



COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, April 30, 2026, at 5:30 P.M.

1171 E Rancho Vistoso Blvd., #111, Oro Valley, AZ 85755

Via Zoom Platform

<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 people in attendance please be reasonable, respectful and courteous to all attendees.

- I. Board President's Announcements and Remarks – Matt Wood**
- II. Roll Call and Adopt Agenda**
- III. Review and Approval of Previous Board Meeting Minutes**
- IV. Consent Agenda Items**
 - A. Ratify the Approval of the Executive Session Minutes – February 25, March 25 and April 16, 2026**
 - B. Ratify the Approval of the Compliance Committee Results/Fines for March/April 2026 - Results were presented at Executive Session meeting.**
 - C. Ratify the Approval of Fee Waivers for April 2026**
- 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 the community.**
 - B. Financial Report of the Association & Project Tracking Tool – Joe Affinati, Treasurer**
 - C. Landscape Report – AAA Landscaping – Anthony Munoz**
 - D. Project Administration Report –Anthony Martin, AZ Project Solutions**
- VII. Committee Reports (Written reports have been submitted and are posted on the VCA website for review.)**
 - A. Architectural and Landscaping Review Committee**
 - B. Communications Committee**

- C. **Compliance Committee**
- D. **Finance Committee**
- E. **Governing Documents Committee – No Meeting**
- F. **Nomination Committee Report – No Meeting**
- G. **Parks & Landscaping Committee**

VIII. Old Business

IX. New Business

- A. **Painting Proposals**
- B. **Irrigation Proposals**
- C. **Artificial Turf Replacement Proposals for Bell Tower Monument**
- D. **Landscape Proposals**
 - 1. **Shade Trees for Hohokam Park Area Proposal**
 - 2. **Tree Removal Proposal**
 - 3. **Valley Vista Tree Removal Proposal**
 - 4. **Basal Trunk Spray Proposal**
- E. **Idaho Central Credit Union (ICCU) Branch – Commercial Property Remodel at Safeway Plaza**
- F. **Safeway Remodel – Exterior Paint, Signage & Cart Corral Wall**
- G. **Vermillion Monument**
- H. **Vistoso Hills Request – Install Granite in ROW**
- I. **VCA Maps**
- J. **Revised Ripple Fiber and Wyverd Fiber Right of Entry and Installation Agreements**

- X. Next Meeting** - The next General Session Meeting is tentatively scheduled for Thursday, May 28, 2026, at 5:30 P.M.

XI. Adjournment



Board of Directors Meeting – February 26, 2026
Via Webex Platform - GENERAL SESSION MINUTES

BOARD MEMBERS PRESENT: Matt Wood, President; Robert Feltes, Vice President; Joe Affinati, Treasurer; Kathleen Hernandez, Secretary; Ryan Hall, Director; and Mark Napier, Director; and Craig Golden, Director

GUESTS: Anthony Munzo and Will Ybarra from AAA Landscape; and Anthony Martin from AZ Project Solutions

FIRSTSERVICE RESIDENTIAL: Barbara Daoust, General Manager; and Debbie Deptula, Assistant Manager

I. BOARD PRESIDENT ANNOUNCEMENT AND REMARKS

The meeting was called to order by Board President Matt Wood at 5:30 PM.

II. ROLL CALL AND ADOPT AGENDA

A motion was made by Matt Wood and seconded by Kathleen Hernandez to approve the agenda. The motion was approved unanimously.

III. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

A motion was made by Matt Wood and seconded by Ryan Hall to approve January 29, 2026, meeting minutes as presented. The motion was approved unanimously.

IV. CONSENT AGENDA ITEMS

- A. Ratify the Approval of Executive Session Minutes: January 28, 2026
- B. Ratify the Approval of the Compliance Committee Results/Fines for February 2026 – Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for February 2026- Recommendations were presented at the Executive Session.
- D. Ratify Variance Request Decisions

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

V. HOMEOWNER FORUM

No comments made.

VI. REPORTS

- A. Management Report** – Written Management report was presented and posted on the association’s website.
- **Annual Meeting & Election of the Board** - At the January General Session, the Nomination & Election Committee introduced the Board Candidates. There are five (5) candidates running in the Single-Family voting category with two (2) open positions available.

Single Family Candidates

Joseph Affinati
Jacqueline Lasher
Alan Miklofsky
Oscar Miranda
Vince Roberts

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In the Other Than Single-Family voting category, there is one (1) candidate running with one (1) opening.

Other Than Single Family Candidate

Craig Golden

The Commercial voting category has one (1) candidate with one (1) opening.

Commercial Candidate

Robert Feltes

The candidates' pictures and bios can be found on the community website at www.ranchovistosohoa.com. The Annual meeting is scheduled for March 26, 2026, at 6:00 PM. The election results for the board of directors, 2025 annual meeting minutes and IRS 70-604 Ruling will be announced at the annual meeting. Electronic and mail ballots will be sent out to members on February 26, 2026.

- **Call for Committee Volunteers** - The board will be appointing the Nomination and Election Committee members for the 2027 Board Elections at the February 26, 2026, General Session Meeting. In April the board will be appointing all other committee members. Please find the Committee Application on the community website at [Forms - Welcome to Rancho Vistoso](#). Deadline for submissions is 5:00 PM on April 3, 2026. Descriptions of each committee are included in the application form.
- **Spring Yard Sale** - The Spring yard sale is scheduled for Saturday, April 11, 2026, from 7:00 AM until 2:00 PM.
- **Fiber Optic Installation** - The Town of Oro Valley has authorized Ripple Fiber and Wyyerd Fiber to install fiber optics throughout the Rights of Ways (ROW) and Roadways within the Rancho Vistoso Community. Wyyerd is in the installation phase in some of the neighborhoods and the VCA is working closely with them to minimize damage to the common areas and the irrigation systems.
- **Drainage Projects**
 - Big View Ct. Channel – This project has been completed.
 - Bridal Veil – This project is currently on hold.
- **Hohokam Park Furniture** - The board will be considering bids at the February General Session meeting to replace picnic tables, benches, trash cans and barbecues at Hohokam Park.
- **Moore Loop Park** - At the January meeting the board approved replenishing the wood fiber for the playgrounds at Moore Loop Park.
- **2026 Capital Projects** - The following capital projects have been slated and budgeted for 2026:
 - Refurbish Entryway Monuments at RVB & Oracle Rd
 - Irrigation Repairs on Maspalomas, Hidden Springs and Woodburne Dr from RVB to Wildlife Ridge Park as well as the park
 - Refurbish Monument Signage
 - Replenish Playground wood fiber at Moore Loop Park
 - Playground Equipment Replacement at Monticello and Hohokam Parks
- Park Furniture Replacement
- Replacement of drinking fountains
- Common area wall repairs
- Painting of common area walls, rails and tennis court fencing
- Replace Bell Tower Artificial Turf
- Hohokam Dog Park Replenish
- Asphalt Parking Lots - Sunset Ridge Park
- Drainage Basin Mitgate/Repair
- Granite Replacement
- **VCA Office** - Please note our new address: 1171 E Rancho Vistoso Blvd., #111, Oro Valley, AZ 85755.
- **VCA Paint Palette** - The new paint palette is available online at the Dunn Edwards website

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<https://www.dunnedwards.com/colors/color-ark-pro/rancho-vistoso-master-community/approved-color-palette/> or the community website at [NEW-2025-Rancho Vistoso Master Community-Approved Color Palette.pdf](#) .

B. Financial Report of the Association – Board Treasurer Joe Affinati provided a written report that can be found on the association website for January 2026. He provided an overview of the cash position of the association as of January 31, 2026.

- The Operating Fund balance as of January 31, 2026, is \$1,115,644. This is adequate to meet current and foreseen cash needs.
- The Reserve Fund balance is \$4,271,248.
- The liquidity of the association is strong to meet ongoing association needs.
- The account receivable balance is \$236,413.
- Total income for the month of January is \$244,077 which is \$736 under budget.
- Total expenses for January are \$206,291 which is \$36,952 under budget.
- A monthly contribution of \$79,613 was made to the reserve fund.
- Reserve Investments managed by Morgan Stanley as of January 31:
 - Cash and Equivalents \$ 3,575.23
 - Savings & Time Deposits \$ 665.35
 - ETFs and CEFs \$ 532,871.63
 - Government Securities \$ 1,529,391.06
 - Certificates of Deposit \$ 1,762,418.97
 - Mutal Funds \$ 126,874.94
 - Total \$ 3,955,797.18
- Siena’s operating fund balance year to date is \$10,958 and the reserve fund year to date balance is \$296,715. ***A motion was made by Joe Affinati and seconded by Matt Wood to accept the January 2026 Treasurer and Financial Reports. The motion was approved unanimously.***

C. Landscape Report – Anthony Munzo from AAA Landscape reported on the following items:

- Park turf in good condition.
- Irrigation leaks near the hospital, and north of the traffic near Ventana Medical were completed. Repairs have been made to irrigation breaks that contributed to the fiber optics installation along Moore Road and Desert Fairway have been addressed.
- Turf pre-emergent has been scheduled for March 3, and seasonal pre-emergent is scheduled for the second week of March.
- Two irrigation leaks reported: Innovation Park Dr. near the hospital and southwest corner of Innovation and RVB.
- Vandalism to landscaping occurred on the trail from Wildlife Park to Arrowsmith. This was reported to OVPD.

D. Project Administration & Proposals – AZ Project Solutions report is available on the community website. It was reported that Request for Proposals (RFP) have been developed for painting, irrigation, the Bell Tower artificial turf, and baseball diamond refurbishment projects. Contractors have been identified for each project.

VII. COMMITTEE REPORTS

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

- A. Architectural and Landscape Review Committee** – No questions
- B. Communication Committee** – No questions
- C. Compliance Committee** – No questions
- D. Finance Committee** – No questions
- E. Governing Documents Committee** – No meeting

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- F. **Nominating & Election Committee** - No report
- G. **Parks & Landscape Committee** – No questions

VIII. OLD BUSINESS

A. **Engineer Proposal for Sidewalk Installation at Somerset Canyon Park Playground Area**

The board reviewed the costs for installing a sidewalk to provide easier access to the playground equipment at Somerset Canyon Park. Since there are no funds allocated in the current budget, the board will consider this project during developing the 2027 budget.

IX. NEW BUSINESS

A. **Hohokam Park Furniture Proposals**

A motion was made by Matt Wood and seconded by Kathleen Hernandez to table this topic until after the reserve study is completed. Motion passed unanimously.

B. **Nomination & Election Committee Member Appointment**

A motion was made by Matt Wood and seconded by Kathleen Hernandez to appoint Matt Wood as the Chair, Gayle Lopez and Ryan Hall to the Nomination & Election Committee for 2027. Motion was unanimously approved.

C. **Insurance Renewal**

A motion was made by Matt Wood and seconded by Kathleen Hernandez to accept the insurance renewal quote from The Mahoney Group effective March 24, 2026, at a cost of \$53,730.00. Motion passed unanimously.

D. **Landscape Proposals**

1. **Tree Removal Proposal**

A motion was made by Matt Wood and seconded by Joe Affinati to approve the AAA Landscape proposal for \$3,425.00 to remove five (5) trees including stump grinding in the Vistoso Vista neighborhood and one along Desert Fairway. Motion was approved unanimously.

2. **Chilean Mesquites Installation Proposal**

A motion was made by Matt Wood and seconded by Joe Affinati to approve AAA Landscape proposal to install eight (8) 24-inch Box Chilean Mesquites: one (1) in Sunset Ridge Park, one (1) along Desert Fairways, and six (6) on the Vistoso Village Dr. in the amount of \$8,208.44. Motion passed unanimously.

3. **Hohokam Park Turf Proposal**

A motion was by Matt Wood and seconded by Kathleen Hernandez to approve the AAA Landscape proposal in the amount of \$10,652.00 to hydroseed turf areas with Bermuda at Hohokam Park. Motion was approved unanimously.

E. **Office Copier**

A motion was made by Matt Wood and seconded by Mark Napier to approve the Toshiba maintenance agreement. Motion was unanimously approved.

F. **Venture West Signage Request**

A motion was made by Matt Wood and seconded by Kathleen Hernandez to approve the building signage request for the Harn Legacy Estate Planning Law firm as presented. Motion passed unanimously.

G. **Revised Ripple Fiber and Wyverd Fiber Right of Entry and Installation Agreements**

A motion was made by Matt Wood and seconded by Ryan Hall to table this topic. Motion was approved unanimously.

H. **Architectural & Landscaping Review Committee Guideline Revision – Flagpoles and Flags**

A motion was made by Matt Wood and seconded by Kathleen Hernandez to approve the language addition to Flagpoles and Flags section of the Architectural & Landscaping Review Committee Guidelines as recommended by the ALRC. Motion passed unanimously.

- X. **NEXT MEETING** – The next General Session meeting is tentatively scheduled for Thursday, April 23, 2026, at 5:30 P.M. The Annual Meeting is scheduled for Thursday, March 26, 2026, at 6:00 PM.

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XI. ADJOURNMENT – *A motion was made by Matt Wood and seconded by Kathleen Hernandez to adjourn the meeting at 6:12 P.M. Motion carried.*

Vistoso Community Association Secretary

Date



Board of Directors Meeting – March 26, 2026

Via Webex Platform

BOARD MEMBERS PRESENT: Matt Wood, Rob Feltes, Joe Affinati, Kathleen Hernandez, and Mark Napier

ABSENT: Jacqueline Lasher, and Craig Golden

FIRSTSERVICE RESIDENTIAL: Barbara Daoust, General Manager and Debbie Deptula, Assistant Community Manager

I. CALL TO ORDER - The meeting was called to order by Barbara Daoust, General Manager, at 6:51 PM.

II. SELECTION OF OFFICERS

A. President Appointment

A motion was made by Mark Napier and seconded by Joe Affinati to appoint Matt Wood as President. The motion unanimously passed.

B. Vice President Appointment

A motion was made by Joe Affinati and seconded by Matt Wood to appoint Rob Feltes as Vice President. The motion was unanimously approved.

C. Treasurer Appointment

A motion was made by Mark Napier and seconded by Rob Feltes to appoint Joe Affinati as Treasurer. The motion was passed unanimously.

D. Secretary Appointment

A motion was made by Joe Affinati and seconded by Rob Feltes to appoint Kathleen Hernandez as Secretary. The motion was unanimously approved.

III. SELECTION OF COMMITTEE CHAIRS

A. Architectural and Landscape Review Committee

A motion was made by Joe Affinati and seconded by Matt Wood to appoint Kathleen Hernandez as Chair to the Architectural and Landscape Committee. Motion passed unanimously.

B. Communication Committee

A motion was made by Matt Wood and second by Kathleen Hernandez to appoint Jacqueline Lasher as Chair to the Communication Committee. Motion was unanimously approved.

C. Compliance Committee

A motion was made by Matt Wood and seconded by Kathleen Hernandez to appoint Mark Napier as Chair to the Compliance Committee. The motion was passed unanimously.

D. Finance Committee

A motion was made by Matt Wood and seconded by Kathleen Hernandez to appoint Joe Affinati as Chair to the Finance Committee. The motion was approved unanimously.

E. Governing Documents

A motion was made by Joe Affinati and seconded by Kathleen Hernandez to appoint Matt Wood as Chair to the Governing Documents Committee. Motion passed unanimously.

F. Parks & Landscape Committee

A motion was made by Joe Affinati and seconded by Mark Napier to table discussion until April 16, 2026, board meeting. The motion was approved unanimously.

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IV. NEXT MEETING

The next board meeting is tentatively scheduled for Wednesday, April 16, 2025, at 3:00 PM. to appoint committee members.

V. ADJOURNMENT

A motion was made by Matt Wood and seconded by Kathleen Hernandez to adjourn the meeting at 6:57 PM.

Vistoso Community Association Secretary

Date

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COMMUNITY ASSOCIATION

Board of Directors Meeting – April 16, 2026

Via Webex Platform & In Person

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

BOARD MEMBERS PRESENT: Matt Wood, President; Joe Affinati, Treasurer; Kathleen Hernandez, Secretary; Mark Napier, Director; and Jacqueline Lasher, Director

ABSENT: Robert Feltes, Vice President and Craig Golden, Director

FIRSTSERVICE RESIDENTIAL: Barbara Daoust, General Manager; and Debbie Deptula, Assistant Community Manager

The meeting was called to order at 3:00 PM by Board President Matt Wood.

ADOPT AGENDA

A motion was made by Matt Wood and seconded by Joe Affinati to approve the agenda. The motion was approved unanimously.

Appointment of ALRC Chair

A motion was made by Joe Affinati and seconded by Matt Wood to appoint Rob Feltes as chair to the Architectural and Landscape Review Committee. The motion was approved unanimously.

Appointment of Parks & Landscape Committee Chair

A motion was made by Matt Wood and seconded by Mark Napier to table the Parks and Landscape Committee Chair appointment. Motion unanimously passed.

Appointment of Committee Members

A motion was made by Matt Wood and seconded by Mark Napier to appoint the committee members as listed for the ALRC, Communications, Compliance, Finance, Governing Documents, Nomination & Election and Parks & Landscape committees. Motion was unanimously approved.

NEXT MEETING

The next General Session Meeting is tentatively scheduled for Thursday, April 30, 2026, at 5:30 PM.

ADJOURNMENT

A motion was made by Matt Wood and seconded by Jacque Lasher to adjourn the meeting at 3:03 PM. Motion passed unanimously.

Vistoso Community Association Secretary

Date



Management Report April 2026

For the Month of February/March 2026

ARC Submittals: 18/40

Approved:18/40

Resales: 33/48

Total Work Orders: 3/7

Open Work Orders: 1/6

Closed/Completed: 2/1

Tennis Cards Processed

New: 0/1

Walk-ins: 210/263

Calls Received: 312/315

Call Center: 776/1012

Violations:

Parking and landscaping are the top compliance issues for this month.

2026 Election Results

2025 Annual Meeting Minutes, and IRS Revenue Ruling 70-604 Results:

Category	# Of Members with Voting Rights	Total Votes	2023 Annual Meeting Minutes		IRS 70-604	
			Yes	No	Yes	No
Commercial	1,992	531	443	0	443	0
Other Than Single Family	639	233	196	0	190	6
Single Family	5,307	1,308	1,144	22	1,149	24

The 2025 Annual Meeting minutes, and IRS Ruling 70-604 were approved by the membership.



Election of Board – Single Family Seats (2 two-year terms)

Candidate	# Of Votes
Joe Affinati	637
Jacqueline Lasher	529
Vince Roberts	424
Oscar Miranda	348
Alan Miklofsky	308

Election of Board – Other Than Single Family (1 one -year term)

Candidate	# Of Votes
Craig Golden	182

Election of Board – Commercial (1 two-year term)

Candidate	# Of Votes
Robert Feltes	443

Joe Affinati, Jacqueline Lasher, Craig Golden and Rob Feltes were elected to the board.

Committee Volunteers

At the April 16th meeting the board appointed committee members for the 2026-2027 term.

Spring Yard Sale

The Spring yard sale took place on Saturday, April 11, 2026, from 7:00 AM until 2:00 PM. The Fall yard sale is scheduled for Saturday, October 24.

Fiber Optic Installation

A third fiber optic company, Forged Fiber 37 for Lumen (Century Link) has shown interest in installing fiber optics in the Vistoso Vista neighborhood. They have scheduled a meeting at the Oro Valley Library on May 1, 2026, from 4:00 PM to 5:00 PM to meet with residents.

Reserve Study

Association Reserves has been selected to conduct an inspection of the VCA and Siena assets and provide a multi-year funding plan to fully fund reserves. This report will assist the association in the development of the 2027 budget.

Hohokam Park Furniture

The board tabled this project until the reserve study is completed. This project would replace picnic tables, benches, trash cans and barbecues at Hohokam Park.

2026 Capital Projects

The following capital projects have been slated and budgeted for 2026:

- Refurbish Entryway Monuments at RVB & Oracle Rd



- Irrigation Repairs on Maspalomas, Hidden Springs and Woodburne Dr from RVB to Wildlife Ridge Park as well as the park
- Refurbish Monument Signage
- Replenish Playground wood fiber at Moore Loop Park
- Playground Equipment Replacement at Monticello and Hohokam Parks
- Park Furniture Replacement
- Replacement of drinking fountains
- Comon area wall repairs
- Painting of common area walls, rails and tennis court fencing
- Replace Bell Tower Artificial Turf
- Hohokam Dog Park Replenish
- Asphalt Parking Lots - Sunset Ridge Park
- Drainage Basin Mitgate/Repair
- Granite Replacement

At the April 30 meeting, the Board will be considering proposals for irrigation repairs, painting and artificial turf replacement projects.

VCA Paint Palette

The new paint palette is available on line at the Dunn Edwards website

<https://www.dunnedwards.com/colors/color-ark-pro/rancho-vistoso-master-community/approved-color-palette/> or the community website at [NEW-2025-Rancho Vistoso Master Community-Approved Color Palette.pdf](#) .

Vistoso Community Association
Financial Condition as of February 28, 2026
Treasurer's Report
Final

I have reviewed all of the appropriate VCA financial statements as of February 28, 2026, and report as follows.

- **Balance Sheet.**
 - **Operating Fund Balance.** The Fund Balance of \$814,240 – made up of Cash \$484,719 and Savings \$405,290 and due to Reserves \$75,768 - is adequate to meet current and foreseen cash needs.
 - **Reserve Fund Balance.** The reserve fund ending balance is \$4,382,891 – made up of Morgan Stanley-advised investment portfolio \$3,962,525, Money Market Account \$318,206, Accrued Interest \$27,413, and less due to Operating \$75,768 and an Unamortized Discount of \$167,563 plus an Unrealized RSV gain of \$166,543.
 - **Liquidity.** Given the makeup of both Operating and Reserve Fund Balances, liquidity is very strong to meet ongoing needs.
- **Accounts Receivable and Total Operating Liabilities.** The Accounts Receivable balance, net of an allowance for doubtful accounts totaling \$101,131 is \$199,230. Total Operating Liabilities balance of \$748,832 is made up primarily of Prepaid Assessments \$283,404, Accrued Expenses \$115,755, Unearned Revenue \$307,256 and Security Deposits \$29,517.
- **Summary balances.** In summary: At 2/28/26 Total Assets are \$5,429,378. Total Liabilities plus Equity: Liabilities \$748,832 plus Reserves \$4,382,891 plus Surplus \$297,655 totals \$5,429,378.

Operating Fund Income Statement.

- **Income.** Total income for the month was \$233,447. This was \$3,116 under Budget. Residential assessments are \$1,888 over Budget, Builder Assessments are \$2,664 under Budget, and Commercial Dues are \$0 at Budget.
 - **Expenses.** Total expenses for the month were \$221,662, \$11,633 under Budget.
 - YTD Income of \$477,525 is \$3851 under Budget, while YTD Operating expenses of \$427,953 have been \$48,585 under Budget as described below. YTD Admin Expense is \$29,698 under Budget, Utilities are \$2,486 over Budget, Landscaping is \$6,301 under Budget, and Common Area is \$15,072 under Budget. This results in a YTD Operating Surplus of 49,572 versus a Budgeted surplus of \$4,838.
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- **Reserve Fund.**

- **Revenue.** As Budgeted, for February a monthly contribution from the Operating Fund was added to the Reserve Fund in the amount of \$79,613. Including Earnings and fees, Total Reserve Income was \$113,392. The full year Budget calls for \$1,105,359 Total Reserve Income. YTD Actual Reserve Income totals \$204,389.
- **Expenditures.** Reserve Fund expenditures totaled \$1,750 in February, versus a Budget of \$182,500. Reserve Fund spending is budgeted to total \$1,396,400 for all of 2026.
- **Reserve Investments.** As of December 31, 2025, and January 31, 2026, the makeup of The Morgan Stanley managed portfolio is:

	January 2026	February 2026
<i>Cash and equivalents:</i>	3,575.23	4,015.40
<i>Savings and Time Deposits</i>	665.35	667.04
<i>ETFs and CEFs</i>	532,871.63	541,856.55
<i>Government Securities:</i>	1,529,391.06	1,546,664.85
<i>Certificates of Deposit:</i>	1,762,418.97	1,766,336.31
<i>Mutual Funds:</i>	126,874.94	129,377.03
<i>Total:</i>	<u>\$ 3,955,797.18</u>	<u>\$, 3,988,917.18</u>

- **Siena**

Overall financial condition. At 2/28/26 the Operating Fund balance is \$7,889 and the Reserve Fund balance is \$299,577. For February, Operating Income of \$2,317 is \$500 more than Operating Expenses of \$1,818. YTD Reserve Fund income has totaled \$2,862 while Reserve Fund Expenditures have totaled \$0, yielding a Reserve Fund Surplus totaling \$2,862 versus a Budgeted Surplus of \$2,811.

Joe Affinati, Treasurer



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
02/28/2026**

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	415,089.83
US BANK SAVINGS	405,289.52
DUE (TO)/FROM RESERVES	1,750.00

TOTAL OPERATING FUNDS 822,129.35

RESERVE FUNDS

RESERVE USBANK -SIENA RSV	377,095.35
RESERVE US BANK MMA	318,205.54
MORGAN STANLEY RESERVE	570,260.04
MORGAN STANLEY RESERVE	3,392,265.20
UNAMORTIZED PREMIUM/DISCOUNT	(167,563.41)
RESERVES - ACCRUED INTEREST	27,412.76
DUE (TO)/FROM OPERATING	(1,750.00)
UNREALIZED RSV GAIN/LOSS	166,542.59

TOTAL RESERVE FUNDS 4,682,468.07

DEPOSITS

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22
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TOTAL DEPOSITS 3,024.22

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	298,750.98
ACCOUNTS RECEIVABLE - PARCELS	121.65
PRE-LEGAL RECEIVABLE	45,262.49
CONTINGENT PAYABLE	(45,262.49)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(101,130.84)
AR - REPAIR REIMBURSEMENT	1,233.65

TOTAL ACCOUNTS RECEIVABLE 198,975.44

OTHER ASSETS

PREPAID EXPENSE INSURANCE	4,285.33
PREPAID INCOME TAX EXPENSE	25,741.00

TOTAL OTHER ASSETS 30,026.33



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
02/28/2026**

TOTAL ASSETS		5,736,623.41
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCRUED EXPENSES	117,111.24	
PREPAID ASSESSMENTS	283,367.26	
PREPAID ASSESSMENTS - PARCELS	597.00	
REFUNDABLE DEPOSIT KEYS	12,900.00	
UNEARNED REVENUE	311,668.19	
SECURITY DEPOSITS	29,517.00	
TOTAL OPERATING LIABILITIES		755,160.69
RESERVE		
ACCUMULATED GENERAL	4,507,568.76	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	104,898.12	
UNREALIZED GAIN/LOSS INVESTMENTS	53,338.78	
GAIN (LOSS) ON INVESTMENT	16,662.41	
TOTAL RESERVE		4,682,468.07
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	269,088.84	
PRIOR YEAR ADJUSTMENT	(19,253.13)	
CURRENT YEAR RESERVE EQUITY	(104,898.12)	
CURRENT SURPLUS/(DEFICIT)	154,057.06	
TOTAL SURPLUS/(DEFICIT)		298,994.65
TOTAL LIABILITIES & EQUITY		5,736,623.41



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
02/28/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
I N C O M E								
221,596	219,708	1,888	4000	ASSESSMENT INCOME	442,700	439,416	3,284	2,636,496
4,412	4,412	0	4000P	PARCEL ASSESSMENTS	8,825	8,825	0	52,951
78,952	78,952	0	4001	COMMERCIAL DUES	157,905	157,904	1	947,424
792	1,000	(208)	4030	INTEREST INCOME	1,669	2,000	(331)	12,000
750	100	650	4050FR	FILE REVIEW FEE	900	200	700	1,200
350	175	175	4050MU	MONITOR TRUSTEE SALE	350	350	0	2,100
0	434	(434)	4050RR	FILE TRANSFER FEES	0	868	(868)	5,208
0	100	(100)	4050T	FORECLOSURE/TRUSTEE SALES	0	200	(200)	1,200
(95)	1,833	(1,928)	4070	LATE FEE INCOME	3,552	3,666	(114)	22,000
(35)	210	(245)	4075	NSF FEE	385	420	(35)	2,520
0	1,720	(1,720)	4076	VIOLATION ADMIN FEE	0	3,440	(3,440)	20,640
7,200	9,864	(2,664)	4205	BUILDER ASSESSMENT	14,400	19,728	(5,328)	118,368
3,640	2,080	1,560	4900	VIOLATION FINES	7,780	4,160	3,620	24,960
(90)	0	(90)	4950	REBILL FEE	7,110	8,250	(1,140)	33,000
(79,613)	(79,613)	0	6010	GENERAL RESERVE TRANSFER	(159,226)	(159,226)	0	(955,359)
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(4,190)	(4,190)	0	(25,140)
235,765	238,880	(3,115)		TOTAL INCOME	482,159	486,011	(3,852)	2,899,568

E X P E N S E S								
A D M I N I S T R A T I V E								
10,095	10,061	34	5000	MANAGEMENT FEE	20,162	20,122	40	120,735
3,384	3,465	(81)	5000RO	OFFICE LEASE	6,768	6,930	(162)	41,575
0	261	(261)	5005	RESERVE STUDY	0	522	(522)	3,130
37,751	39,750	(1,999)	5007w	SALARIES & BENEFITS	73,491	79,500	(6,009)	477,000
(90)	0	(90)	5009A	REBILL FEE EXPENSE	7,110	8,250	(1,140)	33,000
(35)	210	(245)	5009B	NSF FEE EXPENSE	385	420	(35)	2,520
3,871	3,242	629	5010	LEGAL EXPENSE	3,871	6,484	(2,614)	38,900
1,907	1,000	907	5020	LIEN/COLLECTION COST	1,907	2,000	(93)	12,000
750	100	650	5020F	FILE REVIEW FEE	900	200	700	1,200
350	175	175	5020M	MONITOR TRUSTEE SALE	350	350	0	2,100
0	434	(434)	5020RR	FILE TRANSFER FEE EXPENSE	0	868	(868)	5,208
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	0	400	(400)	1,200
0	0	0	5030	AUDIT/TAX PREPARATION	0	5,500	(5,500)	12,870
20	0	20	5033F	ADVERTISING	20	0	20	2,400
35	35	0	5037	BANK CHARGES & CC FEES	70	70	0	420
0	150	(150)	5039	WEBSITE	480	300	180	1,800
9,983	9,370	613	5040	ADMINISTRATION	19,353	18,740	613	120,765
143	166	(23)	5046	NEWSLETTER	428	332	96	1,992
0	625	(625)	5047B	OFFICE EQUIPMENT RENTAL	0	1,250	(1,250)	7,500
12	650	(638)	5048	OFFICE EXPENSES	967	1,300	(333)	7,800
950	423	527	5052	PRINTING	950	846	104	5,078
0	740	(740)	5054	ARCHITECTURAL EXPENSE	0	1,480	(1,480)	8,880
4,915	5,000	(85)	5055	MEETING EXPENSE	4,915	5,000	(85)	24,000
2,301	4,900	(2,599)	5059	POSTAGE	2,844	7,100	(4,256)	8,568
0	890	(890)	5059V	VIOLATION NOTICES	0	1,780	(1,780)	10,680
0	0	0	5065	PROFESSIONAL FEES	0	1,250	(1,250)	5,000
(780)	0	(780)	5068	GIFTS	(780)	0	(780)	500
0	0	0	5070	PROPERTY TAXES	0	0	0	500
0	0	0	5080	CORPORATE TAXES	0	0	0	42,000
1,565	1,750	(185)	5088	BAD DEBT EXPENSE	1,565	3,500	(1,935)	21,000
4,252	4,731	(479)	5090	INSURANCE	8,504	9,462	(958)	56,766
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
0	92	(92)	P5005A	RESERVE STUDY	0	184	(184)	1,100
0	0	0	P5080	TAX - CORPORATION	0	0	0	2,104
34	38	(5)	P5090	INSURANCE	67	75	(8)	450
81,412	88,258	(6,846)		TOTAL ADMINISTRATIVE	154,325	184,215	(29,890)	1,085,741

U T I L I T I E S



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
02/28/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
21,867	17,000	4,867	5100	WATER/SEWER	35,417	34,000	1,417	204,000
1,362	1,267	95	5120	ELECTRIC	2,843	2,534	309	15,204
450	269	181	5151	TELEPHONE	900	539	361	3,232
738	370	368	5151B	INTERNET	1,071	740	331	4,437
0	70	(70)	5152	ALARM MONITORING	209	140	69	1,015
133	178	(45)	P5100	WATER/SEWER	153	356	(203)	2,136
0	48	(48)	P5120	ELECTRIC	0	95	(95)	570
24,550	19,202	5,348		TOTAL UTILITIES	40,592	38,404	2,188	230,594
LANDSCAPING								
108,562	108,562	0	5200	LANDSCAPE CONTRACT	217,124	217,124	0	1,302,744
2,545	0	2,545	5218	MAJOR PROJECTS	3,745	0	3,745	38,500
555	1,167	(612)	5220	IRRIGATION REPAIRS	2,426	2,334	92	14,004
0	400	(400)	5222	BACKFLOW INSPEC/RPRS	149	800	(651)	4,800
0	3,000	(3,000)	5228	EROSION CONTROL	0	6,000	(6,000)	36,000
0	2,500	(2,500)	5240	TREE TRIMMING/REMOVAL	1,514	5,000	(3,486)	30,000
760	759	1	P5200	LANDSCAPE CONTRACT	1,520	1,519	1	9,118
0	8	(8)	P5220	IRRIGATION REPAIRS	0	16	(16)	100
0	0	0	P5240	PLANT REPLACEMENT	1,796	0	1,796	0
112,421	116,396	(3,975)		TOTAL LANDSCAPE	228,273	232,793	(4,520)	1,435,266
POOL/SPA/CLUBHOUSE								
233	230	3	P5350	FOUNTAIN MAINTENANCE	466	460	6	5,800
233	230	3		TOTAL POOLS	466	460	6	5,800
GATES								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	520	520	0	3,120
0	0	0	P5511	GATE REPAIRS	0	100	(100)	400
128	136	(8)	P5517	GATE PHONE	257	272	(15)	1,632
388	396	(8)		TOTAL GATES	777	892	(115)	5,152
COMMON AREA								
0	500	(500)	5700	BUILDING MAINTENANCE	0	1,000	(1,000)	6,000
0	500	(500)	5700K	KEYS/LOCK REPAIR	0	1,000	(1,000)	6,000
0	400	(400)	5722	ELECTRIC REPAIRS/SUPPLIES	0	800	(800)	4,800
0	692	(692)	5740	SIGN MAINTENANCE	0	1,384	(1,384)	8,300
2,400	2,386	14	5769A	JANITORIAL	4,739	4,772	(33)	28,630
0	2,239	(2,239)	5774	PET WASTE REMOVAL	0	4,478	(4,478)	26,868
967	2,062	(1,095)	5779CC	SECURITY PATROL	2,579	4,124	(1,545)	24,744
570	1,167	(597)	5800	COMMON AREA MAINTENANCE/REPAIRS	570	2,333	(1,763)	14,000
0	0	0	5845	PARK MAINT	0	2,248	(2,248)	8,992
268	416	(148)	5850	EXTERMINATING	410	832	(422)	5,000
0	200	(200)	5895	TENNIS COURT MAINTENANCE	0	400	(400)	2,400
269	270	(1)	P5739	STREET SWEEPING	269	270	(1)	1,078
0	0	0	P5800	COMMON AREA MAINTAINENCE	0	0	0	200
4,474	10,832	(6,358)		TOTAL COMMON AREA	8,568	23,641	(15,073)	137,012
223,479	235,314	(11,835)		TOTAL OPERATING EXPENSES	433,000	480,405	(47,405)	2,899,565
12,285	3,566	8,719		OPERATING FUND SURPLUS/(DEFICIT)	49,159	5,606	43,553	3



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
02/28/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
RESERVE FUND							
I N C O M E							
79,613	79,613	0	7010		159,226	159,226	955,359
32,595	12,500	20,095	7034		44,552	25,000	150,000
1,856	0	1,856	7069		2,007	0	0
2,095	2,095	0	P7010		4,190	4,190	25,140
767	716	51	P7034		1,514	1,433	8,600
(672)	0	(672)	8537		(1,396)	0	0
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116,254	94,924	21,330			210,093	189,849	1,139,099
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E X P E N D I T U R E S							
0	0	0	8510		1,300	0	49,200
0	0	0	8520		4,350	0	139,800
0	0	0	8525		0	0	140,000
0	0	0	8526		0	0	7,800
0	0	0	8530		0	0	3,400
0	0	0	8541		0	0	57,500
0	0	0	8543P		0	0	135,000
0	0	0	8550		0	0	239,000
0	0	0	8575		4,700	0	259,700
1,750	182,500	(180,750)	8578D		94,845	365,000	365,000
0	0	0	P8510		0	0	10,433
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1,750	182,500	(180,750)			105,195	365,000	1,406,833
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114,504	(87,576)	202,080			104,898	(175,151)	(267,734)
=====	=====	=====			=====	=====	=====



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF OPERATIONS
02/28/2026**

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
INCOME													
4000	ASSESSMENT INCOME	\$ 221,104	\$ 221,596	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 442,700
4000P	PARCEL ASSESSMENTS	4,412	4,412	0	0	0	0	0	0	0	0	0	8,825
4001	COMMERCIAL DUES	78,952	78,952	0	0	0	0	0	0	0	0	0	157,905
4030	INTEREST INCOME	877	792	0	0	0	0	0	0	0	0	0	1,669
4050FR	FILE REVIEW FEE	150	750	0	0	0	0	0	0	0	0	0	900
4050MU	MONITOR TRUSTEE SALE	0	350	0	0	0	0	0	0	0	0	0	350
4070	LATE FEE INCOME	3,647	(95)	0	0	0	0	0	0	0	0	0	3,552
4075	NSF FEE	420	(35)	0	0	0	0	0	0	0	0	0	385
4205	BUILDER ASSESSMENT	7,200	7,200	0	0	0	0	0	0	0	0	0	14,400
4900	VIOLATION FINES	4,140	3,640	0	0	0	0	0	0	0	0	0	7,780
4950	REBILL FEE	7,200	(90)	0	0	0	0	0	0	0	0	0	7,110
6010	GENERAL RESERVE TRANSFER	(79,613)	(79,613)	0	0	0	0	0	0	0	0	0	(159,226)
P6010	GENERAL RESERVE TRANSFER	(2,095)	(2,095)	0	0	0	0	0	0	0	0	0	(4,190)
	TOTAL INCOME	\$ 246,395	\$ 235,765	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 482,159
EXPENSES													
ADMINISTRATIVE													
5000	MANAGEMENT FEE	\$ 10,066	\$ 10,095	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,162
5000RO	OFFICE LEASE	3,384	3,384	0	0	0	0	0	0	0	0	0	6,768
5007w	SALARIES & BENEFITS	35,740	37,751	0	0	0	0	0	0	0	0	0	73,491
5009A	REBILL FEE EXPENSE	7,200	(90)	0	0	0	0	0	0	0	0	0	7,110
5009B	NSF FEE EXPENSE	420	(35)	0	0	0	0	0	0	0	0	0	385
5020	LIEN/COLLECTION COST	0	1,907	0	0	0	0	0	0	0	0	0	1,907
5020F	FILE REVIEW FEE	150	750	0	0	0	0	0	0	0	0	0	900
5020M	MONITOR TRUSTEE SALE	0	350	0	0	0	0	0	0	0	0	0	350
5033F	ADVERTISING	0	20	0	0	0	0	0	0	0	0	0	20
5037	BANK CHARGES & CC FEES	35	35	0	0	0	0	0	0	0	0	0	70
5039	WEBSITE	480	0	0	0	0	0	0	0	0	0	0	480
5040	ADMINISTRATION	9,370	9,983	0	0	0	0	0	0	0	0	0	19,353
5046	NEWSLETTER	285	143	0	0	0	0	0	0	0	0	0	428
5048	OFFICE EXPENSES	955	12	0	0	0	0	0	0	0	0	0	967
5052	PRINTING	0	950	0	0	0	0	0	0	0	0	0	950
5055	MEETING EXPENSE	0	4,915	0	0	0	0	0	0	0	0	0	4,915
5010	LEGAL EXPENSE	0	3,871	0	0	0	0	0	0	0	0	0	3,871
5059	POSTAGE	543	2,301	0	0	0	0	0	0	0	0	0	2,844
5068	GIFTS	0	(780)	0	0	0	0	0	0	0	0	0	(780)
5088	BAD DEBT EXPENSE	0	1,565	0	0	0	0	0	0	0	0	0	1,565
5090	INSURANCE	4,252	4,252	0	0	0	0	0	0	0	0	0	8,504
P5090	INSURANCE	34	34	0	0	0	0	0	0	0	0	0	67
	TOTAL ADMINISTRATIVE	\$ 72,913	\$ 81,412	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 154,325
UTILITIES													
5100	WATER/SEWER	\$ 13,550	\$ 21,867	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 35,417
5120	ELECTRIC	1,481	1,362	0	0	0	0	0	0	0	0	0	2,843
5151	TELEPHONE	450	450	0	0	0	0	0	0	0	0	0	900
5151B	INTERNET	333	738	0	0	0	0	0	0	0	0	0	1,071
5152	ALARM MONITORING	209	0	0	0	0	0	0	0	0	0	0	209
P5100	WATER/SEWER	19	133	0	0	0	0	0	0	0	0	0	153
	TOTAL UTILITIES	\$ 16,041	\$ 24,550	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 40,592
LANDSCAPING													
5200	LANDSCAPE CONTRACT	\$ 108,562	\$ 108,562	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 217,124
5218	MAJOR PROJECTS	1,200	2,545	0	0	0	0	0	0	0	0	0	3,745
5220	IRRIGATION REPAIRS	1,871	555	0	0	0	0	0	0	0	0	0	2,426
5222	BACKFLOW INSPEC/RPRS	149	0	0	0	0	0	0	0	0	0	0	149
5240	TREE TRIMMING/REMOVAL	1,514	0	0	0	0	0	0	0	0	0	0	1,514
P5200	LANDSCAPE CONTRACT	760	760	0	0	0	0	0	0	0	0	0	1,520
P5240	PLANT REPLACEMENT	1,796	0	0	0	0	0	0	0	0	0	0	1,796
	TOTAL LANDSCAPE	\$ 115,852	\$ 112,421	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 228,273
POOL/SPA/CLUBHOUSE													
P5350	FOUNTAIN MAINTENANCE	\$ 233	\$ 233	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 466
	TOTAL POOLS/SPA/CLUBHOUSE	\$ 233	\$ 233	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 466
GATES													
P5500	GATE MAINTENANCE CONTRACT	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 520
P5517	GATE PHONE	128	128	0	0	0	0	0	0	0	0	0	257
	TOTAL GATES	\$ 388	\$ 388	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 777
COMMON AREA													



**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
02/28/2026**

ASSETS

OPERATING FUNDS		
OPERATING - US BANK	484,718.44	
US BANK SAVINGS	405,289.52	
DUE (TO)/FROM RESERVES	(75,768.00)	

TOTAL OPERATING FUNDS		814,239.96
RESERVE FUNDS		
RESERVE US BANK MMA	318,205.54	
MORGAN STANLEY RESERVE	570,260.04	
MORGAN STANLEY RESERVE	3,392,265.20	
UNAMORTIZED PREMIUM/DISCOUNT	(167,563.41)	
RESERVES - ACCRUED INTEREST	27,412.76	
DUE (TO)/FROM OPERATING	75,768.00	
UNREALIZED RSV GAIN/LOSS	166,542.59	

TOTAL RESERVE FUNDS		4,382,890.72
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	

TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	299,127.17	
PRE-LEGAL RECEIVABLE	45,532.49	
CONTINGENT PAYABLE	(45,532.49)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(101,130.84)	
AR - REPAIR REIMBURSEMENT	1,233.65	

TOTAL ACCOUNTS RECEIVABLE		199,229.98
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	4,251.83	
PREPAID INCOME TAX EXPENSE	25,741.00	

TOTAL OTHER ASSETS		29,992.83

TOTAL ASSETS		5,429,377.71



**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
02/28/2026**

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCRUED EXPENSES	115,755.17	
PREPAID ASSESSMENTS	283,403.69	
REFUNDABLE DEPOSIT KEYS	12,900.00	
UNEARNED REVENUE	307,255.86	
SECURITY DEPOSITS	29,517.00	

TOTAL OPERATING LIABILITIES		748,831.72
RESERVE		
ACCUMULATED GENERAL	4,213,695.65	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	99,193.88	
UNREALIZED GAIN/LOSS INVESTMENTS	53,338.78	
GAIN (LOSS) ON INVESTMENT	16,662.41	

TOTAL RESERVE		4,382,890.72
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	267,336.59	
PRIOR YEAR ADJUSTMENT	(19,253.13)	
CURRENT YEAR RESERVE EQUITY	(99,193.88)	
CURRENT SURPLUS/(DEFICIT)	148,765.69	

TOTAL SURPLUS/(DEFICIT)		297,655.27

TOTAL LIABILITIES & EQUITY		5,429,377.71
		=====



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
02/28/2026**

***** CURRENT PERIOD ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** YEAR-TO-DATE ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
221,596	219,708	1,888	4000	ASSESSMENT INCOME	442,700	439,416	3,284	2,636,496
78,952	78,952	0	4001	COMMERCIAL DUES	157,905	157,904	1	947,424
792	1,000	(208)	4030	INTEREST INCOME	1,669	2,000	(331)	12,000
750	100	650	4050FR	FILE REVIEW FEE	900	200	700	1,200
350	175	175	4050MU	MONITOR TRUSTEE SALE	350	350	0	2,100
0	434	(434)	4050RR	FILE TRANSFER FEES	0	868	(868)	5,208
0	100	(100)	4050T	FORECLOSURE/TRUSTEE SALES	0	200	(200)	1,200
(95)	1,833	(1,928)	4070	LATE FEE INCOME	3,552	3,666	(114)	22,000
(35)	210	(245)	4075	NSF FEE	385	420	(35)	2,520
0	1,720	(1,720)	4076	VIOLATION ADMIN FEE	0	3,440	(3,440)	20,640
7,200	9,864	(2,664)	4205	BUILDER ASSESSMENT	14,400	19,728	(5,328)	118,368
3,640	2,080	1,560	4900	VIOLATION FINES	7,780	4,160	3,620	24,960
(90)	0	(90)	4950	REBILL FEE	7,110	8,250	(1,140)	33,000
(79,613)	(79,613)	0	6010	GENERAL RESERVE TRANSFER	(159,226)	(159,226)	0	(955,359)
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233,447	236,563	(3,116)		TOTAL INCOME	477,525	481,376	(3,851)	2,871,757
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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								
10,095	10,061	34	5000	MANAGEMENT FEE	20,162	20,122	40	120,735
3,384	3,465	(81)	5000RO	OFFICE LEASE	6,768	6,930	(162)	41,575
0	261	(261)	5005	RESERVE STUDY	0	522	(522)	3,130
37,751	39,750	(1,999)	5007w	SALARIES & BENEFITS	73,491	79,500	(6,009)	477,000
(90)	0	(90)	5009A	REBILL FEE EXPENSE	7,110	8,250	(1,140)	33,000
(35)	210	(245)	5009B	NSF FEE EXPENSE	385	420	(35)	2,520
3,871	3,242	629	5010	LEGAL EXPENSE	3,871	6,484	(2,614)	38,900
1,907	1,000	907	5020	LIEN/COLLECTION COST	1,907	2,000	(93)	12,000
750	100	650	5020F	FILE REVIEW FEE	900	200	700	1,200
350	175	175	5020M	MONITOR TRUSTEE SALE	350	350	0	2,100
0	434	(434)	5020RR	FILE TRANSFER FEE EXPENSE	0	868	(868)	5,208
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	0	400	(400)	1,200
0	0	0	5030	AUDIT/TAX PREPARATION	0	5,500	(5,500)	12,870
20	0	20	5033F	ADVERTISING	20	0	20	2,400
35	35	0	5037	BANK CHARGES & CC FEES	70	70	0	420
0	150	(150)	5039	WEBSITE	480	300	180	1,800
9,983	9,370	613	5040	ADMINISTRATION	19,353	18,740	613	120,765
143	166	(23)	5046	NEWSLETTER	428	332	96	1,992
0	625	(625)	5047B	OFFICE EQUIPMENT RENTAL	0	1,250	(1,250)	7,500
12	650	(638)	5048	OFFICE EXPENSES	967	1,300	(333)	7,800
950	423	527	5052	PRINTING	950	846	104	5,078
0	740	(740)	5054	ARCHITECTURAL EXPENSE	0	1,480	(1,480)	8,880
4,915	5,000	(85)	5055	MEETING EXPENSE	4,915	5,000	(85)	24,000
2,301	4,900	(2,599)	5059	POSTAGE	2,844	7,100	(4,256)	8,568
0	890	(890)	5059V	VIOLATION NOTICES	0	1,780	(1,780)	10,680
0	0	0	5065	PROFESSIONAL FEES	0	1,250	(1,250)	5,000
(780)	0	(780)	5068	GIFTS	(780)	0	(780)	500
0	0	0	5070	PROPERTY TAXES	0	0	0	500
0	0	0	5080	CORPORATE TAXES	0	0	0	42,000
1,565	1,750	(185)	5088	BAD DEBT EXPENSE	1,565	3,500	(1,935)	21,000
4,252	4,731	(479)	5090	INSURANCE	8,504	9,462	(958)	56,766
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
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81,378	88,128	(6,750)		TOTAL ADMINISTRATIVE	154,258	183,956	(29,698)	1,082,087
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U T I L I T I E S								
21,867	17,000	4,867	5100	WATER/SEWER	35,417	34,000	1,417	204,000
1,362	1,267	95	5120	ELECTRIC	2,843	2,534	309	15,204
450	269	181	5151	TELEPHONE	900	539	361	3,232
738	370	368	5151B	INTERNET	1,071	740	331	4,437
0	70	(70)	5152	ALARM MONITORING	209	140	69	1,015



347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
02/28/2026

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
24,417	18,976	5,441		40,439	37,953	2,486	227,888
			TOTAL UTILITIES				
			LANDSCAPING				
108,562	108,562	0	5200 LANDSCAPE CONTRACT	217,124	217,124	0	1,302,744
2,545	0	2,545	5218 MAJOR PROJECTS	3,745	0	3,745	38,500
555	1,167	(612)	5220 IRRIGATION REPAIRS	2,426	2,334	92	14,004
0	400	(400)	5222 BACKFLOW INSPEC/RPRS	149	800	(651)	4,800
0	3,000	(3,000)	5228 EROSION CONTROL	0	6,000	(6,000)	36,000
0	2,500	(2,500)	5240 TREE TRIMMING/REMOVAL	1,514	5,000	(3,486)	30,000
111,661	115,629	(3,968)	TOTAL LANDSCAPE	224,957	231,258	(6,301)	1,426,048
			COMMON AREA				
0	500	(500)	5700 BUILDING MAINTENANCE	0	1,000	(1,000)	6,000
0	500	(500)	5700K KEYS/LOCK REPAIR	0	1,000	(1,000)	6,000
0	400	(400)	5722 ELECTRIC REPAIRS/SUPPLIES	0	800	(800)	4,800
0	692	(692)	5740 SIGN MAINTENANCE	0	1,384	(1,384)	8,300
2,400	2,386	14	5769A JANITORIAL	4,739	4,772	(33)	28,630
0	2,239	(2,239)	5774 PET WASTE REMOVAL	0	4,478	(4,478)	26,868
967	2,062	(1,095)	5779CC SECURITY PATROL	2,579	4,124	(1,545)	24,744
570	1,167	(597)	5800 COMMON AREA MAINTENANCE/REPAIRS	570	2,333	(1,763)	14,000
0	0	0	5845 PARK MAINT	0	2,248	(2,248)	8,992
268	416	(148)	5850 EXTERMINATING	410	832	(422)	5,000
0	200	(200)	5895 TENNIS COURT MAINTENANCE	0	400	(400)	2,400
4,205	10,562	(6,357)	TOTAL COMMON AREA	8,299	23,371	(15,072)	135,734
221,662	233,295	(11,633)	TOTAL OPERATING EXPENSES	427,953	476,538	(48,585)	2,871,757
11,786	3,268	8,518	OPERATING FUND SURPLUS/(DEFICIT)	49,572	4,838	44,734	0



347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
02/28/2026

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
RESERVE FUND								
INCOME								
79,613	79,613	0	7010	TRANSFER FROM OPERATING	159,226	159,226	0	955,359
32,595	12,500	20,095	7034	INTEREST RESERVE FUND	44,552	25,000	19,552	150,000
1,856	0	1,856	7069	GAIN (LOSS) ON INVESTMENTS	2,007	0	2,007	0
(672)	0	(672)	8537	BANK/INVESTMENT CHARGES	(1,396)	0	(1,396)	0
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113,392	92,113	21,279		TOTAL RESERVE INCOME	204,389	184,226	20,163	1,105,359
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EXPENDITURES								
0	0	0	8510	GENERAL RESERVE EXPENSE	1,300	0	1,300	49,200
0	0	0	8520	PAINTING	4,350	0	4,350	139,800
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	0	0	140,000
0	0	0	8526	FOUNTAIN REPLACEMENT	0	0	0	7,800
0	0	0	8530	ASPHALT SEAL COATING	0	0	0	3,400
0	0	0	8541	GRANITE REPLACEMENT	0	0	0	57,500
0	0	0	8543P	PARK FURNITURE REPLACEMENT	0	0	0	135,000
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	239,000
0	0	0	8575	IRRIGATION SYSTEMS	4,700	0	4,700	259,700
1,750	182,500	(180,750)	8578D	DRAINAGE BASIN	94,845	365,000	(270,155)	365,000
-----	-----	-----			-----	-----	-----	-----
1,750	182,500	(180,750)		TOTAL RESERVE EXPENDITURES	105,195	365,000	(259,805)	1,396,400
-----	-----	-----			-----	-----	-----	-----
111,642	(90,387)	202,029		RESERVE FUND SURPLUS/(DEFICIT)	99,194	(180,774)	279,968	(291,041)
=====	=====	=====			=====	=====	=====	=====



**347A VISTOSO- SIENA
BALANCE SHEET
02/28/2026**

ASSETS

OPERATING FUNDS		
OPERATING - US BANK	(69,628.61)	
DUE (TO)/FROM RESERVES	77,518.00	

TOTAL OPERATING FUNDS		7,889.39
RESERVE FUNDS		
RESERVE USBANK -SIENA RSV	377,095.35	
DUE (TO)/FROM OPERATING	(77,518.00)	

TOTAL RESERVE FUNDS		299,577.35
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	(376.19)	
ACCOUNTS RECEIVABLE - PARCELS	121.65	
PRE-LEGAL RECEIVABLE	(270.00)	
CONTINGENT PAYABLE	270.00	

TOTAL ACCOUNTS RECEIVABLE		(254.54)
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	33.50	

TOTAL OTHER ASSETS		33.50

TOTAL ASSETS		307,245.70
		=====

LIABILITIES & EQUITY

OPERATING LIABILITIES		
ACCRUED EXPENSES	1,356.07	
PREPAID ASSESSMENTS	(36.43)	
PREPAID ASSESSMENTS - PARCELS	597.00	
UNEARNED REVENUE	4,412.33	

TOTAL OPERATING LIABILITIES		6,328.97



**347A VISTOSO- SIENA
BALANCE SHEET
02/28/2026**

RESERVE		
ACCUMULATED GENERAL	293,873.11	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	5,704.24	

TOTAL RESERVE		299,577.35
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	1,752.25	
CURRENT YEAR RESERVE EQUITY	(5,704.24)	
CURRENT SURPLUS/(DEFICIT)	5,291.37	

TOTAL SURPLUS/(DEFICIT)		1,339.38

TOTAL LIABILITIES & EQUITY		307,245.70
		=====



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
02/28/2026

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
4,412	4,412	0	4000P	PARCEL ASSESSMENTS	8,825	8,825	0	52,951
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(4,190)	(4,190)	0	(25,140)
<u>2,317</u>	<u>2,317</u>	<u>0</u>		TOTAL INCOME	<u>4,635</u>	<u>4,635</u>	<u>0</u>	<u>27,811</u>
E X P E N S E S								
A D M I N I S T R A T I V E								
0	92	(92)	P5005A	RESERVE STUDY	0	184	(184)	1,100
0	0	0	P5080	TAX - CORPORATION	0	0	0	2,104
<u>34</u>	<u>38</u>	<u>(5)</u>	P5090	INSURANCE	<u>67</u>	<u>75</u>	<u>(8)</u>	<u>450</u>
34	130	(97)		TOTAL ADMINISTRATIVE	67	259	(192)	3,654
U T I L I T I E S								
133	178	(45)	P5100	WATER/SEWER	153	356	(203)	2,136
<u>0</u>	<u>48</u>	<u>(48)</u>	P5120	ELECTRIC	<u>0</u>	<u>95</u>	<u>(95)</u>	<u>570</u>
133	226	(93)		TOTAL UTILITIES	153	451	(298)	2,706
L A N D S C A P I N G								
760	759	1	P5200	LANDSCAPE CONTRACT	1,520	1,519	1	9,118
0	8	(8)	P5220	IRRIGATION REPAIRS	0	16	(16)	100
<u>0</u>	<u>0</u>	<u>0</u>	P5240	PLANT REPLACEMENT	<u>1,796</u>	<u>0</u>	<u>1,796</u>	<u>0</u>
760	767	(7)		TOTAL LANDSCAPE	3,316	1,535	1,781	9,218
P O O L / S P A / C L U B H O U S E								
233	230	3	P5350	FOUNTAIN MAINTENANCE	466	460	6	5,800
233	230	3		TOTAL POOLS	466	460	6	5,800
G A T E S								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	520	520	0	3,120
0	0	0	P5511	GATE REPAIRS	0	100	(100)	400
<u>128</u>	<u>136</u>	<u>(8)</u>	P5517	GATE PHONE	<u>257</u>	<u>272</u>	<u>(15)</u>	<u>1,632</u>
388	396	(8)		TOTAL GATES	777	892	(115)	5,152
C O M M O N A R E A								
269	270	(1)	P5739	STREET SWEEPING	269	270	(1)	1,078
<u>0</u>	<u>0</u>	<u>0</u>	P5800	COMMON AREA MAINTAINENCE	<u>0</u>	<u>0</u>	<u>0</u>	<u>200</u>
269	270	(1)		TOTAL COMMON AREA	269	270	(1)	1,278
<u>1,818</u>	<u>2,019</u>	<u>(201)</u>		TOTAL OPERATING EXPENSES	<u>5,048</u>	<u>3,867</u>	<u>1,181</u>	<u>27,808</u>
<u>500</u>	<u>298</u>	<u>202</u>		OPERATING FUND SURPLUS/(DEFICIT)	<u>(413)</u>	<u>768</u>	<u>(1,181)</u>	<u>3</u>



347A VISTOSO- SIENA
 STATEMENT OF REVENUES & EXPENSES
 02/28/2026

***** 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	2,095	0	P7010	PARCEL TRANSFER TO RESERVES	4,190	4,190	25,140
767	716	51	P7034	INTEREST RESERVE FUNDS	1,514	1,433	8,600
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2,862	2,811	51		TOTAL RESERVE INCOME	5,704	5,623	33,740
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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	10,433
-----	-----	----			-----	-----	-----
0	0	0		TOTAL RESERVE EXPENDITURES	0	0	10,433
-----	-----	----			-----	-----	-----
2,862	2,811	51		RESERVE FUND SURPLUS/(DEFICIT)	5,704	5,623	23,307
=====	=====	=====			=====	=====	=====

Vistoso Community Association
Financial Condition as of March 31, 2026
Treasurer's Report
Final

I have reviewed all of the appropriate VCA financial statements as of March 31, 2026 and report as follows.

- **Balance Sheet.**
 - **Operating Fund Balance.** The Fund Balance of \$654,423 – made up of Cash \$256,480 and Savings \$406,168 and due to Reserves \$8,225 - is adequate to meet current and foreseen cash needs.
 - **Reserve Fund Balance.** The reserve fund ending balance is \$4,420,395 – made up of Morgan Stanley-advised investment portfolio \$3,962,585, Money Market Account \$465,682, Accrued Interest \$35,310, and less due from Operating \$8,225 and an Unamortized Discount of \$165,698 plus an Unrealized RSV gain of \$114,291.
 - **Liquidity.** Given the makeup of both Operating and Reserve Fund Balances, liquidity is very strong to meet ongoing needs.
- **Accounts Receivable and Total Operating Liabilities.** The Accounts Receivable balance, net of an allowance for doubtful accounts totaling \$96,774 is \$203,723. Total Operating Liabilities balance of \$684,049 is made up primarily of Prepaid Assessments \$553,123, Accrued Expenses \$88,508, Refundable Deposit Keys \$12,900 and Security Deposits \$29,517.
- **Summary balances.** In summary: At 3/31/26 Total Assets are \$5,414,770. Total Liabilities plus Equity: Liabilities \$684,049 plus Reserves \$4,420,395 plus Surplus \$310,327 totals \$5,414,770.

Operating Fund Income Statement.

- **Income.** Total income for the month was \$234,182. This was \$2,381 under Budget. Residential assessments are \$1,630 over Budget, Builder Assessments are \$3,096 under Budget, and Commercial Dues are \$0 at Budget.
 - **Expenses.** Total expenses for the month were \$225,700, \$19,395 under Budget.
 - YTD Income of \$711,707 is \$6232 under Budget, while YTD Operating expenses of \$653,653 have been \$67,980 under Budget as described below. YTD Admin Expense is \$39,823 under Budget, Utilities are \$1,256 under Budget, Landscaping is \$11,421 under Budget, and Common Area is \$15,480 under Budget. This results in a YTD Operating Surplus of 58,054 versus a Budgeted deficit of \$3,694.
-
- **Reserve Fund.**

- **Revenue.** As Budgeted, for March a monthly contribution from the Operating Fund was added to the Reserve Fund in the amount of \$79,613. Including Earnings and fees, Total Reserve Income was \$38,059. The full year Budget calls for \$1,105,359 Total Reserve Income. YTD Actual Reserve Income totals \$242,448.
- **Expenditures.** Reserve Fund expenditures totaled \$555 in March, versus a Budget of \$0. Reserve Fund spending is budgeted to total \$1,396,400 for all of 2026.
- **Reserve Investments.** As of February 28 2026, and March 31, 2026 the makeup of The Morgan Stanley managed portfolio is:

	February 2026	March 2026
<i>Cash and equivalents:</i>	4,015.40	5,006.97
<i>Savings and Time Deposits</i>	667.04	668.91
<i>ETFs and CEFs</i>	541,856.55	514,248.47
<i>Government Securities:</i>	1,546,664.85	1,529,516.70
<i>Certificates of Deposit:</i>	1,766,336.31	1,768,642.00
<i>Mutual Funds:</i>	129,377.03	128,404.94
<i>Total:</i>	<u>\$ 3,988,917.18</u>	<u>\$, 3,946,487.99</u>

- **Siena**

Overall financial condition. At 3/31/26 the Operating Fund balance is \$7,303 and the Reserve Fund balance is \$302,384. For March, Operating Income of \$2,317 is \$67 less than Operating Expenses of \$2,384. YTD Reserve Fund income has totaled \$8,511 while Reserve Fund Expenditures have totaled \$0, yielding a Reserve Fund Surplus totaling \$8,511 versus a Budgeted Surplus of \$8,435.

Joe Affinati, Treasurer



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
03/31/2026**

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	263,782.97
US BANK SAVINGS	406,168.19
DUE (TO)/FROM RESERVES	(8,225.00)

TOTAL OPERATING FUNDS 661,726.16

RESERVE FUNDS

RESERVE USBANK -SIENA RSV	302,383.86
RESERVE US BANK MMA	465,681.57
MORGAN STANLEY RESERVE	569,950.45
MORGAN STANLEY RESERVE	3,392,635.29
UNAMORTIZED PREMIUM/DISCOUNT	(165,698.39)
RESERVES - ACCRUED INTEREST	35,309.84
DUE (TO)/FROM OPERATING	8,225.00
UNREALIZED RSV GAIN/LOSS	114,290.80

TOTAL RESERVE FUNDS 4,722,778.42

DEPOSITS

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22
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TOTAL DEPOSITS 3,024.22

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	291,052.90
ACCOUNTS RECEIVABLE - PARCELS	121.65
PRE-LEGAL RECEIVABLE	48,890.06
CONTINGENT PAYABLE	(48,890.06)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(96,773.57)
AR - REPAIR REIMBURSEMENT	9,507.40

TOTAL ACCOUNTS RECEIVABLE 203,908.38

OTHER ASSETS

PREPAID EXPENSE INSURANCE	53,730.00
PREPAID INCOME TAX EXPENSE	79,925.00

TOTAL OTHER ASSETS 133,655.00



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
03/31/2026**

TOTAL ASSETS		5,725,092.18
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCRUED EXPENSES	90,043.51	
PREPAID ASSESSMENTS	554,618.95	
PREPAID ASSESSMENTS - PARCELS	3,635.00	
REFUNDABLE DEPOSIT KEYS	12,900.00	
SECURITY DEPOSITS	29,517.00	
TOTAL OPERATING LIABILITIES		690,714.46
RESERVE		
ACCUMULATED GENERAL	4,507,568.76	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	145,208.47	
UNREALIZED GAIN/LOSS INVESTMENTS	53,338.78	
GAIN (LOSS) ON INVESTMENT	16,662.41	
TOTAL RESERVE		4,722,778.42
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	269,088.84	
PRIOR YEAR ADJUSTMENT	(15,063.68)	
CURRENT YEAR RESERVE EQUITY	(145,208.47)	
CURRENT SURPLUS/(DEFICIT)	202,782.61	
TOTAL SURPLUS/(DEFICIT)		311,599.30
TOTAL LIABILITIES & EQUITY		5,725,092.18



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
03/31/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
221,338	219,708	1,630	4000	ASSESSMENT INCOME	664,037	659,124	4,913	2,636,496
4,412	4,413	(1)	4000P	PARCEL ASSESSMENTS	13,237	13,238	(1)	52,951
78,952	78,952	0	4001	COMMERCIAL DUES	236,857	236,856	1	947,424
879	1,000	(121)	4030	INTEREST INCOME	2,548	3,000	(452)	12,000
450	100	350	4050FR	FILE REVIEW FEE	1,350	300	1,050	1,200
0	175	(175)	4050MU	MONITOR TRUSTEE SALE	350	525	(175)	2,100
1,140	434	706	4050RR	FILE TRANSFER FEES	1,140	1,302	(162)	5,208
400	100	300	4050T	FORECLOSURE/TRUSTEE SALES	400	300	100	1,200
24	1,833	(1,809)	4070	LATE FEE INCOME	3,576	5,499	(1,923)	22,000
35	210	(175)	4075	NSF FEE	420	630	(210)	2,520
0	1,720	(1,720)	4076	VIOLATION ADMIN FEE	0	5,160	(5,160)	20,640
6,768	9,864	(3,096)	4205	BUILDER ASSESSMENT	21,168	29,592	(8,424)	118,368
3,750	2,080	1,670	4900	VIOLATION FINES	11,530	6,240	5,290	24,960
60	0	60	4950	REBILL FEE	7,170	8,250	(1,080)	33,000
(79,613)	(79,613)	0	6010	GENERAL RESERVE TRANSFER	(238,839)	(238,839)	0	(955,359)
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(6,285)	(6,285)	0	(25,140)
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236,500	238,881	(2,381)		TOTAL INCOME	718,659	724,892	(6,233)	2,899,568
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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								
10,088	10,061	27	5000	MANAGEMENT FEE	30,249	30,183	66	120,735
3,384	3,465	(81)	5000RO	OFFICE LEASE	10,152	10,395	(243)	41,575
1,565	261	1,304	5005	RESERVE STUDY	1,565	783	782	3,130
37,145	39,750	(2,605)	5007w	SALARIES & BENEFITS	110,636	119,250	(8,614)	477,000
60	0	60	5009A	REBILL FEE EXPENSE	7,170	8,250	(1,080)	33,000
35	210	(175)	5009B	NSF FEE EXPENSE	420	630	(210)	2,520
3,386	3,242	144	5010	LEGAL EXPENSE	7,257	9,726	(2,470)	38,900
2,005	1,000	1,005	5020	LIEN/COLLECTION COST	3,912	3,000	912	12,000
450	100	350	5020F	FILE REVIEW FEE	1,350	300	1,050	1,200
0	175	(175)	5020M	MONITOR TRUSTEE SALE	350	525	(175)	2,100
1,140	434	706	5020RR	FILE TRANSFER FEE EXPENSE	1,140	1,302	(162)	5,208
400	0	400	5020T	FORECLOSURE/TRUSTEE SALES	400	400	0	1,200
0	0	0	5030	AUDIT/TAX PREPARATION	0	5,500	(5,500)	12,870
20	600	(580)	5033F	ADVERTISING	40	600	(560)	2,400
35	35	0	5037	BANK CHARGES & CC FEES	105	105	0	420
0	150	(150)	5039	WEBSITE	480	450	30	1,800
9,686	9,370	316	5040	ADMINISTRATION	29,039	28,110	929	120,765
143	166	(23)	5046	NEWSLETTER	570	498	72	1,992
305	625	(320)	5047B	OFFICE EQUIPMENT RENTAL	305	1,875	(1,570)	7,500
524	650	(126)	5048	OFFICE EXPENSES	1,491	1,950	(459)	7,800
(1,068)	423	(1,491)	5052	PRINTING	(118)	1,269	(1,387)	5,078
1,400	740	660	5054	ARCHITECTURAL EXPENSE	1,400	2,220	(820)	8,880
15,209	18,000	(2,791)	5055	MEETING EXPENSE	20,124	23,000	(2,876)	24,000
(2,067)	100	(2,167)	5059	POSTAGE	777	7,200	(6,423)	8,568
2,840	890	1,950	5059V	VIOLATION NOTICES	2,840	2,670	170	10,680
0	0	0	5065	PROFESSIONAL FEES	0	1,250	(1,250)	5,000
0	0	0	5068	GIFTS	(780)	0	(780)	500
0	0	0	5070	PROPERTY TAXES	0	0	0	500
0	0	0	5080	CORPORATE TAXES	0	0	0	42,000
(4,145)	1,750	(5,895)	5088	BAD DEBT EXPENSE	(2,580)	5,250	(7,830)	21,000
4,264	4,731	(467)	5090	INSURANCE	12,768	14,193	(1,426)	56,766
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
550	92	458	P5005A	RESERVE STUDY	550	276	274	1,100
0	0	0	P5080	TAX - CORPORATION	0	0	0	2,104
34	37	(4)	P5090	INSURANCE	101	112	(12)	450
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87,387	97,057	(9,670)		TOTAL ADMINISTRATIVE	241,712	281,272	(39,560)	1,085,741

U T I L I T I E S



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
03/31/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
12,990	17,000	(4,010)	5100	WATER/SEWER	48,407	51,000	(2,593)	204,000
1,055	1,267	(212)	5120	ELECTRIC	3,898	3,801	97	15,204
450	269	181	5151	TELEPHONE	1,349	808	541	3,232
738	370	368	5151B	INTERNET	1,809	1,110	699	4,437
0	70	(70)	5152	ALARM MONITORING	209	210	(1)	1,015
260	178	82	P5100	WATER/SEWER	413	534	(121)	2,136
159	47	112	P5120	ELECTRIC	159	142	17	570
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15,653	19,201	(3,548)		TOTAL UTILITIES	56,245	57,605	(1,360)	230,594
LANDSCAPING								
108,562	108,562	0	5200	LANDSCAPE CONTRACT	325,685	325,686	(1)	1,302,744
0	3,000	(3,000)	5218	MAJOR PROJECTS	3,745	3,000	745	38,500
1,522	1,167	355	5220	IRRIGATION REPAIRS	3,949	3,501	448	14,004
0	400	(400)	5222	BACKFLOW INSPEC/RPRS	149	1,200	(1,051)	4,800
0	3,000	(3,000)	5228	EROSION CONTROL	0	9,000	(9,000)	36,000
3,425	2,500	925	5240	TREE TRIMMING/REMOVAL	4,939	7,500	(2,561)	30,000
760	760	0	P5200	LANDSCAPE CONTRACT	2,279	2,279	0	9,118
0	8	(8)	P5220	IRRIGATION REPAIRS	0	24	(24)	100
0	0	0	P5240	PLANT REPLACEMENT	1,796	0	1,796	0
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114,269	119,397	(5,128)		TOTAL LANDSCAPE	342,542	352,190	(9,648)	1,435,266
POOL/SPA/CLUBHOUSE								
233	230	3	P5350	FOUNTAIN MAINTENANCE	699	690	9	5,800
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233	230	3		TOTAL POOLS	699	690	9	5,800
GATES								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	780	780	0	3,120
0	0	0	P5511	GATE REPAIRS	0	100	(100)	400
128	136	(8)	P5517	GATE PHONE	385	408	(23)	1,632
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388	396	(8)		TOTAL GATES	1,165	1,288	(123)	5,152
COMMON AREA								
0	500	(500)	5700	BUILDING MAINTENANCE	0	1,500	(1,500)	6,000
284	500	(216)	5700K	KEYS/LOCK REPAIR	284	1,500	(1,216)	6,000
0	400	(400)	5722	ELECTRIC REPAIRS/SUPPLIES	0	1,200	(1,200)	4,800
0	692	(692)	5740	SIGN MAINTENANCE	0	2,076	(2,076)	8,300
2,345	2,386	(41)	5769A	JANITORIAL	7,084	7,158	(74)	28,630
4,580	2,239	2,341	5774	PET WASTE REMOVAL	4,580	6,717	(2,137)	26,868
2,741	2,062	679	5779CC	SECURITY PATROL	5,320	6,186	(866)	24,744
0	1,166	(1,166)	5800	COMMON AREA MAINTENANCE/REPAIRS	570	3,499	(2,929)	14,000
0	0	0	5845	PARK MAINT	0	2,248	(2,248)	8,992
205	417	(212)	5850	EXTERMINATING	615	1,249	(634)	5,000
0	200	(200)	5895	TENNIS COURT MAINTENANCE	0	600	(600)	2,400
0	0	0	P5739	STREET SWEEPING	269	270	(1)	1,078
0	0	0	P5800	COMMON AREA MAINTAINENCE	0	0	0	200
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10,154	10,562	(408)		TOTAL COMMON AREA	18,722	34,203	(15,481)	137,012
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228,084	246,843	(18,759)		TOTAL OPERATING EXPENSES	661,085	727,248	(66,163)	2,899,565
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8,415	(7,962)	16,377		OPERATING FUND SURPLUS/(DEFICIT)	57,574	(2,356)	59,930	3
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**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
03/31/2026**

***** CURRENT PERIOD ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND							
I N C O M E							
79,613	79,613	0	7010	238,839	238,839	0	955,359
(39,829)	12,500	(52,329)	7034	4,723	37,500	(32,777)	150,000
(969)	0	(969)	7069	1,038	0	1,038	0
2,095	2,095	0	P7010	6,285	6,285	0	25,140
712	717	(5)	P7034	2,226	2,150	76	8,600
(756)	0	(756)	8537	(2,152)	0	(2,152)	0
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40,865	94,925	(54,060)		250,958	284,774	(33,816)	1,139,099
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E X P E N D I T U R E S							
0	0	0	8510	1,300	0	1,300	49,200
0	0	0	8520	4,350	0	4,350	139,800
0	0	0	8525	0	0	0	140,000
0	0	0	8526	0	0	0	7,800
0	0	0	8530	0	0	0	3,400
0	0	0	8541	0	0	0	57,500
0	0	0	8543P	0	0	0	135,000
0	0	0	8550	0	0	0	239,000
0	0	0	8575	4,700	0	4,700	259,700
555	0	555	8578D	95,400	365,000	(269,600)	365,000
0	0	0	P8510	0	0	0	10,433
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555	0	555		105,750	365,000	(259,250)	1,406,833
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40,310	94,925	(54,615)		145,208	(80,226)	225,434	(267,734)
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**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
03/31/2026**

ASSETS

OPERATING FUNDS

OPERATING - US BANK	256,480.18	
US BANK SAVINGS	406,168.19	
DUE (TO)/FROM RESERVES	(8,225.00)	

TOTAL OPERATING FUNDS **654,423.37**

RESERVE FUNDS

RESERVE US BANK MMA	465,681.57	
MORGAN STANLEY RESERVE	569,950.45	
MORGAN STANLEY RESERVE	3,392,635.29	
UNAMORTIZED PREMIUM/DISCOUNT	(165,698.39)	
RESERVES - ACCRUED INTEREST	35,309.84	
DUE (TO)/FROM OPERATING	8,225.00	
UNREALIZED RSV GAIN/LOSS	114,290.80	

TOTAL RESERVE FUNDS **4,420,394.56**

DEPOSITS

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	
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TOTAL DEPOSITS **3,024.22**

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	290,989.09	
PRE-LEGAL RECEIVABLE	49,160.06	
CONTINGENT PAYABLE	(49,160.06)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(96,773.57)	
AR - REPAIR REIMBURSEMENT	9,507.40	

TOTAL ACCOUNTS RECEIVABLE **203,722.92**

OTHER ASSETS

PREPAID EXPENSE INSURANCE	53,280.00	
PREPAID INCOME TAX EXPENSE	79,925.00	

TOTAL OTHER ASSETS **133,205.00**

TOTAL ASSETS **5,414,770.07**



**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
03/31/2026**

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCRUED EXPENSES	88,508.19	
PREPAID ASSESSMENTS	553,123.38	
REFUNDABLE DEPOSIT KEYS	12,900.00	
SECURITY DEPOSITS	29,517.00	

TOTAL OPERATING LIABILITIES		684,048.57
RESERVE		
ACCUMULATED GENERAL	4,213,695.65	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	136,697.72	
UNREALIZED GAIN/LOSS INVESTMENTS	53,338.78	
GAIN (LOSS) ON INVESTMENT	16,662.41	

TOTAL RESERVE		4,420,394.56
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	267,336.59	
PRIOR YEAR ADJUSTMENT	(15,063.68)	
CURRENT YEAR RESERVE EQUITY	(136,697.72)	
CURRENT SURPLUS/(DEFICIT)	194,751.75	

TOTAL SURPLUS/(DEFICIT)		310,326.94

TOTAL LIABILITIES & EQUITY		5,414,770.07
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**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
03/31/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
221,338	219,708	1,630	4000	ASSESSMENT INCOME	664,037	659,124	4,913	2,636,496
78,952	78,952	0	4001	COMMERCIAL DUES	236,857	236,856	1	947,424
879	1,000	(121)	4030	INTEREST INCOME	2,548	3,000	(452)	12,000
450	100	350	4050FR	FILE REVIEW FEE	1,350	300	1,050	1,200
0	175	(175)	4050MU	MONITOR TRUSTEE SALE	350	525	(175)	2,100
1,140	434	706	4050RR	FILE TRANSFER FEES	1,140	1,302	(162)	5,208
400	100	300	4050T	FORECLOSURE/TRUSTEE SALES	400	300	100	1,200
24	1,833	(1,809)	4070	LATE FEE INCOME	3,576	5,499	(1,923)	22,000
35	210	(175)	4075	NSF FEE	420	630	(210)	2,520
0	1,720	(1,720)	4076	VIOLATION ADMIN FEE	0	5,160	(5,160)	20,640
6,768	9,864	(3,096)	4205	BUILDER ASSESSMENT	21,168	29,592	(8,424)	118,368
3,750	2,080	1,670	4900	VIOLATION FINES	11,530	6,240	5,290	24,960
60	0	60	4950	REBILL FEE	7,170	8,250	(1,080)	33,000
(79,613)	(79,613)	0	6010	GENERAL RESERVE TRANSFER	(238,839)	(238,839)	0	(955,359)
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234,182	236,563	(2,381)		TOTAL INCOME	711,707	717,939	(6,232)	2,871,757
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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								
10,088	10,061	27	5000	MANAGEMENT FEE	30,249	30,183	66	120,735
3,384	3,465	(81)	5000RO	OFFICE LEASE	10,152	10,395	(243)	41,575
1,565	261	1,304	5005	RESERVE STUDY	1,565	783	782	3,130
37,145	39,750	(2,605)	5007w	SALARIES & BENEFITS	110,636	119,250	(8,614)	477,000
60	0	60	5009A	REBILL FEE EXPENSE	7,170	8,250	(1,080)	33,000
35	210	(175)	5009B	NSF FEE EXPENSE	420	630	(210)	2,520
3,386	3,242	144	5010	LEGAL EXPENSE	7,257	9,726	(2,470)	38,900
2,005	1,000	1,005	5020	LIEN/COLLECTION COST	3,912	3,000	912	12,000
450	100	350	5020F	FILE REVIEW FEE	1,350	300	1,050	1,200
0	175	(175)	5020M	MONITOR TRUSTEE SALE	350	525	(175)	2,100
1,140	434	706	5020RR	FILE TRANSFER FEE EXPENSE	1,140	1,302	(162)	5,208
400	0	400	5020T	FORECLOSURE/TRUSTEE SALES	400	400	0	1,200
0	0	0	5030	AUDIT/TAX PREPARATION	0	5,500	(5,500)	12,870
20	600	(580)	5033F	ADVERTISING	40	600	(560)	2,400
35	35	0	5037	BANK CHARGES & CC FEES	105	105	0	420
0	150	(150)	5039	WEBSITE	480	450	30	1,800
9,686	9,370	316	5040	ADMINISTRATION	29,039	28,110	929	120,765
143	166	(23)	5046	NEWSLETTER	570	498	72	1,992
305	625	(320)	5047B	OFFICE EQUIPMENT RENTAL	305	1,875	(1,570)	7,500
524	650	(126)	5048	OFFICE EXPENSES	1,491	1,950	(459)	7,800
(1,068)	423	(1,491)	5052	PRINTING	(118)	1,269	(1,387)	5,078
1,400	740	660	5054	ARCHITECTURAL EXPENSE	1,400	2,220	(820)	8,880
15,209	18,000	(2,791)	5055	MEETING EXPENSE	20,124	23,000	(2,876)	24,000
(2,067)	100	(2,167)	5059	POSTAGE	777	7,200	(6,423)	8,568
2,840	890	1,950	5059V	VIOLATION NOTICES	2,840	2,670	170	10,680
0	0	0	5065	PROFESSIONAL FEES	0	1,250	(1,250)	5,000
0	0	0	5068	GIFTS	(780)	0	(780)	500
0	0	0	5070	PROPERTY TAXES	0	0	0	500
0	0	0	5080	CORPORATE TAXES	0	0	0	42,000
(4,145)	1,750	(5,895)	5088	BAD DEBT EXPENSE	(2,580)	5,250	(7,830)	21,000
4,264	4,731	(467)	5090	INSURANCE	12,768	14,193	(1,426)	56,766
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
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86,803	96,928	(10,125)		TOTAL ADMINISTRATIVE	241,061	280,884	(39,823)	1,082,087
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U T I L I T I E S								
12,990	17,000	(4,010)	5100	WATER/SEWER	48,407	51,000	(2,593)	204,000
1,055	1,267	(212)	5120	ELECTRIC	3,898	3,801	97	15,204
450	269	181	5151	TELEPHONE	1,349	808	541	3,232
738	370	368	5151B	INTERNET	1,809	1,110	699	4,437
0	70	(70)	5152	ALARM MONITORING	209	210	(1)	1,015



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
03/31/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
15,233	18,976	(3,743)		55,673	56,929	(1,256)	227,888
			TOTAL UTILITIES				
			LANDSCAPING				
108,562	108,562	0	5200 LANDSCAPE CONTRACT	325,685	325,686	(1)	1,302,744
0	3,000	(3,000)	5218 MAJOR PROJECTS	3,745	3,000	745	38,500
1,522	1,167	355	5220 IRRIGATION REPAIRS	3,949	3,501	448	14,004
0	400	(400)	5222 BACKFLOW INSPEC/RPRS	149	1,200	(1,051)	4,800
0	3,000	(3,000)	5228 EROSION CONTROL	0	9,000	(9,000)	36,000
3,425	2,500	925	5240 TREE TRIMMING/REMOVAL	4,939	7,500	(2,561)	30,000
113,509	118,629	(5,120)		338,466	349,887	(11,421)	1,426,048
			TOTAL LANDSCAPE				
			COMMON AREA				
0	500	(500)	5700 BUILDING MAINTENANCE	0	1,500	(1,500)	6,000
284	500	(216)	5700K KEYS/LOCK REPAIR	284	1,500	(1,216)	6,000
0	400	(400)	5722 ELECTRIC REPAIRS/SUPPLIES	0	1,200	(1,200)	4,800
0	692	(692)	5740 SIGN MAINTENANCE	0	2,076	(2,076)	8,300
2,345	2,386	(41)	5769A JANITORIAL	7,084	7,158	(74)	28,630
4,580	2,239	2,341	5774 PET WASTE REMOVAL	4,580	6,717	(2,137)	26,868
2,741	2,062	679	5779CC SECURITY PATROL	5,320	6,186	(866)	24,744
0	1,166	(1,166)	5800 COMMON AREA MAINTENANCE/REPAIRS	570	3,499	(2,929)	14,000
0	0	0	5845 PARK MAINT	0	2,248	(2,248)	8,992
205	417	(212)	5850 EXTERMINATING	615	1,249	(634)	5,000
0	200	(200)	5895 TENNIS COURT MAINTENANCE	0	600	(600)	2,400
10,154	10,562	(408)		18,453	33,933	(15,480)	135,734
			TOTAL COMMON AREA				
225,700	245,095	(19,395)		653,653	721,633	(67,980)	2,871,757
			TOTAL OPERATING EXPENSES				
8,482	(8,532)	17,014		58,054	(3,694)	61,748	0
			OPERATING FUND SURPLUS/(DEFICIT)				



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
03/31/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
RESERVE FUND							
INCOME							
79,613	79,613	0	7010	238,839	238,839	0	955,359
(39,829)	12,500	(52,329)	7034	4,723	37,500	(32,777)	150,000
(969)	0	(969)	7069	1,038	0	1,038	0
(756)	0	(756)	8537	(2,152)	0	(2,152)	0
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38,059	92,113	(54,054)		242,448	276,339	(33,891)	1,105,359
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EXPENDITURES							
0	0	0	8510	1,300	0	1,300	49,200
0	0	0	8520	4,350	0	4,350	139,800
0	0	0	8525	0	0	0	140,000
0	0	0	8526	0	0	0	7,800
0	0	0	8530	0	0	0	3,400
0	0	0	8541	0	0	0	57,500
0	0	0	8543P	0	0	0	135,000
0	0	0	8550	0	0	0	239,000
0	0	0	8575	4,700	0	4,700	259,700
555	0	555	8578D	95,400	365,000	(269,600)	365,000
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555	0	555		105,750	365,000	(259,250)	1,396,400
-----	-----	-----		-----	-----	-----	-----
37,504	92,113	(54,609)		136,698	(88,661)	225,359	(291,041)
=====	=====	=====		=====	=====	=====	=====



347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS
03/31/2026

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
RESERVE FUND													
I N C O M E													
7010	TRANSFER FROM OPERATING	\$ 79,613	\$ 79,613	\$ 79,613	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 238,839
7034	INTEREST RESERVE FUND	11,956	32,595	(39,829)	0	0	0	0	0	0	0	0	4,723
7069	GAIN (LOSS) ON INVESTMENTS	152	1,856	(969)	0	0	0	0	0	0	0	0	1,038
	TOTAL RESERVE INCOME	<u>\$ 91,721</u>	<u>\$ 114,064</u>	<u>\$ 38,815</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 244,600</u>
E X P E N D I T U R E S													
8510	GENERAL RESERVE EXPENSE	\$ 1,300	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,300
8520	PAINTING	4,350	0	0	0	0	0	0	0	0	0	0	4,350
8537	BANK/INVESTMENT CHARGES	724	672	756	0	0	0	0	0	0	0	0	2,152
8575	IRRIGATION SYSTEMS	4,700	0	0	0	0	0	0	0	0	0	0	4,700
8578D	DRAINAGE BASIN	93,095	1,750	555	0	0	0	0	0	0	0	0	95,400
	TOTAL RESERVE EXPENDITURES	<u>\$ 104,169</u>	<u>\$ 2,422</u>	<u>\$ 1,311</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 107,902</u>
	RESERVE FUND SURPLUS/(DEFICIT)	<u><u>\$ (12,448)</u></u>	<u><u>\$ 111,642</u></u>	<u><u>\$ 37,504</u></u>	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>	<u><u>\$ 136,698</u></u>



**347A VISTOSO- SIENA
BALANCE SHEET
03/31/2026**

ASSETS

OPERATING FUNDS		
OPERATING - US BANK	7,302.79	

TOTAL OPERATING FUNDS		7,302.79
RESERVE FUNDS		
RESERVE USBANK -SIENA RSV	302,383.86	

TOTAL RESERVE FUNDS		302,383.86
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	63.81	
ACCOUNTS RECEIVABLE - PARCELS	121.65	
PRE-LEGAL RECEIVABLE	(270.00)	
CONTINGENT PAYABLE	270.00	

TOTAL ACCOUNTS RECEIVABLE		185.46
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	450.00	

TOTAL OTHER ASSETS		450.00

TOTAL ASSETS		310,322.11
		=====
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCRUED EXPENSES	1,535.32	
PREPAID ASSESSMENTS	1,495.57	
PREPAID ASSESSMENTS - PARCELS	3,635.00	

TOTAL OPERATING LIABILITIES		6,665.89
RESERVE		
ACCUMULATED GENERAL	293,873.11	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	8,510.75	



**347A VISTOSO- SIENA
BALANCE SHEET
03/31/2026**

TOTAL RESERVE	-----	302,383.86
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	1,752.25	
CURRENT YEAR RESERVE EQUITY	(8,510.75)	
CURRENT SURPLUS/(DEFICIT)	8,030.86	

TOTAL SURPLUS/(DEFICIT)		1,272.36

TOTAL LIABILITIES & EQUITY		310,322.11
		=====



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
03/31/2026

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
4,412	4,413	(1)	4000P	PARCEL ASSESSMENTS	13,237	13,238	(1)	52,951
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(6,285)	(6,285)	0	(25,140)
<u>2,317</u>	<u>2,318</u>	<u>(1)</u>		TOTAL INCOME	<u>6,952</u>	<u>6,953</u>	<u>(1)</u>	<u>27,811</u>
E X P E N S E S								
A D M I N I S T R A T I V E								
550	92	458	P5005A	RESERVE STUDY	550	276	274	1,100
0	0	0	P5080	TAX - CORPORATION	0	0	0	2,104
<u>34</u>	<u>37</u>	<u>(4)</u>	P5090	INSURANCE	<u>101</u>	<u>112</u>	<u>(12)</u>	<u>450</u>
584	129	455		TOTAL ADMINISTRATIVE	651	388	263	3,654
U T I L I T I E S								
260	178	82	P5100	WATER/SEWER	413	534	(121)	2,136
<u>159</u>	<u>47</u>	<u>112</u>	P5120	ELECTRIC	<u>159</u>	<u>142</u>	<u>17</u>	<u>570</u>
420	225	195		TOTAL UTILITIES	572	676	(104)	2,706
L A N D S C A P I N G								
760	760	0	P5200	LANDSCAPE CONTRACT	2,279	2,279	0	9,118
0	8	(8)	P5220	IRRIGATION REPAIRS	0	24	(24)	100
<u>0</u>	<u>0</u>	<u>0</u>	P5240	PLANT REPLACEMENT	<u>1,796</u>	<u>0</u>	<u>1,796</u>	<u>0</u>
760	768	(8)		TOTAL LANDSCAPE	4,075	2,303	1,772	9,218
P O O L / S P A / C L U B H O U S E								
233	230	3	P5350	FOUNTAIN MAINTENANCE	699	690	9	5,800
233	230	3		TOTAL POOLS	699	690	9	5,800
G A T E S								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	780	780	0	3,120
0	0	0	P5511	GATE REPAIRS	0	100	(100)	400
<u>128</u>	<u>136</u>	<u>(8)</u>	P5517	GATE PHONE	<u>385</u>	<u>408</u>	<u>(23)</u>	<u>1,632</u>
388	396	(8)		TOTAL GATES	1,165	1,288	(123)	5,152
C O M M O N A R E A								
0	0	0	P5739	STREET SWEEPING	269	270	(1)	1,078
<u>0</u>	<u>0</u>	<u>0</u>	P5800	COMMON AREA MAINTAINENCE	<u>0</u>	<u>0</u>	<u>0</u>	<u>200</u>
0	0	0		TOTAL COMMON AREA	269	270	(1)	1,278
<u>2,384</u>	<u>1,748</u>	<u>636</u>		TOTAL OPERATING EXPENSES	<u>7,432</u>	<u>5,615</u>	<u>1,817</u>	<u>27,808</u>
<u>(67)</u>	<u>570</u>	<u>(637)</u>		OPERATING FUND SURPLUS/(DEFICIT)	<u>(480)</u>	<u>1,338</u>	<u>(1,818)</u>	<u>3</u>



347A VISTOSO- SIENA
 STATEMENT OF REVENUES & EXPENSES
 03/31/2026

***** 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	2,095	0	P7010	6,285	6,285	0	25,140
712	717	(5)	P7034	2,226	2,150	76	8,600
-----	-----	---		-----	-----	-----	-----
2,807	2,812	(5)		8,511	8,435	76	33,740
-----	-----	---		-----	-----	-----	-----
E X P E N D I T U R E S							
0	0	0	P8510	0	0	0	10,433
-----	-----	---		-----	-----	-----	-----
0	0	0		0	0	0	10,433
-----	-----	---		-----	-----	-----	-----
2,807	2,812	(5)		8,511	8,435	76	23,307
=====	=====	=====		=====	=====	=====	=====

2026 VCA Project Tracking Tool

Budget GL #	Component #	Description	Budget	Project Cost as of 3/31/2026	Completed
8525	106	Monument Signs	\$ 140,000.00		
****8520	1082, 1154, 1020A, 1074A	Repaint	\$ 139,800.00	\$ 4,350.00	
8526	1043	Water Fountain Replacement	\$ 7,800.00		
8530	1201	Asphalt	\$ 3,400.00		
8541	1093C, 1095	Granite	\$ 57,500.00		
8543P	1120A	Park Furniture	\$ 135,000.00		
8550	1048, 1130A	Park Equipment	\$ 239,000.00		
***8575	161B, 163, 321, 1033	Irrigation	\$ 259,700.00	\$ 4,700.00	
**8578D	190/191	Drainage	\$ 365,000.00	\$ 95,400.00	1/26
8510	140	Common Area Wall Repairs	\$ 21,000.00		
8510	674	Replenish Playground Wood Chips	\$ 8,800.00		
8510	1109	Dog Park Replenish	\$ 4,400.00		
8510	110	Mouments	\$ 10,000.00		
*5810	1300	Replace Artificial Turf	\$ 5,000.00	\$ 1,300.00	
Total			\$ 1,396,400.00	\$ 105,750.00	

* Board approved \$2,600 for AZ Project Solutions to oversee Turf Project.

** Big View Ct Project finished in January 2026. Sky Island Restoration final payment: \$92,540; WLB Preliminary & final Inspection : \$1,100 and AZ project final payment \$1,750.

*** Board approved \$9,400 for AZ Project Solutions to oversee Irrigation Repair Project.

**** Board approved \$8,700 for AZ Project Solutions to oversee Paint Project.

Turf /Parks

The transition from winter rye back to Bermuda has begun. Irrigation to the turf areas has been reduced to two days per week, with longer, deeper watering cycles. This approach helps stress and “burn out” the ryegrass while encouraging deeper root growth in the Bermuda.

In addition, mowing heights are being gradually lowered to thin out the rye and allow more sunlight to reach the Bermuda base. This helps promote a smoother and more consistent transition.

As the Bermuda continues to respond, we will be applying a balanced fertilizer to help boost growth, fill in any thin areas, and encourage the turf to fully establish going into the warmer season. We will continue to monitor the transition closely and make any necessary adjustments to irrigation, mowing, and fertilization to ensure a healthy and uniform lawn.

Irrigation

With the warmer weather coming in, we’ll be making seasonal adjustments to the drip irrigation. This means increasing watering frequency and adjusting run times to keep up with the rising temps and make sure plants are getting what they need.

We’ll also be swapping out 9V batteries in any battery timers that need it, so everything keeps running without any issues.

At the same time, we’ll be checking all drip zones for performance. If anything is underperforming, like clogged emitters, leaks, or poor coverage, we’ll make the necessary repairs and adjustments. The goal is to keep everything running efficiently and have the shrubs and plant material looking their best going into summer.

Post Emergent/ IPM

Pre-emergent applications on all roadsides and common areas began the first week of April and are scheduled to be completed by mid-May. On the turf side, a pre-emergent treatment was applied on March 12th, followed by a post-emergent application on April 17th to help control weeds during the transition.

Site damage/ Storm damage

With the recent high winds, we’ve seen some broken branches throughout the community. Fortunately, there was no major damage, no fallen trees, and no vehicle damage to report.

Proposals submitted, signed and work completed.

- Vistoso Vistas & Desert Fairways Tree Removals- Completed March 5th
- Vistoso Vistas, Desert fairways & Sunset Park Tree Plantings- Completed March 25th
- Hohokam Turf Hydro Seeding- Signed and we are tentatively aiming for May 5th or 6th
- Hohokam Dog Park Tree Install- Sent February 17th
- Moore Rd Mistletoe Tree Removal- Sent March 3rd
- Valley Vista Tree Removal- Sent March 3rd
- Valley Vista 20 Tree Trunk Spraying- Sent March 11th
- Replacement of Contaminated DG on Moore Rd- Sent March 13th

Work orders.

10 completed work orders

Added Value

Vistoso Projects Update

April 22, 2026

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 fenced 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).”



- 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.



Vistoso Projects Update

April 22, 2026

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.
- May 16, 2023
 - A meeting is scheduled for May 30, 2023 at the Vistoso Association office. The agenda items are:
 - Discuss plan options for the minimum specifications.
 - Discuss cost estimate (best guess from engineer) for the a minimum plan to be constructed.
 - Discuss cost of annual ongoing maintenance of the minimum plan.
- June 20, 2023
 - Tracy Bogardus Engineering submitted an addendum to the originally approved estimate.
 - The updated plan will design the channel so we do not have to rely on “tying in” with the newly planned “Paradigm” development to the East.
 - The additional cost for the updated plan is \$1,920.
- June 5
 - The signed copy of the amended Bridal Veil Plan was sent to Tracy.
 - We expect to have the plan completed by the end of July.
- Oct 18
 - Bogardus Engineering have received their deposit and will be completing their updated plans tentatively by the week of October 23.
- Jan 16, 2024
 - We are expecting the Bridal Veil survey by the end of January, 2024.
- Feb 21, 2024
 - Tracy Bogardus will be submitting the survey by Feb 23, 2024.
- April 16, 2024
 - Plans were received from Tracy Bogardus and were submitted to the Town of Oro (John Spiker) for review.
 - We are waiting for the plan review from John Spiker.
- May 22, 2024
 - Town of Oro reviewed the Bridal Veil plans and sent back comments for plan revision.
 - Tracy Bogardus is making the requested changes to the plans. Scheduled to be completed by end of May.
- June 18, 2024
 - Revisions are to be completed and resubmitted to the City by the week of June 24.
- July 17, 2024
 - Tracy will be sending John Spiker the updates for the profile of the channel and update to the Drainage Report July 17, 2024.
- August 20, 2024

Vistoso Projects Update

April 22, 2026

- Town of Oro (John Spiker) reviewed and made comments on the plan updates from Tracy Bogardus Aug 5.
- Tracy sent the adjustments back to the Town of Oro for additional review Aug7. We are waiting for John Spikers review and approval.

- Sept 17 2024
 - The updated plans were sent to Town of Oro and we are awaiting final review.

- Oct 15 2024
 - The engineering plans were endorsed by the Town of Oro.
 - An RFP will be sent out when requested.

- Nov 19, 2024
 - An RFP will be sent out when requested.

- April 22, 2026
 - Project is on hold.

2026 Painting

Feb 18, 2026

- RFP completed and being sent to Dunn Edwards for creation of the Paint Specification document.
- Contractors being sourced in compliance with VIVE program.
 - Nominated contractors to be confirmed by management

April 22, 2026

- Paint Spec created by Dunn Edwards
- RFP sent to the following contractors March 11:
 - Arizona Paint Company
 - Facelift Painting
 - Top Tier Painting
 - Wrigs Building Services
- Walkthrough with contractors and Dunn Edwards was completed March 26
- All 4 bids were received from Contractors
 - BOD to review attached Matrix and Bids

2026 Irrigation

Feb 18, 2026

- RFP Completed
- Contractors being sourced in compliance with VIVE program.
 - Nominated contractors to be confirmed by management



Vistoso Projects Update

April 22, 2026

April 22, 2026

- RFP sent to the following contractors March 6:
 - AAA Landscaping
 - BrightView Landscaping
 - Yellowstone Landscaping
- Walkthrough with contractors was completed March 24
- All 3 bids were received from Contractors
 - BOD to review attached Matrix and Bids

Note # There will be an additional cost to isolate the entry area at Siena from the Maspaloma Irrigation line.

2026 Artificial Turf (Bell Tower)

Feb 18, 2026

- RFP Completed
- Contractors being sourced in compliance with VIVE program.
 - Nominated contractors to be confirmed by management

April 22, 2026

- RFP sent to the following contractors February 25:
 - SouthWest Greens
 - True Line Turf
 - Tucson Turf
 - Purchase Greens/Landmark
 - Note # Landmark are getting back to us with the new ROC #, as the # for Purchase Greens is suspended.
- All 4 bids were received from Contractors
 - BOD to review attached Matrix and Bids

2026 Baseball Diamond Refurbishment

Feb 18, 2026

- RFP Completed
- Contractors being sourced in compliance with VIVE program.
 - Nominated contractors to be confirmed by management

April 22, 2026

- RFP sent to the following contractors:
 - Alpha Team Landscaping (declined).
 - Big League Sport Surfaces (declined).
 - AAA Landscaping
 - BrightView Landscaping
- We are waiting to receive bids from Contractors

ALRC –March 2026 Report

All members present

Parks and Landscaping monthly report was reviewed.

Presentation by ICCU Bank regarding property at Safeway Shopping Center.

Committee requested more information from ICCU.

Concern about ICCU logo color required more conversation and information.

ICCU Contact will provide additional information to Barbara for review.

Submitted by K Hernandez

March 25.2026

Communication Committee March 2026 Report

February 2026 Newsletter Engagement Metrics

Newsletter Click Data:

- *Greetings from the Board*: 91
- *Did You Know*: 14
- *Snapshot*: 49
- *Critter of the Month*: N/A
- *AAA Landscaping*: 52

Board Candidate Webpage Engagement:

Single-Family Director Candidates:

- Joe Affinati – 60 clicks (10.3%)
- Jacqueline Lasher – 43 clicks (7.4%)
- Alan Miklofsky – 47 clicks (8.0%)
- Oscar Miranda – 49 clicks (8.4%)
- Vince Roberts – 56 clicks (9.6%)

Other-Than-Single-Family Director:

- Craig Golden – 24 clicks (4.1%)

Commercial Director:

- Rob Feltes – 9 clicks (1.5%)

(Data compiled by Tim O'Keefe)

March Newsletter

The March VCA Newsletter has been distributed.

Key Highlights:

- **Greetings from the Board:**
President Matt Wood outlines the Board election. Due to an initial printing issue with ballots, voting was extended through March 23rd at 5:00 PM. He also emphasized the importance of committee participation as a meaningful way for residents to get involved in the community. Additionally, he explained a new Board resolution regarding commercial vehicles. Bids for the Vistoso Trails Nature Preserve Pond project are due this month. The upcoming community garage/yard sale on April 11 was also highlighted.

- **Did You Know:**
Gayle shares engaging and timely information about “March Madness” and its history.
 - **Call for Committee Volunteers:**
A dedicated feature continues to encourage resident participation in community committees.
 - **Critter of the Month:**
This feature returns, showcasing a striking photo of bobcats perched atop a rock.
 - **Community Yard Sale Reminder:**
Residents were reminded of the Community Yard Sale scheduled for Saturday, April 11, 2026, from 7:00 AM to 2:00 PM.
-

April Newsletter Planning

The April newsletter is anticipated to include:

- Introduction of the newly elected Board of Directors
 - Recognition and appreciation of the outgoing Board members for their service
 - Continued promotion of local events and community engagement opportunities
-

Facebook Page Update

Tim continues to make progress on the development of the community Facebook page. The Board will be notified once it is ready for review.

With warm regards,
Jacqueline Lasher

Communication Committee

April 2026 Report

March 2026 Newsletter Engagement Metrics

Newsletter Click Data:

- **Greetings from the Board:** 39
- **Did You Know:** 22
- **Snapshot:** 41
- **Critter of the Month:** 22
- **AAA Landscaping:** 35

(Data compiled by Tim O'Keefe.)

April Newsletter

The April VCA Newsletter is currently in development.

Key Highlights:

- **Greetings from the Board:**
Matt Wood, VCA President, summarizes the recent Board election, expressing appreciation to all candidates and encouraging residents to participate in one of the community's committees. He also reflects on the successful biannual community yard sale, held each April and October. Additionally, he discusses the OV Path Forward, including its status with the town government, and OV Trails Connect, providing links for both. An update on the Vistoso Trails Nature Preserve Pond is also included.
 - **Did You Know:**
Gayle shares seasonal information related to spring.
-

May Newsletter Planning

The May newsletter is anticipated to include:

- Continued promotion of local events and community engagement opportunities.

- In the “Did You Know,” Gayle is likely to feature a more in-depth article regarding the Vistoso Trails Nature Preserve Pond.

Facebook Page Update

Development of the Communication Committee’s Facebook page is progressing well. The page is currently functioning as intended within a test group consisting of committee members. Once finalized, it will be presented to the Board for approval.

The method for introducing the Facebook page to the broader community is still under consideration. Potential options include:

- An email blast to residents.
- A featured announcement in the VCA newsletter.

With warm regards,
Jacqueline Lasher
Chair, Communication Committee

Compliance Committee Report
April 14, 2026

Submitted by: Mark Napier
Committee Chair

1. Homeowner Forum - W Calabria Ct - / Non-compliant lighting fine (\$220)

*Motion to **Deny** the fine waiver. Homeowner appeared. Has been fined twice previously for the same violation. Admitted he still is not in compliance. Mr. Watson agrees he is still not in compliance. Committee found no basis for waiver of the fine.*

2. Fine Waivers

A. W Vinovo Pass - Homeowner dispute/ Street parking fine **(\$120)**

*Motion to **Deny** the fine waiver. Appeal was largely based on the fact the vehicle was not parked “overnight.” Overnight is not a requirement for the violation.*

B. N Deergrass Dr - Homeowner dispute/ Street parking fine **(\$70)**

*Motion to **Deny** fine waiver. Appeal was based on no prior notice of violation provided. Mr. Watson confirms that prior notice was made.*

C. W Rodriguez Rd - Homeowner dispute/ Street parking fine **(\$220)**

*Motion to **Waive** fine. This resident has received, and paid, prior parking violations. The resident claims the vehicle in violation on this occasion was not their vehicle. There is no evidence that the vehicle belongs to the resident or is connected to that particular residence.*

D. N Dapple Dr- Homeowner dispute/ Street parking fine **(\$120)**

*Motion to **Deny** fine waiver. The resident does not dispute that the on-street parking occurred. The resident states the due to unusual schedules vehicles are occasionally parked on the street. This is not a reasonable basis for granting the appeal. There has been a prior violation, so the resident is aware of the rules.*

No additional items were on this month’s agenda. This concludes the committee’s report.

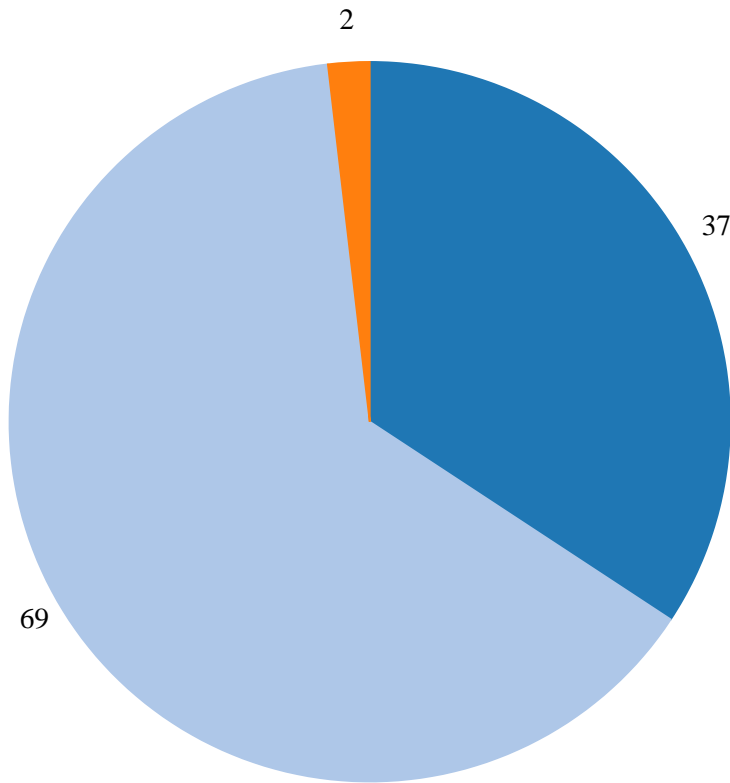
Today : 04/13/2026

Activity Report Vistoso Community Association aka Rancho Vistoso

Category	Subcategory	Total Start	Created	Escalated	ReOpened	Closed	OnHold	Total End
Architectural Modification	Play Equipment	1	0	0	0	0	0	1
Architectural Modification	Not Approved	12	5	0	0	2	0	15
Architectural Modification	Exterior Lighting	2	0	0	0	1	0	1
Architectural Modification	Cease and Desist	1	0	0	0	1	0	0
Architectural Modification	Architectural Review Process Violations	20	2	2	0	1	0	21
BasketBall	Store In Approved Area	4	1	0	0	1	0	4
Commercial	Signage	2	4	0	0	4	0	2
Construction	Machinery and Equipment	0	0	0	0	0	0	0
Driveway	Remove Oil	3	0	0	0	1	0	2
For Office Use Only	Do Not Send Violation See Manager	0	4	0	0	4	0	0
Garage Sales	Not Permitted	2	0	0	0	0	0	2
Landscaping	General Maintenance	0	1	0	0	0	0	1
Landscaping	Remove Weeds	90	12	1	0	54	0	48
Landscaping	Trim Trees	2	1	0	0	0	0	3
Landscaping	Remove dead tree or tree stump	2	2	0	0	1	0	3
Landscaping	Install to comply with minimum requirements	1	0	0	0	1	0	0
Landscaping	Plant Encroachment	5	2	0	0	2	0	5
Lawn Ornaments & Signage	Political Signage	1	0	0	0	0	0	1
Mailbox	Paint	21	4	0	0	1	0	24
Maintenance / Repair	Roof	1	0	0	0	0	0	1
Nuisance	Other	3	0	1	0	0	0	3
Nuisance	Health, Safety and Welfare	4	0	0	0	0	0	4
Other	Decorations	3	0	0	0	3	0	0
Other	Holiday Lights	13	3	0	0	5	0	11
Other	Business violates Association Documents	1	0	1	0	0	0	1
Other	Non Compliant Lighting	13	7	4	0	1	0	19
Other	Store items out of view	6	3	0	0	4	0	5
Paint	House	3	0	0	0	0	0	3
Paint	Wood Trim Fascia	0	1	0	0	0	0	1
Pets	Excessive Noise	3	0	0	0	0	0	3
Pets	Livestock not permitted	1	0	0	0	0	0	1
Pool/Spa	Draining Not Permitted	1	0	0	0	0	0	1
Trash	Container Visible on Non-Collection day	6	0	0	0	3	0	3
Vehicles	No Parking Street	236	36	18	0	18	0	254
Vehicles	No Parking Sidewalk	2	2	0	0	0	0	4
Vehicles	Repairs not permitted	1	0	0	0	1	0	0
Vehicles	Remove disabled vehicle	2	0	0	0	2	0	0
Vehicles	Commercial Vehicle	1	0	0	0	0	0	1
Vehicles	No Parking on Granite	13	1	1	0	0	0	14
Vehicles	Trailers	2	0	0	0	0	0	2
Vehicles	Recreational Vehicles	7	0	0	0	0	0	7
Vehicles	Trailers on street	7	0	0	0	2	0	5
Vehicles	Trailers in driveway	3	0	0	0	0	0	3
Vehicles	No Parking Street1	3	0	1	0	0	0	3

Violation = 108
(by State)

Escalated New Re-Opened



Finance Committee
March 17 2026 Meeting Report

Approval of Minutes from February 17 2026

The Committee reviewed and approved the February 17 2026 meeting minutes.

Review of Financial Statements

February 2026 Financial Statement, Treasurer's Report and the Morgan Stanley Account Statement were reviewed and approved.

Capital Reserve Tracking Tool

The Committee reviewed the Capital Reserve Tracking Tool.

New Business

Repair Reimbursement GL 1155 RR Spreadsheet

The Committee reviewed the Irrigation Repair Reimbursement GL 1155 RR Spreadsheet.

Joe Affinati - Treasurer

The next regularly scheduled meeting of the Finance Committee will occur Tuesday, April 21, 2026, at 3 PM. Hybrid (Zoom) meetings are provided by the VCA office at 1171 E Rancho Vistoso Blvd, Suite #103, located inside the Mountain View Plaza.

Parks & Landscaping Committee Meeting Report
Thurs., Mar. 5, 2026, at 3:15 PM

MEMBERS PRESENT: Debbie Gann-Chair, Sheryl Forte, Lynn Hueber, Joan Sauer, Susan Wood, Lyle Vandermyde, Mgr.-Barbara Daoust, Asst. Mgr.-Debbie Deptula, CSC-Ishanaayna Shelley, AAA-Anthony Munos
ABSENT: None

The meeting was called to order at 3:15 PM

Adopt Mar. 5, 2026 Agenda was approved by the P & L Committee.

Approval of Feb. 5, 2026 minutes were approved by the P & L Committee.

Opening Remarks by Debbie Gann-Chair-I would like to thank the Office Staff, The Board & ALL the Committee Volunteers for their dedication & commitment to Vistoso Community Assoc. It has been an honor for the past 3yrs to work with this committee. Thank you!

NO GUESTS WERE PRESENT.

OLD BUSINESS - AAA Landscaping Report:

All the turf is coming in nicely. They continue to work on the weeds throughout the area.

Anthony & his crew are staying on top of ALL irrigation damage and doing necessary repairs ASAP. There was damage at Wild Life Park and a Police report was made.

BOARD UPDATES:

Tree Removal was Approved by the Board.

NEW BUSINESS:

- A. Shade Trees for Hohokam Dog Park Area was Approved by the P&L Committee and is now being submitted to the Board for Approval.
- B. Vistoso Highlands Vehicle Damage Replacements - We did receive \$5,000 from Insurance Co. Committee is requesting AAA to evaluate the area, recommend possible drought resistant plant replacement and give us a Proposal. We will Table this for the April 2, 2026 Meeting.
- C. Neighborhood Parks & Monuments Refurbishment & Signage - The P&L Committee will start with the Stone Terrace Monument. Starting with contacting contractors and getting estimates. The P&L Committee will be taking an inventory of which Monuments & Signage need to be repaired first.
- D. The Proposal by AAA for the Tree Removal at Valley Vista, located behind 705 E Kalalau Dr. was Approved by the P & L Committee and now being submitted to the Board for Approval.
- E. The Proposal by AAA to Remove a Tree Infected With Mistletoe located off Moore Rd. in the Natural Open Space behind 12825 N Mystic View Pl and 12810 N Eagle Summit Dr was Approved by the P & L Committee and now being submitted to the Board for Approval.

ADJOURNMENT - Was Approved at 4:04 PM by the P & L Committee. Next meeting is tentatively scheduled for Thursday, April 2, 2026