



COMMUNITY ASSOCIATION
Board of Directors Meeting

Thursday, February 23, 2023, beginning at 5:30 P.M.
Meeting platform via Video & Audio Conferencing

Homeowners are encouraged to join Zoom Meeting at

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

Meeting ID: 844 586 6556

Questions can also be submitted in advance at AskVCA@ranchovistosohoa.com

🔊 General Session Call to Order at 5:30 P.M. 🗣️

Board Meetings Attendance- All Persons in Attendance will: 1. Conduct themselves in a professional, polite, and respectful manner. 2. Not use inappropriate language, tone, or intensity as determined by a reasonable person to be find as offensive. 3. Not harass, attempt to instill fear, use verbal or physical abuse, or threats towards any volunteer, member, staff, or supplier.

- I. **Board President Announcements and Remarks – Gayle Lopez**
- II. **Roll Call and Adopt Agenda**
- III. **Review and Approval of Minutes of Previous Board Meetings**
- IV. **Consent Agenda Items**
 - A. **Ratify the Approval of the Executive Session Minutes – January 25, 2023**
 - B. **Ratify the Approval of the Compliance Committee Results/Fines for February 2023**
- Results were presented at Executive Session meeting.
 - C. **Ratify the Approval of Fee Waivers for February 2023 – 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**

VII. Committee Reports (Written reports have been submitted and are posted on the VCA website for review.)

- A. Architectural and Landscaping Review Committee**
- B. Communications Committee**
- C. Compliance Committee**
- D. Finance Committee**
- E. Governing Documents Committee**
- F. Nomination Committee Report**
- G. Parks & Landscaping Committee**

VIII. Old Business- None

IX. New Business

- A. Shade Sails**
- B. Appointment of 2024 Nomination & Election Committee**
- C. Reserve Fund Policy**
- D. Insurance Policy**
- E. New Office Signage**
- F. Special Meeting Policy**
- G. Record Retention & Member Request Policy & Procedure**
- H. Sunterra Paint Palette**

X. Next Meeting - The Annual Meeting is scheduled for Thursday, March 30, 2023, at 6:00 p.m. via Zoom. An organizational meeting will immediately follow to select Officers and Committee Chairs.

XI. Adjournment



Board of Directors Meeting – January 19, 2023

Via Webex Platform

BOARD MEMBERS PRESENT: Gayle Lopez, President; Matt Wood, Vice President; Secretary; David Light, Treasurer and Ted Dann, Director

ABSENT: Dan Sturmon, Secretary; Joe Affinati, Director and Robert Feltes, Director

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

FINANCE COMMITTEE MEMBERS: Paige Shockley, Tracy Phillips, Joan Sauer and Barbara Stough

The Board of Directors and the Finance Committee met with the below three Wealth Management Partners to discuss the opportunity to manage the VCA investments. David Light introduced the partners of each firm.

Freestone Capital – Robert Mellon

- Provides broad services to client
- Focus on reporting and compliance
- Not currently doing business with HOAs

Morgan Stanley – Ted Hart

- Dedicated HOA Management Group
- Account unaffected if departed from FSR
- Recommended ladder strategy for investments
- Suggested not to take credit or duration risks

RBC Wealth Management – Vance Falbaum

- Priority placed on development of the portfolio to meet risk objectives for the association
- Transparent investment process that is not tied to one money manager or investor
- Flat percentage fees based on the amount of assets at a reduced rate for Vistoso
- Familiar with the duties of the advisory role and goals for the association

Board Treasurer David Light mentioned the Finance Committee found that the Morgan Stanley, Hart Group was the preferred group. The board discussed fees and the consensus of the board was to have David Light and Matt Wood to address the fee structure (management and advisory fee) with Morgan Stanley and bring it back to the board for discussion.

NEXT MEETING

The next General Session Meeting is tentatively scheduled for Thursday, January 26, 2023, at 5:30pm.

I. ADJOURNMENT

A motion was made by David Light and seconded by Matt Wood to adjourn the meeting at 3:50pm.

Vistoso Community Association Secretary

Date



Board of Directors Meeting – January 26, 2023
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: Hanna Delosantos 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 mentioned a full agenda for this evening and requested members to turn on their video and provide name and address prior to speaking. She reviewed the meeting protocol and code of conduct. Discussion on topics with motions on the floor will alternate between opposing to supporting views. Participants were reminded to be respectful to one another and inappropriate language will not be tolerated.

- III. **ROLL CALL AND ADOPT AGENDA**
The following two topics were added to the agenda under New Business, L. Money Market Accounts and M. Office Photos. Item C. Architectural & Landscaping Review Committee Guidelines under New Business was removed from the agenda.
A motion was made by Matt Wood and seconded by Ted Dann to approve the agenda as amended. Motion was approved unanimously.

- IV. **REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS**
A motion was made by Dan Sturmon and seconded by Matt Wood to approve the December 8, 2022, as presented. Motion was approved unanimously.

- V. **CONSENT AGENDA ITEMS**
 - A. Ratify the Approval of Executive Session Minutes: December 7, 2022
 - B. Ratify the Approval of the Compliance Committee Results/Fines for December 2022/January 2023 – Results were presented at the Executive Session.
 - C. Ratify the Approval of Fee Waivers for December 2022/January 2023- Recommendations were presented at the Executive Session.*A motion was made by Matt Wood, seconded by David Light to approve the consent agenda items A-C. The motion unanimously passed.*

- VI. **HOMEOWNER FORUM**
No comments made.

- VII. **REPORTS**
 - A. **Management Report** – Management reported on the following topics:
 - **RVB Street Lights** - Mountain Power Electrical Contractors was selected to install 10 new light fixtures along RVB (starting at Safeway). They have received the five out of the 10 fixtures for the project. The five additional fixtures are expected by end of month. Once they received all the supplies, they will provide an install date.

Chris Monrad, the association's Lighting Engineer has been working with the City of Philadelphia on a lighting conversion project and they have generously donated two new "Comfort View" fixtures to VCA. Mr. Monrad is coordinating the transportation of the fixtures to Mountain Power Electrical Contractors for installation.

- **Sunset Ridge Park** - The resurfacing of the basketball court was completed in December by General Acrylics. The asphalt replacement project for the parking lots at Sunset Ridge Park had to be rescheduled for January 25 thru January 27, 2023, due to the weather. Notice has been emailed to members and posted on website. Third Degree Recreation has completed the installation of the belted swing set that replaced the glider.
 - **Park Furniture Replacement** - Park furniture installation for Big Wash, Sunset Ridge, Wildlife Ridge Parks and Lost Coyote & Woodshade Trails started in December and due to the weather conditions, the last pieces had to be rescheduled and should be completed within the next few weeks.
 - **Shade Sails** - Some of shade sails for Hohokam and Sunset Ridge had to be sent back to the manufacturer because the angle was wrong. Shade sails for Big Wash are scheduled per the reserve study this year. We are in the process of getting proposals for their replacement.
 - **Wildlife Fencing Project** - Update from the Town of Oro Valley: The subcontractor, Seller and Sons has provided the final schedule for the Wildlife Fencing project and anticipates the completion of this project is March 2023.
 - **VCA New Office** - The new VCA office opened its doors to members on Tuesday, February 17, 2023. We are located at 1171 E Rancho Vistoso Blvd., Suite 103, Oro Valley, AZ 85755. An open house is planned for Tuesday, February 28 from 4:00pm – 6:00pm. Additional information will be sent out closer to the event.
 - **Capital Projects** - The replacement of the irrigation system for common areas along Innovation Drive and Desert Fairways Dr. is scheduled for this year. Bids are currently being solicited for this project.
 - **Erosion Projects** – Currently VCA is working on the following erosion projects:
 - John Wise from WLB has completed the design plans to address the erosion at N Big View drainage area. Copies have been submitted to the Town of Oro Valley. Once VCA receives approval, bids will be solicited for the project.
 - 27 Mile – Management has received one proposal from Rockridge Construction on this project and is expecting a second bid from Total Maintenance Erosion Control. Once we are in receipt of the third bid, this topic will be placed on the agenda for board discussion and consideration.
 - Bridal Veil – Tracy Bogardus from Bogardus Engineering has submitted plans for the second phase of this project. Since this project is complicated and it impacts a new proposed development, management is suggesting that a separate meeting be organized to discuss the details with Mr. Bogardus in February.
 - **Announcement of Candidates** - At the January 26, 2023, the Nomination & Election Committee will be announcing the candidates for the 2023 Board of Directors Election. There are presently five candidates for the open three seats in the Single-Family voting category. In the Other than Single Family and Commercial voting categories there is one candidate each. The Committee will be hosting a Candidate Meet & Greet on February 21, 2023.
 - **Yard Sale Dates** - The proposed yard sale dates for 2023 are April 15 and October 14. This topic is on the agenda for board discussion and approval.
- B. Financial Report of the Association** – Board Treasurer David Light provided a written report on the December 2022 Financial Statements. He pointed out the following items:
- Once the final adjustments are made by FirstService Residential accounting staff, the Finance Committee will review and accept the December 2022 report. The Board of Directors will review the December 2022 report at next month's meeting.
 - He pointed out that the percent funding dropped from 72.8% to 59% in the final 2023 reserve study report. This represents a medium risk of a special assessment and a fair level of fund strength.
 - It pointed out that the VCA operating balance was down \$58,000 from last month but indicated that there were more than enough funds to cover unanticipated expenses or delays in revenues.
 - Siena's financial condition is in good shape.
 - The board reviewed the Project Tracking Tool.

A motion was made by Matt Wood and seconded by Ted Dann to accept the November 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 and posted on the website.
- D. **Project Administration & Proposals** - Anthony Martin, Project Coordinator provided a project update written report to the board and copy was posted on the website. A request was made to include the Reserve Study component numbers on all projects included in the report.

VIII. 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** – Request was made to post the updated 2023 Reserve Study on the website.
- C. **Compliance Committee** – No report available
- D. **Finance Committee** – No questions
- E. **Nominating Committee** – No questions
- F. **Governing Documents Committee** - No questions
- G. **Parks & Landscape Committee** – No questions

IX. OLD BUSINESS

A. **Governing Documents Revised Charter**

Matt Wood commented that the language to allow the committee to spend up to \$10,000 was removed since that was a big concern expressed by some members of the board at the December meeting.

A motion was made by David Light and seconded by Dan Sturmon to approve the revised Governing Documents Charter. Motion was unanimously approved.

X. NEW BUSINESS

A. **Announcement of Board Applicants**

Dan Sturmon announced the board candidates for 2023.

Single Family – 3 Open Seats, 2 Year Terms

Gayle Lopez

Cameron Messick

Lizabeth Soto

Sonia Suri

Matthew Wood

Other Than Single Family – 1 Open Seat, 1 Year Term

Theodore Dann

Commercial – 1 Open Seat, 1 Year Term

Robert Feltes

B. **Tree Removal Proposal**

Since this involves a common area tree root that has lifted a homeowner's sidewalk, a request was made to leave the General Manager to deal with this issue since it is a safety issue and falls in her spending limit.

A motion was made by Matt Wood and seconded by David Light to authorize the General Manager to handle the situation. Motion was approved unanimously.

D. **Nomination & Election Committee Revised Charter**

The board reviewed the revised Nomination & Election Committee Charter.

A motion was made by Matt Wood and seconded by David Light to approve the Nomination & Election Committee revised charter as written. Motion passed unanimously.

E. **Map Project**

The board reviewed and discussed the proposal from Paul Oland from Paradigm Land Design to finish updating the VCA maps. The project will take about five hours to complete.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the Paradigm Land Design contract addendum to update the VCA maps. Motion was unanimously approved by the board.

F. Code of Conduct

A motion was made by Gayle Lopez and seconded by Dan Sturmon to approve the revised Code of Conduct.

In discussion the following language was suggested to be changed/added, bullet point 2, to delete the words “is not permitted” and add “as determined by a reasonable person to find as offensive.” Both Gayle and Dan were agreeable to the change. An additional edit was offered and to word the sentence as “Not use inappropriate language, tone, or intensity as determined by a reasonable person to be find as offensive.” Gayle and Dan were agreeable to the change. It was also recommended to add the three bullet points to all agendas.

Motion passed unanimously.

G. 2023 Yard Sale Dates

Suggestion was made to explain VCA’s yard sale policy when the dates are announced to the members.

A motion was made by Rob Feltes and seconded by Dan Sturmon to approve April 15 and October 14 as the yard sale dates for 2023. Motion was unanimously approved.

H. Wealth Management Partners

David Light reported that four proposals were received from Freestone Capital, Morgan Stanley, RBC and Charles Schwab. On December 19, 2022, an open board meeting was held to interview three of the companies. David gave an overview of the different companies. He mentioned that the Finance Committee preference was Morgan Stanley. It was recommended that committees provide a matrix for comparison going forward.

A motion was made by David Light and seconded by Matt Wood to select Morgan Stanley (the Hart Group) as VCA’s new Wealth Management Partner. Motion was unanimously approved.

I. Portable AC Units

Since the association no longer has use for the AC portable units that were at the previous office space, the board discussed the disposal of them. It was suggested that both units be donated to Habitat for Humanity.

A motion was made by Dan Sturmon and seconded by Rob Feltes to donate the two portable AC units to Habitat for Humanity. Motion passed unanimously.

J. Tranquilo at Rancho Vistoso Architectural Design

Dan Sturmon reported that the Architectural and Landscape Review Committee had the opportunity to review the builder’s designs and is recommending to the board to approve.

A motion was made to approve the Tranquilo at Rancho Vistoso Architectural Design on common area landscaping, lighting plans, entry monument design, elevation changes including stone veneer and color schemes as recommended by the ALRC. Motion was unanimously approved.

K. Meeting Technology for Office

The board reviewed the meeting rooms equipment needs to conduct hybrid meetings. The cost to equip both rooms is \$2,883.60.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the FirstService Residential proposal to equip both meeting rooms. Motion passed unanimously.

L. Money Market Accounts

The board reviewed the recommendations from Karla Chung, FirstService Financial to transfer money markets that have a poor yield to CDs and Treasuries.

A motion was made by David Light and seconded by Rob Feltes to make the transfers as recommended by Karla Chung. Motion was unanimously approved.

M. Office Photos

The board discussed allocating funds for the printing and framing of the photos selected from the contest.

A motion was made by Gayle Lopez and Rob Feltes not to exceed \$1,500 for the printing and framing of photos selected from the contest to be hung in the new VCA office space.

X. Next Meeting – The next General Session meeting is scheduled for Thursday, February 24, 2023, at 5:30 p.m. via zoom.

XI. ADJOURNMENT – ***A motion was made by Gayle Lopez and seconded by Dan Sturmon to adjourn the meeting at 7:39 p.m.***

DRAFT

Vistoso Community Association Secretary

Date



Board of Directors Meeting – February 9, 2023

Via Webex Platform

BOARD MEMBERS PRESENT: Gayle Lopez, President; Matt Wood, Vice President; Dan Sturmon, Secretary; Joe Affinati, Director and Ted Dann, Director

ABSENT: David Light, Treasurer and Robert Feltes, Director

FIRST SERVICE RESIDENTIAL: Barbara Daoust, General Manager; Priscilla Harris, Assistant Community Manager and Anthony Martin, Project Administration Manager

GUEST: Tracy Bogardus, Bogardus Engineering

I. BOARD PRESIDENT ANNOUNCEMENTS AND REMARKS

Gayle Lopez reviewed the code of conduct with the meeting participants.

II. CALL TO ORDER AND ADOPT AGENDA - The meeting was called to order by Board President Gayle Lopez at 3:01 p.m.

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

III. BRIDAL VEIL

Tracy Bogardus of Bogardus Engineering presented models showing the current water flow through the Bridal Veil channel and once it is corrected. He indicated a temporary splash pad will be installed at the end of the channel. The new community will tie into the drainage channel when constructed. There maybe additional costs depending on how much dirt needs to be removed on the slopes. For phase two of the project his proposal includes:

- Coordinate with Town of Oro Valley (TOV) Drainage Concept and with landowner of adjacent property type and alignment of channel.
- Arial drone and onsite survey
- Soil Engineering Report
- Prepare site, grading, channel construction plans
- Submit plans for TOV review
- Generate initial interest among contractors
- Solicit proposals from contractors
- Oversee construction
- Prepare punch list and oversee follow up work
- Final as built plans to TOV

The cost for this scope work is \$14,700.

The board discussed the additional work required to complete the job and the additional cost to be compensated by the TOV based on the original design and code requirements. Legal counsel will be requested to review and advise the association on this matter.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the Bogardus Engineering proposal as presented. Motion was unanimously approved.

A homeowner from 13213 N Chirachua Peak Dr. expressed concern in taking on liability and expense of the project. She felt that the association should address this issue with TOV.

IV. PROJECT MANAGEMENT PAINTING & FENCE REPLACEMENT PROPOSALS

Anthony Martin reviewed the proposal with the board. He advised based on his inspection of the fencing for components 510 and 710 located in Vistoso Heights and Overlook neighborhoods, it does not have to be replaced and recommends painting instead. The reserve group will be advised of this change.

A motion was made by Dan Sturmon and seconded by Matt Wood to approve FirstService Residential proposal to oversee the project for \$2,750. Motion was unanimously approved.

Note: Joe Affinati left the meeting at 4:00 p.m.

Homeowner of 13764 N Keystone Springs Dr. commented that competitive bids be solicited for this project.

V. WILDLIFE RIDGE PARK REQUEST

The board reviewed the request to utilize the park facility on May 18, 2023, from 8:45am until 12:00pm for the fifth-grade celebration by Painted Sky Elementary.

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

Homeowner from 13764 N Keystone Springs Dr. commented she was in support of the event.

VI. HVAC QUARTERLY MAINTENANCE PROPOSAL

The board reviewed the contract from Oracle Energy Alliance to perform quarterly maintenance on the office suite HVAC system as per the lease requirements.

A motion was made by Ted Dan and seconded by Dan Sturmon to approve the contract with Oracle Energy Alliance. Motion passed unanimously.

VII. VCA OFFICE & IT EQUIPMENT USAGE BY SUB-ASSOCIATIONS

The board agreed to permit the usage of the new office by sub-associations to hold board meetings during office hours with guidelines. Gayle Lopez will draft a policy for the next meeting.

Homeowner from 13240 N Cape Marigold Dr. mentioned that her sub-association would be interested in having hybrid meetings at the office.

VIII. NEXT MEETING

The next General Session Meeting is tentatively scheduled for Thursday, February 23, 2023, at 5:30 p.m.

IX. ADJOURNMENT

A motion was made by Ted Dann and seconded by Dan Sturmon to adjourn the meeting at 4:17 p.m.

Vistoso Community Association Secretary

Date



Management Report February 2023

For the Month of January 2023

ARC Submittals: 33

Denied: 2

Approved: 27

Pending Information/Review: 4

Resale Inspections: 36

Total Open Work Orders: 51

New Work Orders: 8

Closed/Completed: 4

Tennis Cards Processed

New: 1

Walk-ins: 13

Calls Received: 121

Call Center: 339

Violations- New: 36

Parking is the top compliance issue this past month.

Total Open Violations: 386

RVB Street Lights

The final details on replacing twelve street fixtures are being addressed by the association's lighting engineer, Chris Monrad with Mountain Power Electrical Contractors. Waiting on an installation date for the new light fixtures along RVB (starting at Safeway).

Park Furniture Replacement

Park furniture installation for Big Wash, Sunset Ridge, and Lost Coyote Trail is completed. Wildlife Ridge Parks and Woodshade Trails missing bench slates have been ordered and will be installed on arrival.

Shade Sails

The shade sails at Big Wash Park are scheduled to be replaced in 2023. Proposals to replace them will be discussed at the February 23rd meeting.



Wildlife Fencing Project

Update from the Town of Oro Valley: The subcontractor, Seller and Sons has reported delays with the fabrication of the gates for this project. The anticipated completion date for this project is March 2023.

The Town will be covering the cost of the fencing for temporary nursesey that AAA Landscape established due to this project. Some common area shrubs needed to be moved in the Scenic Overlook PI and Big Wash Overlook PL entrance areas.

VCA New Office

The new office is located at 1171 N Rancho Vistoso Blvd., Suite 103, Oro Valley, AZ 85755.

An open house is scheduled for Tuesday, February 28 from 4:00pm – 6:00pm.

Capital Projects

Irrigation – This project entails the replacement of the irrigation system for common areas along Innovation Drive and Desert Fairways Dr. Bids are currently being solicited for this project.

Painting – The project includes reserve components #510- Common area metal fence in Vistoso Heights, #710 retention basin perimeter fence in Overlook, #2014 – Siena entry walls and gates and #1320 - Metal rails along Vistoso Highlands Dr. The RFP is being developed and bids will be solicited shortly for these projects.

Asphalt – Reserve components #150 – parking lots at Wildlife Ridge and Hohokam parks & #152B – parking lots/common area at Big Wash Park, Woodshade Trailhead & Eagle Summit path are scheduled for April 2023 to be repair/seal.

Erosion Projects

- A preliminary discussion with John Wise from WLB and Town of Oro Valley Engineer John Spiker took place on February 15 to discuss the design plans to address the erosion at N Big View drainage area. Once the association receives written approval, bids will be solicited for the project.
- 27 Mile – Management has received proposals to address the erosion at 27 Mile from Rockridge Construction, Total Maintenance Erosion Control. Anthony Martin from FirstService Residential and John Wise from WLB will be meeting with KE&G, a third bidder for the project on February 16.
- Bridal Veil – Tracy Bogardus from Bogardus Engineering met with the board on February 9, 2023, to discuss the details of the project. The board approved proceeding with Phase 2 with the project which authorizes the engineer to coordinate with Town of Oro Valley (TOV) Drainage Concept and with land owner of adjacent property type and alignment of channel; conduct an arial drone and onsite survey; complete soil engineering report; prepare site, grading, channel construction plans; submit plans for TOV review; generate initial interest and solicit proposals from contractors; oversee construction; prepare punch list and oversee follow up work; provide final as built plans to TOV.

Board Candidates Meet & Greet



The board candidate's meet and greet is scheduled on February 21, 2023, at 5:30pm via zoom. All VCA members are encouraged to attend. Meeting link for this event is <https://us02web.zoom.us/j/8445866556> and also can be found on the association website, <https://RanchoVistosoHOA.com>.

Absentee ballots will be mail and electronic voting will be open on March 1, 2023, and voting will continue until March 24, 2023. If you miss these opportunities to cast your vote, you will be able to cast your ballot in person during the annual meeting by coming to the VCA Office at 6:00 PM on March 30, 2023.



**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
12/31/2022**

OPERATING FUNDS		
OPERATING CASH	525,997.97	
METROPOLITAN BANK - SAVINGS	602,267.78	
US BANK SAVINGS	10,033.71	
DUE TO RESERVES	(47,124.31)	

TOTAL OPERATING FUNDS		1,091,175.15
RESERVE FUNDS		
DUE FROM OPERATING	47,124.31	
RESERVE RBC WEALTH MGMT	974,851.64	
RESERVE RBC CASH PLUS MM	20,459.28	
RESERVE- FVCB MMA	250,931.65	
RESERVE- PACWEST BANK MMA	250,553.67	
RESERVE- CIT BANK MMA	242,950.74	
RESERVE- ENTERPRISE BANK MMA	252,148.82	
RESERVE- METRO PHOENIX BANK MMA	178,855.38	
RESERVE- SIGNATURE BANK MM	251,000.09	
RESERVE- WEBSTER BANK MMA	251,531.51	
RESERVE- US BANK MMA	406,657.09	
RESERVES - ACCRUED INTEREST	2,958.83	

TOTAL RESERVE FUNDS		3,130,023.01
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	

TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	250,529.21	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(103,123.87)	
PRE-LEGAL RECEIVABLE	49,848.48	
CONTINGENT PAYABLE	(49,848.48)	

TOTAL ACCOUNTS RECEIVABLE		147,405.34
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	8,147.25	
PREPAID EXPENSES	13,442.94	

TOTAL OTHER ASSETS		21,590.19



**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
12/31/2022**

TOTAL ASSETS		4,393,217.91
LIABILITIES & EQUITY		
LIABILITIES		
ACCOUNTS PAYABLE	3,700.02	
ACCRUED EXPENSES	77,238.83	
PREPAID ASSESSMENTS	494,532.22	
REFUNDABLE DEPOSIT	9,300.00	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	
TOTAL LIABILITIES		635,144.69
RESERVE		
ACCUMULATED GENERAL C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	2,889,852.15 240,170.86	
TOTAL RESERVE		3,130,023.01
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	864,379.72	
CURRENT YEAR RESERVE EQUITY	(240,170.86)	
CURRENT SURPLUS/(DEFICIT)	3,841.35	
TOTAL SURPLUS/(DEFICIT)		628,050.21
TOTAL LIABILITIES & EQUITY		4,393,217.91



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
12/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
156,560	152,857	3,703	4000	ASSESSMENT INCOME	1,888,513	1,834,240	54,273	1,834,240
56,703	58,937	(2,234)	4001	COMMERCIAL DUES	697,586	707,189	(9,603)	707,189
1,266	175	1,091	4030	INTEREST INCOME	5,845	2,100	3,745	2,100
1,905	1,413	492	4050	COLLECTION COST REIMBURSEMENT	16,739	17,000	(261)	17,000
300	250	50	4050FR	FILE REVIEW FEE	1,550	3,000	(1,450)	3,000
0	62	(62)	4050MU	MONITOR TRUSTEE SALE	190	700	(510)	700
190	288	(98)	4050RR	FILE TRANSFER FEES	4,655	3,500	1,155	3,500
0	38	(38)	4050T	FORECLOSURE/TRUSTEE SALES	0	500	(500)	500
0	0	0	4055	RECOVERY-COLLECTION	964	0	964	0
52	2,500	(2,448)	4070	LATE FEE INCOME	22,783	30,000	(7,217)	30,000
105	62	43	4075	NSF FEE	1,260	700	560	700
6,207	9,543	(3,336)	4205	BUILDER ASSESSMENT	73,710	114,560	(40,850)	114,560
228	1,250	(1,022)	4900	VIOLATION FINES	11,259	15,000	(3,741)	15,000
75	0	75	4922	KEYS	150	0	150	0
0	337	(337)	4945	NEWSLETTER INCOME	275	4,000	(3,725)	4,000
90	3,163	(3,073)	4950	REBILL FEE	34,530	38,000	(3,470)	38,000
(58,333)	(58,337)	4	6010	GENERAL RESERVE TRANSFER	(699,996)	(700,000)	4	(700,000)
165,347	172,538	(7,191)		TOTAL INCOME	2,060,012	2,070,489	(10,477)	2,070,489
E X P E N S E S								
A D M I N I S T R A T I V E								
8,034	7,500	534	5000	MANAGEMENT FEE	93,921	90,000	3,921	90,000
(9,603)	4,000	(13,603)	5000RO	OFFICE LEASE	29,760	48,000	(18,240)	48,000
0	201	(201)	5005	RESERVE STUDY	1,195	2,390	(1,195)	2,390
30,546	22,913	7,633	5007w	SALARIES & BENEFITS	251,953	275,000	(23,047)	275,000
0	3,163	(3,163)	5009A	REBILL FEE EXPENSE	34,530	38,000	(3,470)	38,000
105	62	43	5009B	NSF FEE EXPENSE	1,260	700	560	700
1,538	3,750	(2,212)	5010	LEGAL EXPENSE	33,078	45,000	(11,922)	45,000
0	250	(250)	5010C	LEGAL/ENFORCEMENT	0	3,000	(3,000)	3,000
1,000	1,000	0	5014	'CC&R REVISIONS PROJECT	2,453	12,000	(9,548)	12,000
1,590	2,337	(747)	5020	LIEN/COLLECTION COST	6,186	28,000	(21,814)	28,000
300	250	50	5020F	FILE REVIEW FEE	1,550	3,000	(1,450)	3,000
0	62	(62)	5020M	MONITOR TRUSTEE SALE	190	700	(510)	700
190	288	(98)	5020RR	FILE TRANSFER FEE EXPENSE	4,655	3,500	1,155	3,500
0	38	(38)	5020T	FORECLOSURE/TRUSTEE SALES	0	500	(500)	500
0	875	(875)	5030	AUDIT/TAX PREPARATION	0	10,500	(10,500)	10,500
0	125	(125)	5033F	ADVERTISING	626	1,500	(874)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	420	420	0	420
272	87	185	5039	WEBSITE	988	1,000	(12)	1,000
7,685	5,547	2,138	5040	ADMINISTRATION	90,408	66,630	23,778	66,630
0	0	0	5043	BILLING STATEMENTS	136	0	136	0
121	87	34	5046	NEWSLETTER	1,558	1,000	558	1,000
1,321	1,125	196	5047B	OFFICE EQUIPMENT RENTAL	12,259	13,500	(1,241)	13,500
2,098	337	1,761	5048	OFFICE EXPENSE	7,244	4,000	3,244	4,000
0	250	(250)	5052	PRINTING	932	3,000	(2,068)	3,000
2,906	0	2,906	5055	MEETING EXPENSE	20,323	16,000	4,323	16,000
41	366	(325)	5059	POSTAGE	4,057	4,370	(313)	4,370
0	212	(212)	5063	MILEAGE	1,183	2,500	(1,317)	2,500
3,910	413	3,497	5065	PROFESSIONAL FEES	8,845	5,000	3,845	5,000
0	12	(12)	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	125	(125)	5068	GIFTS	34	1,500	(1,466)	1,500
0	38	(38)	5070	PROPERTY TAXES	819	500	319	500
(2,379)	587	(2,966)	5080	CORPORATE TAXES	3,346	7,000	(3,654)	7,000
10,514	3,337	7,177	5088	BAD DEBT EXPENSE	33,669	40,000	(6,331)	40,000
2,695	2,457	238	5090	INSURANCE	32,152	29,440	2,712	29,440
0	413	(413)	5090D	INSURANCE DEDUCTIBLE	0	5,000	(5,000)	5,000
762	413	349	5099	MISCELLANEOUS EXPENSE	4,605	5,000	(395)	5,000
63,679	62,655	1,024		TOTAL ADMINISTRATIVE	684,334	767,750	(83,416)	767,750



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
12/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
UTILITIES								
13,665	16,663	(2,998)	5100	WATER/SEWER	184,676	200,000	(15,324)	200,000
4,156	4,337	(181)	5120	ELECTRIC	43,802	52,000	(8,198)	52,000
38	32	6	5125	GAS	395	450	(55)	450
0	19	(19)	5140	SANITATION	45	250	(205)	250
282	462	(180)	5151	TELEPHONE	3,545	5,500	(1,955)	5,500
280	187	93	5151B	INTERNET	3,155	2,200	955	2,200
0	56	(56)	5152	ALARM MONITORING	465	650	(185)	650
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18,421	21,756	(3,335)		TOTAL UTILITIES	236,085	261,050	(24,965)	261,050
LANDSCAPING								
101,111	91,038	10,073	5200	LANDSCAPE CONTRACT	1,203,467	1,092,500	110,967	1,092,500
0	413	(413)	5210	LANDSCAPE SUPPLIES/MATERIAL	125	5,000	(4,875)	5,000
6,587	4,163	2,424	5218	MAJOR PROJECTS	30,935	50,000	(19,065)	50,000
755	1,663	(908)	5220	IRRIGATION REPAIRS	26,171	20,000	6,171	20,000
0	163	(163)	5222	BACKFLOW INSPEC/RPRS	242	2,000	(1,758)	2,000
0	1,663	(1,663)	5240	TREE TRIMMING/REMOVAL	27,250	20,000	7,250	20,000
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108,453	99,103	9,350		TOTAL LANDSCAPE	1,288,191	1,189,500	98,691	1,189,500
COMMON AREA								
0	837	(837)	5700	BUILDING MAINTENANCE	400	10,000	(9,600)	10,000
0	87	(87)	5700K	KEYS/LOCK REPAIR	4,891	1,000	3,891	1,000
0	87	(87)	5711	PAINTING MAINT	0	1,000	(1,000)	1,000
2,031	1,213	818	5722	ELECTRIC REPAIRS/SUPPLIES	10,684	14,589	(3,905)	14,589
0	163	(163)	5740	SIGN MAINTENANCE	0	2,000	(2,000)	2,000
1,612	663	949	5769A	JANITORIAL	21,334	8,000	13,334	8,000
(2,400)	0	(2,400)	5770	GENERAL MAINTENANCE	0	0	0	0
1,678	1,837	(160)	5774	PET WASTE REMOVAL	20,130	22,000	(1,870)	22,000
766	1,500	(734)	5779CC	SECURITY PATROL	8,906	18,000	(9,094)	18,000
0	500	(500)	5794A	SIDEWALK REPAIR	0	6,000	(6,000)	6,000
3,659	837	2,822	5800	COMMON AREA MAINTENANCE/REPAIRS	6,824	10,000	(3,176)	10,000
0	663	(663)	5845	PARK MAINT	6,013	8,000	(1,987)	8,000
0	337	(337)	5850	EXTERMINATING	4,950	4,000	950	4,000
0	637	(637)	5895	TENNIS COURT MAINTENANCE	3,600	7,600	(4,000)	7,600
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7,345	9,361	(2,016)		TOTAL COMMON AREA	87,732	112,189	(24,457)	112,189
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197,898	192,875	5,023		TOTAL OPERATING EXPENSES	2,296,341	2,330,489	(34,148)	2,330,489
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(32,551)	(20,337)	(12,214)		OPERATING FUND SURPLUS/(DEFICIT)	(236,330)	(260,000)	23,670	(260,000)
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**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
12/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
RESERVE FUND								
I N C O M E								
58,333	58,337	(4)	7010	TRANSFER FROM OPERATING	699,996	700,000	(4)	700,000
(2,875)	0	(2,875)	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	(102,145)	0	(102,145)	0
5,037	1,663	3,374	7034	INTEREST RESERVE FUND	40,322	20,000	20,322	20,000
0	0	0	7037	BANK CHARGES/FEES - CAPITAL	(10,850)	0	(10,850)	0
0	(1,000)	1,000	8537	BANK/INVESTMENT CHARGES	0	(12,000)	12,000	(12,000)
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60,495	59,000	1,495		TOTAL RESERVE INCOME	627,324	708,000	(80,676)	708,000
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E X P E N D I T U R E S								
800	837	(37)	8510	GENERAL RESERVE EXPENSE	12,300	10,000	2,300	10,000
0	2,640	(2,640)	8510R	RECREATIONAL COURTS	0	31,724	(31,724)	31,724
14,284	2,579	11,705	8520	PAINTING	14,284	31,003	(16,719)	31,003
0	313	(313)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	3,811	(3,811)	3,811
0	1,133	(1,133)	8526	FOUNTAIN REPLACEMENT	0	13,596	(13,596)	13,596
0	2,930	(2,930)	8530	ASPHALT SEAL COATING	0	35,226	(35,226)	35,226
0	6,527	(6,527)	8541	GRANITE REPLACEMENT	0	78,280	(78,280)	78,280
40,165	7,790	32,375	8543P	PARK FURNITURE REPLACEMENT	158,150	93,524	64,626	93,524
0	11,944	(11,944)	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	87,858	143,273	(55,415)	143,273
0	28,241	(28,241)	8575	IRRIGATION SYSTEMS	0	338,870	(338,870)	338,870
0	16,663	(16,663)	8578D	DRAINAGE	114,561	200,000	(85,439)	200,000
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55,249	81,597	(26,348)		TOTAL RESERVE EXPENDITURES	387,153	979,307	(592,154)	979,307
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5,246	(22,597)	27,843		RESERVE FUND SURPLUS/(DEFICIT)	240,171	(271,307)	511,478	(271,307)
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347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS
12/31/2022

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
I N C O M E													
ASSESSMENT INCOME	\$ 155,254	\$ 156,340	\$ 155,738	\$ 157,119	\$ 157,789	\$ 157,533	\$ 157,778	\$ 158,121	\$ 157,949	\$ 161,772	\$ 156,560	\$ 156,560	\$ 1,888,513
COMMERCIAL DUES	58,932	58,932	58,932	58,932	58,932	56,019	58,932	58,932	58,932	56,703	56,703	56,703	697,586
INTEREST INCOME	109	92	101	97	103	123	297	763	746	1,023	1,124	1,266	5,845
COLLECTION COST REIMBURSEMENT	1,120	865	327	331	2,949	355	2,179	1,822	2,883	658	1,345	1,905	16,739
FILE REVIEW FEE	100	450	200	0	50	0	50	250	50	50	50	300	1,550
MONITOR TRUSTEE SALE	0	48	0	48	48	0	48	0	0	0	0	0	190
FILE TRANSFER FEES	0	0	0	0	0	0	3,040	(95)	190	1,235	95	190	4,655
RECOVERY-COLLECTION	301	0	149	209	153	152	0	0	0	0	0	0	964
LATE FEE INCOME	5,982	(185)	(44)	5,327	(18)	(9)	6,609	(70)	(753)	5,919	(26)	52	22,783
NSF FEE	245	35	0	350	0	0	210	(35)	105	175	70	105	1,260
BUILDER ASSESSMENT	7,107	7,107	25,267	6,887	6,887	6,887	6,207	6,207	6,207	4,207	(15,463)	6,207	73,710
VIOLATION FINES	1,656	1,131	350	1,940	912	1,456	856	1,037	659	459	575	228	11,259
KEYS	0	75	0	0	0	0	0	0	0	0	0	75	150
NEWSLETTER INCOME	0	275	0	0	0	0	0	0	0	0	0	0	275
REBILL FEE	10,290	(630)	(180)	8,190	(60)	(30)	8,880	(180)	(180)	8,370	(30)	90	34,530
GENERAL RESERVE TRANSFER	(58,333)	(58,333)	(58,333)	(58,333)	(58,333)	(58,333)	(58,333)	(58,333)	(58,333)	(58,333)	(58,333)	(58,333)	(699,996)
TOTAL INCOME	\$ 182,763	\$ 166,201	\$ 182,506	\$ 181,097	\$ 169,411	\$ 164,153	\$ 186,753	\$ 168,420	\$ 168,455	\$ 182,238	\$ 142,668	\$ 165,347	\$ 2,060,012
E X P E N S E S													
A D M I N I S T R A T I V E													
MANAGEMENT FEE	\$ 7,489	\$ 7,525	\$ 7,535	\$ 7,575	\$ 7,598	\$ 8,009	\$ 8,034	\$ 8,025	\$ 8,037	\$ 8,030	\$ 8,029	\$ 8,034	\$ 93,921
OFFICE LEASE	3,201	3,201	3,201	3,201	3,201	3,201	3,201	3,201	3,201	3,201	7,353	(9,603)	29,760
RESERVE STUDY	0	0	0	0	0	1,195	0	0	0	0	0	0	1,195
SALARIES & BENEFITS	20,157	19,518	20,377	18,819	22,767	18,612	21,066	14,750	12,098	25,235	28,008	30,546	251,953
REBILL FEE EXPENSE	10,290	(630)	(180)	8,190	(60)	(30)	8,880	(120)	0	8,130	60	0	34,530
NSF FEE EXPENSE	245	35	0	350	0	0	210	(35)	105	175	70	105	1,260
LEGAL EXPENSE	10,473	2,540	2,124	0	1,794	850	0	4,720	1,735	(9,363)	16,667	1,538	33,078
CC&R REVISIONS PROJECT	305	0	443	0	540	0	165	0	0	0	0	1,000	2,453
LIEN/COLLECTION COST	1,012	80	0	0	0	0	13,351	1,823	2,883	28	(14,581)	1,590	6,186
FILE REVIEW FEE	100	450	200	0	50	0	50	250	50	50	50	300	1,550
MONITOR TRUSTEE SALE	0	48	0	48	48	(1)	47	0	1	0	0	0	190
FILE TRANSFER FEE EXPENSE	0	0	0	0	0	0	3,040	(95)	190	1,235	95	190	4,655
ELECTRONIC PAYMENT PLATFORM	2,655	(2,655)	0	0	0	0	0	0	0	0	0	0	0
ADVERTISING	0	0	626	0	0	0	0	0	0	0	0	0	626
BANK CHARGES & CC FEES	35	35	35	35	35	35	35	35	35	35	35	35	420
WEBSITE	155	56	56	56	56	56	56	56	56	56	61	272	988
ADMINISTRATION	0	14,738	7,444	7,428	7,566	7,420	7,525	7,400	8,261	7,541	7,400	7,685	90,408
BILLING STATEMENTS	136	0	0	0	0	0	0	0	0	0	0	0	136
NEWSLETTER	111	121	232	121	121	121	121	122	121	121	121	121	1,558
OFFICE EQUIPMENT RENTAL	980	1,247	980	980	980	1,105	1,108	650	1,150	763	996	1,321	12,259
OFFICE EXPENSE	249	171	289	0	658	161	0	0	116	420	3,083	2,098	7,244
PRINTING	61	0	872	0	0	0	0	0	0	0	0	0	932
MEETING EXPENSE	0	350	16,767	300	0	0	0	0	0	0	0	2,906	20,323
POSTAGE	87	2,912	0	0	0	131	356	260	270	0	0	41	4,057
MILEAGE	471	209	0	0	6	0	497	0	0	0	0	0	1,183
PROFESSIONAL FEES	0	0	0	2,975	765	0	0	0	1,195	0	0	3,910	8,845
GIFTS	0	0	0	0	0	0	0	34	0	0	0	0	34
PROPERTY TAXES	0	0	0	0	0	360	0	0	0	459	0	0	819
CORPORATE TAXES	0	0	0	4,925	0	0	0	0	0	(450)	1,250	(2,379)	3,346
BAD DEBT EXPENSE	0	0	433	0	0	15,637	0	0	7,080	6	0	10,514	33,669
INSURANCE	2,465	2,465	2,965	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,695	32,152
MISCELLANEOUS EXPENSE	0	0	0	0	0	0	0	0	1,891	1,572	381	762	4,605
TOTAL ADMINISTRATIVE	\$ 60,676	\$ 52,417	\$ 64,398	\$ 57,697	\$ 48,819	\$ 59,558	\$ 70,437	\$ 43,770	\$ 51,169	\$ 49,940	\$ 61,773	\$ 63,679	\$ 684,334
U T I L I T I E S													
WATER/SEWER	\$ 17,129	\$ 12,791	\$ 9,893	\$ 12,415	\$ 13,833	\$ 12,834	\$ 21,781	\$ 12,750	\$ 23,589	\$ 21,885	\$ 12,112	\$ 13,665	\$ 184,676
ELECTRIC	4,684	4,140	3,859	3,736	3,439	3,458	3,745	3,319	2,977	2,574	3,716	4,156	43,802
GAS	30	30	30	30	30	30	30	30	38	38	38	38	395
SANITATION	0	0	45	0	0	0	0	0	0	0	0	0	45
TELEPHONE	352	352	352	351	193	4	646	280	280	280	173	282	3,545
INTERNET	165	271	271	271	270	271	0	271	271	542	271	280	3,155
ALARM MONITORING	68	68	68	164	0	68	74	0	(46)	0	0	0	465
ELECTRIC	0	0	0	0	0	0	45	0	(45)	0	0	0	0
TOTAL UTILITIES	\$ 22,429	\$ 17,652	\$ 14,518	\$ 16,967	\$ 17,766	\$ 16,666	\$ 26,322	\$ 16,649	\$ 27,065	\$ 25,319	\$ 16,309	\$ 18,421	\$ 236,085
L A N D S C A P I N G													
LANDSCAPE CONTRACT	\$ 96,431	\$ 96,430	\$ 101,111	\$ 100,611	\$ 101,111	\$ 101,111	\$ 101,111	\$ 101,111	\$ 101,111	\$ 101,111	\$ 101,111	\$ 101,111	\$ 1,203,467
LANDSCAPE SUPPLIES/MATERIAL	0	125	0	0	0	0	0	0	0	0	0	0	125
MAJOR PROJECTS	2,850	17,998	0	0	0	0	0	3,500	0	0	0	6,587	30,935
IRRIGATION REPAIRS	1,013	0	1,644	0	773	0	21,898	0	0	0	89	755	26,171
BACKFLOW INSP/CPRS	0	0	0	0	0	0	0	0	242	0	0	0	242
TREE TRIMMING/REMOVAL	0	2,490	7,210	9,300	1,310	0	980	0	0	5,960	0	0	27,250
TOTAL LANDSCAPE	\$ 100,294	\$ 117,043	\$ 109,965	\$ 109,911	\$ 103,193	\$ 101,111	\$ 123,988	\$ 104,611	\$ 101,352	\$ 107,071	\$ 101,200	\$ 108,453	\$ 1,288,191



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS
12/31/2022**

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
G A T E S													
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
C O M M O N A R E A													
BUILDING MAINTENANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 400	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 400
KEYS/LOCK REPAIR	0	0	2,119	0	110	299	0	0	2,184	174	4	0	4,891
ELECTRIC REPAIRS/SUPPLIES	0	829	0	0	910	0	0	0	3,600	3,315	0	2,031	10,684
JANITORIAL	1,897	1,897	1,897	1,897	1,897	1,897	1,897	1,612	1,612	1,612	1,612	1,612	21,334
GENERAL MAINTENANCE	0	0	0	0	0	0	0	600	0	0	1,800	(2,400)	0
PET WASTE REMOVAL	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	20,130
SECURITY PATROL	526	812	766	886	526	600	886	766	480	1,246	646	766	8,906
COMMON AREA MAINTENANCE/REPAIRS	250	0	125	0	696	0	545	266	290	125	868	3,659	6,824
PARK MAINT	693	0	0	0	0	0	0	2,340	1,225	0	1,755	0	6,013
EXTERMINATING	365	483	217	717	954	596	544	220	239	0	616	0	4,950
TENNIS COURT REPAIR	600	600	600	600	600	600	0	0	0	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	\$ 8,978	\$ 7,345	\$ 87,732
TOTAL OPERATING EXPENSES	\$ 189,408	\$ 193,411	\$ 196,282	\$ 190,352	\$ 177,252	\$ 182,900	\$ 226,696	\$ 172,511	\$ 190,893	\$ 190,479	\$ 188,260	\$ 197,898	\$ 2,296,341
OPERATING FUND SURPLUS/(DEFICIT)	\$ (6,645)	\$ (27,210)	\$ (13,776)	\$ (9,255)	\$ (7,841)	\$ (18,747)	\$ (39,943)	\$ (4,091)	\$ (22,438)	\$ (8,241)	\$ (45,592)	\$ (32,551)	\$ (236,330)



347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS
12/31/2022

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
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	\$ 58,333	\$ 58,333	\$ 699,996
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)	15,747	(2,875)	(102,145)
INTEREST RESERVE FUND	2,410	2,246	2,558	2,358	7,453	(1,942)	3,343	781	4,125	4,923	7,028	5,037	40,322
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	\$ 81,108	\$ 60,495	\$ 627,324
EXPENDITURES													
GENERAL RESERVE EXPENSE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 11,500	\$ 800	\$ 12,300
PAINTING	0	0	0	0	0	0	0	0	0	0	0	14,284	14,284
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	0	40,165	158,150
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	2,793	0	114,561
TOTAL RESERVE EXPENDITURES	\$ 2,820	\$ 3,000	\$ 80,734	\$ 4,325	\$ 22,286	\$ 4,150	\$ 120,678	\$ 0	\$ 87,860	\$ (8,242)	\$ 14,293	\$ 55,249	\$ 387,153
RESERVE FUND SURPLUS/(DEFICIT)	\$ 41,974	\$ 51,077	\$ (45,401)	\$ 36,657	\$ 48,535	\$ 42,427	\$ (46,540)	\$ 39,311	\$ (53,052)	\$ 53,122	\$ 66,815	\$ 5,246	\$ 240,171



**347A VISTOSO- SIENA
BALANCE SHEET
12/31/2022**

OPERATING FUNDS		
OPERATING CASH	12,853.09	

TOTAL OPERATING FUNDS		12,853.09
RESERVE FUNDS		
RESERVE SIENA BANK OZK	203,078.61	

TOTAL RESERVE FUNDS		203,078.61
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE - PARCELS	525.22	

TOTAL ACCOUNTS RECEIVABLE		525.22

TOTAL ASSETS		216,456.92
		=====
LIABILITIES & EQUITY		
LIABILITIES		
ACCOUNTS PAYABLE	103.85	
ACCRUED EXPENSES	2,160.00	
PREPAID ASSESSMENTS - PARCELS	6,815.02	

TOTAL LIABILITIES		9,078.87
RESERVE		
ACCUMULATED GENERAL	176,057.13	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	27,021.48	

TOTAL RESERVE		203,078.61
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	8,523.95	
CURRENT YEAR RESERVE EQUITY	(27,021.48)	
CURRENT SURPLUS/(DEFICIT)	22,796.97	

TOTAL SURPLUS/(DEFICIT)		4,299.44



**347A VISTOSO- SIENA
BALANCE SHEET
12/31/2022**

TOTAL LIABILITIES & EQUITY

216,456.92



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
12/31/2022

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
3,835	3,965	(130)	4000P	PARCEL ASSESSMENTS	46,605	47,580	(975)	47,580
(61)	0	(61)	4070	LATE FEE INCOME	0	0	0	0
(90)	0	(90)	4950	REBILL FEE	0	0	0	0
(1,995)	(1,995)	0	P6010	GENERAL RESERVE TRANSFER	(23,940)	(23,940)	0	(23,940)
(241)	(239)	(2)	P6099	P/Y RSV ALLOCATIONS	(2,892)	(2,890)	(2)	(2,890)
----- 1,449	----- 1,731	----- (283)		TOTAL INCOME	----- 19,773	----- 20,750	----- (977)	----- 20,750
E X P E N S E S								
A D M I N I S T R A T I V E								
21	25	(5)	P5090	INSURANCE	185	300	(116)	300
----- 21	----- 25	----- (5)		TOTAL ADMINISTRATIVE	----- 185	----- 300	----- (116)	----- 300
U T I L I T I E S								
1,821	38	1,783	P5100	WATER/SEWER	1,821	500	1,321	500
40	32	8	P5120	ELECTRIC	465	450	15	450
----- 1,861	----- 70	----- 1,791		TOTAL UTILITIES	----- 2,286	----- 950	----- 1,336	----- 950
L A N D S C A P I N G								
685	763	(78)	P5200	LANDSCAPE CONTRACT	8,160	9,200	(1,040)	9,200
0	12	(12)	P5220	IRRIGATION REPAIRS	0	100	(100)	100
----- 685	----- 775	----- (90)		TOTAL LANDSCAPE	----- 8,160	----- 9,300	----- (1,140)	----- 9,300
P O O L / S P A / C L U B H O U S E								
300	163	137	P5350	FOUNTAIN MAINTENANCE	7,040	2,000	5,040	2,000
----- 300	----- 163	----- 137		TOTAL POOLS	----- 7,040	----- 2,000	----- 5,040	----- 2,000
G A T E S								
260	215	45	P5500	GATE MAINTENANCE CONTRACT	2,950	2,580	370	2,580
0	38	(38)	P5511	GATE REPAIRS	1,231	500	731	500
104	88	16	P5517	GATE PHONE	1,266	1,100	166	1,100
----- 364	----- 341	----- 23		TOTAL GATES	----- 5,447	----- 4,180	----- 1,267	----- 4,180
C O M M O N A R E A								
0	0	0	P5739	STREET SWEEPING	212	900	(688)	900
0	50	(50)	P5770	GENERAL MAINTENANCE	0	600	(600)	600
0	137	(137)	P5800	COMMON AREA MAINTAINENCE	668	1,600	(932)	1,600
----- 0	----- 187	----- (187)		TOTAL COMMON AREA	----- 880	----- 3,100	----- (2,220)	----- 3,100
----- 3,230	----- 1,561	----- 1,669		TOTAL OPERATING EXPENSES	----- 23,998	----- 19,830	----- 4,168	----- 19,830
----- (1,782)	----- 170	----- (1,952)		OPERATING FUND SURPLUS/(DEFICIT)	----- (4,225)	----- 920	----- (5,145)	----- 920



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
12/31/2022

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
RESERVE FUND								
I N C O M E								
1,995	1,995	0	P7010	PARCEL TRANSFER TO RESERVES	23,940	23,940	0	23,940
17	12	5	P7034	INTEREST RESERVE FUNDS	189	100	89	100
241	239	2	P7099	P/Y RSV ALLOCATIONS	2,892	2,890	2	2,890
-----	-----	-----			-----	-----	-----	-----
2,253	2,246	7		TOTAL RESERVE INCOME	27,021	26,930	91	26,930
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
0	1,980	(1,980)	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	23,793	(23,793)	23,793
-----	-----	-----			-----	-----	-----	-----
0	1,980	(1,980)		TOTAL RESERVE EXPENDITURES	0	23,793	(23,793)	23,793
-----	-----	-----			-----	-----	-----	-----
2,253	266	1,987		RESERVE FUND SURPLUS/(DEFICIT)	27,021	3,137	23,884	3,137
=====	=====	=====			=====	=====	=====	=====



347A VISTOSO- SIENA
STATEMENT OF OPERATIONS
12/31/2022

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
INCOME													
PARCEL ASSESSMENTS	\$ 3,965	\$ 3,965	\$ 3,965	\$ 3,770	\$ 3,965	\$ 3,965	\$ 3,835	\$ 3,835	\$ 3,835	\$ 3,835	\$ 3,835	\$ 3,835	\$ 46,605
LATE FEE INCOME	0	0	0	0	0	0	52	0	0	9	0	(61)	0
REBILL FEE	0	0	0	0	0	0	60	0	0	30	0	(90)	0
GENERAL RESERVE TRANSFER	(1,995)	(1,995)	(1,995)	(1,995)	(1,995)	(1,995)	(1,995)	(1,995)	(1,995)	(1,995)	(1,995)	(1,995)	(23,940)
P/Y RSV ALLOCATIONS	(241)	(241)	(241)	(241)	(241)	(241)	(241)	(241)	(241)	(241)	(241)	(241)	(2,892)
TOTAL INCOME	\$ 1,729	\$ 1,729	\$ 1,729	\$ 1,534	\$ 1,729	\$ 1,729	\$ 1,711	\$ 1,599	\$ 1,599	\$ 1,638	\$ 1,599	\$ 1,449	\$ 19,773
EXPENSES													
ADMINISTRATIVE													
INSURANCE	\$ 0	\$ 0	\$ 0	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 185
TOTAL ADMINISTRATIVE	\$ 0	\$ 0	\$ 0	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 185
UTILITIES													
WATER/SEWER	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,821	\$ 1,821
ELECTRIC	46	43	42	42	43	44	0	43	42	41	40	40	465
TOTAL UTILITIES	\$ 46	\$ 43	\$ 42	\$ 42	\$ 43	\$ 44	\$ 0	\$ 43	\$ 42	\$ 41	\$ 40	\$ 1,861	\$ 2,286
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 654	\$ 655	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 8,160
TOTAL LANDSCAPE	\$ 654	\$ 655	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 685	\$ 8,160
POOL/SPA/ CLUBHOUSE													
FOUNTAIN MAINTENANCE	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 640	\$ 160	\$ 160	\$ 4,660	\$ 300	\$ 7,040
TOTAL POOLS/SPA/CLUBHOUSE	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 640	\$ 160	\$ 160	\$ 4,660	\$ 300	\$ 7,040
GATES													
GATE MAINTENANCE CONTRACT	\$ 305	\$ 260	\$ 260	\$ 305	\$ 260	\$ 260	\$ 0	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 2,950
GATE REPAIRS	0	0	415	0	300	0	0	516	0	0	0	0	1,231
GATE PHONE	104	103	104	114	114	104	104	104	104	104	104	104	1,266
TOTAL GATES	\$ 409	\$ 363	\$ 779	\$ 419	\$ 674	\$ 364	\$ 104	\$ 880	\$ 364	\$ 364	\$ 364	\$ 364	\$ 5,447
COMMON AREA													
STREET SWEEPING	\$ 212	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 212
COMMON AREA MAINTAINENCE	0	0	0	223	0	0	223	0	0	223	0	0	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	\$ 5,770	\$ 3,230	\$ 23,998
OPERATING FUND SURPLUS/(DEFICIT)	\$ 248	\$ 508	\$ 63	\$ (15)	\$ 147	\$ 455	\$ 518	\$ (670)	\$ 327	\$ 145	\$ (4,171)	\$ (1,782)	\$ (4,225)



**347A VISTOSO- SIENA
STATEMENT OF OPERATIONS
12/31/2022**

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
RESERVE FUND													
INCOME													
PARCEL TRANSFER TO RESERVES	\$ 1,995	\$ 1,995	\$ 1,995	\$ 1,995	\$ 1,995	\$ 1,995	\$ 1,995	\$ 1,995	\$ 1,995	\$ 1,995	\$ 1,995	\$ 1,995	\$ 23,940
INTEREST RESERVE FUNDS	15	14	15	15	16	16	15	17	0	0	49	17	189
P/Y RSV ALLOCATIONS	241	241	241	241	241	241	241	241	241	241	241	241	2,892
TOTAL RESERVE INCOME	\$ 2,251	\$ 2,250	\$ 2,251	\$ 2,251	\$ 2,252	\$ 2,252	\$ 2,251	\$ 2,253	\$ 2,236	\$ 2,236	\$ 2,285	\$ 2,253	\$ 27,021
EXPENDITURES													
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
RESERVE FUND SURPLUS/(DEFICIT)	\$ 2,251	\$ 2,250	\$ 2,251	\$ 2,251	\$ 2,252	\$ 2,252	\$ 2,251	\$ 2,253	\$ 2,236	\$ 2,236	\$ 2,285	\$ 2,253	\$ 27,021

Delinquent & Prepaid Resident Report
347A VISTOSO- SIENA
Report Date: 12/31/2022



FirstService
RESIDENTIAL

Project: 34-

Management Co:

Unit Resident	Collection Status	Date						Balance
Co-Resident								
Charge Code	Date	Current	30 Days	60 Days	90 Days	180 Days	365 Days	Balance
=====								
Project Totals:		0.00	0.00	0.00	195.00	110.00	69.65	374.65
		-3,510.00	-390.00	0.00	-103.00	-195.00	0.00	-4,198.00
PQ PARCEL FEE		0.00	0.00	0.00	195.00	110.00	69.65	374.65
		-3,510.00	-390.00	0.00	-103.00	-195.00	0.00	-4,198.00
Total Units:		15	2	0	2	2	1	21

AD-Account in Dispute AT-At the Attorney B2-BK Discharged B3-BK Terminated BF-Bank Foreclosure BY-Bankruptcy
 CD-COVID DISPUTE CL-Cleared DL-PL DEMAND LETTER DM-Demand Letter FD-PL FINAL DEMAND FP-Foreclosure Notice
 FS-Funds Sent IC-In Collections IE-In Escrow LP-PL LIEN PLACED MM-MM At Attorney OC-Ownership Notes



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
12/31/2022**

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	538,806.41
OPERATING - US BANK	44.65
US BANK SAVINGS	10,033.71
METROPOLITAN BANK - SAVINGS	602,267.78
DUE TO RESERVES	(47,124.31)

TOTAL OPERATING FUNDS

1,104,028.24

RESERVE FUNDS

RESERVE SIENA BANK OZK	203,078.61
RESERVE RBC WEALTH MGMT	974,851.64
RESERVE RBC CASH PLUS MM	20,459.28
RESERVE SIGNATURE BANK MM	251,000.09
RESERVE FVCB MMA	250,931.65
RESERVE ENTERPRISE BANK MMA	252,148.82
RESERVE STERLING BANK	251,531.51
RESERVE PACWEST BANK - MM	250,553.67
RESERVE US BANK MMA	406,657.09
RESERVE CIT BANK MMA	242,950.74
RESERVE METRO PHOENIX BANK MMA	178,855.38
RESERVES - ACCRUED INTEREST	2,958.83
DUE FROM OPERATING	47,124.31

TOTAL RESERVE FUNDS

3,333,101.62

DEPOSITS

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22
---------------------------------------	----------

TOTAL DEPOSITS

3,024.22

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	250,529.21
ACCOUNTS RECEIVABLE - PARCELS	525.22
PRE-LEGAL RECEIVABLE	49,848.48
CONTINGENT PAYABLE	(49,848.48)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(103,123.87)

TOTAL ACCOUNTS RECEIVABLE

147,930.56



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
12/31/2022**

OTHER ASSETS		
PREPAID EXPENSE INSURANCE	8,147.25	
PREPAID EXPENSES	13,442.94	

TOTAL OTHER ASSETS		21,590.19

TOTAL ASSETS		4,609,674.83
		=====
 LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	3,803.87	
ACCRUED EXPENSES	79,398.83	
PREPAID ASSESSMENTS	494,532.22	
PREPAID ASSESSMENTS - PARCELS	6,815.02	
REFUNDABLE DEPOSIT KEYS	9,300.00	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		644,223.56
 RESERVE		
ACCUMULATED GENERAL	3,065,909.28	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	267,192.34	

TOTAL RESERVE		3,333,101.62
 OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	872,903.67	
CURRENT YEAR RESERVE EQUITY	(267,192.34)	
CURRENT SURPLUS/(DEFICIT)	26,638.32	

TOTAL SURPLUS/(DEFICIT)		632,349.65

TOTAL LIABILITIES & EQUITY		4,609,674.83
		=====



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
12/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
156,560	152,857	3,703	4000	ASSESSMENT INCOME	1,888,513	1,834,240	54,273	1,834,240
3,835	3,965	(130)	4000P	PARCEL ASSESSMENTS	46,605	47,580	(975)	47,580
56,703	58,937	(2,234)	4001	COMMERCIAL DUES	697,586	707,189	(9,603)	707,189
1,266	175	1,091	4030	INTEREST INCOME	5,845	2,100	3,745	2,100
1,905	1,413	492	4050	COLLECTION COST REIMBURSEMENT	16,739	17,000	(261)	17,000
300	250	50	4050FR	FILE REVIEW FEE	1,550	3,000	(1,450)	3,000
0	62	(62)	4050MU	MONITOR TRUSTEE SALE	190	700	(510)	700
190	288	(98)	4050RR	FILE TRANSFER FEES	4,655	3,500	1,155	3,500
0	38	(38)	4050T	FORECLOSURE/TRUSTEE SALES	0	500	(500)	500
0	0	0	4055	RECOVERY-COLLECTION	964	0	964	0
(9)	2,500	(2,509)	4070	LATE FEE INCOME	22,783	30,000	(7,217)	30,000
105	62	43	4075	NSF FEE	1,260	700	560	700
6,207	9,543	(3,336)	4205	BUILDER ASSESSMENT	73,710	114,560	(40,850)	114,560
228	1,250	(1,022)	4900	VIOLATION FINES	11,259	15,000	(3,741)	15,000
75	0	75	4922	KEYS	150	0	150	0
0	337	(337)	4945	NEWSLETTER INCOME	275	4,000	(3,725)	4,000
0	3,163	(3,163)	4950	REBILL FEE	34,530	38,000	(3,470)	38,000
(58,333)	(58,337)	4	6010	GENERAL RESERVE TRANSFER	(699,996)	(700,000)	4	(700,000)
(1,995)	(1,995)	0	P6010	GENERAL RESERVE TRANSFER	(23,940)	(23,940)	0	(23,940)
(241)	(239)	(2)	P6099	P/Y RSV ALLOCATIONS	(2,892)	(2,890)	(2)	(2,890)
-----	-----	-----			-----	-----	-----	-----
166,795	174,269	(7,474)		TOTAL INCOME	2,079,785	2,091,239	(11,454)	2,091,239
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
8,034	7,500	534	5000	MANAGEMENT FEE	93,921	90,000	3,921	90,000
(9,603)	4,000	(13,603)	5000RO	OFFICE LEASE	29,760	48,000	(18,240)	48,000
0	201	(201)	5005	RESERVE STUDY	1,195	2,390	(1,195)	2,390
30,546	22,913	7,633	5007w	SALARIES & BENEFITS	251,953	275,000	(23,047)	275,000
0	3,163	(3,163)	5009A	REBILL FEE EXPENSE	34,530	38,000	(3,470)	38,000
105	62	43	5009B	NSF FEE EXPENSE	1,260	700	560	700
1,538	3,750	(2,212)	5010	LEGAL EXPENSE	33,078	45,000	(11,922)	45,000
0	250	(250)	5010C	LEGAL/ENFORCEMENT	0	3,000	(3,000)	3,000
1,000	1,000	0	5014	CC&R REVISIONS PROJECT	2,453	12,000	(9,548)	12,000
1,590	2,337	(747)	5020	LIEN/COLLECTION COST	6,186	28,000	(21,814)	28,000
300	250	50	5020F	FILE REVIEW FEE	1,550	3,000	(1,450)	3,000
0	62	(62)	5020M	MONITOR TRUSTEE SALE	190	700	(510)	700
190	288	(98)	5020RR	FILE TRANSFER FEE EXPENSE	4,655	3,500	1,155	3,500
0	38	(38)	5020T	FORECLOSURE/TRUSTEE SALES	0	500	(500)	500
0	875	(875)	5030	AUDIT/TAX PREPARATION	0	10,500	(10,500)	10,500
0	125	(125)	5033F	ADVERTISING	626	1,500	(874)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	420	420	0	420
272	87	185	5039	WEBSITE	988	1,000	(12)	1,000
7,685	5,547	2,138	5040	ADMINISTRATION	90,408	66,630	23,778	66,630
0	0	0	5043	BILLING STATEMENTS	136	0	136	0
121	87	34	5046	NEWSLETTER	1,558	1,000	558	1,000
1,321	1,125	196	5047B	OFFICE EQUIPMENT RENTAL	12,259	13,500	(1,241)	13,500
2,098	337	1,761	5048	OFFICE EXPENSE	7,244	4,000	3,244	4,000
0	250	(250)	5052	PRINTING	932	3,000	(2,068)	3,000
2,906	0	2,906	5055	MEETING EXPENSE	20,323	16,000	4,323	16,000
41	366	(325)	5059	POSTAGE	4,057	4,370	(313)	4,370
0	212	(212)	5063	MILEAGE	1,183	2,500	(1,317)	2,500
3,910	413	3,497	5065	PROFESSIONAL FEES	8,845	5,000	3,845	5,000
0	12	(12)	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	125	(125)	5068	GIFTS	34	1,500	(1,466)	1,500
0	38	(38)	5070	PROPERTY TAXES	819	500	319	500
(2,379)	587	(2,966)	5080	CORPORATE TAXES	3,346	7,000	(3,654)	7,000
10,514	3,337	7,177	5088	BAD DEBT EXPENSE	33,669	40,000	(6,331)	40,000
2,695	2,457	238	5090	INSURANCE	32,152	29,440	2,712	29,440
0	413	(413)	5090D	INSURANCE DEDUCTIBLE	0	5,000	(5,000)	5,000
762	413	349	5099	MISCELLANEOUS EXPENSE	4,605	5,000	(395)	5,000
21	25	(5)	P5090	INSURANCE	185	300	(116)	300
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**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
12/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
63,700	62,680	1,020						
			TOTAL ADMINISTRATIVE	684,519	768,050	(83,531)	768,050	
			UTILITIES					
13,665	16,663	(2,998)	5100	WATER/SEWER	184,676	200,000	(15,324)	200,000
4,156	4,337	(181)	5120	ELECTRIC	43,802	52,000	(8,198)	52,000
38	32	6	5125	GAS	395	450	(55)	450
0	19	(19)	5140	SANITATION	45	250	(205)	250
282	462	(180)	5151	TELEPHONE	3,545	5,500	(1,955)	5,500
280	187	93	5151B	INTERNET	3,155	2,200	955	2,200
0	56	(56)	5152	ALARM MONITORING	465	650	(185)	650
1,821	38	1,783	P5100	WATER/SEWER	1,821	500	1,321	500
40	32	8	P5120	ELECTRIC	465	450	15	450
-----	-----	-----			-----	-----	-----	-----
20,282	21,826	(1,544)		TOTAL UTILITIES	238,371	262,000	(23,629)	262,000
			LANDSCAPING					
101,111	90,837	10,274	5200	LANDSCAPE CONTRACT	1,203,467	1,090,000	113,467	1,090,000
0	413	(413)	5210	LANDSCAPE SUPPLIES/MATERIAL	125	5,000	(4,875)	5,000
6,587	4,163	2,424	5218	MAJOR PROJECTS	30,935	50,000	(19,065)	50,000
755	1,663	(908)	5220	IRRIGATION REPAIRS	26,171	20,000	6,171	20,000
0	163	(163)	5222	BACKFLOW INSPEC/RPRS	242	2,000	(1,758)	2,000
0	1,663	(1,663)	5240	TREE TRIMMING/REMOVAL	27,250	20,000	7,250	20,000
0	212	(212)	5250	EXTERMINATING	0	2,500	(2,500)	2,500
685	763	(78)	P5200	LANDSCAPE CONTRACT	8,160	9,200	(1,040)	9,200
0	12	(12)	P5220	IRRIGATION REPAIRS	0	100	(100)	100
-----	-----	-----			-----	-----	-----	-----
109,138	99,889	9,249		TOTAL LANDSCAPE	1,296,351	1,198,800	97,551	1,198,800
			POOL / SPA / CLUBHOUSE					
300	163	137	P5350	FOUNTAIN MAINTENANCE	7,040	2,000	5,040	2,000
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300	163	137		TOTAL POOLS	7,040	2,000	5,040	2,000
			GATES					
260	215	45	P5500	GATE MAINTENANCE CONTRACT	2,950	2,580	370	2,580
0	38	(38)	P5511	GATE REPAIRS	1,231	500	731	500
104	88	16	P5517	GATE PHONE	1,266	1,100	166	1,100
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364	341	23		TOTAL GATES	5,447	4,180	1,267	4,180
			COMMON AREA					
0	837	(837)	5700	BUILDING MAINTENANCE	400	10,000	(9,600)	10,000
0	87	(87)	5700K	KEYS/LOCK REPAIR	4,891	1,000	3,891	1,000
0	87	(87)	5711	PAINTING MAINT	0	1,000	(1,000)	1,000
2,031	1,213	818	5722	ELECTRIC REPAIRS/SUPPLIES	10,684	14,589	(3,905)	14,589
0	163	(163)	5740	SIGN MAINTENANCE	0	2,000	(2,000)	2,000
1,612	663	949	5769A	JANITORIAL	21,334	8,000	13,334	8,000
(2,400)	0	(2,400)	5770	GENERAL MAINTENANCE	0	0	0	0
1,678	1,837	(160)	5774	PET WASTE REMOVAL	20,130	22,000	(1,870)	22,000
766	1,500	(734)	5779CC	SECURITY PATROL	8,906	18,000	(9,094)	18,000
0	500	(500)	5794A	SIDEWALK REPAIR	0	6,000	(6,000)	6,000
3,659	837	2,822	5800	COMMON AREA MAINTENANCE/REPAIRS	6,824	10,000	(3,176)	10,000
0	663	(663)	5845	PARK MAINT	6,013	8,000	(1,987)	8,000
0	337	(337)	5850	EXTERMINATING	4,950	4,000	950	4,000
0	637	(637)	5895	TENNIS COURT MAINTENANCE	3,600	7,600	(4,000)	7,600
0	0	0	P5739	STREET SWEEPING	212	900	(688)	900
0	50	(50)	P5770	GENERAL MAINTENANCE	0	600	(600)	600
0	137	(137)	P5800	COMMON AREA MAINTAINENCE	668	1,600	(932)	1,600
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7,345	9,548	(2,203)		TOTAL COMMON AREA	88,612	115,289	(26,677)	115,289



**347Z VISTOSO COMMUNITY CONSOLIDATED
 STATEMENT OF REVENUES & EXPENSES
 12/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
----- 201,128 -----	----- 194,447 -----	----- 6,681 -----	TOTAL OPERATING EXPENSES	----- 2,320,339 -----	----- 2,350,319 -----	----- (29,980) -----	----- 2,350,319 -----
<u>(34,333)</u>	<u>(20,178)</u>	<u>(14,155)</u>	OPERATING FUND SURPLUS/(DEFICIT)	<u>(240,554)</u>	<u>(259,080)</u>	<u>18,526</u>	<u>(259,080)</u>



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
12/31/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
RESERVE FUND								
I N C O M E								
58,333	58,337	(4)	7010	TRANSFER FROM OPERATING	699,996	700,000	(4)	700,000
(2,875)	0	(2,875)	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	(102,145)	0	(102,145)	0
5,037	1,663	3,374	7034	INTEREST RESERVE FUND	40,322	20,000	20,322	20,000
0	0	0	7037	BANK CHARGES/FEES - CAPITAL	(10,850)	0	(10,850)	0
1,995	1,995	0	P7010	PARCEL TRANSFER TO RESERVES	23,940	23,940	0	23,940
17	12	5	P7034	INTEREST RESERVE FUNDS	189	100	89	100
0	(1,000)	1,000	8537	BANK/INVESTMENT CHARGES	0	(12,000)	12,000	(12,000)
241	239	2	P7099	P/Y RSV ALLOCATIONS	2,892	2,890	2	2,890
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62,748	61,246	1,502		TOTAL RESERVE INCOME	654,345	734,930	(80,585)	734,930
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E X P E N D I T U R E S								
800	837	(37)	8510	GENERAL RESERVE EXPENSE	12,300	10,000	2,300	10,000
0	2,640	(2,640)	8510R	RECREATIONAL COURTS	0	31,724	(31,724)	31,724
14,284	2,579	11,705	8520	PAINTING	14,284	31,003	(16,719)	31,003
0	313	(313)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	3,811	(3,811)	3,811
0	1,133	(1,133)	8526	FOUNTAIN REPLACEMENT	0	13,596	(13,596)	13,596
0	2,930	(2,930)	8530	ASPHALT SEAL COATING	0	35,226	(35,226)	35,226
0	6,527	(6,527)	8541	GRANITE REPLACEMENT	0	78,280	(78,280)	78,280
40,165	7,790	32,375	8543P	PARK FURNITURE REPLACEMENT	158,150	93,524	64,626	93,524
0	11,944	(11,944)	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	87,858	143,273	(55,415)	143,273
0	28,241	(28,241)	8575	IRRIGATION SYSTEMS	0	338,870	(338,870)	338,870
0	16,663	(16,663)	8578D	DRAINAGE	114,561	200,000	(85,439)	200,000
0	1,980	(1,980)	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	23,793	(23,793)	23,793
-----	-----	-----			-----	-----	-----	-----
55,249	83,577	(28,328)		TOTAL RESERVE EXPENDITURES	387,153	1,003,100	(615,947)	1,003,100
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7,499	(22,331)	29,830		RESERVE FUND SURPLUS/(DEFICIT)	267,192	(268,170)	535,362	(268,170)
=====	=====	=====			=====	=====	=====	=====



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF OPERATIONS
12/31/2022**

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
IRRIGATION REPAIRS	1,013	0	1,644	0	773	0	21,898	0	0	0	89	755	26,171
BACKFLOW INSPEC/RPRS	0	0	0	0	0	0	0	0	242	0	0	0	242
TREE TRIMMING/REMOVAL	0	2,490	7,210	9,300	1,310	0	980	0	0	5,960	0	0	27,250
LANDSCAPE CONTRACT	654	655	685	685	685	685	685	685	685	685	685	685	8,160
TOTAL LANDSCAPE	\$ 100,948	\$ 117,698	\$ 110,650	\$ 110,596	\$ 103,878	\$ 101,796	\$ 124,674	\$ 105,296	\$ 102,038	\$ 107,756	\$ 101,885	\$ 109,138	\$ 1,296,351
POOL/SPA/CLUBHOUSE													
FOUNTAIN MAINTENANCE	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 640	\$ 160	\$ 160	\$ 4,660	\$ 300	\$ 7,040
TOTAL POOLS/SPA/CLUBHOUSE	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 640	\$ 160	\$ 160	\$ 4,660	\$ 300	\$ 7,040
G A T E S													
GATE MAINTENANCE CONTRACT	\$ 305	\$ 260	\$ 260	\$ 305	\$ 260	\$ 260	\$ 0	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 2,950
GATE REPAIRS	0	0	415	0	300	0	0	516	0	0	0	0	1,231
GATE PHONE	104	103	104	114	217	1	104	104	104	104	104	104	1,266
TOTAL GATES	\$ 409	\$ 363	\$ 779	\$ 419	\$ 777	\$ 261	\$ 104	\$ 880	\$ 364	\$ 364	\$ 364	\$ 364	\$ 5,447
C O M M O N A R E A													
BUILDING MAINTENANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 400	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 400
KEYS/LOCK REPAIR	0	0	2,119	0	110	299	0	0	2,184	174	4	0	4,891
ELECTRIC REPAIRS/SUPPLIES	0	829	0	0	910	0	0	0	3,600	3,315	0	2,031	10,684
JANITORIAL	1,897	1,897	1,897	1,897	1,897	1,897	1,897	1,612	1,612	1,612	1,612	1,612	21,334
GENERAL MAINTENANCE	0	0	0	0	0	0	0	600	0	0	1,800	(2,400)	0
PET WASTE REMOVAL	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	20,130
SECURITY PATROL	526	812	766	886	526	600	886	766	480	1,246	646	766	8,906
COMMON AREA MAINTENANCE/REPAIRS	250	0	125	0	696	0	545	266	290	125	868	3,659	6,824
PARK MAINT	693	0	0	0	0	0	0	2,340	1,225	0	1,755	0	6,013
EXTERMINATING	365	483	217	717	954	596	544	220	239	0	616	0	4,950
TENNIS COURT REPAIR	600	600	600	600	600	600	0	0	0	0	0	0	3,600
STREET SWEEPING	212	0	0	0	0	0	0	0	0	0	0	0	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	\$ 8,978	\$ 7,345	\$ 88,612
TOTAL OPERATING EXPENSES	\$ 190,888	\$ 194,632	\$ 197,949	\$ 191,901	\$ 178,834	\$ 184,174	\$ 227,888	\$ 174,780	\$ 192,165	\$ 191,972	\$ 194,029	\$ 201,128	\$ 2,320,339
OPERATING FUND SURPLUS/(DEFICIT)	\$ (6,397)	\$ (26,702)	\$ (13,713)	\$ (9,270)	\$ (7,694)	\$ (18,291)	\$ (39,425)	\$ (4,761)	\$ (22,110)	\$ (8,096)	\$ (49,762)	\$ (34,333)	\$ (240,554)



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF OPERATIONS
12/31/2022**

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
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	\$ 58,333	\$ 58,333	\$ 699,996
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)	15,747	(2,875)	(102,145)
INTEREST RESERVE FUND	2,410	2,246	2,558	2,358	7,453	(1,942)	3,343	781	4,125	4,923	7,028	5,037	40,322
BANK CHARGES/FEEES - CAPITAL	0	0	0	0	0	0	0	0	0	(10,850)	0	0	(10,850)
PARCEL TRANSFER TO RESERVES	1,995	1,995	1,995	1,995	1,995	1,995	1,995	1,995	1,995	1,995	1,995	1,995	23,940
INTEREST RESERVE FUNDS	15	14	15	15	16	16	15	17	0	0	49	17	189
P/Y RSV ALLOCATIONS	241	241	241	241	241	241	241	241	241	241	241	241	2,892
TOTAL RESERVE INCOME	\$ 47,045	\$ 56,327	\$ 37,584	\$ 43,233	\$ 73,074	\$ 48,829	\$ 76,389	\$ 41,564	\$ 37,044	\$ 47,116	\$ 83,393	\$ 62,748	\$ 654,345
EXPENDITURES													
GENERAL RESERVE EXPENSE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 11,500	\$ 800	\$ 12,300
PAINTING	0	0	0	0	0	0	0	0	0	0	0	14,284	14,284
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	0	40,165	158,150
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	2,793	0	114,561
TOTAL RESERVE EXPENDITURES	\$ 2,820	\$ 3,000	\$ 80,734	\$ 4,325	\$ 22,286	\$ 4,150	\$ 120,678	\$ 0	\$ 87,860	\$ (8,242)	\$ 14,293	\$ 55,249	\$ 387,153
RESERVE FUND SURPLUS/(DEFICIT)	\$ 44,225	\$ 53,327	\$ (43,150)	\$ 38,908	\$ 50,788	\$ 44,679	\$ (44,289)	\$ 41,564	\$ (50,816)	\$ 55,358	\$ 69,100	\$ 7,499	\$ 267,192



347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
01/31/2023

OPERATING FUNDS		
OPERATING CASH	590,339.92	
METROPOLITAN BANK - SAVINGS	603,607.85	
US BANK SAVINGS	10,040.10	

TOTAL OPERATING FUNDS		1,203,987.87
RESERVE FUNDS		
RESERVE RBC WEALTH MGMT	987,793.55	
RESERVE RBC CASH PLUS MM	19,370.62	
RESERVE- FVCB MMA	251,468.84	
RESERVE- PACWEST BANK MMA	250,787.75	
RESERVE- CIT BANK MMA	243,095.23	
RESERVE- ENTERPRISE BANK MMA	252,969.03	
RESERVE- METRO PHOENIX BANK MMA	178,999.69	
RESERVE- SIGNATURE BANK MM	251,512.22	
RESERVE- WEBSTER BANK MMA	252,332.62	
RESERVE- US BANK MMA	524,161.13	
RESERVES - ACCRUED INTEREST	3,809.00	

TOTAL RESERVE FUNDS		3,216,299.68
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	

TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	317,012.18	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(102,825.57)	
PRE-LEGAL RECEIVABLE	47,797.53	
CONTINGENT PAYABLE	(47,797.53)	

TOTAL ACCOUNTS RECEIVABLE		214,186.61
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	5,431.50	
PREPAID EXPENSES	13,381.90	

TOTAL OTHER ASSETS		18,813.40
TOTAL ASSETS		4,656,311.78



**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
01/31/2023**

LIABILITIES & EQUITY		
LIABILITIES		
ACCOUNTS PAYABLE	1,490.02	
ACCRUED EXPENSES	105,206.14	
PREPAID ASSESSMENTS	191,856.06	
REFUNDABLE DEPOSIT	9,300.00	
UNEARNED REVENUE	477,979.08	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	

TOTAL LIABILITIES		836,204.92
RESERVE		
ACCUMULATED GENERAL C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	3,130,023.01 86,276.67	

TOTAL RESERVE		3,216,299.68
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	628,050.21	
CURRENT YEAR RESERVE EQUITY	(86,276.67)	
CURRENT SURPLUS/(DEFICIT)	62,033.64	

TOTAL SURPLUS/(DEFICIT)		603,807.18

TOTAL LIABILITIES & EQUITY		4,656,311.78
		=====



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
01/31/2023**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
172,374	192,241	(19,867)	4000	ASSESSMENT INCOME	172,374	192,241	(19,867)	2,306,892
61,664	64,089	(2,425)	4001	COMMERCIAL DUES	61,664	64,089	(2,425)	769,068
1,346	167	1,179	4030	INTEREST INCOME	1,346	167	1,179	2,000
931	1,250	(319)	4050	COLLECTION COST REIMBURSEMENT	931	1,250	(319)	15,000
50	167	(117)	4050FR	FILE REVIEW FEE	50	167	(117)	2,000
0	(42)	42	4050MU	MONITOR TRUSTEE SALE	0	(42)	42	(500)
0	167	(167)	4050RR	FILE TRANSFER FEES	0	167	(167)	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	0	25	(25)	300
5,564	2,083	3,481	4070	LATE FEE INCOME	5,564	2,083	3,481	25,000
420	225	195	4075	NSF FEE	420	225	195	900
4,952	(10,000)	14,952	4205	BUILDER ASSESSMENT	4,952	(10,000)	14,952	(120,000)
106	1,250	(1,144)	4900	VIOLATION FINES	106	1,250	(1,144)	15,000
0	83	(83)	4945	NEWSLETTER INCOME	0	83	(83)	1,000
9,210	9,000	210	4950	REBILL FEE	9,210	9,000	210	36,000
(79,167)	(79,166)	(1)	6010	GENERAL RESERVE TRANSFER	(79,167)	(79,166)	(1)	(950,000)
<u>177,450</u>	<u>181,539</u>	<u>(4,089)</u>		TOTAL INCOME	<u>177,450</u>	<u>181,539</u>	<u>(4,089)</u>	<u>2,104,660</u>

E X P E N S E S								
A D M I N I S T R A T I V E								
8,042	9,678	(1,636)	5000	MANAGEMENT FEE	8,042	9,678	(1,636)	116,136
2,888	3,024	(136)	5000RO	OFFICE LEASE	2,888	3,024	(136)	36,291
0	0	0	5005	RESERVE STUDY	0	0	0	2,390
29,972	25,833	4,139	5007w	SALARIES & BENEFITS	29,972	25,833	4,139	310,000
9,210	9,000	210	5009A	REBILL FEE EXPENSE	9,210	9,000	210	36,000
420	225	195	5009B	NSF FEE EXPENSE	420	225	195	900
1,781	3,833	(2,052)	5010	LEGAL EXPENSE	1,781	3,833	(2,052)	46,000
0	2,023	(2,023)	5014	CC&R REVISIONS PROJECT	0	2,023	(2,023)	24,275
931	2,200	(1,269)	5020	LIEN/COLLECTION COST	931	2,200	(1,269)	26,400
50	167	(117)	5020F	FILE REVIEW FEE	50	167	(117)	2,000
0	42	(42)	5020M	MONITOR TRUSTEE SALE	0	42	(42)	500
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	0	292	(292)	3,500
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	0	50	(50)	300
0	0	0	5030	AUDIT/TAX PREPARATION	0	0	0	10,500
0	0	0	5033F	ADVERTISING	0	0	0	1,500
35	35	0	5037	BANK CHARGES & CC FEES	35	35	0	420
61	0	61	5039	WEBSITE	61	0	61	1,000
7,549	7,500	49	5040	ADMINISTRATION	7,549	7,500	49	90,000
143	122	21	5046	NEWSLETTER	143	122	21	1,464
855	1,250	(395)	5047B	OFFICE EQUIPMENT RENTAL	855	1,250	(395)	15,000
5,878	398	5,480	5048	OFFICE EXPENSE	5,878	398	5,480	4,776
0	0	0	5052	PRINTING	0	0	0	3,000
0	1,033	(1,033)	5054	ARCHITECTURAL EXPENSE	0	1,033	(1,033)	12,400
7,900	400	7,500	5055	MEETING EXPENSE	7,900	400	7,500	19,000
32	500	(468)	5059	POSTAGE	32	500	(468)	6,000
0	208	(208)	5063	MILEAGE	0	208	(208)	2,500
0	417	(417)	5065	PROFESSIONAL FEES	0	417	(417)	5,000
0	100	(100)	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	0	0	5068	GIFTS	0	0	0	1,500
0	0	0	5070	PROPERTY TAXES	0	0	0	400
0	0	0	5080	CORPORATE TAXES	0	0	0	5,000
0	0	0	5088	BAD DEBT EXPENSE	0	0	0	27,548
2,695	2,695	0	5090	INSURANCE	2,695	2,695	0	37,158
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
1,238	417	821	5099	MISCELLANEOUS EXPENSE	1,238	417	821	5,000
<u>79,679</u>	<u>71,442</u>	<u>8,237</u>		TOTAL ADMINISTRATIVE	<u>79,679</u>	<u>71,442</u>	<u>8,237</u>	<u>858,958</u>

U T I L I T I E S



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
01/31/2023**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
8,254	16,666	(8,412)	5100	WATER/SEWER	8,254	16,666	(8,412)	200,000
4,171	4,333	(162)	5120	ELECTRIC	4,171	4,333	(162)	52,000
38	30	8	5125	GAS	38	30	8	360
0	417	(417)	5151	TELEPHONE	0	417	(417)	5,000
271	267	4	5151B	INTERNET	271	267	4	3,200
0	75	(75)	5152	ALARM MONITORING	0	75	(75)	900
-----	-----	-----			-----	-----	-----	-----
12,734	21,788	(9,054)		TOTAL UTILITIES	12,734	21,788	(9,054)	261,460
				L A N D S C A P I N G				
104,059	104,059	0	5200	LANDSCAPE CONTRACT	104,059	104,059	0	1,248,710
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	1,250	(1,250)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	0	4,167	(4,167)	50,000
0	2,083	(2,083)	5220	IRRIGATION REPAIRS	0	2,083	(2,083)	25,000
0	167	(167)	5222	BACKFLOW INSPEC/RPRS	0	167	(167)	2,000
0	630	(630)	5228	EROSION CONTROL	0	630	(630)	7,564
0	2,640	(2,640)	5240	TREE TRIMMING/REMOVAL	0	2,640	(2,640)	31,677
-----	-----	-----			-----	-----	-----	-----
104,059	114,996	(10,937)		TOTAL LANDSCAPE	104,059	114,996	(10,937)	1,369,951
				C O M M O N A R E A				
0	833	(833)	5700	BUILDING MAINTENANCE	0	833	(833)	10,000
0	333	(333)	5700K	KEYS/LOCK REPAIR	0	333	(333)	4,000
0	1,208	(1,208)	5722	ELECTRIC REPAIRS/SUPPLIES	0	1,208	(1,208)	14,500
0	500	(500)	5740	SIGN MAINTENANCE	0	500	(500)	2,000
1,612	1,897	(285)	5769A	JANITORIAL	1,612	1,897	(285)	22,760
1,678	2,083	(406)	5774	PET WASTE REMOVAL	1,678	2,083	(406)	25,000
886	1,909	(1,023)	5779CC	SECURITY PATROL	886	1,909	(1,023)	22,904
0	750	(750)	5794A	SIDEWALK REPAIR	0	750	(750)	3,000
650	833	(183)	5800	COMMON AREA MAINTENANCE/REPAIRS	650	833	(183)	10,000
0	1,500	(1,500)	5845	PARK MAINT	0	1,500	(1,500)	6,000
396	540	(145)	5850	EXTERMINATING	396	540	(145)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	633	(633)	7,600
-----	-----	-----			-----	-----	-----	-----
5,221	13,019	(7,798)		TOTAL COMMON AREA	5,221	13,019	(7,798)	134,244
-----	-----	-----			-----	-----	-----	-----
201,693	221,245	(19,552)		TOTAL OPERATING EXPENSES	201,693	221,245	(19,552)	2,624,613
-----	-----	-----			-----	-----	-----	-----
(24,243)	(39,706)	15,463		OPERATING FUND SURPLUS/(DEFICIT)	(24,243)	(39,706)	15,463	(519,953)
=====	=====	=====			=====	=====	=====	=====



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
01/31/2023**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND							
I N C O M E							
79,167	79,167	0	7010		79,167	79,167	0
12,942	0	12,942	7029U		12,942	0	12,942
6,715	2,083	4,632	7034		6,715	2,083	4,632
(2,589)	(1,000)	(1,589)	8537		(2,589)	(1,000)	(1,589)
-----	-----	-----			-----	-----	-----
96,235	80,250	15,985			96,235	80,250	15,985
-----	-----	-----			-----	-----	-----
EXPENDITURES							
9,958	22,000	(12,042)	8510		9,958	22,000	(12,042)
0	11,900	(11,900)	8520		0	11,900	(11,900)
0	261,500	(261,500)	8525		0	261,500	(261,500)
0	32,800	(32,800)	8530		0	32,800	(32,800)
0	15,500	(15,500)	8550		0	15,500	(15,500)
0	393,000	(393,000)	8575		0	393,000	(393,000)
0	300,000	(300,000)	8578D		0	300,000	(300,000)
-----	-----	-----			-----	-----	-----
9,958	1,036,700	(1,026,742)			9,958	1,036,700	(1,026,742)
-----	-----	-----			-----	-----	-----
86,277	(956,450)	1,042,727			86,277	(956,450)	1,042,727
-----	-----	-----			-----	-----	-----

RESERVE FUND SURPLUS/(DEFICIT)

(73,700)



**347A VISTOSO- SIENA
BALANCE SHEET
01/31/2023**

OPERATING FUNDS		
OPERATING CASH	17,448.89	
DUE TO RESERVES	(2,094.75)	

TOTAL OPERATING FUNDS		15,354.14
RESERVE FUNDS		
DUE FROM OPERATING	2,094.75	
RESERVE SIENA BANK OZK	203,096.41	

TOTAL RESERVE FUNDS		205,191.16
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	178.02	
ACCOUNTS RECEIVABLE - PARCELS	610.22	

TOTAL ACCOUNTS RECEIVABLE		788.24

TOTAL ASSETS		221,333.54
		=====
LIABILITIES & EQUITY		
LIABILITIES		
ACCRUED EXPENSES	2,160.00	
PREPAID ASSESSMENTS	(1,570.00)	
PREPAID ASSESSMENTS - PARCELS	3,539.02	
UNEARNED REVENUE	7,670.00	

TOTAL LIABILITIES		11,799.02
RESERVE		
ACCUMULATED GENERAL	203,078.61	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	2,112.55	

TOTAL RESERVE		205,191.16
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	4,299.44	
CURRENT YEAR RESERVE EQUITY	(2,112.55)	



**347A VISTOSO- SIENA
BALANCE SHEET
01/31/2023**

CURRENT SURPLUS/(DEFICIT)	2,156.47	

TOTAL SURPLUS/(DEFICIT)		4,343.36

TOTAL LIABILITIES & EQUITY		221,333.54
		=====



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
01/31/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
3,835	(3,965)	7,800	4000P	PARCEL ASSESSMENTS	3,835	(3,965)	7,800	(47,580)
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(2,095)	(2,094)	(1)	(25,137)
0	(234)	234	P6099	P/Y RSV ALLOCATIONS	0	(234)	234	(2,810)
-----	-----	-----			-----	-----	-----	-----
1,740	(6,293)	8,033		TOTAL INCOME	1,740	(6,293)	8,033	(75,527)
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
21	25	(5)	P5090	INSURANCE	21	25	(5)	300
-----	-----	-----			-----	-----	-----	-----
21	25	(5)		TOTAL ADMINISTRATIVE	21	25	(5)	300
-----	-----	-----			-----	-----	-----	-----
U T I L I T I E S								
286	42	244	P5100	WATER/SEWER	286	42	244	500
40	50	(10)	P5120	ELECTRIC	40	50	(10)	600
-----	-----	-----			-----	-----	-----	-----
326	92	234		TOTAL UTILITIES	326	92	234	1,100
-----	-----	-----			-----	-----	-----	-----
L A N D S C A P I N G								
705	705	0	P5200	LANDSCAPE CONTRACT	705	705	0	8,462
0	0	0	P5220	IRRIGATION REPAIRS	0	0	0	100
-----	-----	-----			-----	-----	-----	-----
705	705	0		TOTAL LANDSCAPE	705	705	0	8,562
-----	-----	-----			-----	-----	-----	-----
P O O L / S P A / C L U B H O U S E								
0	160	(160)	P5350	FOUNTAIN MAINTENANCE	0	160	(160)	7,000
-----	-----	-----			-----	-----	-----	-----
0	160	(160)		TOTAL POOLS	0	160	(160)	7,000
-----	-----	-----			-----	-----	-----	-----
G A T E S								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	260	260	0	3,120
0	400	(400)	P5511	GATE REPAIRS	0	400	(400)	1,600
120	105	15	P5517	GATE PHONE	120	105	15	1,260
-----	-----	-----			-----	-----	-----	-----
380	765	(385)		TOTAL GATES	380	765	(385)	5,980
-----	-----	-----			-----	-----	-----	-----
C O M M O N A R E A								
0	225	(225)	P5739	STREET SWEEPING	0	225	(225)	900
265	400	(135)	P5800	COMMON AREA MAINTAINENCE	265	400	(135)	1,600
-----	-----	-----			-----	-----	-----	-----
265	625	(360)		TOTAL COMMON AREA	265	625	(360)	2,500
-----	-----	-----			-----	-----	-----	-----
1,696	2,372	(676)		TOTAL OPERATING EXPENSES	1,696	2,372	(676)	25,442
-----	-----	-----			-----	-----	-----	-----
44	(8,665)	8,709		OPERATING FUND SURPLUS/(DEFICIT)	44	(8,665)	8,709	(100,969)
=====	=====	=====			=====	=====	=====	=====



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
01/31/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND							
I N C O M E							
2,095	2,094	1	P7010	2,095	2,094	1	25,137
18	(37)	55	P7034	18	(37)	55	(150)
0	234	(234)	P7099	0	234	(234)	2,810
-----	-----	-----		-----	-----	-----	-----
2,113	2,291	(178)		2,113	2,291	(178)	27,797
-----	-----	-----		-----	-----	-----	-----
E X P E N D I T U R E S							
0	0	0	P8510	0	0	0	10,000
-----	-----	-----		-----	-----	-----	-----
0	0	0		0	0	0	10,000
-----	-----	-----		-----	-----	-----	-----
2,113	2,291	(178)		2,113	2,291	(178)	17,797
=====	=====	=====		=====	=====	=====	=====

Delinquent & Prepaid Resident Report
347A VISTOSO- SIENA
Report Date: 01/31/2023



FirstService
 RESIDENTIAL

Project: 34-

Management Co:

Unit Resident Co-Resident Charge Code	Collection Status Date	Date					Balance	
		Current	30 Days	60 Days	90 Days	180 Days		365 Days
=====								
Project Totals:		0.00	209.00	0.00	181.00	0.00	69.65	459.65
		-142.00	-585.00	0.00	0.00	-195.00	0.00	-922.00
PQ PARCEL FEE		0.00	209.00	0.00	181.00	0.00	69.65	459.65
		-142.00	-585.00	0.00	0.00	-195.00	0.00	-922.00
Total Units:		1	4	0	1	1	1	7

AD-Account in Dispute AT-At the Attorney B2-BK Discharged B3-BK Terminated BF-Bank Foreclosure BY-Bankruptcy
 CD-COVID DISPUTE CL-Cleared DL-PL DEMAND LETTER DM-Demand Letter FD-PL FINAL DEMAND FP-Foreclosure Notice
 FS-Funds Sent IC-In Collections IE-In Escrow LP-PL LIEN PLACED MM-MM At Attorney OC-Ownership Notes



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
01/31/2023**

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	607,744.16
OPERATING - US BANK	44.65
US BANK SAVINGS	10,040.10
METROPOLITAN BANK - SAVINGS	603,607.85
DUE TO RESERVES	(2,094.75)

TOTAL OPERATING FUNDS

1,219,342.01

RESERVE FUNDS

RESERVE SIENA BANK OZK	203,096.41
RESERVE RBC WEALTH MGMT	987,793.55
RESERVE RBC CASH PLUS MM	19,370.62
RESERVE SIGNATURE BANK MM	251,512.22
RESERVE FVCB MMA	251,468.84
RESERVE ENTERPRISE BANK MMA	252,969.03
RESERVE STERLING BANK	252,332.62
RESERVE PACWEST BANK - MM	250,787.75
RESERVE US BANK MMA	524,161.13
RESERVE CIT BANK MMA	243,095.23
RESERVE METRO PHOENIX BANK MMA	178,999.69
RESERVES - ACCRUED INTEREST	3,809.00
DUE FROM OPERATING	2,094.75

TOTAL RESERVE FUNDS

3,421,490.84

DEPOSITS

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22
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TOTAL DEPOSITS

3,024.22

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	317,190.20
ACCOUNTS RECEIVABLE - PARCELS	610.22
PRE-LEGAL RECEIVABLE	47,797.53
CONTINGENT PAYABLE	(47,797.53)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(102,825.57)

TOTAL ACCOUNTS RECEIVABLE

214,974.85



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
01/31/2023**

OTHER ASSETS		
PREPAID EXPENSE INSURANCE	5,431.50	
PREPAID EXPENSES	13,381.90	

TOTAL OTHER ASSETS		18,813.40

TOTAL ASSETS		4,877,645.32
		=====
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	1,490.02	
ACCRUED EXPENSES	107,366.14	
PREPAID ASSESSMENTS	190,286.06	
PREPAID ASSESSMENTS - PARCELS	3,539.02	
REFUNDABLE DEPOSIT KEYS	9,300.00	
UNEARNED REVENUE	485,649.08	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		848,003.94
RESERVE		
ACCUMULATED GENERAL C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	3,333,101.62	
	88,389.22	

TOTAL RESERVE		3,421,490.84
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	632,349.65	
CURRENT YEAR RESERVE EQUITY	(88,389.22)	
CURRENT SURPLUS/(DEFICIT)	64,190.11	

TOTAL SURPLUS/(DEFICIT)		608,150.54

TOTAL LIABILITIES & EQUITY		4,877,645.32
		=====



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
01/31/2023**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
I N C O M E								
172,374	192,241	(19,867)	4000	ASSESSMENT INCOME	172,374	192,241	(19,867)	2,306,892
3,835	(3,965)	7,800	4000P	PARCEL ASSESSMENTS	3,835	(3,965)	7,800	(47,580)
61,664	64,089	(2,425)	4001	COMMERCIAL DUES	61,664	64,089	(2,425)	769,068
1,346	167	1,179	4030	INTEREST INCOME	1,346	167	1,179	2,000
931	1,250	(319)	4050	COLLECTION COST REIMBURSEMENT	931	1,250	(319)	15,000
50	167	(117)	4050FR	FILE REVIEW FEE	50	167	(117)	2,000
0	(42)	42	4050MU	MONITOR TRUSTEE SALE	0	(42)	42	(500)
0	167	(167)	4050RR	FILE TRANSFER FEES	0	167	(167)	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	0	25	(25)	300
5,564	2,083	3,481	4070	LATE FEE INCOME	5,564	2,083	3,481	25,000
420	225	195	4075	NSF FEE	420	225	195	900
4,952	(10,000)	14,952	4205	BUILDER ASSESSMENT	4,952	(10,000)	14,952	(120,000)
106	1,250	(1,144)	4900	VIOLATION FINES	106	1,250	(1,144)	15,000
0	83	(83)	4945	NEWSLETTER INCOME	0	83	(83)	1,000
9,210	9,000	210	4950	REBILL FEE	9,210	9,000	210	36,000
(79,167)	(79,166)	(1)	6010	GENERAL RESERVE TRANSFER	(79,167)	(79,166)	(1)	(950,000)
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(2,095)	(2,094)	(1)	(25,137)
0	(234)	234	P6099	P/Y RSV ALLOCATIONS	0	(234)	234	(2,810)
-----	-----	-----			-----	-----	-----	-----
179,190	175,246	3,944		TOTAL INCOME	179,190	175,246	3,944	2,029,133
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
8,042	9,678	(1,636)	5000	MANAGEMENT FEE	8,042	9,678	(1,636)	116,136
2,888	3,024	(136)	5000RO	OFFICE LEASE	2,888	3,024	(136)	36,291
0	0	0	5005	RESERVE STUDY	0	0	0	2,390
29,972	25,833	4,139	5007w	SALARIES & BENEFITS	29,972	25,833	4,139	310,000
9,210	9,000	210	5009A	REBILL FEE EXPENSE	9,210	9,000	210	36,000
420	225	195	5009B	NSF FEE EXPENSE	420	225	195	900
1,781	3,833	(2,052)	5010	LEGAL EXPENSE	1,781	3,833	(2,052)	46,000
0	2,023	(2,023)	5014	'CC&R REVISIONS PROJECT	0	2,023	(2,023)	24,275
931	2,200	(1,269)	5020	LIEN/COLLECTION COST	931	2,200	(1,269)	26,400
50	167	(117)	5020F	FILE REVIEW FEE	50	167	(117)	2,000
0	42	(42)	5020M	MONITOR TRUSTEE SALE	0	42	(42)	500
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	0	292	(292)	3,500
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	0	50	(50)	300
0	0	0	5030	AUDIT/TAX PREPARATION	0	0	0	10,500
0	0	0	5033F	ADVERTISING	0	0	0	1,500
35	35	0	5037	BANK CHARGES & CC FEES	35	35	0	420
61	0	61	5039	WEBSITE	61	0	61	1,000
7,549	7,500	49	5040	ADMINISTRATION	7,549	7,500	49	90,000
143	122	21	5046	NEWSLETTER	143	122	21	1,464
855	1,250	(395)	5047B	OFFICE EQUIPMENT RENTAL	855	1,250	(395)	15,000
5,878	398	5,480	5048	OFFICE EXPENSE	5,878	398	5,480	4,776
0	0	0	5052	PRINTING	0	0	0	3,000
0	1,033	(1,033)	5054	ARCHITECTURAL EXPENSE	0	1,033	(1,033)	12,400
7,900	400	7,500	5055	MEETING EXPENSE	7,900	400	7,500	19,000
32	500	(468)	5059	POSTAGE	32	500	(468)	6,000
0	208	(208)	5063	MILEAGE	0	208	(208)	2,500
0	417	(417)	5065	PROFESSIONAL FEES	0	417	(417)	5,000
0	100	(100)	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	0	0	5068	GIFTS	0	0	0	1,500
0	0	0	5070	PROPERTY TAXES	0	0	0	400
0	0	0	5080	CORPORATE TAXES	0	0	0	5,000
0	0	0	5088	BAD DEBT EXPENSE	0	0	0	27,548
2,695	2,695	0	5090	INSURANCE	2,695	2,695	0	37,158
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
1,238	417	821	5099	MISCELLANEOUS EXPENSE	1,238	417	821	5,000
21	25	(5)	P5090	INSURANCE	21	25	(5)	300
-----	-----	-----			-----	-----	-----	-----
79,699	71,467	8,232		TOTAL ADMINISTRATIVE	79,699	71,467	8,232	859,258



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
01/31/2023**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
UTILITIES								
8,254	16,666	(8,412)	5100	WATER/SEWER	8,254	16,666	(8,412)	200,000
4,171	4,333	(162)	5120	ELECTRIC	4,171	4,333	(162)	52,000
38	30	8	5125	GAS	38	30	8	360
0	417	(417)	5151	TELEPHONE	0	417	(417)	5,000
271	267	4	5151B	INTERNET	271	267	4	3,200
0	75	(75)	5152	ALARM MONITORING	0	75	(75)	900
286	42	244	P5100	WATER/SEWER	286	42	244	500
40	50	(10)	P5120	ELECTRIC	40	50	(10)	600
-----	-----	-----			-----	-----	-----	-----
13,060	21,880	(8,820)		TOTAL UTILITIES	13,060	21,880	(8,820)	262,560
LANDSCAPING								
104,059	104,059	0	5200	LANDSCAPE CONTRACT	104,059	104,059	0	1,248,710
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	1,250	(1,250)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	0	4,167	(4,167)	50,000
0	2,083	(2,083)	5220	IRRIGATION REPAIRS	0	2,083	(2,083)	25,000
0	167	(167)	5222	BACKFLOW INSPEC/RPRS	0	167	(167)	2,000
0	630	(630)	5228	EROSION CONTROL	0	630	(630)	7,564
0	2,640	(2,640)	5240	TREE TRIMMING/REMOVAL	0	2,640	(2,640)	31,677
705	705	0	P5200	LANDSCAPE CONTRACT	705	705	0	8,462
0	0	0	P5220	IRRIGATION REPAIRS	0	0	0	100
-----	-----	-----			-----	-----	-----	-----
104,764	115,701	(10,937)		TOTAL LANDSCAPE	104,764	115,701	(10,937)	1,378,513
POOL / SPA / CLUBHOUSE								
0	160	(160)	P5350	FOUNTAIN MAINTENANCE	0	160	(160)	7,000
-----	-----	-----			-----	-----	-----	-----
0	160	(160)		TOTAL POOLS	0	160	(160)	7,000
GATES								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	260	260	0	3,120
0	400	(400)	P5511	GATE REPAIRS	0	400	(400)	1,600
120	105	15	P5517	GATE PHONE	120	105	15	1,260
-----	-----	-----			-----	-----	-----	-----
380	765	(385)		TOTAL GATES	380	765	(385)	5,980
COMMON AREA								
0	833	(833)	5700	BUILDING MAINTENANCE	0	833	(833)	10,000
0	333	(333)	5700K	KEYS/LOCK REPAIR	0	333	(333)	4,000
0	1,208	(1,208)	5722	ELECTRIC REPAIRS/SUPPLIES	0	1,208	(1,208)	14,500
0	500	(500)	5740	SIGN MAINTENANCE	0	500	(500)	2,000
1,612	1,897	(285)	5769A	JANITORIAL	1,612	1,897	(285)	22,760
1,678	2,083	(406)	5774	PET WASTE REMOVAL	1,678	2,083	(406)	25,000
886	1,909	(1,023)	5779CC	SECURITY PATROL	886	1,909	(1,023)	22,904
0	750	(750)	5794A	SIDEWALK REPAIR	0	750	(750)	3,000
650	833	(183)	5800	COMMON AREA MAINTENANCE/REPAIRS	650	833	(183)	10,000
0	1,500	(1,500)	5845	PARK MAINT	0	1,500	(1,500)	6,000
396	540	(145)	5850	EXTERMINATING	396	540	(145)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	633	(633)	7,600
0	225	(225)	P5739	STREET SWEEPING	0	225	(225)	900
265	400	(135)	P5800	COMMON AREA MAINTAINENCE	265	400	(135)	1,600
-----	-----	-----			-----	-----	-----	-----
5,486	13,644	(8,158)		TOTAL COMMON AREA	5,486	13,644	(8,158)	136,744
-----	-----	-----			-----	-----	-----	-----
203,389	223,617	(20,228)		TOTAL OPERATING EXPENSES	203,389	223,617	(20,228)	2,650,055
-----	-----	-----			-----	-----	-----	-----
(24,199)	(48,371)	24,172		OPERATING FUND SURPLUS/(DEFICIT)	(24,199)	(48,371)	24,172	(620,922)
=====	=====	=====			=====	=====	=====	=====



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
01/31/2023**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND							
INCOME							
79,167	79,167	0	7010	79,167	79,167	0	950,000
12,942	0	12,942	7029U	12,942	0	12,942	0
6,715	2,083	4,632	7034	6,715	2,083	4,632	25,000
2,095	2,094	1	P7010	2,095	2,094	1	25,137
18	(37)	55	P7034	18	(37)	55	(150)
(2,589)	(1,000)	(1,589)	8537	(2,589)	(1,000)	(1,589)	(12,000)
0	234	(234)	P7099	0	234	(234)	2,810
-----	-----	-----		-----	-----	-----	-----
98,347	82,541	15,806		98,347	82,541	15,806	990,797
-----	-----	-----		-----	-----	-----	-----
EXPENDITURES							
9,958	22,000	(12,042)	8510	9,958	22,000	(12,042)	22,000
0	11,900	(11,900)	8520	0	11,900	(11,900)	11,900
0	261,500	(261,500)	8525	0	261,500	(261,500)	261,500
0	32,800	(32,800)	8530	0	32,800	(32,800)	32,800
0	15,500	(15,500)	8550	0	15,500	(15,500)	15,500
0	393,000	(393,000)	8575	0	393,000	(393,000)	393,000
0	300,000	(300,000)	8578D	0	300,000	(300,000)	300,000
0	0	0	P8510	0	0	0	10,000
-----	-----	-----		-----	-----	-----	-----
9,958	1,036,700	(1,026,742)		9,958	1,036,700	(1,026,742)	1,046,700
-----	-----	-----		-----	-----	-----	-----
88,389	(954,159)	1,042,548		88,389	(954,159)	1,042,548	(55,903)
=====	=====	=====		=====	=====	=====	=====

VCA Landscape Report January 2023

Irrigation

- Irrigation timers were turned off from 1/14 thru 1/17 during rainy days.
- Precipitation received at Rancho Vistoso for January was 2.71”

Turf /Parks

Post Emergent with wetting agent application was completed in January.

Chemical

- Posting application continues throughout VCA.

Vandalism and Site damage

- RVB median south of Vistoso Highlands - Vegetation damage caused by vehicle (3) Yuccas removed.
- Wildlife Ridge Park - Found deadbolts on restroom doors missing.
- Hohokam Park – Found a large tree down next to the trail across from the dog park. –
- 27 Trees topped behind a home in the Horizon sub-division.

Proposals submitted

- AAA Tree division - Tree removal next to 13780 N. High Mountain view. Revision submitted Feb 2, 2023.
- Siena Gate landscape revised proposal submitted Jan 31, 2023
- Sunset Ridge Park Backflow replacement. **Completed**
- The Rancho Vistoso Blvd backflow repair proposal is scheduled for this week.

*Due to new compliance requirements from Town Oro Valley Water regards to replacement backflows need to have an Isolation valve between meter and landscape backflows to protect the main water source. AAA will be submitting a proposal to install an Isolation valve at Sunset Ridge Park.

Work orders

All January work orders have been completed.

Vistoso Projects Update

Feb 14 2023

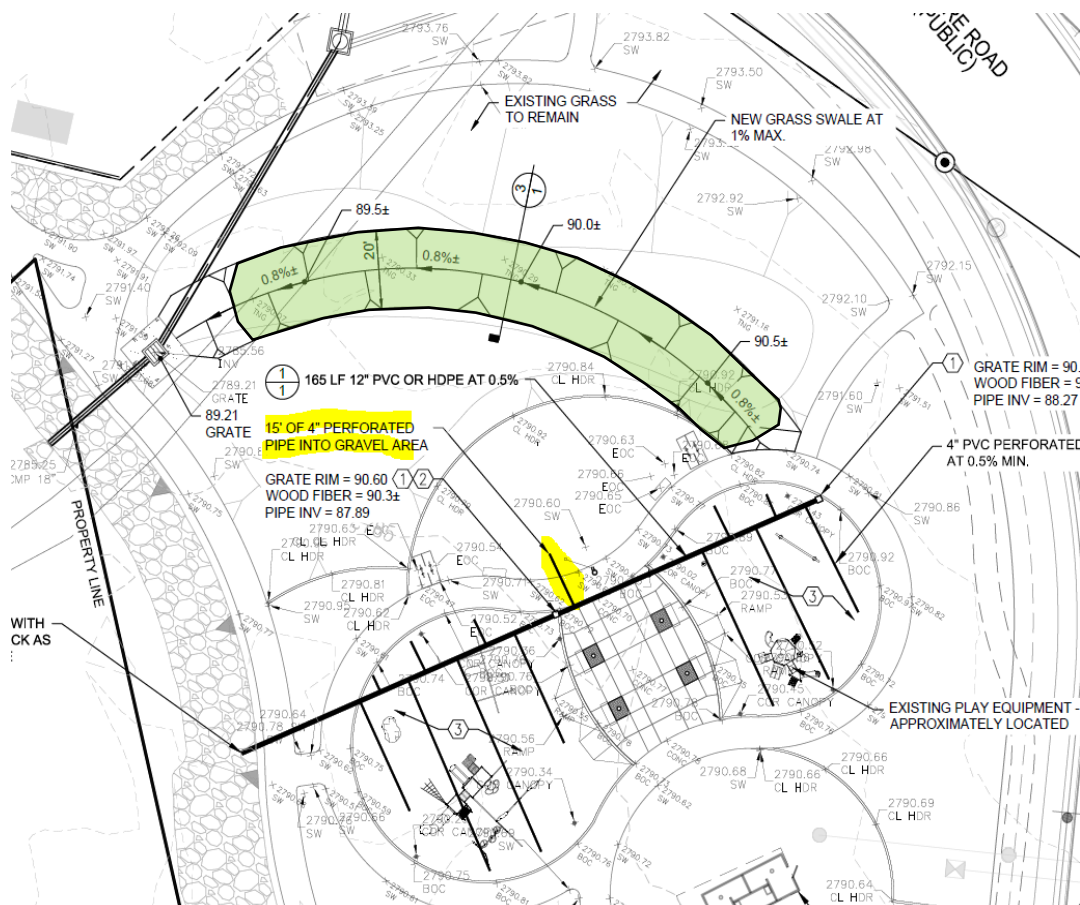
- **Parcel Turnovers (In Progress)**

- **Valley Vista:**

- We are waiting for approval of the repairs being done from the town of Oro.

- **Altera at Vistoso Trails (Mattamy – John Ward)**

- AAA has taken over maintenance of the grass as a transitional measure and sent Mattamy a proposal for additional seeding.
- We are waiting for the final tree installations and as-builts of the irrigation before scheduling a final walkthrough.



Vistoso Projects Update

Feb 14 2023

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

- On August 26 2022, 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.
- Tracy presented his drainage report at the Feb 9, 2023 BOD meeting.
 - A proposal for “Phase 2” of the erosion Repair was presented and approved by the BOD
 - The BOD stipulated they wanted to get a legal opinion on the financial responsibility for the Bridal Veil Project.
 - An exec session meeting is scheduled for Feb 22 to discuss.

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

- This site is also referred to on the drainage inventory map (WLB) as site 9.
- The preliminary plan has been completed and submitted by John wise (WLB)
- A Zoom meeting to discuss the preliminary plan is scheduled for Feb 15 with John Wise, John Spiker (TOV), Barbara and myself.

- **2023 Painting (In Progress)**

- The BOD approved the 2023 Paint proposal for project coordination at the Feb 2023 BOD meeting.

The following areas are to be painted:

- **#510 – Vistoso Heights - Common Area Metal Fence - Repaint [33 LF]**
 - (Parcel 5C): common tracts between Eddington Pl, Silvercreek Pl, and Bentwater Dr.



Vistoso Projects Update

Feb 14 2023

- **#710 – The Overlook - Retention Basin Perimeter Fence - Repaint [344 LF]**
 - (7F): Perimeter fence of retention basin between lots 34 & 73 on Kylene Canyon Dr. (Assign as component #720)



- **#2014 – Siena – Entry walls and Gates - Repaint**
 - Stucco Walls [800 SF], Vehicle Gates [46 LF], Ped Gates [7LF], Metal Fence [7LF]



Vistoso Projects Update

Feb 14 2023

- **#1320 – Vistoso Highlands - Metal Rails – Repaint**
 - 136 LF of culvert rails, and 744 sq ft of decorative, tubular metal rails.



- The scope of work is being created and will be sent to 3 prospective paint vendors.

- **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.
- RFP status :
 - ~~AAA (Declined to bid)~~
 - ~~Borderland Contracting (Declined to bid)~~
 - ~~Desert Earth Contracting (Declined to bid)~~
 - Premier Remediation Services (Declined to bid)
 - Rockridge Construction (Bid Received)
 - Total Maintenance Erosion Control (James Bello) (Bid Received)
 - KE&G (Mike Tadeo) (Waiting for Bid)
- An onsite meeting with KE&G, John Wise and Barbara is scheduled for Thursday, Feb 16 at 8 am.

Vistoso Projects Update

Feb 14 2023

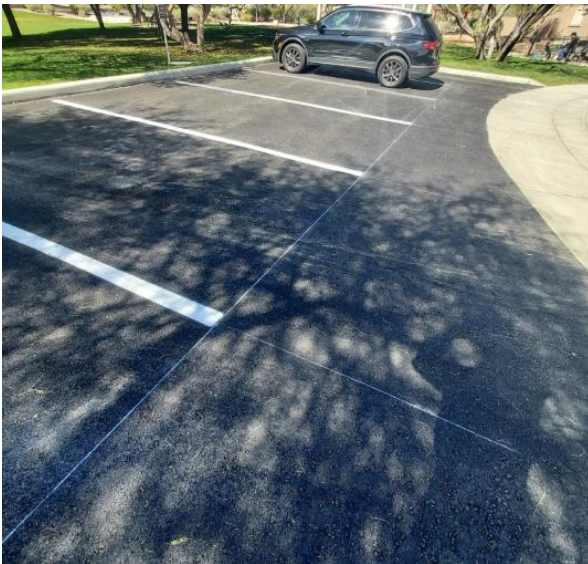
- **2022 Asphalt Seal/Repair (In Progress)**

I

Remove and Replace

- #1200 (Complete)

Sunset Park - between Klinger Canyon Dr and Eagleview Dr: (3) parking lots



Seal Coat

- #150 (Scheduled for April 2023)

Parking lots at Wildlife Ridge Park & Hohokam Park (Include recommendation with separate pricing if different from "Repair and Seal")

- Seal/Repair 38,650 Ft².
- Include striping as applicable

- # 152 B –(Scheduled for April 2023)

Parking lots/areas at Big Wash Park, Woodshade Trailhead and path at Eagles Summit. (Include recommendation with separate pricing if different from "Repair and Seal")

- Seal/Repair 9,410 Ft².
- Include striping as applicable

Vistoso Projects Update

Feb 14 2023

- **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 met with the landscape committee on Dec 1st, 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.
- An RFP for landscape design (including irrigation) was sent to the following vendors:
 - Acuna Coffeen Landscape Architects (**Declined to bid**)
 - Custom Desert Landscape (**Waiting for Proposal**)
 - Desert Designs (**Waiting for Proposal**)
 - AAA Landscaping (**Waiting for Proposal**)

Note#

I am consulting with the Town of Oro on the approved plant list and minimum requirements for landscape plan submissions to the TOV.

- **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
February 15, 2023 Meeting Report

Sunterra Paint Palette

The Sunterra at Rancho Vistoso HOA Board submitted a three scheme paint palette for the 30 home community. The schemes were basically derived from the existing Vistoso Community Association (VCA) paint palette. The ALRC committee recommended approval by the VCA Board.

Chimney Addition to Resident Structure

A Vista Mirabella resident requested a chimney addition to the side of the home structure. Detailed drawings were provided, but no explanation of the chimney installation for ALRC to make a final recommendation. A request was made to forward more installation details for ALRC to review. In addition to the request for details, the resident was reminded that the chimney addition plans must be submitted to Oro Valley for approval and meet the proper building codes.

Updated Architectural & Landscape Guidelines

A preliminary review by the VCA Board members revealed that a study session would be needed to approve the updated Guidelines. The ALRC committee developed plans to address key topics for a future work study session with the VCA Board members.

ALRC's next monthly meeting is tentative scheduled for March 8, 2023 at 3 PM.

Communications Committee Report 20230208

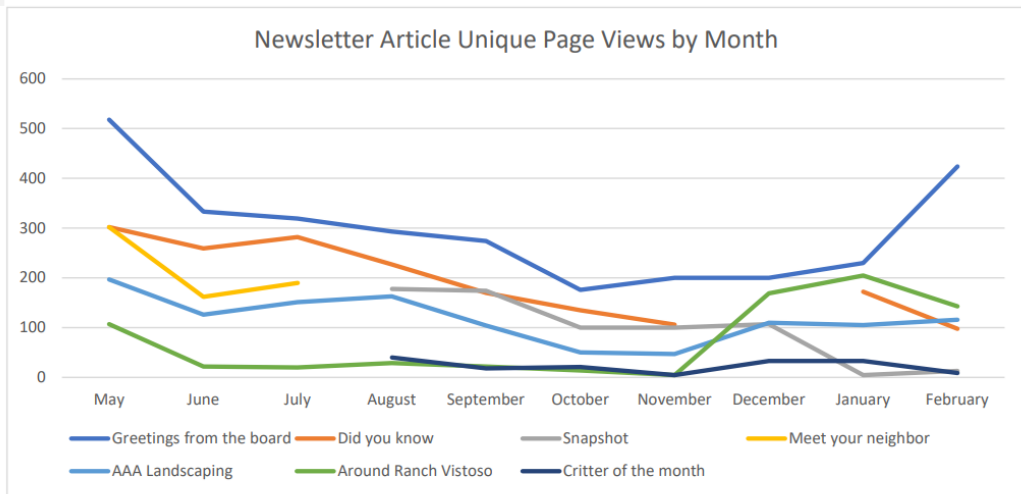
Present	Committee Member
X	Gayle Lopez (Chair)
	Caryn Hill
X	Tim O’Keefe

Histoical Trends

Not having a year of data yet makes it difficult to determine if there is a true trend. Preliminary data looks like readership is skewed by season. When Snowbirds are in town the newsletter has a higher readership. December “Meet Your Neighbor” article had more readers than “Greetings from BOD”, which usually is the most read. December BOD was holiday recipes. “Snapshot” ususally is well read, but not in January and Feburary, for reasons unknown. “Around Rancho Vistoso” had relatively high readership in December, January, & Feburary, probably sue to the fact that there is more going on in AZ during those months. Critter of the month appears to have low readership, however, readers can see the picture without opening the article, so not representative to reader’s likes.

Newsletter Page Views

	2022								2023	
	May	June	July	August	September	October	November	December	January	February
Greetings from the board	518	333	319	293	274	176	200	200	230	424
Did you know	302	259	282	227	170	135	106	107	172	98
Snapshot				178	174	100	100	107	5	13
Meet your neighbor	302	162	190		202			261		
AAA Landscaping	197	126	151	163	104	50	47	110	105	116
Around Ranch Vistoso	107	22	20	29	22	14	5	169	205	143
Critter of the month				40	18	21	5	33	33	9



March Issue

“Greetings from BOD” – Gayle will ask Dan Sturmon, as Chair of the Nominations & Elections Committee, to write an article as the BOD election is in March.

“Meet Your Neighbor” – Caryn has 2 candidates: Gordon Parkhill (local wildlife photographer) and Chris Barnes (local musician)

Photo Contest

- Winners will be contacted week of 2/13. Ask them to attend the Open House on 2/28 to receive gift card.
- BOD gave budget of \$1500 to make canvas prints of photos to hand in office.

Open House 2/28

Promoted Open House in VCA newsletter and on website. 10 Committee Members volunteered to help staff with set-up/clean-up, serving, and other duties. Cheese platters have been ordered. BOD has agreed to pay for wine. Invited key suppliers. Planning on 50 people attending, hope to get more.

Governing Doc's Committee report for February 2023

February 1, 2023 Committee Meeting

Members

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

The "final-final" revised Design Guidelines that ALRC (and P & L) have been working will be presented to the BOD for approval at the February 23rd BOD meeting.

The first Sub HOA Focus Group meeting (with Multi-family sub HOA's) will be Monday February 20th.

We have a meeting with The Gordley Group (The Town of Oro Valley used the Gordley Group to survey residents' and for messaging several times over the last few years) scheduled for Thursday February 16th to discuss our needs and their fees.

MAP project: The BOD approved funding for a few changes to the MAP and it will finished very soon.

The Governing Documents Committee proposed charter was approved by the BOD at the January 26, 2023 meeting.

Matt

Nomination & Election Committee

February 13, 2023 Meeting Report

Completed Candidate Orientation Briefing – January 24

Committee members presented key informational topics for the new candidates for the VCA Board election occurring in March 2023. The basic intent was to brief candidates on the VCA governing documents, VCA's jurisdiction, code of conduct, committee structure, and the 2023 Board election calendar.

Ballot Vote Audit – March 28, 2023

Committee reaffirmed the occurrence of a ballot audit scheduled March 28, 2023 at 10 AM consisting of the Association's counsel and 2 Nomination/Election committee members.

Meet & Greet Candidate Night – February 21, 2023

The committee reviewed the agenda for the scheduled Meet & Greet evening event. Committee members will introduce guidelines of the event, as well as ask questions of the candidate for a 3 minute response.

Nomination/Election Committee - Completion of Volunteer Form

As prescribed by the Association CC&Rs, the Nomination/Election committee membership must be established and approved by the Board of Directors prior to the next year Board election. In this incidence, the new 2024 Nomination/Election committee members are scheduled to be approved at the February 23rd Board of Directors meeting. A volunteer form must be completed and submitted to the VCA management staff by February 22 or earlier.

Parks and Landscape Committee Report
Thursday February 2, 2023
3:15 pm via Zoom
Report to ALRC 2/8/23 and VCA Board 2/22/23

In Attendance: committee members, Debbie Gann, Lynn Huebner, Sheryl Forte, Joan Sauer and Chair, Susan Wood
Staff: Priscilla Harris
Guest: Dan Sturmon, ALRC and Hanna Delosantos, AAA Landscape

Called to order at 3:17 pm

The agenda was amended and adopted. Adopting the 'code of conduct' as directed by the Board and adding a 'call to audiences', to follow standard meeting guidelines.

Minutes of the January 5th, 2023 meeting were approved as presented.

Opening Chair remarks: The Code of Conduct, Thanked committee for volunteering and reminder that next years applications are due to staff by March 15th. Encouraged all to apply and recruit more residents to join the committees.

OLD BUSINESS-

AAA Landscape report: Pebble Creek Stump to be ground down as 'added value item'. Additional items will be discussed in management report.

Siena Entrance Landscaping: two bids were presented, one with metal art elements \$\$\$\$ and one without \$\$\$. After discussion, the less expensive option was decided upon with a few modifications. It was sent back to AAA for a final bid amount . Staff will send the committee the final bid by email for a vote, so that it can go before the Board at the 2/22/23 meeting.

Tree Removal at High Mountain View Place: Approved by the Board. Waiting to schedule the work. The Resident adjacent to the tree will be notified when work is scheduled.

Entrance Monument Renovation at Tangerine and Oracle Roads: Seven elements for the renovation of the monument's were discussed; Signage, Lighting, Plants, Turf, Hardscape, Elevation, and Irrigation. A concept and design direction was given to Staff so that an RFP can be written for the bidding process. The basic concept is to restore the existing wall planter elements to our VCA standards, make signage more visible, remove irrigation and natural turf, replacing with hardscape and design elements that will draw your eye to the monument's. The end goal, aesthetics and water savings. No timeline was given for the RFP or bid process.

NEW BUSINESS-

Resident Request: Tennis Court Wind screens, add east and west sides. The wind screens are on the Reserve Study for replacement in 2024. They are beginning to deteriorate but not necessary to replace at this time. Staff was directed to obtain a quote for replacing existing N/S screens, as well as possibly adding E/W sides. More expert information on need and feasibility is required. If adding two more screens is deemed desirable, we recommend it be done when the current screens are replaced.

Management Report: Community damage reported: trees in the common area on Mt. Bigelow Rd. were pruned by an unknown party. Median plant damage done by a vehicle on RVB at Vistoso Highlands, AAA will bid to replace. Staff is working on jurisdiction of Moore Loop and Sleeping Coyote Rd property.

Adjourned: 5:38 pm The next P & L meeting, Thursday March 2, 2023 at 3:15 pm
Submitted 2/3/23 Susan Wood