



COMMUNITY ASSOCIATION  
[www.ranchovistosohoa.com](http://www.ranchovistosohoa.com)

1171 E. Rancho Vistoso Blvd. #103 Oro Valley, AZ 85755  
Office: (520) 354-2729

## NOTICE OF 2025 SIENA AND VCA ASSESSMENT

November 17, 2024

Dear Siena Homeowner,

The Vistoso Community Association (VCA) Board of Directors has an obligation to maintain and adequately provide for the continued care of your community. After careful consideration, your Board has approved the Siena budget that reflects no increase per quarter to the benefitted parcel assessment beginning January 2025. The Master Association will increase \$8.00 per quarter.

Attached is the 2025 Budget for the **Siena and Master Association**. The assessment for Siena will be \$210 per quarter and the master association assessment will be \$103 per quarter for residential owners and builders. Commercial owner assessments will increase by the relative percentage rate (8.42%). Currently the master association's reserve is 60.6% funded which is rated as fair and the HOA's risk of special assessment and deferred maintenance is currently medium. The allocation of \$950,000 to the reserve fund in 2024 will increase the reserve funding level to 72.4%. Per industry guidelines, funding above 70% reduces the risk of a special assessment. In 2025 the association plans to spend \$1.1 million reserve dollars on upgrading our irrigation systems, drainage, play structures, asphalt sealing, and painting projects. These improvements will continue to add value and protect the community's assets.

Once you've received your January statement, we encourage you to sign up for electronic delivery of future statements. Online and automatic payments are the most cost-effective way for the VCA to process your payments. E-Statements provide the fastest delivery time and simplify the online billing process. Please visit <https://estatements.welcomelink.com/index.cfm?b=arizona>. You will need some information from your January statement, address and account number to complete this request.

Please be reminded that if you use your personal bank online bill pay service to pay your assessments, you will need to verify that payments are being sent to **Vistoso Community Association, c/o FirstService Residential, P.O. Box 30339, Tampa, FL 33630-3339**.



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If you currently pay by check and use the remittance portion of your statement and included envelope, you do not need to make any changes. Please continue to make checks payable to Vistoso Community Association and always include your account number in the notes/memo section on the check or online bill pay settings. Due to possible postal service delays, please allow ample time when mailing your payment.

On behalf of the Vistoso Community Association Board of Directors,

**Barbara Daoust, CMCA® , AMS® , PCAM®**  
General Manager  
Vistoso Community Association



<p style="text-align: center;">347A VISTOSO- SIENA BUDGET REPORT 01/01/2025</p>
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ACCT. DESC.	ACCT. #	2024 BUDGET	2025 BUDGET
<b>I N C O M E</b>			
PARCEL ASSESSMENTS	4000P	51,240	51,240
GENERAL RESERVE TRANSFER	P6010	<u>(25,140)</u>	<u>(25,140)</u>
TOTAL INCOME		<u>26,100</u>	<u>26,100</u>
<b>EXPENSES</b>			
<b>ADMINISTRATIVE</b>			
TAX - CORPORATION	P5080	0	2,160
INSURANCE	P5090	<u>345</u>	<u>402</u>
TOTAL ADMINISTRATIVE		345	2,562
<b>UTILITIES</b>			
WATER/SEWER	P5100	2,566	1,850
ELECTRIC	P5120	<u>620</u>	<u>570</u>
TOTAL UTILITIES		3,186	2,420
<b>LANDSCAPING</b>			
MAJOR PROJECTS	5218	2,000	0
LANDSCAPE CONTRACT	P5200	8,788	9,118
IRRIGATION REPAIRS	P5220	<u>100</u>	<u>100</u>
TOTAL LANDSCAPE		10,888	9,218
<b>P O O L / S P A / C L U B H O U S E</b>			
FOUNTAIN MAINTENANCE	P5350	<u>4,000</u>	<u>4,700</u>
TOTAL POOLS/SPA/CLUBHOUSE		4,000	4,700
<b>G A T E S</b>			
GATE MAINTENANCE CONTRACT	P5500	3,120	3,520
GATE REPAIRS	P5511	600	600
GATE PHONE	P5517	<u>1,380</u>	<u>1,416</u>
TOTAL GATES		5,100	5,536
<b>C O M M O N A R E A</b>			
STREET SWEEPING	P5739	1,176	1,084
COMMON AREA MAINTAINENCE	P5800	<u>1,405</u>	<u>580</u>
TOTAL COMMON AREA		<u>2,581</u>	<u>1,664</u>
TOTAL OPERATING EXPENSES		<u>26,100</u>	<u>26,100</u>
OPERATING FUND SURPLUS/(DEFICIT)		<u>0</u>	<u>0</u>



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ACCT. DESC.	ACCT. #	2024 BUDGET	2025 BUDGET
RESERVE FUND			
I N C O M E			
PARCEL TRANSFER TO RESERVES	P7010	25,140	25,140
INTEREST RESERVE FUNDS	P7034	<u>9,000</u>	<u>9,000</u>
TOTAL RESERVE INCOME		<u>34,140</u>	<u>34,140</u>
E X P E N D I T U R E S			
PARCEL - GENERAL RESERVE EXPENSE	P8510	<u>0</u>	<u>14,632</u>
TOTAL RESERVE EXPENDITURES		<u>0</u>	<u>14,632</u>
RESERVE FUND SURPLUS/(DEFICIT)		<u>34,140</u>	<u>19,508</u>



**347 VISTOSO COMMUNITY ASSOCIATION  
BUDGET REPORT  
01/01/2025**

ACCT. DESC.	ACCT. #	2024 BUDGET	2025 BUDGET
<b>I N C O M E</b>			
ASSESSMENT INCOME	4000	2,264,800	2,472,816
COMMERCIAL DUES	4001	808,045	918,396
INTEREST INCOME	4030	10,000	25,000
COLLECTION COST REIMBURSEMENT	4050	12,000	0
FILE REVIEW FEE	4050FR	2,000	2,000
MONITOR TRUSTEE SALE	4050MU	500	500
FILE TRANSFER FEES	4050RR	3,500	3,500
FORECLOSURE/TRUSTEE SALES	4050T	300	300
LATE FEE INCOME	4070	22,000	22,000
NSF FEE	4075	900	1,500
BUILDER ASSESSMENT	4205	61,465	149,556
VIOLATION FINES	4900	10,000	10,000
REBILL FEE	4950	36,000	33,000
OWNER ADMIN FEES	4973	10,200	20,640
GENERAL RESERVE TRANSFER	6010	(800,000)	(850,000)
TOTAL INCOME		2,441,710	2,809,208
<b>E X P E N S E S</b>			
<b>A D M I N I S T R A T I V E</b>			
MANAGEMENT FEE	5000	107,450	116,781
OFFICE LEASE	5000RO	38,184	39,872
RESERVE STUDY	5005	0	3,130
SALARIES & BENEFITS	5007w	332,821	399,960
REBILL FEE EXPENSE	5009A	36,000	33,000
NSF FEE EXPENSE	5009B	900	1,500
LEGAL EXPENSE	5010	52,000	42,000
LIEN/COLLECTION COST	5020	6,000	9,000
FILE REVIEW FEE	5020F	2,000	2,000
MONITOR TRUSTEE SALE	5020M	500	500
FILE TRANSFER FEE EXPENSE	5020RR	3,500	3,500
FORECLOSURE/TRUSTEE SALES	5020T	300	300
AUDIT/TAX PREPARATION	5030	11,800	12,375
ADVERTISING	5033F	1,500	6,500
BANK CHARGES & CC FEES	5037	420	420
WEBSITE	5039	1,000	1,000
ADMINISTRATION	5040	93,000	109,899
NEWSLETTER	5046	1,716	1,992
OFFICE EQUIPMENT RENTAL	5047B	15,000	7,500
OFFICE EXPENSES	5048	6,000	7,500
PRINTING	5052	10,000	8,200
ARCHITECTURAL EXPENSE	5054	12,400	10,000
MEETING EXPENSE	5055	27,000	31,000
POSTAGE	5059	6,000	13,100
VIOLATION NOTICES	5059V	10,200	18,400
MILEAGE	5063	4,500	0
PROFESSIONAL FEES	5065	20,000	5,000
STATUTORY AGENT FEE	5065S	100	100
GIFTS	5068	1,500	500
PROPERTY TAXES	5070	900	500
CORPORATE TAXES	5080	5,000	47,340
BAD DEBT EXPENSE	5088	20,000	21,000
INSURANCE	5090	42,897	56,244
INSURANCE DEDUCTIBLE	5090D	5,000	5,000
MISCELLANEOUS EXPENSE	5099	5,000	0
TOTAL ADMINISTRATIVE		880,588	1,015,113



**347 VISTOSO COMMUNITY ASSOCIATION**  
**BUDGET REPORT**  
**01/01/2025**

ACCT. DESC.	ACCT. #	2024 BUDGET	2025 BUDGET
<b>UTILITIES</b>			
WATER/SEWER	5100	200,000	185,000
ELECTRIC	5120	50,000	20,000
TELEPHONE	5151	5,000	5,000
INTERNET	5151B	3,000	4,380
ALARM MONITORING	5152	900	960
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TOTAL UTILITIES		258,900	215,340
<b>LANDSCAPING</b>			
LANDSCAPE CONTRACT	5200	1,296,830	1,345,506
LANDSCAPE SUPPLIES/MATERIAL	5210	5,000	0
MAJOR PROJECTS	5218	50,000	45,164
IRRIGATION REPAIRS	5220	24,000	20,000
BACKFLOW INSPEC/RPRS	5222	3,000	4,800
EROSION CONTROL	5228	7,500	0
TREE TRIMMING/REMOVAL	5240	31,000	31,000
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TOTAL LANDSCAPE		1,417,330	1,446,470
<b>COMMON AREA</b>			
BUILDING MAINTENANCE	5700	6,000	6,000
KEYS/LOCK REPAIR	5700K	7,000	7,000
ELECTRIC REPAIRS/SUPPLIES	5722	12,000	12,000
SIGN MAINTENANCE	5740	2,000	2,000
JANITORIAL	5769A	29,574	28,440
PET WASTE REMOVAL	5774	23,000	23,220
SECURITY PATROL	5779CC	22,904	22,908
SIDEWALK REPAIR	5794A	3,000	0
COMMON AREA MAINTENANCE/REPAIRS	5800	14,000	14,000
PARK MAINT	5845	7,200	7,200
EXTERMINATING	5850	6,000	6,000
TENNIS COURT REPAIR	5895	5,000	3,517
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TOTAL COMMON AREA		137,678	132,285
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TOTAL OPERATING EXPENSES		2,694,496	2,809,208
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OPERATING FUND SURPLUS/(DEFICIT)		(252,786)	0
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BUDGET REPORT  
01/01/2025

ACCT. DESC.	ACCT. #	2024 BUDGET	2025 BUDGET
RESERVE FUND			
I N C O M E			
TRANSFER FROM OPERATING	7010	800,000	850,000
INTEREST RESERVE FUND	7034	<u>175,000</u>	<u>150,000</u>
TOTAL RESERVE INCOME		<u>975,000</u>	<u>1,000,000</u>
E X P E N D I T U R E S			
GENERAL RESERVE EXPENSE	8510	4,000	254,200
PAINTING	8520	0	95,000
MONUMENT SIGNS RESERVE EXPENDITURE	8525	10,000	25,000
FOUNTAIN REPLACEMENT	8526	4,000	15,000
ASPHALT SEAL COATING	8530	11,400	3,200
BANK/INVESTMENT CHARGES	8537	10,000	0
GRANITE REPLACEMENT	8541	672,000	56,000
PLAY STRUCTURE RPRS/ REPLACEMENT	8550	18,700	84,000
TENNIS COURTS	8565	29,600	0
CONCRETE WORK	8571C	5,800	0
IRRIGATION SYSTEMS	8575	424,000	222,500
DRAINAGE	8578D	<u>60,000</u>	<u>365,000</u>
TOTAL RESERVE EXPENDITURES		<u>1,249,500</u>	<u>1,119,900</u>
RESERVE FUND SURPLUS/(DEFICIT)		<u>(274,500)</u>	<u>(119,900)</u>