION SYSTEMS	07,000	282,390	(282,390)	338,870
0	16,667	(16,667)	8578D	DRAINAGE	111,768	166,670	(54,902)	200,000
0	1,983	(1,983)	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	19,830	(19,830)	23,793
		(1,903)	F 03 10	PARCEL - GENERAL RESERVE EXPENSE			(19,000)	
0	83,593	(83,593)		TOTAL RESERVE EXPENDITURES	317,611	835,930	(518,319)	1,003,100
55,358	(22,349)	77,707		RESERVE FUND SURPLUS/(DEFICIT)	190,593	(223,490)	414,083	(268,170)



# 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 10/31/2022

	January	February	March	April	May	June	July	August	September	October	Novembe		cember		R-TO-DATE
INCOME															
ASSESSMENT INCOME PARCEL ASSESSMENTS COMMERCIAL DUES INTEREST INCOME COLLECTION COST REIMBURSEMENT FILE REVIEW FEE MONITOR TRUSTEE SALE FILE TRANSFER FEES RECOVERY-COLLECTION LATE FEE INCOME NSF FEE BUILDER ASSESSMENT VIOLATION FINES KEYS NEWSLETTER INCOME REBILL FEE GENERAL RESERVE TRANSFER GENERAL RESERVE TRANSFER P/Y RSV ALLOCATIONS	3,965 58,932 109 1,120 100 0 0 301 5,982 245 7,107 1,656 0 0 0 0 (58,333) (1,995) (241)	\$ 156,340 3,965 58,932 92 865 450 (185) 35 7,107 1,131 75 (630) (58,333) (1,995) (241)	3,965 58,932 200 0 149 (44) 0 25,267 350 0 0 (180) (58,333) (1,995) (241)	\$ 157,119 3,770 58,932 97 331 0 48 0 209 5,327 350 6,887 1,940 0 0 8,190 (58,333) (1,995) (241)	\$ 157,789 3,965 58,932 103 2,949 50 48 0 153 (18) 0 0 6,887 912 0 0 (60) (58,333) (1,995) (241)	3,965 56,019 123 355 0 0 0 152 (9) 0 6,887 1,456 0 0 0 (30) (58,333) (1,995) (241)	3,835 58,932 297 2,179 50 48 3,040 0 6,660 210 6,207 856 0 0 0 8,940 (58,333) (1,995) (241)	\$ 158,121 3,835 58,932 763 1,822 250 0 (95) 0 (70) (35) 6,207 1,037 0 (180) (58,333) (1,995) (241)	3,835 558,932 746 2,883 50 0 (753) 105 6,207 659 0 0 0 (180) (58,333) (1,995) (241)	\$ 161,772 3,835 56,703 1,023 658 50 0 1,235 0 5,928 175 4,207 459 0 0 8,400 (58,333) (1,995) (241)	\$ () () () () () () () () () () () () () (				1,575,393 38,935 584,180 3,455 13,490 1,200 1,200 1,200 4,370 964 22,818 1,085 82,967 10,456 82,967 10,456 (583,330) (19,950) (2,410)
TOTAL INCOME	\$ 184,492	\$ 167,930	\$ 184,235	\$ 182,631	\$ 171,140	\$ 165,882	\$ 188,463	\$ 170,019	\$ 170,054	\$ 183,876	\$ (	) (	<u> </u>	\$ 1 	1,768,722
EXPENSES															
ADMINISTRATIVE															
MANAGEMENT FEE OFFICE LEASE RESERVE STUDY SALARIES & BENEFITS REBILL FEE EXPENSE LEGAL EXPENSE LEGAL EXPENSE 'CC&R REVISIONS PROJECT LIEN/COLLECTION COST FILE REVIEW FEE MONITOR TRUSTEE SALE FILE TRANSFER FEE EXPENSE ELECTRONIC PAYMENT PLATFORM ADVERTISING BANK CHARGES & CC FEES WEBSITE ADMINISTRATION BILLING STATEMENTS NEWSLETTER OFFICE EQUIPMENT RENTAL OFFICE EXPENSE POSTAGE MILEAGE PROFESSIONAL FEES GIFTS PROPERTY TAXES CORPORATE TAXES BAD DEBT EXPENSE INSURANCE INSURANCE	\$ 7,489 3,201 0 20,157 10,290 245 10,473 305 1,012 100 0 2,655 0 0 35 155 0 0 35 155 0 0 35 155 0 0 35 155 0 0 35 155 0 0 35 155 0 0 35 155 0 0 35 155 0 0 2,465 10,290 0 0 2,655 10,020 0 0 2,655 10,020 0 0 0 0 2,655 10,020 0 0 0 0 0 0 0 0 2,655 10,020 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$7,525 3,201 0 19,518 (630) 35 2,540 0 80 450 48 0 (2,655) 56 14,738 0 (2,655) 56 14,738 0 121 1,247 171 0 350 2,912 209 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 7,535 3,201 0 20,377 (180) 0 2,124 443 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 7,575 3,201 0 18,819 8,190 350 0 0 0 0 48 48 0 0 0 355 56 7,428 0 0 121 980 0 0 300 0 0 300 0 0 2,975 0 0 4,925 0 0 2,695 0 0 2,695 0 0	\$7,598 3,201 0 22,767 (60) 0 1,794 540 0 50 48 0 0 0 355 566 7,566 0 121 980 658 0 0 0 0 0 26,695 0 0 21	$$ 8,009 \\ 3,201 \\ 1,195 \\ 18,612 \\ (30) \\ 0 \\ 0 \\ 850 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\$	\$8,034 3,201 0 21,066 8,880 210 0 13,351 50 47 3,040 0 0 356 7,525 0 121 1,108 0 0 0 356 497 0 0 0 0 0 0 0 2,695 0 0 21 0 0 21 0 0 0 0 0 0 0 0 0 0 0 0 0	$$ 8,025 \\ 3,201 \\ 0 \\ 14,750 \\ (120) \\ (35) \\ 4,720 \\ 0 \\ 1,823 \\ 250 \\ 0 \\ 0 \\ 1,823 \\ 250 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\$	\$ 8,037 3,201 0 12,098 0 12,098 0 2,883 50 1 190 0 0 35 56 8,261 0 0 121 1,150 116 0 0 270 0 0 1,195 0 0 0 7,080 0 0 0 7,080	$         \begin{tabular}{lllllllllllllllllllllllllllllllllll$			5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	77,857 32,010 1,195 193,400 34,470 1,085 14,873 1,453 19,177 1,200 190 4,370 0 626 555 75,323 136 5,323 136 5,323 136 5,323 136 4,315 9,943 2,064 932 2,17,417 4,017 1,1835 34 819 9 4,475 2,3,156 2,6,761 3,463
TOTAL ADMINISTRATIVE	\$ 60,676	\$ 52,417	\$ 64,398	\$ 57,717	\$ 48,840	\$ 59,578	\$ 70,458	\$ 43,791	\$ 51,190	\$ 49,961	\$ (	) :	6 0	\$	559,026
UTILITIES															
WATER/SEWER ELECTRIC GAS SANITATION TELEPHONE INTERNET ALARM MONITORING ELECTRIC TOTAL UTILITIES	\$ 17,129 4,684 30 0 352 165 68 46  \$ 22,475	\$ 12,791 4,140 30 0 352 271 68 43 	\$ 9,893 3,859 30 45 352 271 68 42  \$ 14,561	\$ 12,415 3,736 30 0 351 271 164 42 \$ 17,009	\$ 13,833 3,439 30 0 193 270 0 43  \$ 17,808	\$ 12,834 3,458 30 0 4 271 68 44 \$ 16,710	3,745 30 646 0 74 45	\$ 12,750 3,319 30 280 271 0 43  \$ 16,693	\$ 23,589 2,977 38 0 280 271 (46) (3) \$ 27,107	\$ 21,885 2,574 38 0 280 542 0 41 \$ 25,360	\$ () () () () () () () () () () () () () (	) ) ) ) )	0 0 0 0 0 0	\$  \$	158,900 35,931 319 45 3,090 2,604 465 385 201,740
LANDSCAPING	. , -														
LANDSCAPE CONTRACT LANDSCAPE SUPPLIES/MATERIAL MAJOR PROJECTS IRRIGATION REPAIRS BACKFLOW INSPEC/RRPS	\$ 96,431 0 2,850 1,013 0	\$ 96,430 125 17,998 0 0	\$ 101,111 0 0 1,644 0	\$ 100,611 0 0 0 0	\$ 101,111 0 0 773 0	\$ 101,111 0 0 0 0	\$ 101,111 0 21,898 0	\$ 101,111 0 3,500 0 0	\$ 101,111 0 0 242	\$ 101,111 0 0 0 0	\$ () () () ()	) ) )	6 0 0 0 0 0	<b>\$</b> 1	1,001,246 125 24,348 25,327 242



# 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 10/31/2022

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
TREE TRIMMING/REMOVAL LANDSCAPE CONTRACT	0 654	2,490 655	7,210 685	9,300 685	1,310 685	0 685	980 685	0 685	0 685	5,960 685	0 0	0 0	27,250 6,790
TOTAL LANDSCAPE	\$ 100,948	\$ 117,698	\$ 110,650	\$ 110,596	\$ 103,878	\$ 101,796	\$ 124,674	\$ 105,296	\$ 102,038	\$ 107,756	\$0	\$ 0	\$ 1,085,328
POOL/SPA/ CLUBHOUSE													
FOUNTAIN MAINTENANCE	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 640	\$ 160	\$ 160	\$ 0	\$ 0	\$ 2,080
TOTAL POOLS/SPA/CLUBHOUSE	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 640	\$ 160	\$ 160	\$ 0	\$ 0	\$ 2,080
GATES													
GATE MAINTENANCE CONTRACT GATE REPAIRS GATE PHONE	\$ 305 0 104	\$ 260 0 103	\$ 260 415 104	\$ 305 0 114	\$ 260 300 217	\$ 260 0 1	\$0 0 104	\$ 260 516 104	\$ 260 0 104	\$ 260 0 104	\$ 0 0 0	\$ 0 0 0	\$ 2,430 1,231 1,058
TOTAL GATES	\$ 409	\$ 363	\$ 779	\$ 419	\$ 777	\$ 261	\$ 104	\$ 880	\$ 364	\$ 364	\$ 0	\$ 0	\$ 4,719
COMMONAREA													
BUILDING MAINTENANCE KEYS/LOCK REPAIR ELECTRIC REPAIRS/SUPPLIES JANITORIAL GENERAL MAINTENANCE PET WASTE REMOVAL SECURITY PATROL COMMON AREA MAINTENANCE/REPAIRS PARK MAINT EXTERMINATING	\$ 0 0 1,897 0 1,678 526 250 693 365	\$ 0 829 1,897 0 1,678 812 0 0 483	\$ 0 2,119 0 1,897 0 1,678 766 125 0 217	\$ 0 0 1,897 0 1,678 886 0 0 717	\$ 0 110 910 1,897 0 1,678 526 696 0 954	\$ 0 299 0 1,897 0 1,678 600 0 0 596	\$ 400 0 1,897 0 1,678 886 545 0 544	\$ 0 0 1,612 600 1,678 766 266 2,340 220	\$ 0 2,184 3,600 1,612 0 1,678 480 290 1,225 239	\$ 0 174 3,315 1,612 0 1,678 1,246 125 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0	\$ 400 4,886 8,654 18,111 600 16,775 7,494 2,297 4,258 4,334
TENNIS COURT REPAIR STREET SWEEPING	600 212	600 0	600 0	600 0	600 0	600 0	0	0	0	0	0	0	3,600 212
COMMON AREA MAINTAINENCE	0	0	0	223	0	0	223	0	0	223	0	0	668
TOTAL COMMON AREA	\$ 6,221	\$ 6,298	\$ 7,402	\$ 6,000	\$ 7,370	\$ 5,669	\$ 6,171	\$ 7,481	\$_11,306	\$ 8,372	\$ 0	\$ 0	\$ 72,289
TOTAL OPERATING EXPENSES	\$ 190,888	\$ 194,632	\$ 197,949	\$ 191,901	\$ 178,834	\$ 184,174	\$ 227,888	\$ 174,780	\$ 192,165	\$ 191,972	\$ 0	\$ 0	\$ 1,925,182
OPERATING FUND SURPLUS/(DEFICIT)	\$ (6,397)	\$ (26,702)	\$ (13,713)	\$ (9,270)	\$ (7,694)	\$ (18,291)	\$ (39,425)	\$ (4,761)	\$ (22,110)	\$ (8,096)	\$ 0	\$ 0	\$ (156,459)
RESERVE FUND													
INCOME													
TRANSFER FROM OPERATING UNREALIZED GAIN/(LOSS) ON INVEST INTEREST RESERVE FUND BANK CHARGES/FEES - CAPITAL PARCEL TRANSFER TO RESERVES INTEREST RESERVE FUNDS P/Y RSV ALLOCATIONS	\$ 58,333 (15,950) 2,410 0 1,995 15 241	\$ 58,333 (6,502) 2,246 0 1,995 14 241	\$ 58,333 (25,559) 2,558 0 1,995 15 241	\$ 58,333 (19,709) 2,358 0 1,995 15 241	\$ 58,333 5,035 7,453 0 1,995 16 241	\$ 58,333 (9,814) (1,942) 0 1,995 16 241	\$ 58,333 12,461 3,343 0 1,995 15 241	\$ 58,333 (19,804) 781 0 1,995 17 241	\$ 58,333 (27,650) 4,125 0 1,995 0 241	\$ 58,333 (7,526) 4,923 (10,850) 1,995 0 241	\$ 0 0 0 0 0 0	\$ 0 0 0 0 0 0	\$ 583,330 (115,016) 28,256 (10,850) 19,950 124 2,410
TOTAL RESERVE INCOME	\$_47,045	\$_56,327	\$_37,584	\$_43,233	\$_73,074	\$_48,829	\$ 76,389	\$_41,564	\$_37,044	\$ 47,116	\$ 0	\$ 0	\$ 508,204
EXPENDITURES													
BANK/INVESTMENT CHARGES PARK FURNITURE REPLACEMENT PLAY STRUCTURE RPRS/ REPLACEMENT DRAINAGE	\$ 2,820 0 0 0	\$0 0 3,000	\$2 0 80,732	\$ 2,725 0 1,600	\$ 0 0 22,286	\$ 0 0 4,150	\$ 2,693 117,985 0 0	\$ 0 0 0	\$2 0 87,858 0	\$ (8,242) 0 0 0	\$ 0 0 0	\$ 0 0 0	\$0 117,985 87,858 111,768
TOTAL RESERVE EXPENDITURES	\$_2,820	\$_3,000	\$ 80,734	\$ 4,325	\$_22,286	\$ 4,150	\$ 120,678	\$ 0	\$ 87,860	\$ (8,242)	\$ 0	\$ 0	\$ 317,611
RESERVE FUND SURPLUS/(DEFICIT)	\$ 44,225	\$  53,327 	\$ (43,150) 	\$ 38,908 	\$  50,788 	\$ 44,679	\$ (44,289)	\$  41,564 	\$ (50,816) 	\$  55,358 	\$ 0	\$ 0 	\$    190,593 



# 2022 RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

Updated 11.29.22

											RESS AN	
_	code	component #		RFP sent	budget	contract \$	JAN	FEB	MAR	APR	MAY	JUI
	8525	102	Monument Refurbish (2019)		x3850							
			Street Lights - repaint (2021)									
			Street Lights - repaint (2021)									
	8520	122			x68000							
			Asphalt seal repair									
	8530	150		6/22	8,320							
			Asphalt seal repair (2019)									
	8530	152		6/22	6,240							
			Drainage Mitgate/Repair									
				See								
	3578D	100 ( \)			200,000	102 019		2 000	80,732	1 600	22,286	1 10
-	5780	190 (A)		comments	200,000	103,018		3,000	80,732	1,600	22,280	4,15
			Assistant Descriptions									
			Asphalt - Resurface									
	0500	200		c /22								
	8530	200	Deals From Store Deals concert	6/22	x3600	40.000						
2	3543P	270	Park Furniture Replacement	3/22	5,930	10,200						
			Irrigation Replacement System(Innovation	0 /0 0								
	8575	320	Pk)	8/22	x202000							
			Londonno monito. Donlaniata (A)									
	8541	322	Landscape granite - Replenish (A)		x215000							
	3543P	500	Park Furniture Replacement (2021)	3/22	17,500	27,780						
	3543P	700	Park Furniture Replacement (2021)	3/22	13,100	21,885						
		760										
-	3543P	760	Park Furniture Replacement (2021)	3/22	36,000	62,990						
	0510	774	Disversion of Trust Devices on the Wildlife	2/22	2 4 2 0	4 000						
	8510	774	Playground Turf Replacement - Wildlife	3/22	3,120	4,000						
	8550	776	Shade Sails - Replace Wildlife Ridge	3/22	10,100	13,140						
			Landscape granite - Replenish (C)									
	8541	1030			x79000							
			Irrigation System - Replace									
	8575	1032		8/22	140,000							
_	8550	1052	Shade Sails - Torreno	3/22	11,500	17,384						
_		1000		0, LL	11,000	11,304						
			Fence & Rails - Repaint									
	8520	1083		1/22	2,910	2,166						
1.1	0020	1000		1/22	2,310	2,100						

PENDITURES						running	% of	
JN JUL	AUG	SEP	ОСТ	NOV	DEC	total	budget2	comments
DEFERRED TO 20	023					-	#VALUE!	Projected completion of project 2023.
DEFERRED								Street Lighting Engineer is working on a demo project for the board. This project has been recommended by the the Engineer, board and ALRC to place project on hold until a clear direction is decided upon. Board engaged Monrad Engineering to perform a demo project of 10 streetlights. Mountain Power Electric Contractors is in the process of ordering the 10 fixtures for the Demo Project.
DEFERRED TO 20 DEFFERED TO 20						-	0.0%	Proposals will be submitted to the board for review & consideration at the August 2022 meeting . Board tabled until the September 29 board meeting. Proposals will be presented to the Board at the December 8, 2022 for consideration. Project start date to be in 2023. Proposals will be submitted to the board for review & consideration at the August 2022 meeting . Board tabled until the September 29 board meeting. Proposals will be presented to the Board at the December 8, 2022 for consideration. Project start
150						- 111,768		date to be in 2023. Greenway Channel Project (\$80,732) RFP was sent out 9/21. Sunset Ridge Park (\$22,286), RFP sent out 3/2022. Project Administration Fee for Sunset Ridge Erosion (\$1,300) and 27 Mile Erosion (\$2,850). WLB has been engaged to update the design plans for 27 Mile. WLB has been egaged to design plans for Big View Ct Project.
DEFERRED TO 20	023					-		Proposals will be submitted to the board for review & consideration at the August 2022 meeting. Discussion on whether this part of the project should be defer to after completion of the 27 Mile Erosion project will take place at the August 2022 board meeting. Recommend to defer this project until after the Wildlife Fencing Project and the 27 mile Erosion project is completed.
7,600						7,600	128.2%	Furniture delivery expected by the end of November 2022.
DEFERRED TO 20	)23					-		Bids solicited in August 2022. After research and discussion it has been suggested to update the system. This topic is on the P&L agenda for discussion for November 3. This project is deferred until feedback and a revised RFP is developed.
DEFERRED TO 20	023					-		Placed on hold. Board requested 3 bids for project management to oversee this project. Board engaged FSR to oversee project. Projected completion of project 2024.
22,380						22,380	127.9%	Furniture delivery expected by the end of November 2022.
17,785						17,785		Furniture delivery expected by the end of November 2022.
48,040						48,040		Furniture delivery expected by the end of November 2022. Project in process, expected completion end on November 2022.
		13,140				13,140	130.1%	Sail Shades installed. Completed
DEFERRED TO 20	023					-		Placed on hold. Board requested 3 bids for project management to oversee this project.Projected completion of project 2023. Board engaged FSR to oversee project. Projected completiuon of project 2024.
DEFERRED TO 20	023					-	0.0%	Bids solicited in August 2022. After reserch and discussion it has been suggested to update the system. This topic is on the P&L agenda for discussion for November 3. This project is deferred until feedback and a revised RFP is developed.
		17,384				17,384	151.2%	Near completion.
						-	0.0%	Board placed project on hold and requested legal opinion on wall maintenance for sub-associations Stone Village and VH1. New bids will need to be solicted. Sub-committee has been formed to review all walls indentified in the reserve study. Bids are in the process of being solicited excluding the sub-associations walls for Stone Village and VH1. Proposals were tabled by board until September 29 meeting. Anticipated completion date December 9, 2022.

																Board placed project on hold and requested legal opinion on wail maintenance for sub-associations Stone Village and VH1. New bids will need to be solicted. Sub-committee has been formed to review all walls indentified in the reserve study. Bids are in the process of
		Metal Surface - Repaint														being solicited excluding the sub-associations walls for Stone Village and VH1. Proposals were tabled by the board until the
																September 29, 2022 meeting. Anticipated completion date
8520	1114		1/22	7,280	8,416										0.0%	November 18, 2022.
8510	1134	Payground Turf -Replace - Hohokam Park	3/22	10,600	7,500										0.0%	Project in process, expected completion end of November 2022.
8550	1138	Shade Sails - Replace Hohokam Park	3/22	23,700	19,831					1	19,831			19,831	83.7%	Shade Sails installed. Completed
																Third Degree, Management and the ALRC recommend that project
		Tennis Court - Replace							DEFERRED							is deferred due to the curent condition of the courts. It has been
																determined by Third Degree Recreation that the courts are in good
8565	1151			x12500										-		shape and repairs are not needed at thie time.
																Third Degree, Management and the ALRC recommend that project
		Tennis Court - Repaint							DEFERRED							is deferred due to the curent condition of the courts. It has been
05.65	1154															determined by Third Degree Recreation that the courts are in good shape and repairs are not needed at thie time.
8565	1154			x5510										-		
																Third Degree, Management and the ALRC recommend that project
		Tennis Windscreen - Replace							DEFERRED							is deferred due to the curent condition of the courts. It has been
8565	1156			x3120										_		determined by Third Degree Recreation that the courts are in good shape and repairs are not needed at thie time.
0505	1100			70120												Proposals will be submitted to the board for review &
																consideration at the August 2022 meeting . Board tabled until the
		Asphalt - Resurface														September 28 board meeting. Proposals will be presented to the
																Board at the December 8, 2022 for consideration. Project start
8530	1200		6/22	24,000					DEFERRED TO 20	23				-		date to be in 2023.
8543P	1206	Park Furniture - Replace (A)	3/22	7,100	11,610				9,210					9,210		Furniture delivery expected by the end of November 2022.
8550	1218	Shade Sails - Replace Sunset Ridge	3/22	11,000	14,858					1	14,858			14,858		Shade Sail Installed. Completed. Contractor notified the assocition that this project is scheduled for
																January/February 2023. Since there was an opeining in the
		Basketball - Refurnish Sunset Ridge														contractors schedule the project was schedule for the week of
8510	1220		3/22	16,400	9,958	x800								-		December 5, 2022.
8543P	1244	Park Furniture - Replace	3/22	15,000	34,685				23,970					23,970	159.8%	Furniture delivery expected by the end of November 2022.
																maintenance for sub-associations Stone Village and VH1. New bids
																will need to be solicted. Sub-committee has been formed to review
0500	4000															all walls indentified in the reserve study. Bids are in the process of being solicited excluding the sub-associations walls for Stone
8520	1320	Walls & Rails - Repaint														Village and VH1. Board tabled proposals until the September 29,
																2022 meeting. At the September meeting the Board appoved
																painting the bell tower only. Anticipated completion date December
0520		Decident Management Deciding	1/22	15,600	1,727									-		2, 2022.
8520 8575		Project Management - Painting Project Management - Irrigation Replacement			3,950 16,650	x1975 x8325								-		Covers Components #1114,#1154, #1083 & #1320 Covers Components #320 & #1032
8575		Project Management - Irrigation Replacement Project Management - Asphalt			4,200	x8325 x2100								-		Covers Components #320 & #1032 Covers Components #150, #200 & #700
0000	RESER	VE FUND EXPENDITURE TOTALS		585,400	<b>395,948</b>	- 3,000	80,732	1,600 22,286	4,150 128,985	-	65,213 -	-	- 3	- 05,966	#D17/0!	001010 0011p010110 # 100, #200 & #100
count	29					0,000		_,	.,			foot check	305,966		22.070	

### Additional Unbudgeted Reserve Fund Expenditures

			actual cost	reserve study	RS projected	posting	
GL code	component #	component description	amount	projection?	date	date	notes
8550	1214	Sunset Park swing set replacement	11,645	62,400	2034	Sept	swing set replaced early due to worn parts
8543P	1214	Sunset Park Playgrd. Rubber Bridge Repl.	x1500	62,400	2034	July	bridge replaced early due to damage
8543P	1048	Monticello Park Playground equipment	x11000	93,210	2025	Sept	???

count/totals	3	11,645	
RECONCILIATION			
combined total of budg	geted and unbudgeted project expenditure	es* 317,611	ОК
totalı	reserve fund expenses YTD from financi	ials 317,611	
*THE COMBINI	ED TOTALS OF THE BUDGETED PROJ	ECT EXPENDITU	RES AND
ADDITIONAL U	INBUDGETED RESERVE FUND EXPEN	IDITURES SHOUL	D BE
<b>RECONCILED W</b>	VITH THE PREVIOUS MONTH'S FINAI	NCIALS	

tes

### VCA Landscape Report November 2022

### **Irrigation**

• We repaired (1) 3" and (1) 2.5" irrigation main line leaks on RVB. (1) 2" irrigation main line and a valve manifold on Innovation roadside.

### Turf /Parks

Overseeding is complete and irrigation is currently being adjusted at all parks. Due to some Javalina damage at Sunset Ridge and Hohokam Park spot seeding has been necessary.

#### **Chemical**

• Posting application continues throughout VCA.

#### **Enhancement**

- Wildlife fencing project plants in temporary nursery are still secure.
  - a) Awaiting General contractor to complete work.
  - b) 11/23 and 11/28 AAA was contacted by TOV stating irrigation lines have been damaged by contractor at both Big Wash Overlook and Scenic Overlook.

Hohokam Park Tree removal and planting will be completed tomorrow. We need to finish stump grinding and protective fencing for trees

#### Proposals

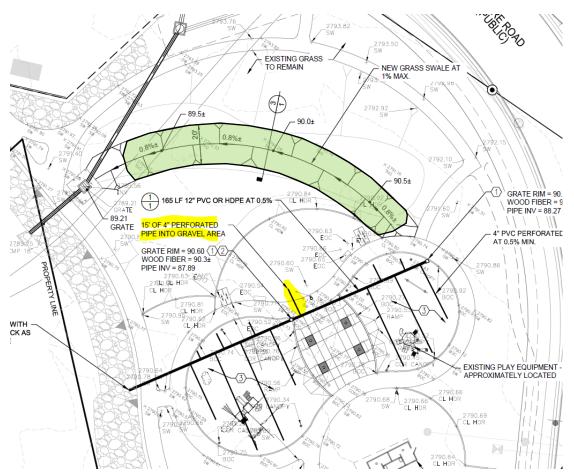
- AAA Tree division Tree removal next to 13780 N. High Mountain view.
- Watering Sunset Park during Basketball Court resurfacing.



### • Parcel Turnovers (In Progress)

#### • Valley Vista:

- We are waiting for approval of the repairs being done from the town of Oro.
- o Altera at Vistoso Trails (Mattamy John Ward)
  - Onsite Meeting November 10
    - Work on the drainage was completed in July. However the sod in the grass swale did not take and died. It has been seeded with additional Rye and Bermuda.
    - AAA has taken over maintenance of the grass as a transitionary measure and will send Mattamy a proposal for additional seeding.
    - Additional plantings will be completed by the end of November including x9 4' saguaro spears, one native tree.
    - Mattamy will contact us when planting is complete to have a completion meeting. They will also submit as-builts of the irrigation.





### • Bridal Veil Erosion (In progress)

- On August 26, Barbara and I met with Tracy Bogardus (Bogardus engineering), John Wise (WLB Engineering) and Paul Oland (Paradigm Land Design) to explain the proposed repair design concept.
  - Paradigm has agreed to the concept and will grant the necessary easements for our design.
  - However, a zoning change application for this parcel is with the Town and may present a challenge if not approved.
- Tracy Bogardus is working with WLB on the termination area into the Northern parcel.
- Tracy is still working on the drainage report and will get it to us asap.
- The proposal for phase 2 is still being created.

### • N. Big View Cul-de-sac (In Progress)

- This site is also referred to on the drainage inventory map (WLB) as site 9.
- WLB (John Wise) will be working on the plans the week of Dec 5, 2022.

### • Basketball Court Refurbish (In progress)

- The court will be started on Dec 5, 2022 and completed by Thursday, Dec 8.
  - Irrigation will be turned off to the grass immediately adjacent to the court prior to and after the resurfacing. This will require additional reseeding by AAA.

### • Painting (In progress)

- Facelift Painting started painting on Nov 7, 2022.
  - Refer to the Nov 18 paint report.



#### Progress as of Nov 30:

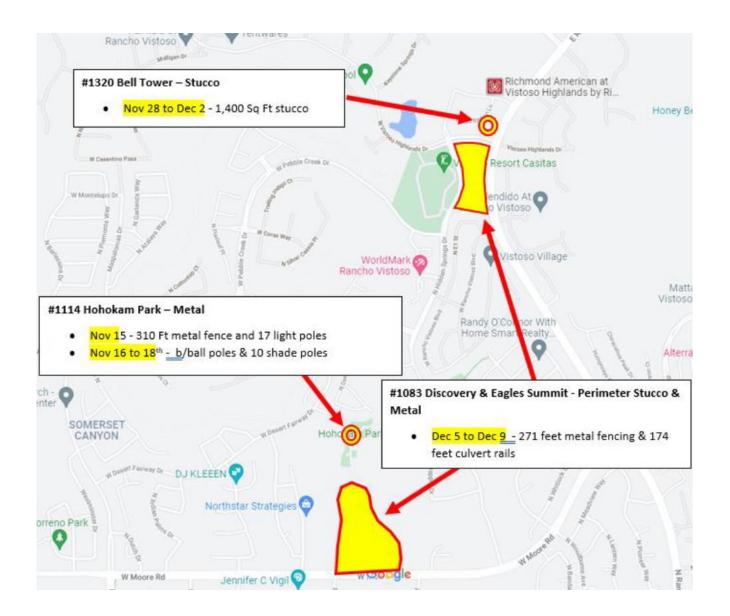
#1114 – Metal Surfaces – Repaint [Hohokam Park] (completed week of Nov 25))

• 310 LF of metal fence, (17) light poles, (2) basketball posts, and (10) metal posts for the shade sails.

- #1083 Fence & Rails Repaint [Perimeter areas of Discovery & Eagles Summit] (to be completed week of Dec 5)
  - 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).

- o #1320 Walls & Rails Repaint [Bell Tower] (completed week of Nov 28)
  - ~1,400 sq ft of stucco at the Bell Tower





### • 27 Mile Erosion Project (In progress)

- Barbara, John Wise and I met with the Town of Oro (John Spiker) to discuss the completed preliminary repair plans from WLB. John Spiker was happy with these plans.
- The RFP was completed and the scope of work endorsed by John Wise.
- o RFP status :
  - AAA (Declined to bid)
  - Borderland Contracting (Declined to bid)
  - Desert Earth Contracting (Declined to bid)
  - Rockridge Construction (Intending to bid)
  - Revegetation Services (Waiting for response)
  - Total Maintenance Erosion Control (Waiting for response)
  - John Wise sent the updated (not final) plans to the Association. These will be finalized and submitted to the TOV once a contractor is selected.
    - There may be some final tweaking to the plans after consultation with the contractor.

### • 2022 Asphalt Seal/Repair (In Progress)

- Ι
- Includes Wildlife Ridge, Hohokam, Big Wash & Sunset Parking Lots (pgs.)
- The RFP was sent to the following vendors:
  - Bates Paving
  - Roadrunner Paving
  - Sunland Asphalt
- I met onsite with all 3 Asphalt contractors on Nov 22 to clarify the bids.
- $\circ~$  I will be receiving the new updated bids the week of Nov 28 2022.



### • Irrigation Replacement (In progress)

#### • #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.
- I will be meeting with the landscape committee on Dec 1<sup>st</sup>, 2022 to discuss the style of landscape to be installed in these 2 areas.
  - The type and number of plants will determine the layout of the irrigation system.

### • Granite Replenishment (In progress)

• The Granite Replacement scope of work will be created to compliment the final plan for the irrigation replacement.

#### Architectural Landscape Review Committee November 9, 2022 Meeting Report

#### Pulte Landscaping and Hardscaping Plans -

The Pulte Landscape Architect provided a sample of the landscape rock for review. The landscape rock consisted of muted brown tones that were acceptable to comply with the VCA Guidelines.

#### Avilla Rental Residences – Lighting and Ground Covers –

The committee requested details on specific locations of the landscaping lighting, as well as the location of the larger gauge rip-rap and small gauge rock. The only information received to date was photography images of the landscape lighting types that will be located in the proposed development.

#### SmartWeb – Processing ARC Change Requests

First Service Residential' (FSR) continue efforts in streamlining the review process for residents and has shown the value of the software. Most important, the software program informs residents on the status of their request form.

#### ALRC's next monthly meeting is scheduled December 14 at 3 PM.

Present	Committee Member
Х	Gayle Lopez (Chair)
х	Caryn Hill
X	Tim O'Keefe

#### Website Transition

Tim Okeef is the new webmaster. He has administrator access and has been updating content like posting meeting minutes. Has identified and us working thru some quirks inherent with WordPress plugins.

#### Newsletter

Tim and Priscilla have worked out how best to do the newsletter. Priscilla will assume responsibility for issuing the newsletter in MailChimp. Tim will manage the website integration of the newsletter. All data collection features of the newsletter will be retained.

#### **December Articles:**

BOD – All BOD members will submit holiday recipes and associated memory.

MYN – Caryn will interview Commercial BOD director Rob Feltes.

Holiday Lights - reminder of when OK to put up and take down

Critter - Priscilla - will find our next critter

Gayle Lopez ComCom Chair

### November 22, 2022, VCA Finance Committee Report

As usual, the Committee had a very full agenda for its meeting, lasting two hours.

- Per the Committee's monthly mandate, we reviewed the previous month's financial statements.
  - A refund of \$10,000 from the Association's legal firm, Carpenter Hazlewood, for past collections overcharges had been received. It was inadvertently deposited to general legal expenses (#5010), but will be moved as a credit to the account "Lien/Collections" (#5020) next month.
  - Account #5040, formerly titled "Printing/Postage/Misc", is now titled, "Administration". It is being audited internally by VCA management to determine the cause of large, monthly overbudget expenses.
  - VCA management is working on a review of our MMAs to determine if we can improve our sub-par yields for some accounts.
  - It was noted by the Committee that there had not been any charges to Siena for water/sewer expenses for the year. Also, no charges for this account have ever been posted for the last two years.
- The Committee reviewed and discussed in detail a proposed Reserve Fund Policy. Several additions were suggested and added, and the Committee ultimately voted unanimously to recommend the policy to the Board at its next open session meeting.
- The Committee reviewed the updated Capital Reserve Tracking Tool, which monitors the progress of VCA's reserve fund projects for the year. While no projects were invoiced over the previous month, several projects are expected to be completed and invoiced prior to year-end. A number will also be deferred until next year.
- The Committee agreed to have a special meeting on December 2 to review the responses to RFPs, previously sent out at the end of October, for our wealth management/portfolio advisor search and review.

David Light Finance Committee Chair

#### **Governing Doc's Committee report for November 2022**

#### November 2, 2022 Committee Meeting

#### <u>Members</u>

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

The revised Design Guidelines that ALRC (and P & L) have been working were sent to "Legal" and a redline version was returned and the two committees are working on the final version to be presented to the BOD.

We discussed the timing for our initial Focus Group meetings with various sub-HOA's to determine their interest level in working with VCA on the CC&R revision project and other projects that are mutually beneficial. This is still a "work in progress".

The Town of Oro Valley used the Gordley Group to survey residents' opinions on numerous topics and Matt volunteered to contact the town to investigate the possibility of VCA utilizing their services. Cost/benefit of course will be a deciding factor.

2023 budget request: The VCA Board approved the budget with the Governing Documents Committee's request for funding.

- 3 special mailings for the CC&R's voting project \$16,500
- Advertising to support the 3 mailings \$2,250
- Additional legal (Wendy Ehrlich) final revision work and CH on the declarant's rights issue \$4,025
- \$1,500 to complete map project

Matt

#### **Nomination & Election Committee**

November 7, 2022 Meeting Report

#### Committee Charter -

First Service Residential (FSR) staff reviewed the committee charter with committee members to refresh everyone on the purpose of the committee and the processes/events occurring prior to a Vistoso Community Association Board of Directors election.

#### Binder Review - Committee Actions - Calendar of Events -

The committee reviewed the processes/events calendar in preparation of the 2023 Board election. FSR staff noted the calendar will be updated and edited to reflect necessary changes in the upcoming 2023 Board election.

#### Auditing Ballots – Pending Auditor Designee

First Service Residential' (FSR) and Committee members agreed a ballot audit and outside designee should exist in the 2023 Board election. The objective is to insure VCA voting members that a comprehensive and accurate election process was implemented.

#### Nomination/Election committee next meeting is scheduled December 12 at 2 PM.

#### Parks and Landscape Committee Report Thursday November 3rd, 2022 3:15 pm via Zoom Report to ALRC 10/9/22 and VCA Board 12/8/22

In attendance: Chair Susan Wood, Members, Joan Sauer, Sheryl Forte, Lynn Huebner, and Debbie Gann Staff: Priscilla Harris, Barbara Doust Guests: Tracy Phillips, Dan Sturmon

Called to order at 3:18 pm.

Adopted amended agenda, added Pebble Creek tree to new business and next meeting date correction to Thursday December 1st.

Approved October 6th 2022 meeting minutes as presented.

#### Opening remarks, Welcome Guests

#### OLD BUSINESS

- A) AAA Report- Hohokum trees were marked with paint for removal, would like to schedule tree removal as soon as possible, but will check with Barbara for conflicts on Ramada reservations. Grass in park is still being watered everyday.
- B) Managers report and Reserve Projects update 'Bug' Swing in Sunset park should have a replacement option and bid shortly/ No new info on park equipment delivery, but hopefully by the end of the year. / Hohokum Park Restroom vandalism, toilet tank lid was broken. It has been cleaned up and repair is scheduled/ Siena Fountain bid came in and will move forward with repairs. A maintenance agreement will be added and scheduled.

#### **NEW BUSINESS**

- A) Tree Removal- Homeowner at 13780 N High Mountain View PI. requested a large native Palo Verde tree in the wash next to their home be cut down due to encroachment on there property. It was discussed, not all member looked at the tree. The committee requested a bid from AAA for removal and will be on next months agenda.
- B) Dead Tree removal- NW intersection of Sleeping Coyote and Moore Loop. After discussion and looking at Pima Co. maps and photos we thought the tree was on property of Vistoso Hills SubHOA. Management will contact VH management company. No action taken.
- C) Tree removal and possible replacement- at Pebble Creek Dr. off Hidden Springs in parking strip. The tree was removed by AAA per TOV request as it blocked road equipment. The question was if we want to replace the tree. After discussion it was decided not to replace the tree as there is no irrigation and location would block a road sign. The tree stump will be ground down.

Reminder of the Park Naming event at Moore Loop location, November 12th 9-11am . Volunteers are needed to represent the VCA from all committees. If you can help open at 8am, staff a table or stay for cleanup. Popcorn and lemonade!

The meeting was adjourned at 4:18 pm. The next P&L meeting Thursday, December 1st 2022 at 3:15 pm via Zoom.

Submitted 11/5/22 Susan Wood