



Vistoso

COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, April 27, 2023, beginning at 5:30 P.M.
In Person at 1171 E Rancho Vistoso Blvd., #103, Oro Valley, AZ 85755
Or Via Zoom Platform at 5:30 P.M.

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

Meeting ID: 844 586 6556

Homeowners are encouraged to attend.

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 – Matt Wood

II. Roll Call and Adopt Agenda

III. Review and Approval of Minutes of Previous Board Meetings

IV. Consent Agenda Items

- A. Ratify the Approval of the Executive Session Minutes** – February 22, 2023, March 29, 2023 and April 13, 2023
- B. Ratify the Approval of the Compliance Committee Results/Fines for March/April 2023** - Results were presented at Executive Session meeting.
- C. Ratify the Approval of Fee Waivers for March/April 2023** – Recommendations were presented at the Executive Session.

V. Homeowner Forum – Please state your name and neighborhood/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** – Ted Dann, Treasurer
- C. Landscape Report – AAA Landscaping** – Hanna Delosantos

- D. Project Administration Report –Anthony Martin, FirstService Residential (pgs.)**
 - 1. Painting Proposals**
 - 2. Vendor Processing in Vive**
 - 3. Redesign of 27 Mile Project**

VI. 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

- A. Revised Guidelines**
- B. Vendor Invoice Review**
- C. Conference Room Use Policy**

IX. New Business

- A. Agenda Code Of Conduct Header**
- B. Gift Cards for E Statement Promotion**
- C. Street Sweeping Contract**
- D. Revised VCA Maps**
- E. OVPD Trespass Consent**
- F. Honey Bee Canyon Front Entry Landscape Plan**
- G. Vermillion Entry Gate Design and Landscaping**

X. Next Meeting - The next meeting is tentatively scheduled for Thursday, May 25, 2023, at 5:30 P.M.

XI. Adjournment

DRAFT



Board of Directors Meeting – March 23, 2023

Via Webex Platform & In Person

1171 E Rancho Vistoso Blvd., Suite 103, Oro Valley, AZ 85755

BOARD MEMBERS PRESENT: Matt Wood, President; Dan Sturmon, Vice President; Ted Dann, Treasurer; Randy Kohout, Secretary; Joe Affinati, Director; and Robert Feltes, Director

ABSENT: Sonia Suri, Director

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

The meeting was called to order at 3:30 PM by Board President Matt Wood.

ADOPT AGENDA

One topic was added to the agenda: Volunteer Recognition.

A motion was made by Ted Dann and seconded by Joe Affinati to approve the agenda as amended. Motion was approved unanimously.

REVIEW AND APPROVAL OF MINUTES

A motion was made by Ted Dann and seconded by Joe Affinati to approve the minutes of February 23, March 10, and March 30, 2023, as presented. Motion was unanimously approved.

APPOINTMENT OF PARKS & LANDSCAPE CHAIR

A motion was made by Dan Sturmon and seconded by Ted Dann to appoint Susan Wood as chair of the Parks and Landscape Committee. Motion unanimously passed.

Appointment of Committee Members

Rob Feltes requested to have Kim Roessler added to the Compliance Committee list.

A motion was made by Rob Feltes and seconded by Dan Sturmon to appoint the committee members as listed with adding Kim Roessler to the Compliance Committee. Motion passed.

Rob Feltes amended the motion with Dan Sturmon agreeing to include the Finance Committee members appointment along with the ALRC, Communications, Compliance, Governing Documents and Parks & Landscape Committees. Motion was unanimously approved.

VOLUNTEER RECOGNITION

Randy Kohout mentioned since it is National Volunteer Month, the Communication Committee wishes to recognize the VCA volunteers in the newsletter and have the volunteers provide statements on the benefits of volunteering.

NEXT MEETING

The next General Session Meeting is tentatively scheduled for Thursday, April 27, 2023, at 5:30 PM.

ADJOURNMENT

A motion was made by Ted Dann and seconded by Randy Kohout to adjourn the meeting at 3:41PM.

Vistoso Community Association Secretary

Date



Management Report April 2023

For the Month of February/March 2023

ARC Submittals: 26/44

Denied: 3/0

Approved: 22/44

Pending Information/Review: 1/3

Resale Inspections: 33/45

Total Open Work Orders: 61/61

New Work Orders: 6/14

Closed/Completed: 2/11

Tennis Cards Processed

New: 2/1

Walk-ins: 40/80

Calls Received: 141/279

Call Center: 437/339

Violations- New: 61/169

Weeds is the top compliance issue this past month followed by parking on the street.

Total Open Violations: 260/572

RVB Street Lights

Since there has been multiple issues with the current streetlights along Rancho Vistoso Boulevard the VCA board has opted to conduct a demo project to determine what the best solution will be on lighting needs for the community. Mountain Power Electrical Contractors installed 12 LED fixtures along Rancho Vistoso Boulevard (starting at Safeway). Mountain Power is storing the old fixtures that are still in decent shape at their storage facility. The board is currently evaluating the new fixtures and will be meeting to discuss the results and future plans on this project.

Shade Sails

The shade sails for Big Wash Park were approved at the February board meeting and have been ordered. Upon arrival they will be installed by Third Degree Recreation.

Wildlife Fencing Project

The Town of Oro Valley (TOV) held the ribbon cutting event for the Wildlife Fencing Project on April 19, 2023. This event commemorates years of work to protect wildlife along SR 77 north of Tangerine Road.



The project was funded through Regional Transportation Authority Pima County while TOV oversaw the project.

The gates have been added to the TOV on-call services and residents may call 911 to report any issues. The Oro Valley Police Department will contact the appropriate staff to respond.

In the meanwhile, we have scheduled a meeting with Engineer Cheryl Huelle to validate where the new electrical lines have been installed so we can commence with the re-landscaping work with AAA Landscape.

VCA New Office Signage

Territorial Signs is in the process of applying to the Town of Oro Valley for the office door, marquee and building permit signs for the new location.

Capital Projects

Irrigation – Management has submitted a pre-application for this project to the TOV. Staff will be meeting with town representatives to discuss the scope of the project.

Painting – Proposals have been received for the painting project that includes the following 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 board will be reviewing and acting on the bids at the April 27 meeting.

Asphalt – As a result of the weather we had to reschedule the asphalt project twice because of low temperatures. We were able to complete the Hohokam Park parking area on April 6 and the rest of the project has been rescheduled for April 25 & 26.

Erosion Projects

- Big View Ct. Channel - Additional erosion and bank failure west of the original failure was identified by WLB's surveyors. WLB is in the process of addressing.
- 27 Mile – The tentative date for the project was May 22, 2023. This may have to be pushed back since WLB is relooking at the design for the purpose of addressing the slope grade at the entryway to the trailhead.
- Bridal Veil – VCA representatives, TOV Staff, representatives of adjacent landowner met to discuss the best solution to resolve the drainage repair and discharge of water onto the neighboring property.

VCA 2023-2024 Board & Committees

The new board was seated on March 30, 2023, and committee members have been appointed for this year. You can find the listing of your current board and committee members on the community website at <https://RanchoVistosoHOA.com>.

Town Of Oro Valley Meeting

Board Representatives and Management met with the town Mayor, Vice Mayor and TOV staff to discuss the best approach to resolve complicated issues that involve the VCA community and neighboring



properties. A separate meeting will be set up to review the Bridal Veil erosion project and other major projects that the association is currently working on.

VCA Facilities

Unfortunately the tennis court locks at Hohokam Park, restroom lock at Wildlife Ridge Park, and the pedestrian gate at Siena has been vandalized. At the April 27 meeting, the board will consider entering into agreement with OVPD to permit police officers to patrol and arrest individuals at our community facilities.

Vistoso Community Association
Financial Condition as of, *March 31, 2023*
Treasurer's Report

I have reviewed all of the appropriate VCA financial statements as of *March 31, 2023*, and report as follows:

- **Balance Sheet.**
 - **Operating Fund Balance.** The Fund Balance of \$1,076,444 – made up of Cash (\$201,575), Savings (\$616,538), and Due from Reserves (\$258,331), is adequate to meet current and foreseen cash needs.
 - **Reserve Fund Balance.** The reserve fund ending balance is \$3,351,749 – made up of a Morgan Stanley-advised bond portfolio (\$2,480,545), various Money Market Accounts (\$1,122,391), accrued interest (\$7,144), and offset by Dues to Operating (\$258,331).
 - **Liquidity.** Given the makeup of both Operating and Reserve Fund Balances, liquidity is very strong to meet ongoing needs.
- **Accounts Receivable and Accounts Payable.** The Accounts Receivable balance, net of an allowance for doubtful accounts totaling \$102,434, is \$87,354. The Accounts Payable balance of \$628,848 is made up primarily of Prepaid Assessments (\$508,973), and includes \$50,574 of unclaimed property and security deposits – some or all of which may revert to VCA due to the passage of time.
- **Operating Fund Income Statement.**
 - **Income.** Total income for the month was \$165,419. This was about \$27K under budget due primarily to lower revenues from residential assessment income, late fees, and commercial assessments. Year-to-date Income totals \$506,838, which is about \$79,581K under budget. YTD Member assessments are \$56,881 under budget, and builder assessments are \$15,145 under budget.
 - **Expenses.** Total expenses for the month were \$198,849—\$36,162 under budget. YTD actual expenses incurred (\$583,654) are \$81,387 under budget.
 - Due to the shortfall in Income YTD, Net income for the year-to-date (unaudited) was a loss of \$76,816, but is an improvement of \$1,806 over the YTD budgeted loss of \$78,622. YTD Income is \$79,581 under Budget, while Admin Expense is \$17,290 under Budget, Utilities are \$21,238 under Budget, Landscaping is \$26,631 under Budget and Common Area is \$16,277 under Budget.
- **Reserve Fund.**
 - **Revenue.** As budgeted, a monthly contribution from the Operating Fund was added to the Reserve Fund in the amount of \$79,167 (\$950K for the full year).

- **Expenditures.** Reserve Fund spending totaled \$30,992 in March, and has totaled \$44,540 YTD. Budgeted Reserve Fund spending YTD totals \$1,036,700. Several large project spends may occur in upcoming months.
- **Investment Portfolio.** As described above Reserve Funds totaling \$3,351,749 are invested.
- **Siena**
 - **Overall financial condition.** YTD the Operating Fund balance is \$12,445, and is adequate to cover anticipated expenses. YTD the Reserve Fund balance is \$210,236, and is adequate. YTD Operating Income of \$5,103 exceeds Operating Expenses of \$3,059, by \$2,045. YTD Reserve Fund income has totaled \$7,158 while Reserve Fund Expenses have totaled \$0.

Respectfully submitted.

Ted Dann, Treasurer

Vistoso Community Association
Financial Condition as of, *February 28, 2023*
Treasurer's Report

I have reviewed the VCA financial statements as of ***February 28, 2023***, including the monthly Checkbook Register reports, all of the association's bank statements with their associated monthly reconciliation reports, the AR Aging Reports and its Delinquency Report, the Trial Balance Report, the General Ledger Reports, the Fund Balance Sheets, the monthly Budget Comparison Reports, daily invoice approvals, and the monthly Income & Expense Statements. I noticed no irregularities.

1. Balance Sheet.

- a. **Operating Fund Balance.** At \$1,058,391 the fund has more than an adequate cushion to protect against surprise expenditures or unanticipated delayed revenues.
- b. **Reserve Fund Balance.** The reserve fund ending balance is \$3,298,191. Approximately one third of this balance is invested in a Morgan Stanley-advised bond portfolio, and the remaining two-thirds are in a number of money market accounts.
- c. **Liquidity.** The Operating Fund has two main components: a checking account of about \$443.4K, and a savings account of just under \$615K—both readily available to cover expenses. (For an association our size, two times the average monthly expenses is considered an adequate cushion. VCA's monthly expenses average about \$200K.) For the reserve fund, two-thirds (about \$2M) is in MMAs, and readily available for all anticipated expenditures this year.

2. Accounts Receivable. Receivables, net of the allowance for doubtful accounts, is \$99,198, which is about average for this time of year.

3. Operating Fund Income Statement.

- a. **Revenue.** Total income for the month was \$165,969. This was about \$28K under budget due primarily to lower revenues from residential assessment income, late fees, and commercial assessments. The year-to-date total is \$341,419, which is about \$52.6K under budget. Member assessments are \$40K under budget, and builder assessments were \$10K under budget for the year-to-date.
- b. **Expenses.** Total expenses for the month were \$183,264—about \$27K under budget. For the year-to-date, expenses came in \$45.2K under budget. Net income for the year-to-date (unaudited) was a loss of \$43.4K, about \$7.4K worse than budgeted. Accounts of note for the year-to-date include Meeting Expense (\$13.3K over), Office Expense (\$5.2K over) and Salaries & Benefits (\$3.9K over). On the plus side were Water/Sewer (\$13.4K under), Major Projects (\$8.3K under) and Tree Trimming/Removal (\$4K under).

4. Reserve Fund.

- a. **Revenue.** As budgeted, a monthly contribution from the Operating Fund was added to the Reserve Fund in the amount of \$79,167 (\$950K for the full year).
- b. **Expenditures.** About \$3.6K was spent for the month, and a total of \$13.5K has been expended for the year-to-date.
- c. **Investment Portfolio.** We currently have in the reserve fund just under \$3.3 million invested in a series of money market accounts (approximately \$2.2M), and a professionally managed (by Morgan Stanley) bond portfolio of about \$1.1M.

5. Siena

- a. **Overall financial condition.** At \$11.5K, the operating fund balance is more than adequate to cover its anticipated expenses. The reserve fund, at \$208K, is at just over 80% of full funding—very adequate. Net operating income for the year-to-date is underbudget by about \$100.

David Light, Treasurer



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OPERATING FUNDS		
OPERATING CASH	201,575.02	
METROPOLITAN BANK - SAVINGS	1,512.77	
US BANK SAVINGS	615,024.94	
DUE FROM RESERVES	258,331.06	

TOTAL OPERATING FUNDS		1,076,443.79
RESERVE FUNDS		
DUE TO OPERATING	(258,331.06)	
RESERVE- FVCB MMA	370.72	
RESERVE- PACWEST BANK MMA	166.42	
RESERVE- CIT BANK MMA	121.95	
RESERVE- ENTERPRISE BANK MMA	254,537.56	
RESERVE- METRO PHOENIX BANK MMA	179,274.67	
MORGAN STANLEY	2,480,545.17	
RESERVE- FLAGSTAR BANK MM	379.99	
RESERVE- WEBSTER BANK MMA	253,971.84	
RESERVE- US BANK MMA	433,568.28	
RESERVES - ACCRUED INTEREST	7,143.77	

TOTAL RESERVE FUNDS		3,351,749.31
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	

TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
DEPOSITS IN TRANSIT	(79,200.92)	
ACCOUNTS RECEIVABLE	268,989.02	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(102,434.23)	
PRE-LEGAL RECEIVABLE	48,879.34	
CONTINGENT PAYABLE	(48,879.34)	

TOTAL ACCOUNTS RECEIVABLE		87,353.87
OTHER ASSETS		
PREPAID EXPENSES	13,259.82	

TOTAL OTHER ASSETS		13,259.82



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BALANCE SHEET
03/31/2023

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TOTAL ASSETS			4,531,831.01		
LIABILITIES & EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE		(187.48)			
ACCRUED EXPENSES		60,388.51			
PREPAID ASSESSMENTS		508,973.26			
REFUNDABLE DEPOSIT		9,300.00			
UNCLAIMED PROPERTY		20,406.62			
SECURITY DEPOSITS		29,967.00			

TOTAL LIABILITIES			628,847.91		
RESERVE					
ACCUMULATED GENERAL		3,130,023.01			
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)		221,726.30			

TOTAL RESERVE			3,351,749.31		
OPERATING SURPLUS (DEFICIT)					
ACCUMULATED SURPLUS (DEFICIT)		628,050.21			
CURRENT YEAR RESERVE EQUITY		(221,726.30)			
CURRENT SURPLUS/(DEFICIT)		144,909.88			

TOTAL SURPLUS/(DEFICIT)			551,233.79		
TOTAL LIABILITIES & EQUITY			4,531,831.01		

347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
03/31/2023

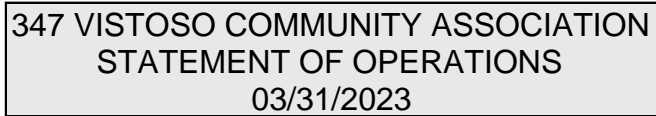
***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
11,203	16,666	(5,463)	5100	WATER/SEWER	30,151	49,998	(19,847)	200,000
3,458	4,333	(875)	5120	ELECTRIC	11,309	12,999	(1,690)	52,000
0	30	(30)	5125	GAS	(114)	90	(204)	360
513	417	96	5151	TELEPHONE	513	1,251	(738)	5,000
0	267	(267)	5151B	INTERNET	271	801	(530)	3,200
1,997	75	1,922	5152	ALARM MONITORING	1,997	225	1,772	900
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17,171	21,788	(4,617)		TOTAL UTILITIES	44,126	65,364	(21,238)	261,460
				LANDSCAPING				
104,059	104,059	0	5200	LANDSCAPE CONTRACT	312,178	312,177	1	1,248,710
0	0	0	5210	LANDSCAPE SUPPLIES/MATERIAL	0	1,250	(1,250)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	0	12,501	(12,501)	50,000
299	2,083	(1,784)	5220	IRRIGATION REPAIRS	495	6,249	(5,754)	25,000
119	167	(48)	5222	BACKFLOW INSPEC/RPRS	119	501	(382)	2,000
0	630	(630)	5228	EROSION CONTROL	0	1,890	(1,890)	7,564
1,750	2,640	(890)	5240	TREE TRIMMING/REMOVAL	3,065	7,920	(4,855)	31,677
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106,228	113,746	(7,518)		TOTAL LANDSCAPE	315,857	342,488	(26,631)	1,369,951
				COMMON AREA				
0	833	(833)	5700	BUILDING MAINTENANCE	0	2,499	(2,499)	10,000
625	333	292	5700K	KEYS/LOCK REPAIR	1,250	999	251	4,000
185	1,208	(1,023)	5722	ELECTRIC REPAIRS/SUPPLIES	185	3,624	(3,439)	14,500
0	166	(166)	5740	SIGN MAINTENANCE	0	498	(498)	2,000
2,212	1,897	315	5769A	JANITORIAL	6,515	5,691	824	22,760
3,355	2,083	1,272	5774	PET WASTE REMOVAL	5,033	6,249	(1,217)	25,000
406	1,909	(1,503)	5779CC	SECURITY PATROL	1,698	5,727	(4,029)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	0	750	(750)	3,000
786	833	(47)	5800	COMMON AREA MAINTENANCE/REPAIRS	1,851	2,499	(648)	10,000
0	500	(500)	5845	PARK MAINT	0	1,500	(1,500)	6,000
402	540	(139)	5850	EXTERMINATING	797	1,620	(823)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	1,899	(1,899)	7,600
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7,970	11,185	(3,215)		TOTAL COMMON AREA	17,328	33,555	(16,227)	134,244
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198,849	235,011	(36,162)		TOTAL OPERATING EXPENSES	583,654	665,041	(81,387)	2,624,613
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(33,431)	(42,613)	9,183		OPERATING FUND SURPLUS/(DEFICIT)	(76,816)	(78,622)	1,806	(278,949)
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347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 03/31/2023

***** 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	TRANSFER FROM OPERATING	237,500	237,501	(1)	950,000
0	0	0	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	5,576	0	5,576	0
6,009	2,083	3,926	7034	INTEREST RESERVE FUND	25,679	6,249	19,430	25,000
(625)	(1,000)	375	8537	BANK/INVESTMENT CHARGES	(2,488)	(3,000)	512	(12,000)
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84,551	80,250	4,301		TOTAL RESERVE INCOME	266,267	240,750	25,517	963,000
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E X P E N D I T U R E S								
0	0	0	8510	GENERAL RESERVE EXPENSE	9,958	22,000	(12,042)	22,000
0	0	0	8520	PAINTING	0	11,900	(11,900)	11,900
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	261,500	(261,500)	261,500
30,992	0	30,992	8530	ASPHALT SEAL COATING	30,992	32,800	(1,808)	32,800
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	15,500	(15,500)	15,500
0	0	0	8575	IRRIGATION SYSTEMS	0	393,000	(393,000)	393,000
0	0	0	8578D	DRAINAGE	3,590	300,000	(296,410)	300,000
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30,992	0	30,992		TOTAL RESERVE EXPENDITURES	44,540	1,036,700	(992,160)	1,036,700
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53,558	80,250	(26,692)		RESERVE FUND SURPLUS/(DEFICIT)	221,726	(795,950)	1,017,676	(73,700)
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**347A VISTOSO- SIENA
BALANCE SHEET
03/31/2023**

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OPERATING FUNDS		
OPERATING CASH	12,445.05	

TOTAL OPERATING FUNDS		12,445.05
RESERVE FUNDS		
RESERVE SIENA BANK OZK	2,415.08	
RESERVE- US BANK MMA	207,821.40	

TOTAL RESERVE FUNDS		210,236.48
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	156.75	
ACCOUNTS RECEIVABLE - PARCELS	812.22	

TOTAL ACCOUNTS RECEIVABLE		968.97

TOTAL ASSETS		223,650.50
		=====
LIABILITIES & EQUITY		
LIABILITIES		
ACCRUED EXPENSES	307.00	
PREPAID ASSESSMENTS	(91.00)	
PREPAID ASSESSMENTS - PARCELS	6,854.02	

TOTAL LIABILITIES		7,070.02
RESERVE		
ACCUMULATED GENERAL	203,078.61	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	7,157.87	

TOTAL RESERVE		210,236.48
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	4,299.44	
CURRENT YEAR RESERVE EQUITY	(7,157.87)	
CURRENT SURPLUS/(DEFICIT)	9,202.43	



**347A VISTOSO- SIENA
BALANCE SHEET
03/31/2023**

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TOTAL SURPLUS/(DEFICIT)	6,344.00
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TOTAL LIABILITIES & EQUITY	223,650.50
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347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
03/31/2023

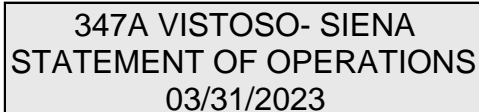
***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
4,420	3,965	455	4000P	PARCEL ASSESSMENTS	12,090	11,895	195	47,580
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(6,284)	(6,282)	(2)	(25,137)
(234)	(234)	0	P6099	P/Y RSV ALLOCATIONS	(702)	(702)	0	(2,810)
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2,091	1,637	454		TOTAL INCOME	5,103	4,911	192	19,633
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E X P E N S E S								
A D M I N I S T R A T I V E								
21	25	(5)	P5090	INSURANCE	62	75	(14)	300
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21	25	(5)		TOTAL ADMINISTRATIVE	62	75	(14)	300
U T I L I T I E S								
170	42	128	P5100	WATER/SEWER	635	126	509	500
50	50	0	P5120	ELECTRIC	136	150	(14)	600
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220	92	128		TOTAL UTILITIES	771	276	495	1,100
L A N D S C A P I N G								
705	705	0	P5200	LANDSCAPE CONTRACT	2,115	2,115	0	8,462
0	0	0	P5220	IRRIGATION REPAIRS	0	0	0	100
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705	705	0		TOTAL LANDSCAPE	2,115	2,115	0	8,562
P O O L / S P A / C L U B H O U S E								
200	5,240	(5,040)	P5350	FOUNTAIN MAINTENANCE	(1,400)	5,560	(6,960)	7,000
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200	5,240	(5,040)		TOTAL POOLS	(1,400)	5,560	(6,960)	7,000
G A T E S								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	520	780	(260)	3,120
0	133	(133)	P5511	GATE REPAIRS	130	399	(269)	1,600
110	105	5	P5517	GATE PHONE	340	315	25	1,260
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370	498	(128)		TOTAL GATES	990	1,494	(504)	5,980
C O M M O N A R E A								
256	75	181	P5739	STREET SWEEPING	256	225	31	900
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	265	399	(134)	1,600
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256	208	48		TOTAL COMMON AREA	521	624	(103)	2,500
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1,771	6,768	(4,997)		TOTAL OPERATING EXPENSES	3,059	10,144	(7,085)	25,442
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320	(5,131)	5,451		OPERATING FUND SURPLUS/(DEFICIT)	2,045	(5,233)	7,278	(5,809)
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347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
03/31/2023

***** 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	PARCEL TRANSFER TO RESERVES	6,284	6,282	2	25,137
86	12	74	P7034	INTEREST RESERVE FUNDS	171	36	135	150
234	234	0	P7099	P/Y RSV ALLOCATIONS	702	702	0	2,810
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2,415	2,340	75		TOTAL RESERVE INCOME	7,158	7,020	138	28,097
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E X P E N D I T U R E S								
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	0	0	10,000
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0	0	0		TOTAL RESERVE EXPENDITURES	0	0	0	10,000
-----	-----	-----			-----	-----	-----	-----
2,415	2,340	75		RESERVE FUND SURPLUS/(DEFICIT)	7,158	7,020	138	18,097
=====	=====	=====			=====	=====	=====	=====

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ASSETS**OPERATING FUNDS**

US BANK - OPERATING CHECKING	213,975.42
OPERATING - US BANK	44.65
US BANK SAVINGS	615,024.94
METROPOLITAN BANK - SAVINGS	1,512.77
DUE FROM RESERVES	258,331.06

TOTAL OPERATING FUNDS**1,088,888.84****RESERVE FUNDS**

DUE TO OPERATING	(258,331.06)
RESERVE SIENA BANK OZK	2,415.08
RESERVE SIGNATURE BANK MM	379.99
RESERVE FVCB MMA	370.72
RESERVE ENTERPRISE BANK MMA	254,537.56
RESERVE WEBSTER BANK	253,971.84
RESERVE PACWEST BANK - MM	166.42
RESERVE US BANK MMA	641,389.68
RESERVE CIT BANK MMA	121.95
RESERVE METRO PHOENIX BANK MMA	179,274.67
MORGAN STANLEY	2,480,545.17
RESERVES - ACCRUED INTEREST	7,143.77

TOTAL RESERVE FUNDS**3,561,985.79****DEPOSITS**

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22

TOTAL DEPOSITS**3,024.22****ACCOUNTS RECEIVABLE**

DEPOSITS IN TRANSIT	(79,200.92)
ACCOUNTS RECEIVABLE	269,145.77
ACCOUNTS RECEIVABLE - PARCELS	812.22
PRE-LEGAL RECEIVABLE	48,879.34
CONTINGENT PAYABLE	(48,879.34)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(102,434.23)

TOTAL ACCOUNTS RECEIVABLE**88,322.84**



347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
03/31/2023

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OTHER ASSETS		
PREPAID EXPENSES	13,259.82	

TOTAL OTHER ASSETS		13,259.82

TOTAL ASSETS		4,755,481.51
		=====
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(187.48)	
ACCRUED EXPENSES	60,695.51	
PREPAID ASSESSMENTS	508,882.26	
PREPAID ASSESSMENTS - PARCELS	6,854.02	
REFUNDABLE DEPOSIT KEYS	9,300.00	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		635,917.93
RESERVE		
ACCUMULATED GENERAL	3,333,101.62	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	228,884.17	

TOTAL RESERVE		3,561,985.79
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	632,349.65	
CURRENT YEAR RESERVE EQUITY	(228,884.17)	
CURRENT SURPLUS/(DEFICIT)	154,112.31	

TOTAL SURPLUS/(DEFICIT)		557,577.79

TOTAL LIABILITIES & EQUITY		4,755,481.51
		=====

**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
03/31/2023**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
175,095	192,241	(17,146)	4000	ASSESSMENT INCOME	519,842	576,723	(56,881)	2,306,892
4,420	3,965	455	4000P	PARCEL ASSESSMENTS	12,090	11,895	195	47,580
61,664	64,089	(2,425)	4001	COMMERCIAL DUES	184,992	192,267	(7,275)	769,068
1,576	167	1,409	4030	INTEREST INCOME	4,236	501	3,735	2,000
651	1,250	(600)	4050	COLLECTION COST REIMBURSEMENT	2,017	3,750	(1,733)	15,000
250	167	83	4050FR	FILE REVIEW FEE	650	501	149	2,000
0	42	(42)	4050MU	MONITOR TRUSTEE SALE	143	126	17	504
285	167	118	4050RR	FILE TRANSFER FEES	285	501	(216)	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	0	75	(75)	300
(55)	2,083	(2,138)	4070	LATE FEE INCOME	5,471	6,249	(778)	25,000
(35)	0	(35)	4075	NSF FEE	490	225	265	900
4,952	10,000	(5,048)	4205	BUILDER ASSESSMENT	14,855	30,000	(15,145)	120,000
203	1,250	(1,047)	4900	VIOLATION FINES	2,146	3,750	(1,604)	15,000
0	83	(83)	4945	NEWSLETTER INCOME	0	249	(249)	1,000
0	0	0	4950	REBILL FEE	9,210	9,000	210	36,000
(79,167)	(79,166)	(1)	6010	GENERAL RESERVE TRANSFER	(237,500)	(237,498)	(2)	(950,000)
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(6,284)	(6,282)	(2)	(25,137)
(234)	(234)	0	P6099	P/Y RSV ALLOCATIONS	(702)	(702)	0	(2,810)
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167,510	194,035	(26,525)		TOTAL INCOME	511,941	591,330	(79,389)	2,365,297
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E X P E N S E S								
A D M I N I S T R A T I V E								
8,715	9,678	(963)	5000	MANAGEMENT FEE	24,818	29,034	(4,216)	116,136
3,029	3,024	5	5000RO	OFFICE LEASE	8,945	9,072	(127)	36,291
1,195	0	1,195	5005	RESERVE STUDY	1,195	1,195	0	2,390
26,100	25,833	267	5007w	SALARIES & BENEFITS	81,683	77,499	4,184	310,000
0	0	0	5009A	REBILL FEE EXPENSE	9,210	9,000	210	36,000
(35)	0	(35)	5009B	NSF FEE EXPENSE	490	225	265	900
6,561	3,833	2,728	5010	LEGAL EXPENSE	10,842	11,499	(657)	46,000
0	2,023	(2,023)	5014	'CC&R REVISIONS PROJECT	0	6,069	(6,069)	24,275
651	2,200	(1,550)	5020	LIEN/COLLECTION COST	2,018	6,600	(4,582)	26,400
250	167	83	5020F	FILE REVIEW FEE	650	501	149	2,000
(1)	42	(43)	5020M	MONITOR TRUSTEE SALE	143	126	17	500
285	292	(7)	5020RR	FILE TRANSFER FEE EXPENSE	285	876	(591)	3,500
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	0	100	(100)	300
0	0	0	5030	AUDIT/TAX PREPARATION	0	0	0	10,500
0	750	(750)	5033F	ADVERTISING	0	750	(750)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	105	105	0	420
61	0	61	5039	WEBSITE	183	0	183	1,000
7,568	7,500	68	5040	ADMINISTRATION	22,676	22,500	176	90,000
285	122	163	5046	NEWSLETTER	428	366	62	1,464
1,067	1,250	(183)	5047B	OFFICE EQUIPMENT RENTAL	3,326	3,750	(424)	15,000
6,070	398	5,672	5048	OFFICE EXPENSE	12,089	1,194	10,895	4,776
605	0	605	5052	PRINTING	605	0	605	3,000
0	1,033	(1,033)	5054	ARCHITECTURAL EXPENSE	700	3,099	(2,399)	12,400
17,536	18,000	(464)	5055	MEETING EXPENSE	31,789	19,000	12,789	19,000
0	500	(500)	5059	POSTAGE	32	1,500	(1,468)	6,000
0	208	(208)	5063	MILEAGE	0	624	(624)	2,500
1,000	417	583	5065	PROFESSIONAL FEES	1,000	1,251	(251)	5,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	500	(500)	5068	GIFTS	0	500	(500)	1,500
0	0	0	5070	PROPERTY TAXES	0	0	0	400
0	0	0	5080	CORPORATE TAXES	0	0	0	5,000
163	6,887	(6,724)	5088	BAD DEBT EXPENSE	163	6,887	(6,724)	27,548
2,695	3,133	(438)	5090	INSURANCE	8,086	8,961	(875)	37,158
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	1,238	1,251	(14)	5,000
(16,354)	0	(16,354)	5099PY	PRIOR YEAR ADJUSTMENT/EXP	(16,354)	0	(16,354)	0
21	25	(5)	P5090	INSURANCE	62	75	(14)	300
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67,501	88,317	(20,816)		TOTAL ADMINISTRATIVE	206,405	223,709	(17,304)	859,258
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347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 03/31/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
UTILITIES								
11,203	16,666	(5,463)	5100	WATER/SEWER	30,151	49,998	(19,847)	200,000
3,458	4,333	(875)	5120	ELECTRIC	11,309	12,999	(1,690)	52,000
0	30	(30)	5125	GAS	(114)	90	(204)	360
513	417	96	5151	TELEPHONE	513	1,251	(738)	5,000
0	267	(267)	5151B	INTERNET	271	801	(530)	3,200
1,997	75	1,922	5152	ALARM MONITORING	1,997	225	1,772	900
170	42	128	P5100	WATER/SEWER	635	126	509	500
50	50	0	P5120	ELECTRIC	136	150	(14)	600
-----	-----	-----			-----	-----	-----	-----
17,391	21,880	(4,489)		TOTAL UTILITIES	44,897	65,640	(20,743)	262,560
LANDSCAPING								
104,059	104,059	0	5200	LANDSCAPE CONTRACT	312,178	312,177	1	1,248,710
0	0	0	5210	LANDSCAPE SUPPLIES/MATERIAL	0	1,250	(1,250)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	0	12,501	(12,501)	50,000
299	2,083	(1,784)	5220	IRRIGATION REPAIRS	495	6,249	(5,754)	25,000
119	167	(48)	5222	BACKFLOW INSPEC/RPRS	119	501	(382)	2,000
0	630	(630)	5228	EROSION CONTROL	0	1,890	(1,890)	7,564
1,750	2,640	(890)	5240	TREE TRIMMING/REMOVAL	3,065	7,920	(4,855)	31,677
705	705	0	P5200	LANDSCAPE CONTRACT	2,115	2,115	0	8,462
0	0	0	P5220	IRRIGATION REPAIRS	0	0	0	100
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106,933	114,451	(7,518)		TOTAL LANDSCAPE	317,972	344,603	(26,631)	1,378,513
POOL/SPA/CLUBHOUSE								
200	5,240	(5,040)	P5350	FOUNTAIN MAINTENANCE	(1,400)	5,560	(6,960)	7,000
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200	5,240	(5,040)		TOTAL POOLS	(1,400)	5,560	(6,960)	7,000
GATES								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	520	780	(260)	3,120
0	133	(133)	P5511	GATE REPAIRS	130	399	(269)	1,600
110	105	5	P5517	GATE PHONE	340	315	25	1,260
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370	498	(128)		TOTAL GATES	990	1,494	(504)	5,980
COMMON AREA								
0	833	(833)	5700	BUILDING MAINTENANCE	0	2,499	(2,499)	10,000
625	333	292	5700K	KEYS/LOCK REPAIR	1,250	999	251	4,000
185	1,208	(1,023)	5722	ELECTRIC REPAIRS/SUPPLIES	185	3,624	(3,439)	14,500
0	166	(166)	5740	SIGN MAINTENANCE	0	498	(498)	2,000
2,212	1,897	315	5769A	JANITORIAL	6,515	5,691	824	22,760
3,355	2,083	1,272	5774	PET WASTE REMOVAL	5,033	6,249	(1,217)	25,000
406	1,909	(1,503)	5779CC	SECURITY PATROL	1,698	5,727	(4,029)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	0	750	(750)	3,000
786	833	(47)	5800	COMMON AREA MAINTENANCE/REPAIRS	1,851	2,499	(648)	10,000
0	500	(500)	5845	PARK MAINT	0	1,500	(1,500)	6,000
402	540	(139)	5850	EXTERMINATING	797	1,620	(823)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	1,899	(1,899)	7,600
256	75	181	P5739	STREET SWEEPING	256	225	31	900
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	265	399	(134)	1,600
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8,225	11,393	(3,168)		TOTAL COMMON AREA	17,848	34,179	(16,331)	136,744
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200,620	241,779	(41,159)		TOTAL OPERATING EXPENSES	586,713	675,185	(88,472)	2,650,055
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(33,110)	(47,744)	14,634		OPERATING FUND SURPLUS/(DEFICIT)	(74,772)	(83,855)	9,083	(284,758)
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347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 03/31/2023

***** 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	TRANSFER FROM OPERATING	237,500	237,501	(1)	950,000
0	0	0	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	5,576	0	5,576	0
6,009	2,083	3,926	7034	INTEREST RESERVE FUND	25,679	6,249	19,430	25,000
2,095	2,094	1	P7010	PARCEL TRANSFER TO RESERVES	6,284	6,282	2	25,137
86	12	74	P7034	INTEREST RESERVE FUNDS	171	36	135	150
(625)	(1,000)	375	8537	BANK/INVESTMENT CHARGES	(2,488)	(3,000)	512	(12,000)
234	234	0	P7099	P/Y RSV ALLOCATIONS	702	702	0	2,810
-----	-----	-----			-----	-----	-----	-----
86,966	82,590	4,376		TOTAL RESERVE INCOME	273,425	247,770	25,655	991,097
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E X P E N D I T U R E S								
0	0	0	8510	GENERAL RESERVE EXPENSE	9,958	22,000	(12,042)	22,000
0	0	0	8520	PAINTING	0	11,900	(11,900)	11,900
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	261,500	(261,500)	261,500
30,992	0	30,992	8530	ASPHALT SEAL COATING	30,992	32,800	(1,808)	32,800
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	15,500	(15,500)	15,500
0	0	0	8575	IRRIGATION SYSTEMS	0	393,000	(393,000)	393,000
0	0	0	8578D	DRAINAGE	3,590	300,000	(296,410)	300,000
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	0	0	10,000
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30,992	0	30,992		TOTAL RESERVE EXPENDITURES	44,540	1,036,700	(992,160)	1,046,700
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55,974	82,590	(26,616)		RESERVE FUND SURPLUS/(DEFICIT)	228,884	(788,930)	1,017,814	(55,603)
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347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
02/28/2023

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OPERATING FUNDS		
OPERATING CASH	364,228.79	
METROPOLITAN BANK - SAVINGS	604,915.60	
US BANK SAVINGS	10,045.87	
DUE FROM RESERVES	79,200.92	

TOTAL OPERATING FUNDS		1,058,391.18
RESERVE FUNDS		
DUE TO OPERATING	(79,200.92)	
RESERVE RBC CASH PLUS MM	852.20	
RESERVE- FVCB MMA	251,955.03	
RESERVE- PACWEST BANK MMA	250,999.37	
RESERVE- CIT BANK MMA	243,225.80	
RESERVE- ENTERPRISE BANK MMA	253,712.27	
RESERVE- METRO PHOENIX BANK MMA	179,130.14	
MORGAN STANLEY	1,085,512.89	
RESERVE- SIGNATURE BANK MM	251,991.57	
RESERVE- WEBSTER BANK MMA	253,072.33	
RESERVE- US BANK MMA	601,179.58	
RESERVES - ACCRUED INTEREST	5,760.59	

TOTAL RESERVE FUNDS		3,298,190.85
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	

TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
DEPOSITS IN TRANSIT	(79,200.92)	
ACCOUNTS RECEIVABLE	281,197.79	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(102,798.40)	
PRE-LEGAL RECEIVABLE	52,278.42	
CONTINGENT PAYABLE	(52,278.42)	

TOTAL ACCOUNTS RECEIVABLE		99,198.47
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	2,715.75	
PREPAID EXPENSES	13,320.86	



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BALANCE SHEET
02/28/2023

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TOTAL OTHER ASSETS			16,036.61

TOTAL ASSETS			4,474,841.33
			=====
LIABILITIES & EQUITY			
LIABILITIES			
ACCOUNTS PAYABLE	(187.48)		
ACCRUED EXPENSES	79,905.95		
PREPAID ASSESSMENTS	213,604.56		
REFUNDABLE DEPOSIT	9,300.00		
UNEARNED REVENUE	238,989.54		
UNCLAIMED PROPERTY	20,406.62		
SECURITY DEPOSITS	29,967.00		

TOTAL LIABILITIES			591,986.19
RESERVE			
ACCUMULATED GENERAL	3,130,023.01		
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	168,167.84		

TOTAL RESERVE			3,298,190.85
OPERATING SURPLUS (DEFICIT)			
ACCUMULATED SURPLUS (DEFICIT)	628,050.21		
CURRENT YEAR RESERVE EQUITY	(168,167.84)		
CURRENT SURPLUS/(DEFICIT)	124,781.92		

TOTAL SURPLUS/(DEFICIT)			584,664.29

TOTAL LIABILITIES & EQUITY			4,474,841.33
			=====

347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
02/28/2023

***** 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	344,747	384,482	(39,735)	2,306,892
61,664	64,089	(2,425)	4001	COMMERCIAL DUES	123,328	128,178	(4,850)	769,068
1,314	167	1,147	4030	INTEREST INCOME	2,660	334	2,326	2,000
436	1,250	(814)	4050	COLLECTION COST REIMBURSEMENT	1,367	2,500	(1,133)	15,000
350	167	183	4050FR	FILE REVIEW FEE	400	334	66	2,000
143	42	101	4050MU	MONITOR TRUSTEE SALE	143	84	59	504
0	167	(167)	4050RR	FILE TRANSFER FEES	0	334	(334)	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	0	50	(50)	300
(38)	2,083	(2,121)	4070	LATE FEE INCOME	5,526	4,166	1,360	25,000
105	0	105	4075	NSF FEE	525	225	300	900
4,952	10,000	(5,048)	4205	BUILDER ASSESSMENT	9,904	20,000	(10,097)	120,000
1,837	1,250	587	4900	VIOLATION FINES	1,943	2,500	(557)	15,000
0	83	(83)	4945	NEWSLETTER INCOME	0	166	(166)	1,000
0	0	0	4950	REBILL FEE	9,210	9,000	210	36,000
(79,167)	(79,166)	(1)	6010	GENERAL RESERVE TRANSFER	(158,333)	(158,332)	(1)	(950,000)
163,969	192,398	(28,429)		TOTAL INCOME	341,419	394,021	(52,602)	2,345,664

E X P E N S E S

A D M I N I S T R A T I V E

8,061	9,678	(1,617)	5000	MANAGEMENT FEE	16,103	19,356	(3,253)	116,136
3,029	3,024	5	5000RO	OFFICE LEASE	5,916	6,048	(132)	36,291
0	1,195	(1,195)	5005	RESERVE STUDY	0	1,195	(1,195)	2,390
25,611	25,833	(222)	5007w	SALARIES & BENEFITS	55,583	51,666	3,917	310,000
0	0	0	5009A	REBILL FEE EXPENSE	9,210	9,000	210	36,000
105	0	105	5009B	NSF FEE EXPENSE	525	225	300	900
2,500	3,833	(1,333)	5010	LEGAL EXPENSE	4,281	7,666	(3,385)	46,000
0	2,023	(2,023)	5014	'CC&R REVISIONS PROJECT	0	4,046	(4,046)	24,275
437	2,200	(1,763)	5020	LIEN/COLLECTION COST	1,367	4,400	(3,033)	26,400
350	167	183	5020F	FILE REVIEW FEE	400	334	66	2,000
143	42	101	5020M	MONITOR TRUSTEE SALE	143	84	59	500
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	0	584	(584)	3,500
0	0	0	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	70	70	0	420
61	0	61	5039	WEBSITE	122	0	122	1,000
7,560	7,500	60	5040	ADMINISTRATION	15,109	15,000	109	90,000
0	122	(122)	5046	NEWSLETTER	143	244	(101)	1,464
1,403	1,250	153	5047B	OFFICE EQUIPMENT RENTAL	2,258	2,500	(242)	15,000
141	398	(257)	5048	OFFICE EXPENSE	6,019	796	5,223	4,776
0	0	0	5052	PRINTING	0	0	0	3,000
700	1,033	(333)	5054	ARCHITECTURAL EXPENSE	700	2,066	(1,366)	12,400
6,353	600	5,753	5055	MEETING EXPENSE	14,253	1,000	13,253	19,000
0	500	(500)	5059	POSTAGE	32	1,000	(968)	6,000
0	208	(208)	5063	MILEAGE	0	416	(416)	2,500
0	417	(417)	5065	PROFESSIONAL FEES	0	834	(834)	5,000
0	0	0	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	3,133	(438)	5090	INSURANCE	5,391	5,828	(438)	37,158
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	1,238	834	404	5,000
59,184	63,900	(4,716)		TOTAL ADMINISTRATIVE	138,863	135,342	3,521	858,958

U T I L I T I E S



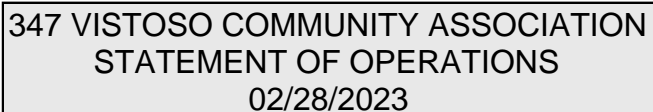
347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 02/28/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
10,694	16,666	(5,972)	5100	WATER/SEWER	18,948	33,332	(14,384)	200,000
3,679	4,333	(654)	5120	ELECTRIC	7,850	8,666	(816)	52,000
0	30	(30)	5125	GAS	(114)	60	(174)	360
0	417	(417)	5151	TELEPHONE	0	834	(834)	5,000
0	267	(267)	5151B	INTERNET	271	534	(263)	3,200
0	75	(75)	5152	ALARM MONITORING	0	150	(150)	900
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14,373	21,788	(7,415)		TOTAL UTILITIES	26,955	43,576	(16,621)	261,460
LANDSCAPING								
104,059	104,059	0	5200	LANDSCAPE CONTRACT	208,118	208,118	0	1,248,710
0	0	0	5210	LANDSCAPE SUPPLIES/MATERIAL	0	1,250	(1,250)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	0	8,334	(8,334)	50,000
196	2,083	(1,887)	5220	IRRIGATION REPAIRS	196	4,166	(3,970)	25,000
0	167	(167)	5222	BACKFLOW INSPEC/RPRS	0	334	(334)	2,000
0	630	(630)	5228	EROSION CONTROL	0	1,260	(1,260)	7,564
1,315	2,640	(1,325)	5240	TREE TRIMMING/REMOVAL	1,315	5,280	(3,965)	31,677
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105,570	113,746	(8,176)		TOTAL LANDSCAPE	209,629	228,742	(19,113)	1,369,951
COMMON AREA								
0	833	(833)	5700	BUILDING MAINTENANCE	0	1,666	(1,666)	10,000
625	333	292	5700K	KEYS/LOCK REPAIR	625	666	(41)	4,000
0	1,208	(1,208)	5722	ELECTRIC REPAIRS/SUPPLIES	0	2,416	(2,416)	14,500
0	166	(166)	5740	SIGN MAINTENANCE	0	332	(332)	2,000
2,692	1,897	795	5769A	JANITORIAL	4,303	3,794	509	22,760
0	2,083	(2,083)	5774	PET WASTE REMOVAL	1,678	4,166	(2,489)	25,000
406	1,909	(1,503)	5779CC	SECURITY PATROL	1,292	3,818	(2,526)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	0	500	(500)	3,000
415	833	(418)	5800	COMMON AREA MAINTENANCE/REPAIRS	1,065	1,666	(601)	10,000
0	500	(500)	5845	PARK MAINT	0	1,000	(1,000)	6,000
0	540	(540)	5850	EXTERMINATING	396	1,080	(685)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	1,266	(1,266)	7,600
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4,137	11,185	(7,048)		TOTAL COMMON AREA	9,358	22,370	(13,012)	134,244
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183,264	210,619	(27,355)		TOTAL OPERATING EXPENSES	384,805	430,030	(45,225)	2,624,613
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(19,295)	(18,221)	(1,074)		OPERATING FUND SURPLUS/(DEFICIT)	(43,386)	(36,009)	(7,377)	(278,949)
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347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 02/28/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
INCOME								
79,167	79,167	0	7010	TRANSFER FROM OPERATING	158,333	158,334	(1)	950,000
(7,366)	0	(7,366)	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	5,576	0	5,576	0
12,955	2,083	10,872	7034	INTEREST RESERVE FUND	19,670	4,166	15,504	25,000
726	(1,000)	1,726	8537	BANK/INVESTMENT CHARGES	(1,863)	(2,000)	137	(12,000)
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85,481	80,250	5,231		TOTAL RESERVE INCOME	181,716	160,500	21,216	963,000
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EXPENDITURES								
0	0	0	8510	GENERAL RESERVE EXPENSE	9,958	22,000	(12,042)	22,000
0	0	0	8520	PAINTING	0	11,900	(11,900)	11,900
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	261,500	(261,500)	261,500
0	0	0	8530	ASPHALT SEAL COATING	0	32,800	(32,800)	32,800
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	15,500	(15,500)	15,500
0	0	0	8575	IRRIGATION SYSTEMS	0	393,000	(393,000)	393,000
3,590	0	3,590	8578D	DRAINAGE	3,590	300,000	(296,410)	300,000
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3,590	0	3,590		TOTAL RESERVE EXPENDITURES	13,548	1,036,700	(1,023,152)	1,036,700
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81,891	80,250	1,641		RESERVE FUND SURPLUS/(DEFICIT)	168,168	(876,200)	1,044,368	(73,700)
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**347A VISTOSO- SIENA
BALANCE SHEET
02/28/2023**

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OPERATING FUNDS		
OPERATING CASH	11,474.63	

TOTAL OPERATING FUNDS		11,474.63
RESERVE FUNDS		
RESERVE SIENA BANK OZK	207,821.38	

TOTAL RESERVE FUNDS		207,821.38
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	51.45	
ACCOUNTS RECEIVABLE - PARCELS	603.22	

TOTAL ACCOUNTS RECEIVABLE		654.67

TOTAL ASSETS		219,950.68
		=====
LIABILITIES & EQUITY		
LIABILITIES		
ACCRUED EXPENSES	301.45	
PREPAID ASSESSMENTS	(1,570.00)	
PREPAID ASSESSMENTS - PARCELS	3,539.02	
UNEARNED REVENUE	3,835.00	

TOTAL LIABILITIES		6,105.47
RESERVE		
ACCUMULATED GENERAL	203,078.61	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	4,742.77	

TOTAL RESERVE		207,821.38
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	4,299.44	
CURRENT YEAR RESERVE EQUITY	(4,742.77)	
CURRENT SURPLUS/(DEFICIT)	6,467.16	



347A VISTOSO- SIENA
BALANCE SHEET
02/28/2023

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TOTAL SURPLUS/(DEFICIT)	6,023.83
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TOTAL LIABILITIES & EQUITY	219,950.68
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347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
02/28/2023

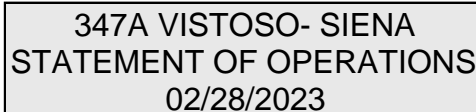
***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
3,835	3,965	(130)	4000P	PARCEL ASSESSMENTS	7,670	7,930	(260)	47,580
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(4,190)	(4,188)	(2)	(25,137)
(234)	(234)	0	P6099	P/Y RSV ALLOCATIONS	(468)	(468)	0	(2,810)
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1,506	1,637	(131)		TOTAL INCOME	3,012	3,274	(262)	19,633
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E X P E N S E S								
A D M I N I S T R A T I V E								
21	25	(5)	P5090	INSURANCE	41	50	(9)	300
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21	25	(5)		TOTAL ADMINISTRATIVE	41	50	(9)	300
U T I L I T I E S								
180	42	138	P5100	WATER/SEWER	465	84	381	500
46	50	(4)	P5120	ELECTRIC	86	100	(14)	600
-----	-----	-----			-----	-----	-----	-----
226	92	134		TOTAL UTILITIES	552	184	368	1,100
L A N D S C A P I N G								
705	705	0	P5200	LANDSCAPE CONTRACT	1,410	1,410	0	8,462
0	0	0	P5220	IRRIGATION REPAIRS	0	0	0	100
-----	-----	-----			-----	-----	-----	-----
705	705	0		TOTAL LANDSCAPE	1,410	1,410	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	(1,600)	320	(1,920)	7,000
-----	-----	-----			-----	-----	-----	-----
0	160	(160)		TOTAL POOLS	(1,600)	320	(1,920)	7,000
G A T E S								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	260	520	(260)	3,120
130	133	(3)	P5511	GATE REPAIRS	130	266	(136)	1,600
110	105	5	P5517	GATE PHONE	230	210	20	1,260
-----	-----	-----			-----	-----	-----	-----
500	498	2		TOTAL GATES	620	996	(376)	5,980
C O M M O N A R E A								
0	75	(75)	P5739	STREET SWEEPING	0	150	(150)	900
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	265	266	(1)	1,600
-----	-----	-----			-----	-----	-----	-----
0	208	(208)		TOTAL COMMON AREA	265	416	(151)	2,500
-----	-----	-----			-----	-----	-----	-----
1,451	1,688	(237)		TOTAL OPERATING EXPENSES	1,288	3,376	(2,088)	25,442
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55	(51)	106		OPERATING FUND SURPLUS/(DEFICIT)	1,724	(102)	1,826	(5,809)
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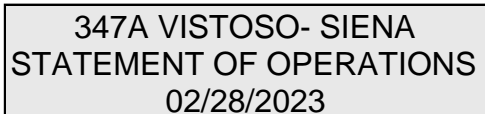


347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
02/28/2023

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***** 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	PARCEL TRANSFER TO RESERVES	4,190	4,188	2	25,137
67	12	55	P7034	INTEREST RESERVE FUNDS	85	24	61	150
234	234	0	P7099	P/Y RSV ALLOCATIONS	468	468	0	2,810
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2,396	2,340	56		TOTAL RESERVE INCOME	4,743	4,680	63	28,097
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E X P E N D I T U R E S								
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	0	0	10,000
----	----	----			----	----	----	----
0	0	0		TOTAL RESERVE EXPENDITURES	0	0	0	10,000
----	----	----			----	----	----	----
2,396	2,340	56		RESERVE FUND SURPLUS/(DEFICIT)	4,743	4,680	63	18,097
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347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 02/28/2023

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ASSETS**OPERATING FUNDS**

US BANK - OPERATING CHECKING	375,658.77
OPERATING - US BANK	44.65
US BANK SAVINGS	10,045.87
METROPOLITAN BANK - SAVINGS	604,915.60
DUE FROM RESERVES	79,200.92

TOTAL OPERATING FUNDS**1,069,865.81****RESERVE FUNDS**

DUE TO OPERATING	(79,200.92)
RESERVE SIENA BANK OZK	207,821.38
RESERVE RBC CASH PLUS MM	852.20
RESERVE SIGNATURE BANK MM	251,991.57
RESERVE FVCB MMA	251,955.03
RESERVE ENTERPRISE BANK MMA	253,712.27
RESERVE STERLING BANK	253,072.33
RESERVE PACWEST BANK - MM	250,999.37
RESERVE US BANK MMA	601,179.58
RESERVE CIT BANK MMA	243,225.80
RESERVE METRO PHOENIX BANK MMA	179,130.14
MORGAN STANLEY	1,085,512.89
RESERVES - ACCRUED INTEREST	5,760.59

TOTAL RESERVE FUNDS**3,506,012.23****DEPOSITS**

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22

TOTAL DEPOSITS**3,024.22****ACCOUNTS RECEIVABLE**

DEPOSITS IN TRANSIT	(79,200.92)
ACCOUNTS RECEIVABLE	281,249.24
ACCOUNTS RECEIVABLE - PARCELS	603.22
PRE-LEGAL RECEIVABLE	52,278.42
CONTINGENT PAYABLE	(52,278.42)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(102,798.40)

TOTAL ACCOUNTS RECEIVABLE**99,853.14**



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 02/28/2023

***** 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	344,747	384,482	(39,735)	2,306,892
3,835	3,965	(130)	4000P	PARCEL ASSESSMENTS	7,670	7,930	(260)	47,580
61,664	64,089	(2,425)	4001	COMMERCIAL DUES	123,328	128,178	(4,850)	769,068
1,314	167	1,147	4030	INTEREST INCOME	2,660	334	2,326	2,000
436	1,250	(814)	4050	COLLECTION COST REIMBURSEMENT	1,367	2,500	(1,133)	15,000
350	167	183	4050FR	FILE REVIEW FEE	400	334	66	2,000
143	42	101	4050MU	MONITOR TRUSTEE SALE	143	84	59	504
0	167	(167)	4050RR	FILE TRANSFER FEES	0	334	(334)	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	0	50	(50)	300
(38)	2,083	(2,121)	4070	LATE FEE INCOME	5,526	4,166	1,360	25,000
105	0	105	4075	NSF FEE	525	225	300	900
4,952	10,000	(5,048)	4205	BUILDER ASSESSMENT	9,904	20,000	(10,097)	120,000
1,837	1,250	587	4900	VIOLATION FINES	1,943	2,500	(557)	15,000
0	83	(83)	4945	NEWSLETTER INCOME	0	166	(166)	1,000
0	0	0	4950	REBILL FEE	9,210	9,000	210	36,000
(79,167)	(79,166)	(1)	6010	GENERAL RESERVE TRANSFER	(158,333)	(158,332)	(1)	(950,000)
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(4,190)	(4,188)	(2)	(25,137)
(234)	(234)	0	P6099	P/Y RSV ALLOCATIONS	(468)	(468)	0	(2,810)
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165,475	194,035	(28,560)		TOTAL INCOME	344,431	397,295	(52,864)	2,365,297
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E X P E N S E S								
A D M I N I S T R A T I V E								
8,061	9,678	(1,617)	5000	MANAGEMENT FEE	16,103	19,356	(3,253)	116,136
3,029	3,024	5	5000RO	OFFICE LEASE	5,916	6,048	(132)	36,291
0	1,195	(1,195)	5005	RESERVE STUDY	0	1,195	(1,195)	2,390
25,611	25,833	(222)	5007w	SALARIES & BENEFITS	55,583	51,666	3,917	310,000
0	0	0	5009A	REBILL FEE EXPENSE	9,210	9,000	210	36,000
105	0	105	5009B	NSF FEE EXPENSE	525	225	300	900
2,500	3,833	(1,333)	5010	LEGAL EXPENSE	4,281	7,666	(3,385)	46,000
0	2,023	(2,023)	5014	'CC&R REVISIONS PROJECT	0	4,046	(4,046)	24,275
437	2,200	(1,763)	5020	LIEN/COLLECTION COST	1,367	4,400	(3,033)	26,400
350	167	183	5020F	FILE REVIEW FEE	400	334	66	2,000
143	42	101	5020M	MONITOR TRUSTEE SALE	143	84	59	500
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	0	584	(584)	3,500
0	0	0	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	70	70	0	420
61	0	61	5039	WEBSITE	122	0	122	1,000
7,560	7,500	60	5040	ADMINISTRATION	15,109	15,000	109	90,000
0	122	(122)	5046	NEWSLETTER	143	244	(101)	1,464
1,403	1,250	153	5047B	OFFICE EQUIPMENT RENTAL	2,258	2,500	(242)	15,000
141	398	(257)	5048	OFFICE EXPENSE	6,019	796	5,223	4,776
0	0	0	5052	PRINTING	0	0	0	3,000
700	1,033	(333)	5054	ARCHITECTURAL EXPENSE	700	2,066	(1,366)	12,400
6,353	600	5,753	5055	MEETING EXPENSE	14,253	1,000	13,253	19,000
0	500	(500)	5059	POSTAGE	32	1,000	(968)	6,000
0	208	(208)	5063	MILEAGE	0	416	(416)	2,500
0	417	(417)	5065	PROFESSIONAL FEES	0	834	(834)	5,000
0	0	0	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	3,133	(438)	5090	INSURANCE	5,391	5,828	(438)	37,158
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	1,238	834	404	5,000
21	25	(5)	P5090	INSURANCE	41	50	(9)	300
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59,204	63,925	(4,721)		TOTAL ADMINISTRATIVE	138,904	135,392	3,512	859,258

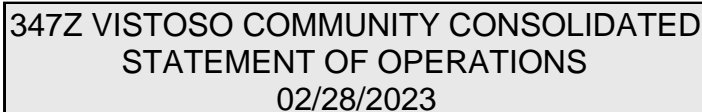
**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
02/28/2023**

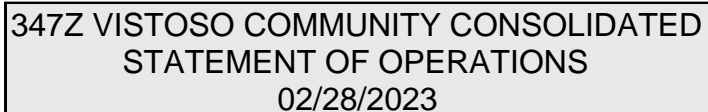
***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
UTILITIES								
10,694	16,666	(5,972)	5100	WATER/SEWER	18,948	33,332	(14,384)	200,000
3,679	4,333	(654)	5120	ELECTRIC	7,850	8,666	(816)	52,000
0	30	(30)	5125	GAS	(114)	60	(174)	360
0	417	(417)	5151	TELEPHONE	0	834	(834)	5,000
0	267	(267)	5151B	INTERNET	271	534	(263)	3,200
0	75	(75)	5152	ALARM MONITORING	0	150	(150)	900
180	42	138	P5100	WATER/SEWER	465	84	381	500
46	50	(4)	P5120	ELECTRIC	86	100	(14)	600
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14,599	21,880	(7,281)		TOTAL UTILITIES	27,507	43,760	(16,253)	262,560
LANDSCAPING								
104,059	104,059	0	5200	LANDSCAPE CONTRACT	208,118	208,118	0	1,248,710
0	0	0	5210	LANDSCAPE SUPPLIES/MATERIAL	0	1,250	(1,250)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	0	8,334	(8,334)	50,000
196	2,083	(1,887)	5220	IRRIGATION REPAIRS	196	4,166	(3,970)	25,000
0	167	(167)	5222	BACKFLOW INSPEC/RPRS	0	334	(334)	2,000
0	630	(630)	5228	EROSION CONTROL	0	1,260	(1,260)	7,564
1,315	2,640	(1,325)	5240	TREE TRIMMING/REMOVAL	1,315	5,280	(3,965)	31,677
705	705	0	P5200	LANDSCAPE CONTRACT	1,410	1,410	0	8,462
0	0	0	P5220	IRRIGATION REPAIRS	0	0	0	100
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106,275	114,451	(8,176)		TOTAL LANDSCAPE	211,039	230,152	(19,113)	1,378,513
POOL / SPA / CLUBHOUSE								
0	160	(160)	P5350	FOUNTAIN MAINTENANCE	(1,600)	320	(1,920)	7,000
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0	160	(160)		TOTAL POOLS	(1,600)	320	(1,920)	7,000
GATES								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	260	520	(260)	3,120
130	133	(3)	P5511	GATE REPAIRS	130	266	(136)	1,600
110	105	5	P5517	GATE PHONE	230	210	20	1,260
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500	498	2		TOTAL GATES	620	996	(376)	5,980
COMMON AREA								
0	833	(833)	5700	BUILDING MAINTENANCE	0	1,666	(1,666)	10,000
625	333	292	5700K	KEYS/LOCK REPAIR	625	666	(41)	4,000
0	1,208	(1,208)	5722	ELECTRIC REPAIRS/SUPPLIES	0	2,416	(2,416)	14,500
0	166	(166)	5740	SIGN MAINTENANCE	0	332	(332)	2,000
2,692	1,897	795	5769A	JANITORIAL	4,303	3,794	509	22,760
0	2,083	(2,083)	5774	PET WASTE REMOVAL	1,678	4,166	(2,489)	25,000
406	1,909	(1,503)	5779CC	SECURITY PATROL	1,292	3,818	(2,526)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	0	500	(500)	3,000
415	833	(418)	5800	COMMON AREA MAINTENANCE/REPAIRS	1,065	1,666	(601)	10,000
0	500	(500)	5845	PARK MAINT	0	1,000	(1,000)	6,000
0	540	(540)	5850	EXTERMINATING	396	1,080	(685)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	1,266	(1,266)	7,600
0	75	(75)	P5739	STREET SWEEPING	0	150	(150)	900
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	265	266	(1)	1,600
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4,137	11,393	(7,256)		TOTAL COMMON AREA	9,623	22,786	(13,163)	136,744
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184,715	212,307	(27,592)		TOTAL OPERATING EXPENSES	386,093	433,406	(47,313)	2,650,055
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(19,240)	(18,272)	(968)		OPERATING FUND SURPLUS/(DEFICIT)	(41,662)	(36,111)	(5,551)	(284,758)
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347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 02/28/2023

***** 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	TRANSFER FROM OPERATING	158,333	158,334	(1)	950,000
(7,366)	0	(7,366)	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	5,576	0	5,576	0
12,955	2,083	10,872	7034	INTEREST RESERVE FUND	19,670	4,166	15,504	25,000
2,095	2,094	1	P7010	PARCEL TRANSFER TO RESERVES	4,190	4,188	2	25,137
67	12	55	P7034	INTEREST RESERVE FUNDS	85	24	61	150
726	(1,000)	1,726	8537	BANK/INVESTMENT CHARGES	(1,863)	(2,000)	137	(12,000)
234	234	0	P7099	P/Y RSV ALLOCATIONS	468	468	0	2,810
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87,877	82,590	5,287		TOTAL RESERVE INCOME	186,459	165,180	21,279	991,097
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E X P E N D I T U R E S								
0	0	0	8510	GENERAL RESERVE EXPENSE	9,958	22,000	(12,042)	22,000
0	0	0	8520	PAINTING	0	11,900	(11,900)	11,900
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	261,500	(261,500)	261,500
0	0	0	8530	ASPHALT SEAL COATING	0	32,800	(32,800)	32,800
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	15,500	(15,500)	15,500
0	0	0	8575	IRRIGATION SYSTEMS	0	393,000	(393,000)	393,000
3,590	0	3,590	8578D	DRAINAGE	3,590	300,000	(296,410)	300,000
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	0	0	10,000
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3,590	0	3,590		TOTAL RESERVE EXPENDITURES	13,548	1,036,700	(1,023,152)	1,046,700
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84,287	82,590	1,697		RESERVE FUND SURPLUS/(DEFICIT)	172,911	(871,520)	1,044,431	(55,603)
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347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
01/31/2023

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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
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)
177,450	181,539	(4,089)		TOTAL INCOME	177,450	181,539	(4,089)	2,104,660

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
79,679	71,442	8,237		TOTAL ADMINISTRATIVE	79,679	71,442	8,237	858,958

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
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12,734	21,788	(9,054)		TOTAL UTILITIES	12,734	21,788	(9,054)	261,460
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
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104,059	114,996	(10,937)		TOTAL LANDSCAPE	104,059	114,996	(10,937)	1,369,951
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
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5,221	13,019	(7,798)		TOTAL COMMON AREA	5,221	13,019	(7,798)	134,244
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201,693	221,245	(19,552)		TOTAL OPERATING EXPENSES	201,693	221,245	(19,552)	2,624,613
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(24,243)	(39,706)	15,463		OPERATING FUND SURPLUS/(DEFICIT)	(24,243)	(39,706)	15,463	(519,953)
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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	TRANSFER FROM OPERATING	79,167	79,167	0	950,000
12,942	0	12,942	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	12,942	0	12,942	0
6,715	2,083	4,632	7034	INTEREST RESERVE FUND	6,715	2,083	4,632	25,000
(2,589)	(1,000)	(1,589)	8537	BANK/INVESTMENT CHARGES	(2,589)	(1,000)	(1,589)	(12,000)
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96,235	80,250	15,985		TOTAL RESERVE INCOME	96,235	80,250	15,985	963,000
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E X P E N D I T U R E S								
9,958	22,000	(12,042)	8510	GENERAL RESERVE EXPENSE	9,958	22,000	(12,042)	22,000
0	11,900	(11,900)	8520	PAINTING	0	11,900	(11,900)	11,900
0	261,500	(261,500)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	261,500	(261,500)	261,500
0	32,800	(32,800)	8530	ASPHALT SEAL COATING	0	32,800	(32,800)	32,800
0	15,500	(15,500)	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	15,500	(15,500)	15,500
0	393,000	(393,000)	8575	IRRIGATION SYSTEMS	0	393,000	(393,000)	393,000
0	300,000	(300,000)	8578D	DRAINAGE	0	300,000	(300,000)	300,000
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9,958	1,036,700	(1,026,742)		TOTAL RESERVE EXPENDITURES	9,958	1,036,700	(1,026,742)	1,036,700
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86,277	(956,450)	1,042,727		RESERVE FUND SURPLUS/(DEFICIT)	86,277	(956,450)	1,042,727	(73,700)
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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

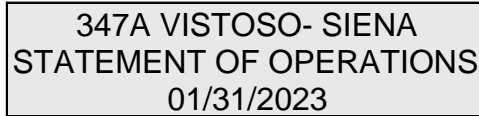
01/31/2023

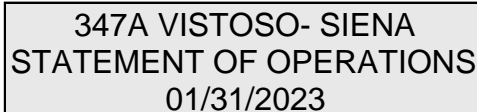
***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
3,835	(3,965)	7,800	4000P	PARCEL ASSESSMENTS	3,835	(3,965)	7,800	(47,580)
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(2,095)	(2,094)	(1)	(25,137)
0	(234)	234	P6099	P/Y RSV ALLOCATIONS	0	(234)	234	(2,810)
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1,740	(6,293)	8,033		TOTAL INCOME	1,740	(6,293)	8,033	(75,527)
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E X P E N S E S								
A D M I N I S T R A T I V E								
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
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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
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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
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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	PARCEL TRANSFER TO RESERVES	2,095	2,094	1	25,137
18	(37)	55	P7034	INTEREST RESERVE FUNDS	18	(37)	55	(150)
0	234	(234)	P7099	P/Y RSV ALLOCATIONS	0	234	(234)	2,810
-----	-----	-----			-----	-----	-----	-----
2,113	2,291	(178)		TOTAL RESERVE INCOME	2,113	2,291	(178)	27,797
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	0	0	10,000
-----	-----	-----			-----	-----	-----	-----
0	0	0		TOTAL RESERVE EXPENDITURES	0	0	0	10,000
-----	-----	-----			-----	-----	-----	-----
2,113	2,291	(178)		RESERVE FUND SURPLUS/(DEFICIT)	2,113	2,291	(178)	17,797
=====	=====	=====			=====	=====	=====	=====

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

FirstService
 RESIDENTIAL

Project: 34-

Management Co:

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

Page: 1

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

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
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)
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179,190	175,246	3,944		TOTAL INCOME	179,190	175,246	3,944	2,029,133
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E X P E N S E S								
A D M I N I S T R A T I V E								
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
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79,699	71,467	8,232		TOTAL ADMINISTRATIVE	79,699	71,467	8,232	859,258
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**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
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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								
I N C O M E								
79,167	79,167	0	7010	TRANSFER FROM OPERATING	79,167	79,167	0	950,000
12,942	0	12,942	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	12,942	0	12,942	0
6,715	2,083	4,632	7034	INTEREST RESERVE FUND	6,715	2,083	4,632	25,000
2,095	2,094	1	P7010	PARCEL TRANSFER TO RESERVES	2,095	2,094	1	25,137
18	(37)	55	P7034	INTEREST RESERVE FUNDS	18	(37)	55	(150)
(2,589)	(1,000)	(1,589)	8537	BANK/INVESTMENT CHARGES	(2,589)	(1,000)	(1,589)	(12,000)
0	234	(234)	P7099	P/Y RSV ALLOCATIONS	0	234	(234)	2,810
-----	-----	-----			-----	-----	-----	-----
98,347	82,541	15,806		TOTAL RESERVE INCOME	98,347	82,541	15,806	990,797
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
9,958	22,000	(12,042)	8510	GENERAL RESERVE EXPENSE	9,958	22,000	(12,042)	22,000
0	11,900	(11,900)	8520	PAINTING	0	11,900	(11,900)	11,900
0	261,500	(261,500)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	261,500	(261,500)	261,500
0	32,800	(32,800)	8530	ASPHALT SEAL COATING	0	32,800	(32,800)	32,800
0	15,500	(15,500)	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	15,500	(15,500)	15,500
0	393,000	(393,000)	8575	IRRIGATION SYSTEMS	0	393,000	(393,000)	393,000
0	300,000	(300,000)	8578D	DRAINAGE	0	300,000	(300,000)	300,000
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	0	0	10,000
-----	-----	-----			-----	-----	-----	-----
9,958	1,036,700	(1,026,742)		TOTAL RESERVE EXPENDITURES	9,958	1,036,700	(1,026,742)	1,046,700
-----	-----	-----			-----	-----	-----	-----
88,389	(954,159)	1,042,548		RESERVE FUND SURPLUS/(DEFICIT)	88,389	(954,159)	1,042,548	(55,903)
=====	=====	=====			=====	=====	=====	=====



[illegible]



2023 RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

Updated 4.18.23

EXECUTIVE SUMMARY		
total number of projects		19
total budget of projects	1,551,400	
total of RFPs sent	7	
total of current contracts	212,672	
total projects completed	0	
% of projects completed	0.0%	
% of budget completed	0.2%	

GL code	component #	component description	RFP sent	MONTHLY PROGRESS AND EXPENDITURES												running total	% of budget2	completed?	comments	
				budget	contract \$	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT					NOV
8525	100	Monuments - Renovate		261,500														-	0.0%	
8525	108	Monument Lights - replace		11,400														-	0.0%	
8530	152	Asphalt seal repair (2019)	6/22	9,000														-	0.0%	Proposals will be submitted to the board for review & consideration at the August 2022 meeting. Board tabled until the September 29 board meeting. Proposals will be presented to the Board at the December 8, 2022 for consideration. Board selected Sunland Asphalt and project start date to be in 2023.Scheduled for the end of March 2023. This project had to be rescheduled to April 25 & 26, 2023 due to low temperatures.
8578D	190 (A)	Drainage Mitgate/Repair	10/22	300,000	151,950		3,590											3,590	1.2%	27 Mile erosion bids have been solicited. Board will be considering proposals at the March Board meeting. Board choose Rockridge Construction (\$148,360) at the March 23, 2023 meeting.
8578D	190 (B)	Drainage Mitgate/Repair (annual)		56,000														-	0.0%	
8530	200	Asphalt - Resurface (2022)		7,800														-	0.0%	Proposals will be submitted to the board for review & consideration at the August 2022 meeting. Discussion on whether this part of the project should be defer to after completion of the 27 Mile Erosion project will take place at the August 2022 board meeting. Recommend to defer this project until after the Wildlife Fencing Project and the 27 mile Erosion project is completed.
8550	286	Shade Sails - Replace	2/23	15,500	14,897													-	0.0%	
8575	320	Irrigation Replacement System(Innovation Pk) (2022)		232,000														-	0.0%	Bids solicited in August 2022. After research and discussion it has been suggested to update the system. This topic is on the P&L agenda for discussion for November 3. This project is deferred until feedback and a revised RFP is developed.
8541	322	Landscape granite - Replenish (A) (2022)		256,000														-	0.0%	Placed on hold. Board requested 3 bids for project management to oversee this project. Board engaged FSR to oversee project. Anticipated completion of project 2024.
8520	510	Metal Fence - Replace	2/23	3,400														-	0.0%	The railing does not need to be replaced. It will be painted as part of the painting project in 2023. Proposals to be considered by the board at the April 27, 2023 meeting.
8541	530	Landscape Granite - Replenish (A)		16,000														-	0.0%	
8520	710	Metal Fence - Replace	2/23	18,600														-	0.0%	The railing does not need to be replaced. It will be painted as part of the painting project in 2023. Proposals to be considered by the board at the April 27, 2023 meeting.
8541	730	Landscape Granite - Replenish		108,800														-	0.0%	
8530	741	Asphalt - Seal/Repair (2022)	6/22	5,000														-	0.0%	Proposals will be submitted to the board for review & consideration at the August 2022 meeting. Board tabled until the September 29 board meeting. Proposals will be presented to the Board at the December 8, 2022 for consideration. Board selected Sunland Asphalt and project start date to be in 2023. (This project was formerly part of #150)This is scheduled for the end of March. The project was rescheduled to April 25 & 26, 2023 due to low temperatures.
8541	794	Landscape Granite - Replenish		58,000														-	0.0%	
8541	1030	Landscape granite - Replenish (C) (2022)		94,300														-	0.0%	Placed on hold. Board requested 3 bids for project management to oversee this project.Projected completion of project 2023. Board engaged FSR to oversee project. Projected completion of project 2024.

8575	1032	Irrigation System - Replace (2022)		161,000														-	0.0%		Bids solicited in August 2022. After reserch and discussion it has been suggested to update the system. This topic is on the P&L agenda for discussion for November 3. This project is deferred until feedback and a revised RFP is developed.
8530	1102	Asphalt - Seal/Repair (2022)	6/22	11,000	10,125				X10,125									-	0.0%		Proposals will be submitted to the board for review & consideration at the August 2022 meeting . Board tabled until the September 29 board meeting. Proposals will be presented to the Board at the December 8, 2022 for consideration. Board selected Sunland Asphalt and project start date to be in 2023 . (This project was formerly part of #150) This project is scheduled for the end of March 2023. The project was rescheduled to April 6, 2023. due to low temperatures. Project Completed.
8541	1160	Landscape Granite - Replenish		60,000														-	0.0%		
8541	1230	Landscape Granite - Replenish		60,600														-	0.0%		
8541	1250	Landscape Granite - Replenish		31,300														-	0.0%		
8575		Project Management - Irrigation Replacement		16,650	16,650													-	0.0%		Covers Components #320 & #1032
8541		Project Management - Granite Replacement		12,100	12,100													-	0.0%		This budget/contract is the second half of an approved 2022 contract w/PM
8520		Project Management - Paint		2,750	2,750													-	0.0%		Covers Components VCA #510, #710 & Siena #2014
8530		Project Management - Asphalt		4,200	4,200													-	0.0%		Covers Components #150, #200 & #700
RESERVE FUND EXPENDITURE TOTALS			7	1,551,400	212,672	-	3,590	-	-	-	-	-	-	-	-	-	-	3,590	0.2%	0	

count19

foot check3,590

Additional Unbudgeted Reserve Fund Expenditures

GL code	component #	component description	actual cost amount	reserve study projection?	RS projected date	posting date	notes
8543P	1214	Sunset Park Playgrd. Rubber Bridge Repl.	x1500	62,400	2034	July	bridge replaced early due to damage
8543P	1048	Monticello Park Playground equipment	x11000	93,210	2025	Sept	???
8510	1220	Basketball court refurbishment	9,958	16,400	2022	Jan	this project was actually budgeted and completed in 2022, but was not invoiced until Jan 2023
		Replace 12 Street Light Fixture	x13405				
8530	1200	Asphalt - Resurface (2022)	30,992	24,000	2022	Feb	this project was actually budgeted and completed in 2022, but was not invoiced until Mar 2023
count/totals			3	40,950			

RECONCILIATION			
combined total of budgeted and unbudgeted project expenditures*		44,540	OK
total reserve fund expenses YTD from financials		44,540	0
*THE COMBINED TOTALS OF THE BUDGETED PROJECT EXPENDITURES AND ADDITIONAL UNBUDGETED RESERVE FUND EXPENDITURES SHOULD BE RECONCILED WITH THE PREVIOUS MONTH'S FINANCIALS			

RESERVE STUDY CORRECTIONS FOR NEXT YEAR
#1083 Fence & Rails - repaint was completed in 2022
#1200 Asphalt - Resurface is scheduled for 2026 but was done in 2022

VCA Landscape Report March 2023

Irrigation

- All irrigation timers have been seasonally adjusted for the warmer weather to come. We have seen an increase in drip irrigation repairs at Tangerine Monuments and on Innovation leaks are due to the age of the poly line.

Turf /Parks

IPM program April application of post plus wetting agent is scheduled for next Monday. We are fertilizing dormant turf areas in Wildlife Park, Tangerine, and Oracle Monuments with 24-3-3 a high-nitrogen fertilizer that induces green growth.

Chemical

- Pre-emergent application of all common areas throughout the Vistoso Community has been completed.
- VCA onsite Chem Tech is continuously applying post-emergent to weeds throughout VCA common areas and roadsides.

Vandalism and Site damage

- Wildlife Ridge Park - Found restroom toilets were overflowing. Reported
- At Eagle Summit entrance at the northwest corner Moore Rd and Morgan Ranch Road. a large Mesquite tree was uprooted, and leaning onto the monument wall. Due to the size of tree I recommended it be removed.
- Also located was a Palo Verde tree closer to Eagle Summit Dr that had died and had to be removed.

Proposals submitted

- Siena Gate landscape revised proposal submitted.

Work orders

7 work orders for March have been completed.

Vistoso Projects Update

April 18, 2023

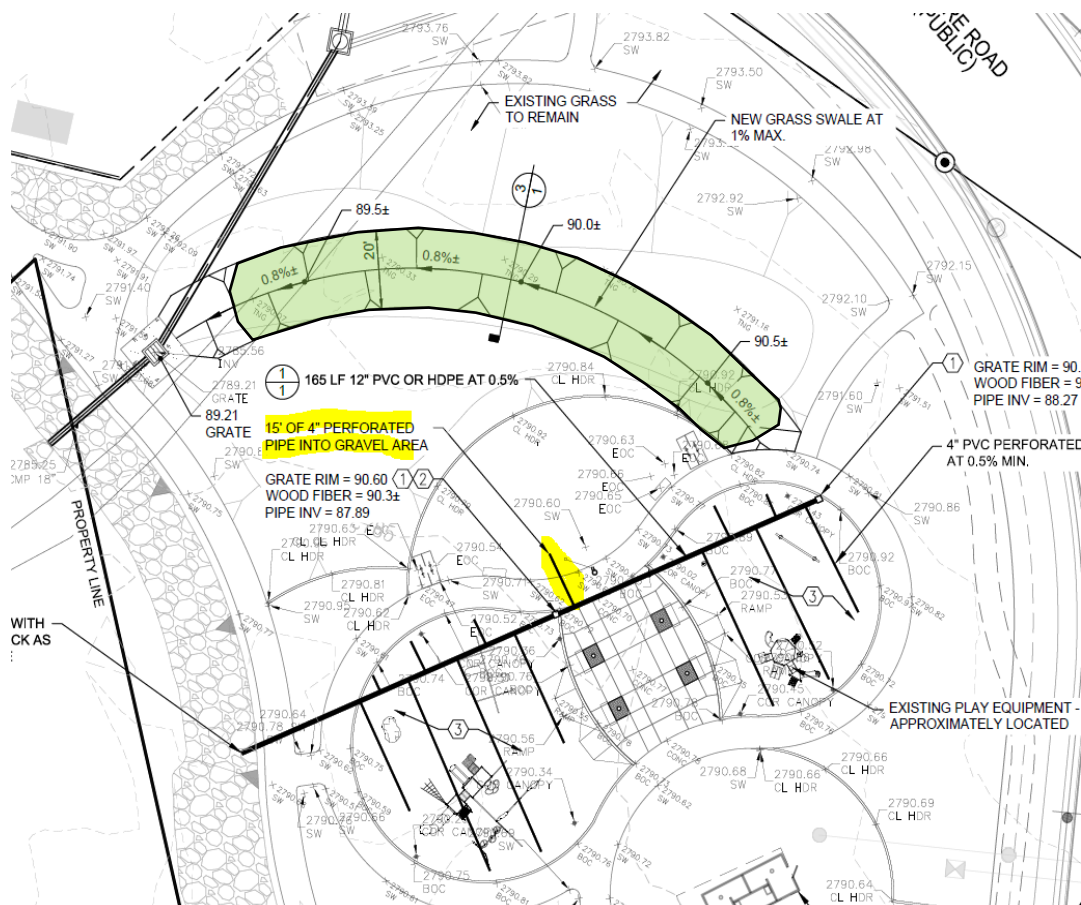
- **Parcel Turnovers (In Progress)**

- **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

April 18, 2023

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

- August 26 2022 meeting, (Barbara Daoust, Tracy Bogardus (Bogardus engineering), John Wise (WLB Engineering) and Paul Oland (Paradigm Land Design) and Anthony Martin). (Complete)
 - Paradigm has agreed to the concept and will grant the necessary easements for our design.
- Feb 9, 2023 - Tracy presented his drainage report at the BOD meeting (Complete).
 - 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.
- March 10, 2023 - Bod Meeting with John Spiker to discuss direction of Bridal Veil (Complete).
 - Anthony Martin inspected and made a request for direction on additional fencing.

“I looked at the fencing placed around the severe erosion at Bridal Veil yesterday (shown in Blue on the pictures below).

The North-West Side of the erosion is secured by a temporary fence. The South-East side is not fences as the terrain is extreme and very difficult to move through.

We could have additional fencing to completely encircle the worst of the erosion (see possible additional fence in red).”



Vistoso Projects Update

April 18, 2023

- April 18, 2023

The TOV and members of the BOD and management met to discuss moving the Bridal Veil project forward.

To date, the engineer, Tracy Bogardus has completed his report and preliminary proposal.

The developer of the adjoining land, Paradigm, have agreed to accept the flow of water and combine it into their G&D plans. This is contingent on the acceptance of the zoning change to move their development forward.

The Association will meet again with Tracy Bogardus to explore the most cost-effective erosion repair plan to move forward and submit this to the Board of Directors.

A preliminary version of this plan will need to be endorsed by the TOV prior to submission.

- – The Town of Oro are meeting with the members of the BOD, management and representative from the adjoining property owner, “paradigm”.
 - This meeting will be to discuss possible options on the repair of the Bridal Veil Erosion.

- **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.
- Request Bod to move forward with getting a proposal from “Rockridge Construction”, as they were chosen for the repairs of 27 mile.

Vistoso Projects Update

April 18, 2023

○ 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.



- **#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 April 18, 2023



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



Vistoso Projects Update

April 18, 2023

- The scope and paint specification sheet of work was sent to the following vendors:
 - Facelift – **Bid Received**
 - Wrigs Building Services **Bid received**
- See attached comparison Matrix for pricing.
- Bod to decide on contractor.

• 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.
 - BOD Approved Rockridge Construction (**Bid Received**)
 - We are waiting for the contract
 - Need to adjust plan for safer walkway from parking lot to trail
 - John Wise (WLB has sent a proposal to adjust the plans for \$2,500)
 - John has requested an on-site meeting with BOD liaison's to confirm the extent of making the slope safer.

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

I

Remove and Replace

- #1200 (**Complete**)
- Sunset Park - between Klinger Canyon Dr and Eagleview Dr: (3) parking lots.



Vistoso Projects Update

April 18, 2023

Seal Coat

- **#150** Parking lots at Wildlife Ridge Park(**Scheduled for April 25/26**) & Hohokam Park (**Complete**)
 - Seal/Repair 38,650 Ft².
 - Include striping as applicable

- **# 152 B** – (**Scheduled for April 25/26**)

Parking lots/areas at Big Wash Park, Woodshade Trailhead and path at Eagles Summit.

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

- **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 have scheduled a pre “Pre-application” meeting with the TOV for Thursday, April 20.

- This meeting will establish the minimum requirements for the plans to submit to the Town.

- **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
April 13, 2023 Meeting Report

Honey Bee Canyon – Front Entry Landscape Plan

The Honey Bee Canyon Board of Directors submitted a xeriscape desert landscape plan with the intent to remove the turf grass and significantly reduce irrigation water consumption. The desert plantings design conformed to the VCA plant listing and provided a fresh new appearance to the main entry of community. The Committee recommended approval by the VCA Board of Directors.

Vermillion Entry Gate Design and Landscaping

The Vermillion at Rancho Vistoso, Fairfield Builder, submitted entry gate and landscape design plans for the 29 home community. The ALRC committee recommended approval by the VCA Board. A key discussion point was the riprap retention pond immediately south from the entry gate. The committee's concern was the maintenance responsibility of the retention pond adjacent to the gate entry area. The First Residential staff will address and clarify in the next month's ALRC meeting.

2023 ALRC Committee Chair and Members

At the April 13th Open Board meeting, the following community volunteers were appointed to the Association's ALRC committee for 2023: Dan Sturmon (Chair), Susan Wood, Brent Woods, Lynn Huebner, Sheryl Forte, and Susan Osiago.

Updated Architectural & Landscape Guidelines

The VCA Board members requested a month extension to review the updated 33 page Guideline document to compare the differences between the 2017 55 page Guidelines and the proposed 33 page Guideline document.

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

Communications Committee Report - April 2023

ACCOMPLISHMENTS

- The committee has reviewed the Newsletter usage data. Newsletter emails are sent to about 5,300 members each month. It appears that the months with the greatest interaction (clicks) are June through October. Key messaging should target these months.
- The Committee discussed the results of recent membership focus groups. There is serious lack of understanding of the value the VCA brings its members. The committee agreed more work is needed creating greater brand recognition of the VCA with the membership, most of whom do not understand the purpose of the VCA, how it relates to the sub associations, and how their quarterly dues is spent (*What does my \$87 buy me?*).
- Published the April Newsletter on April 13th. The Newsletter has been streamlined to help improve engagement.

LOOKING FORWARD

- The Committee will publish the membership focus group results and recommendations in May.
- The May Newsletter "Greetings from the Board" will feature the revised Architectural and Landscaping Review Committee Guidelines assuming they are approved by the Board in April.
- The 2023 Committees and VCA volunteers will also be highlighted.
- Upcoming Newsletters will highlight common area parks, amenities, and trails. Providing links with the updated VCA Map should help improve the VCA value proposition.
- The committee will continue to look for ways to increase community engagement including the potential use of infographics in the Newsletters.

Respectfully Submitted,

Randy Kohout

Randy Kohout, Committee Chair

Compliance Committee Report – April 2023

Compliance committee met Tuesday 11 April.

Welcomed new proposed for consideration member Rob Forman

Thanked outgoing members Ray Gans and Terry Campbell for their work and committee support over the past few years.

High number of weed notifications issued now that rain has subsided.

Committee advised Joe to direct Sec-Vet on varying evening patrol pattern following low number of violations for the latest time period.

March 21, 2023, VCA Finance Committee Report

On March 21, the Finance Committee met with the minimum of four members (chair David Light, Tracy Phillips, Paige Shockley, and Barbara Stough)—just enough to make a quorum—as two members were travelling. Attending staff included GM Barbara Doust, FSR Controller Kim Breland, and FSR accountant Colin Rinne.

1. **Review of financial statements.** The January 2023 and February 2023 financial statements were reviewed and approved. (The January statement had waited until several budget entries had been corrected.)
2. **Refunds from Carpenter Hazlewood.** An explanation for a refund of \$6,812 from our collections provider was presented by GM Barbara Doust (previous billing errors had been found in a review by the Finance Committee). A second refund of \$380 is still under investigation.
3. **Budget Variance of Member Assessments and Commercial Dues.** Discussion of a large variance from the budget for member assessments revealed that a different figure for the Association's number of members was used in calculating the budget than the actual membership indicates. The Commercial Dues variance is still under investigation.
4. **Capital Project Tracking Tool.** The updated 2023 tracking tool was presented to the committee, with discussion about several enhancements, including an executive summary of the data in the spreadsheet. None of the 19 budgeted projects are under contract yet, and one project (from last year) has had an RFP sent, year-to-date.
5. **Chart of Accounts.** FC chair David Light presented a proposed updated COA, with some clarifications in account descriptions. Management is reviewing it for possible implementation in the Association's accounting process.
6. **Revised Reserve Fund Policy.** The Committee reviewed and discussed extensively the revised proposed Reserve Fund Policy. The policy's provision regarding a Capital Improvement Fund was deleted, partly due to the Board's expressed concern with it, and a final version of the policy was unanimously approved by the Committee to recommend to the Board.
7. **Unclaimed Property and Security Deposits.** Two members of the Committee had spent several hours researching old finance records of the Association in order to determine the source and disposition of unclaimed property that had been on the Association's books since its transition from Associa to FirstService Residential management companies four years ago. The amount (\$20,406) was determined to be for design review fees, and likely belongs to VCA. Further research is needed to confirm this, as well as resolving the source of a \$29,000 amount for security deposits.
8. **Review of Carpenter Hazlewood accounting.** With mounting evidence that billing practices at one of the Association's collections providers, Carpenter Hazlewood, were producing regular errors in their invoices, the Committee unanimously agreed to recommend to the Board that further account review should be allowed, with findings provided to the Board, which will decide what, if any, action should then be taken.

David Light

Finance Committee Chair

April 18, 2023, VCA Finance Committee Report

On April 18, the Finance Committee met with five members (chair Ted Dann, Paige Shockley, Barbara Stough, Joan Sauer, Linda Corsey) Attending staff included GM Barbara Daoust, and FSR accountant Colin Rinne.

1. **Review of financial statements.** The March 2023 financial statements were reviewed and approved.
2. **Refunds from Carpenter Hazlewood.** Discussion occurred regarding refunds received from one of VCA's collections provider, as well as the advisability of continuing investigating billings related to this provider. The BOD will be asked to give direction to any ongoing investigation, if any occurs.
3. **Budget Variance of Member Assessments and Commercial Dues.** Discussion of a variance from budget related to member assessments revealed that the number of members calculating the budget was higher than actual, and may be corrected as more units come on line in the future. Expenses related to management of units, calculated as a multiplier of the number of units on line, is correct, having been adjusted by management.
4. **Capital Project Tracking Tool.** Several tweaks have been made to the Project Tracking tool to simplify and shorten it.
5. **Chart of Accounts.** A proposed Chart of Accounts was presented and discussed. The net effect is to add one Account to the Chart – Architectural Expense.
6. **Revised Reserve Fund Policy.** The Committee discussed the proposed Reserve Fund Policy. By Motion made, seconded and unanimously approved, the proposed Policy will be tabled until after an upcoming in person review of Reserve assets by the Reserve Study provider is completed – hopefully in time for incorporation of the results into 2024 Budget discussions.
7. **Unclaimed Property and Security Deposits.** Discussion occurred regarding potential disposition of unclaimed property and deposits, totaling \$49,406, that are currently carried as a current Liability of the. Some of these items have been on the books for 20 plus years, and should be cleared up in the current audit cycle, if possible.
8. **Financial audits.** A service provider retrained by VCA conducted financial audits in 2019 and 2020, both of which resulted in qualified audit opinions due to their inability to confirm commercial assessments, which are determined by the net acres occupied by the commercial members. A review is underway to confirm the true net acres occupied, which in turn will allow the auditors to satisfy themselves, and prompt them to issue un-qualified opinions going forward.

Respectfully submitted

Ted Dann

Governing Doc's Committee report for April 2023

April 5, 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 was presented to the BOD for approval at the February 23rd BOD meeting and tabled until later. It is on the BOD agenda for April 28th.

The Sub HOA Focus Group meeting for single family homes was held on March 27th and we received valuable feedback from the group. They did not think changing the VCA CC&R's was a high priority.

MAP project: The BOD previously approved funding for a few changes to the MAP and this project is complete. A large office copy has been “hung on the wall” and the electronic copy is available on the website.

The Governing Documents Committee decided to take a look at the VCA by-laws to ascertain if changes are needed.

Matt

Annual Nomination & Election Committee

April 13, 2023 Meeting Report

Ballot Vote Audit – March 28, 2023

Committee met March 28, 2023 to conduct a ballot audit consisting of the Association's counsel and 2 Nomination/Election committee members. The audit was performed by Association's legal counsel beginning with a random review of the 3 voting categories of Single Family, Other than Single Family, and Commercial entities. A total of 7,623 votes were submitted by the 3 categories. The audit results were presented at the Association's annual meeting on March 30.

2023-24 Nomination/Election Committee

As prescribed by the Association CC&Rs, the Nomination/Election committee membership must be approved by the Board of Directors prior to the next year Board election. The new 2023-24 Nomination/Election committee members were approved at the February 23rd Board of Directors meeting. The new committee members are: Dan Sturmon (Chair), Randy Kohout, Joan Sauer, Susan Wood, and Gayle Lopez.

2024 Board Election Timeline Process

The Nomination committee members will meet sometime in October, 2023 to begin a 2-phase election process. Residents will receive in the fourth quarter (November/December) a "Call for Candidates" to elect Board of Directors to fill open seats beginning 2024. The resident and commercial members are sent on-line electronic voting and mail-in paper ballot information approximately four weeks prior to the Annual meeting. The voting period lasts approximately three weeks. The First Service Residential Staff receives and counts these ballots. An independent audit of the ballot process is conducted after the close of the on-line and mail-in voting period and prior to the Annual meeting. Statute requires that members are also provided the opportunity to cast their ballots the day of the annual meeting. Staff collects those ballots and adds those votes to the electronic and mailed ballots. The final vote total is provided during the Annual meeting and the new Board of Directors is seated. One of the first duties of this new Board is to appoint the Nominating and Election Committee members for the upcoming year.

Nomination/Election Committee next meeting is tentative scheduled in October, 2023.

Parks and Landscape Committee Report
Thursday April 6, 2023, 3:15 pm via Zoom
Report to ALRC 4/12/23 and VCA Board 4/27/23

In Attendance: Committee Members, Debbie Gann, Lynn Huebner, Sheryl Forte, Joan Sauer and Chair Susan Wood —Staff, Priscilla Harris — Guest, AAA Landscape, Hanna Delosantos

Called to order at 3:18 pm

Agenda was amended and approved, removed Monument RFP and Siena Fountain Bid, adding Klinger Canyon Tree.

Minutes from the 3/2/23 meeting were amended and approved, VI. B-tennis court screening per resident request for addition of side will be addressed next year for replacement on Reserve report. VII. A-typo of-or and 10 tons of gravel was lost due to utility trenching. VII. B- trash receptacle may be added along Moore Loop, major roadway.

No Chair opening remarks or Guests in attendance.

OLD BUSINESS-

AAA Landscape Report- discussed snow storm damage to the community; 80 trees damaged, lost 8 trees, median paddle cactus damage and will be rejuvenated, bringing turf out of hibernation starting to water and fertilize. The Red Yucca Hesperaloe plants in medians are over grown. Directed AAA per their recommendation to cut back and thin as they see appropriate, alternating locations. The plants will rejuvenate themselves. Traffic will need to be redirected for worker safety. This is part of the regular maintenance contract work.

Management Report- Pebble Creek sidewalk railing will be repaired by the TOV, done by 5/8/23. Vandalism at Wildlife Park restroom, toilet clogged and flooded. CPV community irrigation leak reported by AAA and Mission management was informed. Staff is working with OV police to address the vandalism issues, putting in place their ability to patrol our property and make arrests if necessary. Through out the community wood sign posts are failing, pet waste, parks etc. (TOV is responsible for street signs). This issue will need to be assessed and brought before the Board. Looking at funding from the Reserve Study. Get an inventory of signs, locations and conditions of each.

Park Restroom Signage- It was discussed and passed verbiage for permanent informational signs on how to obtain restroom door codes.

*This is a private park for Vistoso Community Association members only
VCA members can obtain the restroom access code by calling
or visiting the VCA office during business hours, 520-354-2726*



Resident Tree issue Requests - >Legacy Place, request tree removal due to wall and concrete damage. No visible surface roots. Directed AAA to check footer for roots and report back to staff. >Kylene Canyon, request common area tree be removed due to debris in pool. Tree has been trimmed back and several other trees in area, request was declined. > Klinger Canyon, request to remove tree for paver damage. No visual surface root, AAA will check footer for roots and report back to staff.

Meeting Adjourned at 4:40 pm.

The next P&L meeting, Thursday May 4th, 2023 at 3:15 pm
Submitted by Susan Wood