



## COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, June 25, 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](mailto: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 Open Board Meeting Minutes**
- IV. **Executive Session Decisions**
  - A. **Executive Session Minutes – May 28, 2026**
  - B. **Pursuant to ARS 33-1804 A (5) Compliance Committee Results/Fines for June 2026**
  - C. **Pursuant to ARS 33-1804 A (3 & 5) Fee Waivers for June 2026**
  - D. **Pursuant to ARS 33-1804 A (3) Variance Request**
  - E. **Pursuant to ARS 33-1804 A (3) Variance Request**
  - F. **Pursuant to ARS 33-1804 A (3) Variance Request**
- V. **Call to Audience – 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**

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

**IX. New Business**

- A. Appointment of Board Secretary**
- B. Executive Session Meeting Date**
- C. Monument Maintenance Responsibility Agreement**
- D. Engineer Proposal for Common Area Erosion**
- E. Sonoran Vista Monument Lighting**
- F. Homeowner Request to Relocate Replacement Tree in Valley Vista Common Area**
- G. 2025 Audit**
- H. ZeeMaps for Yard Sale Directions**
- I. Financial Investment Policy**

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

**XI. Adjournment**



COMMUNITY ASSOCIATION

**Board of Directors Meeting – May 28, 2026**

**Via Webex Platform - GENERAL SESSION MINUTES**

**BOARD MEMBERS PRESENT:** Matt Wood, President; Joe Affinati, Treasurer; Mark Napier, Director; Craig Golden, Director; and Alan Miklofsky, Director

**ABSENT:** Robert Feltes, Vice President; and Jacqueline Lasher, Director

**GUESTS:** Anthony Munzo, Will Ybarra and Jeff Hatfield from AAA Landscape; Anthony Martin from AZ Project Solutions, and Jonathan Cooper from Third Degree Recreation

**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**

Matt Wood recommended moving up agenda item K. Board Vacancy under New Business. There were no objections.

*A motion was made by Matt Wood and seconded by Joe Affinati 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 Joe Affinati to approve April 30, 2026, open meeting minutes as presented. The motion was approved unanimously.*

**IV. EXECUTIVE SESSION DECISIONS**

**A. Executive Session Minutes**

*A motion was made by Matt Wood and seconded by Joe Affinati to approve April 29, 2026, executive session minutes. Motion passed unanimously.*

**B. Pursuant to ARS 33-1804 A (5) Compliance Committee Results/Fines for May 2026**

*A motion was made by Matt Wood and seconded by Joe Affinati to approve the Compliance Committee results/fines for May 2026. The motion was approved unanimously.*

**C. Pursuant to ARS 33-1804 A (3&5) Fee Waivers for May 2026**

*A motion was made by Matt Wood, seconded by Joe Affinati to approve the May 2026 fee waivers. The motion passed unanimously.*

**D. Pursuant to ARS 33-1804 A (3) Commercial Vehicle Variance Request**

*A motion was made by Matt Wood and seconded by Joe Affinati to deny the commercial vehicle variance request. The motion was approved unanimously.*

**E. Pursuant to ARS 33-1804 A (3) Landscape Variance Request**

*A motion was made by Matt Wood and seconded by Joe Affinati to deny the landscape variance request as reviewed at the May 27, 2026, executive session meeting.*

**F. Pursuant to ARS 33-1804 A (3) Gravel Variance Request**

*A motion was made by Matt Wood and seconded by Joe Affinati to deny the gravel variance request as reviewed at the May 27, 2026, executive session meeting.*

**G. Pursuant to ARS 33-1804 A (3) Deposit Fee Reimbursements**

*A motion was made by Matt Wood and seconded by Joe Affinati to approve the deposit fee reimbursements for tennis cards as reviewed and discussed at May 27, 2026, executive session meeting.*

**V. CALL TO AUDIENCE**

No comments made.

**VI. REPORTS**

- A. Management Report** – Written management report was presented and posted on the association’s website.
- **Fiber Optic Installation** - Currently there are four fiber optic companies, Wyyerd, Ripple, Forged Fiber 37 for Lumen (Century Link) and Quantum Fiber Home Internet, that has shown interest in installing fiber optics in Rancho Vistoso community. Residents that are experiencing installation problems with one of these companies should contact the provider directly.
  - **Reserve Study** - Association Reserves has completed the site inspection for VCA and Siena assets. The study is expected to be available for review next month. This report will assist the association to provide a multi-year funding plan to fully fund reserves and in the development of the 2027 budget.
  - **2025 Audit** - Butler Hansen, a certified public accountant firm, has been selected by the board to conduct the 2025 audit for the association. The draft report is expected to be available next month.
  - **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 – Board selected AAA Landscape for this project (\$203,041). A pre-construction meeting took place with the contractor on May 15, 2026. Waiting on schedule start date from contractor.
    - Refurbish Monument Signage – The board will be reviewing the proposals for Stone Terrace and Hohokam Park Monuments at the May 28<sup>th</sup> meeting.
    - Replenish Playground wood fiber at Moore Loop Park
    - Playground Equipment Replacement at Monticello and Hohokam Parks – Proposals will be reviewed at the May 28<sup>th</sup> meeting by the board.
    - Park Furniture Replacement – This project is on hold until the association receives the 2027 Reserve Study. This project would replace picnic tables, benches, trash cans and barbecues at Hohokam Park.
    - Replacement of drinking fountain – The board will discuss the replacement of the water fountain at Torreno Park East at the May 28<sup>th</sup> meeting.
    - Comon area wall repairs
    - Painting of common area walls, rails, bollards and tennis court fencing – The board selected Facelift Painting (\$65,815) for this project. A pre-construction meeting is scheduled for Tuesday, May 26<sup>th</sup>. This project includes the following neighborhoods: St Andrews 1 & 2, Stone Terrace, Bella Vista, Maravilla, Somerset Canyon, Stone Field, Monticello, Cortona and Vistoso Crossing.
    - Replace Bell Tower Artificial Turf – The association is considering transitioning this area to decorate rock. Further discussion on this topic will occur at the May 28<sup>th</sup> meeting.
    - Hohokam Dog Park Replenish – Bids are being solicited for this project.
    - Asphalt Parking Lots - Sunset Ridge Park – This project is being delayed until next year to coincide with Hohokam and Wildlife Ridge parking lots.
    - Drainage Basin Mitigate/Repair – Meeting for the Bridal Veil Project occurred with the association’s engineer to review the design plans and set strategy.
    - Granite Replacement – This project for the medians located in Center Pointe has been rescheduled to coincide with the La Canada medians and ROW.

At the May 28<sup>th</sup> meeting, the Board will be considering proposals to refurbish the Wildlife Ridge Park baseball diamond.

- **VCA Paint Palette** - Homeowners thinking of painting their home can find the new color palette 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](#) . Before starting your

## DRAFT

project, please submit the Architectural and Landscaping Change Form (ALCF) which can be found on the website at [ALCF-01.15.26-Final.docx](#). If you have any questions, please contact the association office at [askvca@ranchovistosohoa.com](mailto:askvca@ranchovistosohoa.com).

### **B. Financial Report of the Association** – Board Treasurer Joe Affinati provided a written report that can be found on the association website for April 2026. The report below is a financial overview of month end April 30, 2026.

- The Operating Fund balance as of April 30, 2026, is \$963,966. This is adequate to meet current and foreseen cash needs.
- The Reserve Fund balance is \$4,542,589.
- The liquidity of the association is strong to meet ongoing association needs.
- The account receivable balance is \$277,617.
- Total income for the month of April is \$257,605 which is \$12,792 over budget.
- Total expenses for April are \$220,189 which is \$59,480 under budget.
- A monthly contribution of \$79,613 was made to the reserve fund.
- Reserve Investments managed by Morgan Stanley as of April 30:
  - Cash and Equivalents \$ 18,197.81
  - Savings & Time Deposits \$ 1,039.94
  - ETFs and CEFs \$ 553,296.49
  - Government Securities \$ 1,525,127.87
  - Certificates of Deposit \$ 1,765,371.72
  - Mutual Funds \$ 132,584.72
  - Total \$ 3,995,618.55
- Siena's operating fund balance year to date is \$10,378 and the reserve fund year to date balance is \$278,426. ***A motion was made by Matt Wood and seconded by Mark Napier to accept the April 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 transition is slow. The power rake is being utilized to assist in the removal of rye grass and to allow the Bermuda to fill in.
- Irrigation adjustments are ongoing with warmer temperatures.
- Weed control is being monitored. Target applications are being made as needed.
- Vehicle damage occurred to the La Canada/Moore median.

### **D. Project Administration & Proposals** – AZ Project Solutions report is available on the community website.

Anthony Martin reported on the following projects:

- Bridal Veil – The association met with Bogardus Engineering to discuss the design plans for this project.
- The painting project will commence on June 15, 2026.
- Irrigation Project – waiting on a schedule from the contractor.
- Bell Tower Artificial Turf – The board will be discussing this project further tonight.
- Baseball Diamond – This project is on tonight's agenda to discuss proposals to refurbish the field.

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

## VIII. OLD BUSINESS

### A. Revised Ripple Fiber and Wyyerd Fiber Right of Entry and Installation Agreements

*A motion was made by Matt Wood and seconded by Joe Affinati to forward the revised release language to Wyyerd and authorize the association attorney to continue negotiations with Ripple and Wyyerd. The motion was unanimously approved.*

## IX. NEW BUSINESS

### K. Board Vacancy

Kathleen Hernandez tendered her resignation as a Director on May 12, 2026.

*A motion was made by Matt Wood and seconded by Mark Napier to appoint Alan Miklofsky to fill the vacant board position in the single-family category until the March 2027 election. Motion passed unanimously.*

### A. Wildlife Ridge Park Baseball Diamond Proposals

The board reviewed and discussed the two bids received from AAA Landscape (\$19,501), and Brightview (\$21,912).

*A motion was made by Matt Wood and seconded by Joe Affinati to approve AAA Landscape proposal for \$19,501 to refurbish the Wildlife Ridge Park baseball diamond. Motion was approved unanimously.*

### B. Bell Tower Monument Proposal

The Board reviewed and discussed the proposal to remove the artificial turf and install decorative rock & boulders at the Vistoso Highlands Monument.

*A motion was made by Matt Wood and seconded by Mark Napier to table further discussion until the Parks & Landscape Committee reviews and makes a recommendation. Motion passed unanimously.*

### C. Hohokam Park Playground Equipment Proposals

The board reviewed and discussed the proposals that were presented by Jonathan Cooper from Third Degree Recreation.

*A motion was made by Mark Napier and seconded by Matt Wood to approve Option B under 2-5 playground structures Pipeline Model 9856 at \$56,260 and Option B under 5-12 playground structure, Pipeline Model 9869 at a cost of \$67,600. The motion was approved unanimously.*

Jonathan Cooper will provide options to replace one of the panels on the Model 9869 play structure.

### D. Idaho Central Credit Union (ICCU) Branch – Commercial Property Remodel at Safeway Plaza

*A motion was made by Matt Wood and seconded Mark Napier to approve the ICCU remodel of the old Bank of America building with the following stipulations as recommended by the ALRC:*

*The final landscape and irrigation design plans must be reviewed by the ALRC before installation.*

*The front signage lighting must be dimmed at 10:00pm with the other three logos surrounding the building shut off.*

*Size of building signage must conform to the Town of Oro Valley code.*

*The front canopy remains in the current size and can be wrapped with the green color (TDR Green Lot# 072919/ Stock) but with a non-reflected matte finish.*

*The soffits at the drive thru will be 8 inches in green with a non-reflected matte finish. No other areas are to be wrapped in green.*

*The drive thru ATM signage is approved as presented.*

*All other fixtures, including the bollards in the drive thru, must remain in the earth-toned palette.*

*The final color that is used/selected must be a matte finish as reflective colors are prohibited.*

*The Motion was approved unanimously.*

### E. Facebook Account

*A motion was made by Matt Wood and seconded by Mark Napier to approve the Communication Committee recommendations on launching the Facebook account to VCA members. Motion passed unanimously.*

### F. Stone Terrace Monument Proposal

*A motion was made by Matt Wood and seconded by Mark Napier to approve the Stone Terrace Monument proposals from Wrigs Building Service for masonry work (\$425), Territorial Sign Company (\$642.98) for replacing the signage and AAA Landscape for installation of plants (\$2,959.42) for a total project cost of*

DRAFT

*\$4,632.95. The motion was approved unanimously.*

**G. Hohokam Park Monument Proposal**

*A motion was made by Matt Wood and seconded by Joe Affianti to approve the Territorial Sign Company proposal for \$605.55 to refurbish the Hohokam Park Monument sign. Motion passed unanimously.*

**H. Delegation of Authority to Set Agendas & Prepare Motions for Consideration at Open Meetings**

*A motion was made by Mark Napier and seconded by Matt Wood to approve the resolution to delegate authority to set agendas and prepare motions for consideration at open meetings, The motion was approved unanimously.*

**I. Policy to Authorize Management to Waive Late Fees and Process Deposit Reimbursements**

*A motion was made by Matt Wood and seconded by Joe Affinati to approve the policy authorizing management to waive late fees and to process tennis card deposit reimbursement. Motion passed unanimously.*

**J. Committee Charter Revisions**

*A motion was made by Matt Wood and seconded by Joe Affinati to approve the recommended language to the Committee Charters. The motion was approved unanimously.*

**L. Water Fountain Replacement**

*A motion was made by Matt Wood and seconded by Joe Affinati to delay the replacement of the water fountain at the Torreno East Park.*

**M. Access Point #15 on Vistoso Trails Nature Preserve Map**

The board directed management to install “No Trespassing” signs in the VCA common area at this location and to explore additional options.

**X. NEXT MEETING** – The next General Session meeting is tentatively scheduled for Thursday, July 30, 2026, at 5:30 P.M.

**XI. ADJOURNMENT** – *A motion was made by Matt Wood and seconded by Joe Affinati to adjourn the meeting at 6:35 P.M. Motion carried.*

---

Vistoso Community Association

---

Date



## Management Report June 2026

### **For the Month of May 2026**

ARC Submittals: 26

Approved: 25

Withdrawn: 1

Resales: 46

Total Work Orders: 1

Open Work Orders: 1

Closed/Completed: 0

Tennis Cards Processed

New: 0

Walk-ins: 175

Calls Received: 295

Call Center: 577

Violations: 491

Parking continues to be the top compliance issue for the month.

### **Reserve Study**

Association Reserves has completed the site inspection for VCA and Siena assets. These reports will assist the association to provide a multi-year funding plan to fully fund reserves and in the development of the 2027 budget.

### **2025 Audit**

Butler Hansen, a certified public accountant firm, has been selected by the board to conduct the 2025 audit for the association. The draft report is being reviewed by the Finance Committee and the Board.

### **Monument Lighting**

The Sonoran Vista and Mesquite Crest Monument lighting have been experiencing outages. With the assistance of AAA Landscape, we were able to find some old fixtures to install, and the system is operational at Mesquite Crest. The lighting at this monument is hard wired. As for Sonoran Vista, Cascade Electric evaluated the system at this monument and determined that



the solar system is no longer working and needs to be replaced. The board will be discussing a proposal to replace the solar light system similar to other locations along RVB.

### **Morning Vista Development**

This Sub-Association will consist of 18 townhomes located at Rancho Vistoso Blvd. and Morning Vista Dr. The project plans submitted by DSW Commercial Real Estate are under review by the Architectural and Landscape Review Committee.

### **VCA Maps**

The updated community maps are available on the website at [VCA Maps - Welcome to Rancho Vistoso](#) .

### **Fall Yard Sale**

The Fall Yard Sale is scheduled for Saturday, October 3rd. Members that have been participating have been requesting the association to enhance the advertising efforts for this event. Staff have been exploring the use of ZeeMaps to help with the advertising of this event and provide a better connection between sellers and buyers. This will enable participants to add their address and offer a description of items for sale and buyers will have access to the map and will be able to get directions. This is under review by the board.

### **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 – Board selected AAA Landscape for this project (\$203,041). Repairs on Maspalomas started on June 8<sup>th</sup> and the estimated completion date for this location is June 29. Work is expected to commence on Woodburne Dr. on June 30.
- Refurbish Monument Signage – The board approved the refurbishment proposals for Stone Terrace and Hohokam Park Monuments. The Parks and Landscape Committee is considering additional monument locations. Bids are being solicited for Somerset Canyon, and Monticello.
- Replenish Playground wood fiber at Moore Loop Park
- Playground Equipment Replacement at Monticello and Hohokam Parks – Proposals will be reviewed at the May 28<sup>th</sup> meeting by the board.
- Park Furniture Replacement – This project is on hold until the association receives the 2027 Reserve Study. This project would replace picnic tables, benches, trash cans and barbecues at Hohokam Park.
- Replacement of drinking fountain – This project has been delayed due to the current condition of the fountain at Torreno Park East.
- Comon area wall repairs
- Painting of common area walls, rails, bollards and tennis court fencing – The board selected Facelift Painting (\$65,815) for this project. Work started the week of June 15,



2026. This project includes the following neighborhoods: St Andrews 1 & 2, Stone Terrace, Bella Vista, Maravilla, Somerset Canyon, Stone Field, Monticello, Cortona and Vistoso Crossing.

- Replace Bell Tower Artificial Turf – The project to transition the artificial turf to decorative rock is being reviewed by the Parks & Landscape Committee.
- Hohokam Dog Park Replenish – Bids are being solicited for this project.
- Asphalt Parking Lots - Sunset Ridge Park – This project is being delayed until next year to coincide with Hohokam and Wildlife Ridge parking lots.
- Drainage Basin Mitgate/Repair – Meeting for the Bridal Veil Project occurred with the association’s engineer to review the design plans and set strategy.
- Granite Replacement – This project for the medians located in Center Pointe has been rescheduled to coincide with the La Canada medians and ROW.

### **VCA Paint Palette**

Homeowners thinking of painting their home can find the new color palette 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](#) . Before starting your project, please submit the Architectural and Landscaping Change Form (ALCF) which can be found on the website at [ALCF-01.15.26-Final.docx](#). If you have any questions, please contact the association office at [askvca@ranchovistosohoa.com](mailto:askvca@ranchovistosohoa.com) .

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

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

- **Balance Sheet.**
  - **Operating Fund Balance.** The Fund Balance of \$740,378 – made up of Cash \$332,475 and Savings \$407,903 - is adequate to meet current and foreseen cash needs.
  - **Reserve Fund Balance.** The reserve fund ending balance is \$4,643,640 – made up of Morgan Stanley-advised investment portfolio \$3,999,057, Money Market Account \$627,848, Accrued Interest \$14,594, an Unamortized Discount of \$161,903 plus an Unrealized RSV gain of \$164,044.
  - **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 \$236,229. Total Operating Liabilities balance of \$733,058 is made up of Prepaid Assessments \$258,890, Accrued Expenses \$123,254, Unearned Revenue \$308,573, Refundable Deposit Keys \$12,900 and Security Deposits of \$29,442.
- **Summary balances.** In summary: At 5/31/26 Total Assets are \$5,751,345. Total Liabilities plus Equity: Liabilities \$733,058 plus Reserves \$4,643,640 plus Surplus \$374,647 totals \$5,751,345.

*Operating Fund Income Statement.*

- **Income.** Total income for the month was \$236,212. This was \$351 under Budget. Residential assessments are \$2,681 over Budget; Builder Assessments are \$1,908 under Budget, and Commercial Dues at Budget.
  - **Expenses.** Total expenses for the month were \$207,111, \$20,210 under Budget.
  - YTD Income of \$1,205,523 is \$6,208 over Budget, while YTD Operating expenses of \$1,080,954 have been \$147,669 under Budget as described below. YTD Admin Expense is \$89,594 under Budget, Utilities are \$16,691 under Budget, Landscaping is \$17,882 under Budget, and Common Area is \$23,503 under Budget. This results in an YTD Operating Surplus of \$124,570 versus a Budgeted deficit of \$29,308.
- 
- **Reserve Fund.**

- **Revenue.** As Budgeted, for May 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 \$101,051. The full year Budget calls for \$1,105,359 Total Reserve Income. YTD Actual Reserve Income totals \$473,324.
- **Expenditures.** Reserve Fund expenditures was \$0 in May, \$113,381 YTD. Reserve Fund spending is budgeted to total \$1,396,400 for all of 2026.
- **Reserve Investments.** As of April 30, 2026, and May 31, 2026 the makeup of The Morgan Stanley managed portfolio is:

	<b>April 2026</b>	<b>May 2026</b>
<i>Cash and equivalents:</i>	<i>18,197.81</i>	<i>284,529.47</i>
<i>Savings and Time Deposits</i>	<i>1,039.94</i>	<i>1,042.85</i>
<i>ETFs and CEFs</i>	<i>553,296.49</i>	<i>575,841.37</i>
<i>Government Securities:</i>	<i>1,525,127.87</i>	<i>1,523,669.60</i>
<i>Certificates of Deposit:</i>	<i>1,765,371.72</i>	<i>1,498,394.94</i>
<i>Mutual Funds:</i>	<i>132,584.72</i>	<i>132,314.08</i>
<i>Total:</i>	<u><u><i>\$ 3,995,618.55</i></u></u>	<u><u><i>\$4,015,792.31</i></u></u>

- **Siena**

**Overall financial condition.** At 5/31/26 the Operating Fund balance is \$8,505 and the Reserve Fund balance is \$281,166. For May, Operating Income of \$2,317 is \$691 more than Operating Expenses of \$1,627. YTD Reserve Fund income has totaled \$13,982 while Reserve Fund Expenditures have totaled \$26,690, yielding a Reserve Fund Deficit totaling \$12,708 versus a Budgeted Surplus of \$3,625.

*Joe Affinati, Treasurer*



**347Z VISTOSO COMMUNITY CONSOLIDATED  
BALANCE SHEET  
05/31/2026**

**ASSETS**

**OPERATING FUNDS**

US BANK - OPERATING CHECKING 340,980.50  
US BANK SAVINGS 407,902.76  
-----

**TOTAL OPERATING FUNDS 748,883.26**

**RESERVE FUNDS**

RESERVE USBANK -SIENA RSV 281,165.52  
RESERVE US BANK MMA 627,847.74  
MORGAN STANLEY RESERVE 570,504.36  
MORGAN STANLEY RESERVE 3,428,552.99  
UNAMORTIZED PREMIUM/DISCOUNT (161,903.23)  
RESERVES - ACCRUED INTEREST 14,594.03  
UNREALIZED RSV GAIN/LOSS 164,044.16  
-----

**TOTAL RESERVE FUNDS 4,924,805.57**

**DEPOSITS**

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

**TOTAL DEPOSITS 3,024.22**

**ACCOUNTS RECEIVABLE**

ACCOUNTS RECEIVABLE 323,130.44  
ACCOUNTS RECEIVABLE - PARCELS 365.65  
PRE-LEGAL RECEIVABLE 52,548.11  
CONTINGENT PAYABLE (52,548.11)  
ALLOWANCE FOR DOUBTFUL ACCOUNTS (96,773.57)  
A/R OTHER 300.00  
AR - REPAIR REIMBURSEMENT 9,507.40  
-----

**TOTAL ACCOUNTS RECEIVABLE 236,529.92**

**OTHER ASSETS**

PREPAID EXPENSE INSURANCE 44,775.00  
PREPAID EXPENSES 3,749.66  
PREPAID INCOME TAX EXPENSE 79,925.00  
-----

**TOTAL OTHER ASSETS 128,449.66**



**347Z VISTOSO COMMUNITY CONSOLIDATED  
BALANCE SHEET  
05/31/2026**

<b>TOTAL ASSETS</b>		<b>6,041,692.63</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>OPERATING LIABILITIES</b>		
ACCRUED EXPENSES	124,748.13	
PREPAID ASSESSMENTS	258,855.09	
PREPAID ASSESSMENTS - PARCELS	597.00	
REFUNDABLE DEPOSIT KEYS	12,900.00	
UNEARNED REVENUE	312,985.22	
SECURITY DEPOSITS	29,442.00	
	-----	
<b>TOTAL OPERATING LIABILITIES</b>		<b>739,527.44</b>
<b>RESERVE</b>		
ACCUMULATED GENERAL	4,507,568.76	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	347,235.62	
UNREALIZED GAIN/LOSS INVESTMENTS	53,338.78	
GAIN (LOSS) ON INVESTMENT	16,662.41	
	-----	
<b>TOTAL RESERVE</b>		<b>4,924,805.57</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	269,088.84	
PRIOR YEAR ADJUSTMENT	(17,259.33)	
CURRENT YEAR RESERVE EQUITY	(347,235.62)	
CURRENT SURPLUS/(DEFICIT)	472,765.73	
	-----	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>377,359.62</b>
		-----
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>6,041,692.63</b>
		=====



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
05/31/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
222,389	219,708	2,681	4000	ASSESSMENT INCOME	1,108,091	1,098,540	9,551	2,636,496
4,412	4,413	(1)	4000P	PARCEL ASSESSMENTS	22,062	22,063	(1)	52,951
78,952	78,952	0	4001	COMMERCIAL DUES	394,762	394,760	2	947,424
882	1,000	(118)	4030	INTEREST INCOME	4,283	5,000	(717)	12,000
150	100	50	4050FR	FILE REVIEW FEE	1,650	500	1,150	1,200
0	175	(175)	4050MU	MONITOR TRUSTEE SALE	525	875	(350)	2,100
900	434	466	4050RR	FILE TRANSFER FEES	2,640	2,170	470	5,208
400	100	300	4050T	FORECLOSURE/TRUSTEE SALES	800	500	300	1,200
0	1,833	(1,833)	4070	LATE FEE INCOME	15,463	9,165	6,298	22,000
35	210	(175)	4075	NSF FEE	735	1,050	(315)	2,520
0	1,720	(1,720)	4076	VIOLATION ADMIN FEE	0	8,600	(8,600)	20,640
7,956	9,864	(1,908)	4205	BUILDER ASSESSMENT	37,080	49,320	(12,240)	118,368
4,160	2,080	2,080	4900	VIOLATION FINES	21,050	10,400	10,650	24,960
0	0	0	4925	WORK ORDER/REIMBURSEABLE INCOME	1,000	0	1,000	0
0	0	0	4950	REBILL FEE	15,510	16,500	(990)	33,000
(79,613)	(79,613)	0	6010	GENERAL RESERVE TRANSFER	(398,065)	(398,065)	0	(955,359)
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(10,475)	(10,475)	0	(25,140)
238,529	238,881	(352)		<b>TOTAL INCOME</b>	<b>1,217,110</b>	<b>1,210,903</b>	<b>6,207</b>	<b>2,899,568</b>
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
10,302	10,061	241	5000	MANAGEMENT FEE	50,836	50,305	531	120,735
3,750	3,465	285	5000RO	OFFICE LEASE	18,097	17,325	772	41,575
0	261	(261)	5005	RESERVE STUDY	1,565	1,305	260	3,130
36,377	39,750	(3,373)	5007w	SALARIES & BENEFITS	183,823	198,750	(14,927)	477,000
0	0	0	5009A	REBILL FEE EXPENSE	15,510	16,500	(990)	33,000
35	210	(175)	5009B	NSF FEE EXPENSE	735	1,050	(315)	2,520
5,342	3,242	2,100	5010	LEGAL EXPENSE	14,788	16,210	(1,422)	38,900
4,167	1,000	3,167	5020	LIEN/COLLECTION COST	8,744	5,000	3,744	12,000
150	100	50	5020F	FILE REVIEW FEE	1,650	500	1,150	1,200
0	175	(175)	5020M	MONITOR TRUSTEE SALE	525	875	(350)	2,100
900	434	466	5020RR	FILE TRANSFER FEE EXPENSE	2,640	2,170	470	5,208
400	0	400	5020T	FORECLOSURE/TRUSTEE SALES	800	400	400	1,200
0	0	0	5030	AUDIT/TAX PREPARATION	0	5,500	(5,500)	12,870
0	0	0	5033F	ADVERTISING	340	1,200	(860)	2,400
35	35	0	5037	BANK CHARGES & CC FEES	175	175	0	420
0	150	(150)	5039	WEBSITE	480	750	(270)	1,800
9,714	10,295	(581)	5040	ADMINISTRATION	48,450	48,700	(250)	120,765
143	166	(23)	5046	NEWSLETTER	855	830	25	1,992
0	625	(625)	5047B	OFFICE EQUIPMENT RENTAL	305	3,125	(2,820)	7,500
261	650	(389)	5048	OFFICE EXPENSES	2,711	3,250	(539)	7,800
0	423	(423)	5052	PRINTING	(118)	2,115	(2,233)	5,078
1,120	740	380	5054	ARCHITECTURAL EXPENSE	3,500	3,700	(200)	8,880
0	0	0	5055	MEETING EXPENSE	20,124	24,000	(3,876)	24,000
520	0	520	5059	POSTAGE	1,298	7,200	(5,902)	8,568
1,630	890	740	5059V	VIOLATION NOTICES	5,600	4,450	1,150	10,680
500	0	500	5065	PROFESSIONAL FEES	500	2,500	(2,000)	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	42,000	(42,000)	42,000
475	1,750	(1,275)	5088	BAD DEBT EXPENSE	(2,105)	8,750	(10,855)	21,000
4,440	4,731	(291)	5090	INSURANCE	21,648	23,655	(2,008)	56,766
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
0	92	(92)	P5005A	RESERVE STUDY	550	460	90	1,100
0	0	0	P5080	TAX - CORPORATION	0	2,104	(2,104)	2,104
38	37	1	P5090	INSURANCE	176	187	(12)	450
80,298	79,282	1,016		<b>TOTAL ADMINISTRATIVE</b>	<b>403,422</b>	<b>495,041</b>	<b>(91,619)</b>	<b>1,085,741</b>
<b>U T I L I T I E S</b>								



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
05/31/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
7,088	17,000	(9,912)	5100	WATER/SEWER	65,830	85,000	(19,170)	204,000
1,251	1,267	(16)	5120	ELECTRIC	6,408	6,335	73	15,204
450	269	181	5151	TELEPHONE	2,249	1,347	902	3,232
738	370	368	5151B	INTERNET	3,286	1,849	1,437	4,437
0	70	(70)	5152	ALARM MONITORING	418	350	68	1,015
(62)	178	(240)	P5100	WATER/SEWER	440	890	(450)	2,136
0	47	(47)	P5120	ELECTRIC	212	237	(25)	570
-----	-----	-----			-----	-----	-----	-----
9,465	19,201	(9,736)		TOTAL UTILITIES	78,842	96,008	(17,166)	230,594
LANDSCAPING								
108,562	108,562	0	5200	LANDSCAPE CONTRACT	542,801	542,810	(9)	1,302,744
0	3,000	(3,000)	5218	MAJOR PROJECTS	11,953	6,000	5,953	38,500
0	1,167	(1,167)	5220	IRRIGATION REPAIRS	4,741	5,835	(1,094)	14,004
0	400	(400)	5222	BACKFLOW INSPEC/RPRS	149	2,000	(1,851)	4,800
0	3,000	(3,000)	5228	EROSION CONTROL	0	15,000	(15,000)	36,000
1,680	2,500	(820)	5240	TREE TRIMMING/REMOVAL	6,619	12,500	(5,881)	30,000
760	760	0	P5200	LANDSCAPE CONTRACT	3,807	3,799	8	9,118
0	8	(8)	P5220	IRRIGATION REPAIRS	0	40	(40)	100
0	0	0	P5240	PLANT REPLACEMENT	1,796	0	1,796	0
-----	-----	-----			-----	-----	-----	-----
111,002	119,397	(8,395)		TOTAL LANDSCAPE	571,866	587,984	(16,118)	1,435,266
POOL/SPA/CLUBHOUSE								
233	230	3	P5350	FOUNTAIN MAINTENANCE	1,165	1,150	15	5,800
-----	-----	-----			-----	-----	-----	-----
233	230	3		TOTAL POOLS	1,165	1,150	15	5,800
GATES								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,300	1,300	0	3,120
0	0	0	P5511	GATE REPAIRS	0	200	(200)	400
128	136	(8)	P5517	GATE PHONE	642	680	(38)	1,632
-----	-----	-----			-----	-----	-----	-----
388	396	(8)		TOTAL GATES	1,942	2,180	(238)	5,152
COMMON AREA								
400	500	(100)	5700	BUILDING MAINTENANCE	765	2,500	(1,735)	6,000
457	500	(43)	5700K	KEYS/LOCK REPAIR	982	2,500	(1,518)	6,000
0	400	(400)	5722	ELECTRIC REPAIRS/SUPPLIES	0	2,000	(2,000)	4,800
0	692	(692)	5740	SIGN MAINTENANCE	0	3,460	(3,460)	8,300
2,345	2,386	(41)	5769A	JANITORIAL	11,773	11,930	(157)	28,630
2,290	2,239	51	5774	PET WASTE REMOVAL	9,160	11,195	(2,035)	26,868
1,451	2,062	(611)	5779CC	SECURITY PATROL	8,544	10,310	(1,766)	24,744
0	1,167	(1,167)	5800	COMMON AREA MAINTENANCE/REPAIRS	1,170	5,833	(4,663)	14,000
0	0	0	5845	PARK MAINT	0	4,496	(4,496)	8,992
140	417	(277)	5850	EXTERMINATING	1,410	2,083	(673)	5,000
0	200	(200)	5895	TENNIS COURT MAINTENANCE	0	1,000	(1,000)	2,400
269	269	0	P5739	STREET SWEEPING	539	539	0	1,078
0	100	(100)	P5800	COMMON AREA MAINTAINENCE	0	100	(100)	200
-----	-----	-----			-----	-----	-----	-----
7,352	10,932	(3,580)		TOTAL COMMON AREA	34,343	57,946	(23,603)	137,012
-----	-----	-----			-----	-----	-----	-----
208,738	229,438	(20,700)		TOTAL OPERATING EXPENSES	1,091,580	1,240,309	(148,729)	2,899,565
-----	-----	-----			-----	-----	-----	-----
29,791	9,443	20,348		OPERATING FUND SURPLUS/(DEFICIT)	125,530	(29,406)	154,936	3
=====	=====	=====			=====	=====	=====	=====



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
05/31/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>RESERVE FUND</b>							
<b>I N C O M E</b>							
79,613	79,613	0	7010	398,065	398,065	0	955,359
22,210	12,500	9,710	7034	76,413	62,500	13,913	150,000
0	0	0	7069	2,473	0	2,473	0
2,095	2,095	0	P7010	10,475	10,475	0	25,140
645	717	(72)	P7034	3,507	3,583	(76)	8,600
(773)	0	(773)	8537	(3,627)	0	(3,627)	0
-----	-----	-----		-----	-----	-----	-----
103,790	94,925	8,865		487,307	474,623	12,684	1,139,099
-----	-----	-----		-----	-----	-----	-----
<b>E X P E N D I T U R E S</b>							
0	4,400	(4,400)	8510	1,300	4,400	(3,100)	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	7,631	0	7,631	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
0	0	0	8578D	95,400	365,000	(269,600)	365,000
0	10,433	(10,433)	P8510	26,690	10,433	16,257	10,433
-----	-----	-----		-----	-----	-----	-----
0	14,833	(14,833)		140,071	379,833	(239,762)	1,406,833
-----	-----	-----		-----	-----	-----	-----
103,790	80,092	23,698		347,236	94,790	252,446	(267,734)
=====	=====	=====		=====	=====	=====	=====



# 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 05/31/2026

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
<b>INCOME</b>													
4000	ASSESSMENT INCOME	\$ 221,104	\$ 221,596	\$ 221,338	\$ 221,665	\$ 222,389	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,108,091
4000P	PARCEL ASSESSMENTS	4,412	4,412	4,412	4,412	4,412	0	0	0	0	0	0	22,062
4001	COMMERCIAL DUES	78,952	78,952	78,952	78,952	78,952	0	0	0	0	0	0	394,762
4030	INTEREST INCOME	877	792	879	852	882	0	0	0	0	0	0	4,283
4050FR	FILE REVIEW FEE	150	750	450	150	150	0	0	0	0	0	0	1,650
4050MU	MONITOR TRUSTEE SALE	0	350	0	175	0	0	0	0	0	0	0	525
4050RR	FILE TRANSFER FEES	0	0	1,140	600	900	0	0	0	0	0	0	2,640
4050T	FORECLOSURE/TRUSTEE SALES	0	0	400	0	400	0	0	0	0	0	0	800
4070	LATE FEE INCOME	3,647	(95)	24	11,888	0	0	0	0	0	0	0	15,463
4075	NSF FEE	420	(35)	35	280	35	0	0	0	0	0	0	735
4205	BUILDER ASSESSMENT	7,200	7,200	6,768	7,956	7,956	0	0	0	0	0	0	37,080
4900	VIOLATION FINES	4,140	3,640	3,750	5,360	4,160	0	0	0	0	0	0	21,050
4925	WORK ORDER/REIMBURSEABLE INCOM	0	0	0	1,000	0	0	0	0	0	0	0	1,000
4950	REBILL FEE	7,200	(90)	60	8,340	0	0	0	0	0	0	0	15,510
6010	GENERAL RESERVE TRANSFER	(79,613)	(79,613)	(79,613)	(79,613)	(79,613)	0	0	0	0	0	0	(398,065)
P6010	GENERAL RESERVE TRANSFER	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	0	0	0	0	0	0	(10,475)
	<b>TOTAL INCOME</b>	<b>\$ 246,395</b>	<b>\$ 235,765</b>	<b>\$ 236,500</b>	<b>\$ 259,922</b>	<b>\$ 238,529</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1,217,110</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
5000	MANAGEMENT FEE	\$ 10,066	\$ 10,095	\$ 10,088	\$ 10,285	\$ 10,302	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 50,836
5000RO	OFFICE LEASE	3,384	3,384	3,384	4,196	3,750	0	0	0	0	0	0	18,097
5005	RESERVE STUDY	0	0	1,565	0	0	0	0	0	0	0	0	1,565
5007w	SALARIES & BENEFITS	35,740	37,751	37,145	36,809	36,377	0	0	0	0	0	0	183,823
5009A	REBILL FEE EXPENSE	7,200	(90)	60	8,340	0	0	0	0	0	0	0	15,510
5009B	NSF FEE EXPENSE	420	(35)	35	280	35	0	0	0	0	0	0	735
5020	LIEN/COLLECTION COST	0	1,907	2,005	665	4,167	0	0	0	0	0	0	8,744
5020F	FILE REVIEW FEE	150	750	450	150	150	0	0	0	0	0	0	1,650
5020M	MONITOR TRUSTEE SALE	0	350	0	175	0	0	0	0	0	0	0	525
5020RR	FILE TRANSFER FEE EXPENSE	0	0	1,140	600	900	0	0	0	0	0	0	2,640
5020T	FORECLOSURE/TRUSTEE SALES	0	0	400	0	400	0	0	0	0	0	0	800
5033F	ADVERTISING	0	20	20	301	0	0	0	0	0	0	0	340
5037	BANK CHARGES & CC FEES	35	35	35	35	35	0	0	0	0	0	0	175
5039	WEBSITE	480	0	0	0	0	0	0	0	0	0	0	480
5040	ADMINISTRATION	9,370	9,983	9,686	9,697	9,714	0	0	0	0	0	0	48,450
5046	NEWSLETTER	285	143	143	143	143	0	0	0	0	0	0	855
5047B	OFFICE EQUIPMENT RENTAL	0	0	305	0	0	0	0	0	0	0	0	305
5048	OFFICE EXPENSES	955	12	524	960	261	0	0	0	0	0	0	2,711
5052	PRINTING	0	950	(1,068)	0	0	0	0	0	0	0	0	(118)
5054	ARCHITECTURAL EXPENSE	0	0	1,400	980	1,120	0	0	0	0	0	0	3,500
5055	MEETING EXPENSE	0	4,915	15,209	0	0	0	0	0	0	0	0	20,124
5010	LEGAL EXPENSE	0	3,871	3,386	2,190	5,342	0	0	0	0	0	0	14,788
5059	POSTAGE	543	2,301	(2,067)	0	520	0	0	0	0	0	0	1,298
5059V	VIOLATION NOTICES	0	0	2,840	1,130	1,630	0	0	0	0	0	0	5,600
5065	PROFESSIONAL FEES	0	0	0	0	500	0	0	0	0	0	0	500
5068	GIFTS	0	(780)	0	0	0	0	0	0	0	0	0	(780)
5088	BAD DEBT EXPENSE	0	1,565	(4,145)	0	475	0	0	0	0	0	0	(2,105)
5090	INSURANCE	4,252	4,252	4,264	4,440	4,440	0	0	0	0	0	0	21,648
P5005A	RESERVE STUDY	0	0	550	0	0	0	0	0	0	0	0	550
P5090	INSURANCE	34	34	34	38	38	0	0	0	0	0	0	176
	<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 72,913</b>	<b>\$ 81,412</b>	<b>\$ 87,387</b>	<b>\$ 81,412</b>	<b>\$ 80,298</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 403,422</b>
<b>UTILITIES</b>													
5100	WATER/SEWER	\$ 13,550	\$ 21,867	\$ 12,990	\$ 10,335	\$ 7,088	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 65,830
5120	ELECTRIC	1,481	1,362	1,055	1,259	1,251	0	0	0	0	0	0	6,408
5151	TELEPHONE	450	450	450	450	450	0	0	0	0	0	0	2,249
5151B	INTERNET	333	738	738	738	738	0	0	0	0	0	0	3,286
5152	ALARM MONITORING	209	0	0	209	0	0	0	0	0	0	0	418
P5100	WATER/SEWER	19	133	260	88	(62)	0	0	0	0	0	0	440
P5120	ELECTRIC	0	0	159	53	0	0	0	0	0	0	0	212
	<b>TOTAL UTILITIES</b>	<b>\$ 16,041</b>	<b>\$ 24,550</b>	<b>\$ 15,653</b>	<b>\$ 13,132</b>	<b>\$ 9,465</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 78,842</b>
<b>LANDSCAPING</b>													
5200	LANDSCAPE CONTRACT	\$ 108,562	\$ 108,562	\$ 108,562	\$ 108,554	\$ 108,562	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 542,801
5218	MAJOR PROJECTS	1,200	2,545	0	8,208	0	0	0	0	0	0	0	11,953
5220	IRRIGATION REPAIRS	1,871	555	1,522	793	0	0	0	0	0	0	0	4,741
5222	BACKFLOW INSPEC/RPRS	149	0	0	0	0	0	0	0	0	0	0	149
5240	TREE TRIMMING/REMOVAL	1,514	0	3,425	0	1,680	0	0	0	0	0	0	6,619
P5200	LANDSCAPE CONTRACT	760	760	760	767	760	0	0	0	0	0	0	3,807
P5240	PLANT REPLACEMENT	1,796	0	0	0	0	0	0	0	0	0	0	1,796
	<b>TOTAL LANDSCAPE</b>	<b>\$ 115,852</b>	<b>\$ 112,421</b>	<b>\$ 114,269</b>	<b>\$ 118,323</b>	<b>\$ 111,002</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 571,866</b>
<b>POOL/SPA/ CLUBHOUSE</b>													







**347 VISTOSO COMMUNITY ASSOCIATION  
BALANCE SHEET  
05/31/2026**

**ASSETS**

<b>OPERATING FUNDS</b>		
OPERATING - US BANK	332,475.00	
US BANK SAVINGS	407,902.76	
	-----	
<b>TOTAL OPERATING FUNDS</b>		<b>740,377.76</b>
<b>RESERVE FUNDS</b>		
RESERVE US BANK MMA	627,847.74	
MORGAN STANLEY RESERVE	570,504.36	
MORGAN STANLEY RESERVE	3,428,552.99	
UNAMORTIZED PREMIUM/DISCOUNT	(161,903.23)	
RESERVES - ACCRUED INTEREST	14,594.03	
UNREALIZED RSV GAIN/LOSS	164,044.16	
	-----	
<b>TOTAL RESERVE FUNDS</b>		<b>4,643,640.05</b>
<b>DEPOSITS</b>		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	
	-----	
<b>TOTAL DEPOSITS</b>		<b>3,024.22</b>
<b>ACCOUNTS RECEIVABLE</b>		
ACCOUNTS RECEIVABLE	323,194.76	
PRE-LEGAL RECEIVABLE	52,818.11	
CONTINGENT PAYABLE	(52,818.11)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(96,773.57)	
A/R OTHER	300.00	
AR - REPAIR REIMBURSEMENT	9,507.40	
	-----	
<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>236,228.59</b>
<b>OTHER ASSETS</b>		
PREPAID EXPENSE INSURANCE	44,400.00	
PREPAID EXPENSES	3,749.66	
PREPAID INCOME TAX EXPENSE	79,925.00	
	-----	
<b>TOTAL OTHER ASSETS</b>		<b>128,074.66</b>
		-----
<b>TOTAL ASSETS</b>		<b>5,751,345.28</b>



**347 VISTOSO COMMUNITY ASSOCIATION  
BALANCE SHEET  
05/31/2026**

<b>LIABILITIES &amp; EQUITY</b>	
<b>OPERATING LIABILITIES</b>	
ACCRUED EXPENSES	123,253.90
PREPAID ASSESSMENTS	258,889.52
REFUNDABLE DEPOSIT KEYS	12,900.00
UNEARNED REVENUE	308,572.88
SECURITY DEPOSITS	29,442.00
	-----
<b>TOTAL OPERATING LIABILITIES</b>	<b>733,058.30</b>
<b>RESERVE</b>	
ACCUMULATED GENERAL	4,213,695.65
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	359,943.21
UNREALIZED GAIN/LOSS INVESTMENTS	53,338.78
GAIN (LOSS) ON INVESTMENT	16,662.41
	-----
<b>TOTAL RESERVE</b>	<b>4,643,640.05</b>
<b>OPERATING SURPLUS (DEFICIT)</b>	
ACCUMULATED SURPLUS (DEFICIT)	267,336.59
PRIOR YEAR ADJUSTMENT	(17,259.33)
CURRENT YEAR RESERVE EQUITY	(359,943.21)
CURRENT SURPLUS/(DEFICIT)	484,512.88
	-----
<b>TOTAL SURPLUS/(DEFICIT)</b>	<b>374,646.93</b>
	-----
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>5,751,345.28</b>
	=====



**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
05/31/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
222,389	219,708	2,681	4000	ASSESSMENT INCOME	1,108,091	1,098,540	9,551	2,636,496
78,952	78,952	0	4001	COMMERCIAL DUES	394,762	394,760	2	947,424
882	1,000	(118)	4030	INTEREST INCOME	4,283	5,000	(717)	12,000
150	100	50	4050FR	FILE REVIEW FEE	1,650	500	1,150	1,200
0	175	(175)	4050MU	MONITOR TRUSTEE SALE	525	875	(350)	2,100
900	434	466	4050RR	FILE TRANSFER FEES	2,640	2,170	470	5,208
400	100	300	4050T	FORECLOSURE/TRUSTEE SALES	800	500	300	1,200
0	1,833	(1,833)	4070	LATE FEE INCOME	15,463	9,165	6,298	22,000
35	210	(175)	4075	NSF FEE	735	1,050	(315)	2,520
0	1,720	(1,720)	4076	VIOLATION ADMIN FEE	0	8,600	(8,600)	20,640
7,956	9,864	(1,908)	4205	BUILDER ASSESSMENT	37,080	49,320	(12,240)	118,368
4,160	2,080	2,080	4900	VIOLATION FINES	21,050	10,400	10,650	24,960
0	0	0	4925	WORK ORDER/REIMBURSEABLE INCOME	1,000	0	1,000	0
0	0	0	4950	REBILL FEE	15,510	16,500	(990)	33,000
(79,613)	(79,613)	0	6010	GENERAL RESERVE TRANSFER	(398,065)	(398,065)	0	(955,359)
-----	-----	-----			-----	-----	-----	-----
236,212	236,563	(351)		TOTAL INCOME	1,205,523	1,199,315	6,208	2,871,757
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
10,302	10,061	241	5000	MANAGEMENT FEE	50,836	50,305	531	120,735
3,750	3,465	285	5000RO	OFFICE LEASE	18,097	17,325	772	41,575
0	261	(261)	5005	RESERVE STUDY	1,565	1,305	260	3,130
36,377	39,750	(3,373)	5007w	SALARIES & BENEFITS	183,823	198,750	(14,927)	477,000
0	0	0	5009A	REBILL FEE EXPENSE	15,510	16,500	(990)	33,000
35	210	(175)	5009B	NSF FEE EXPENSE	735	1,050	(315)	2,520
5,342	3,242	2,100	5010	LEGAL EXPENSE	14,788	16,210	(1,422)	38,900
4,167	1,000	3,167	5020	LIEN/COLLECTION COST	8,744	5,000	3,744	12,000
150	100	50	5020F	FILE REVIEW FEE	1,650	500	1,150	1,200
0	175	(175)	5020M	MONITOR TRUSTEE SALE	525	875	(350)	2,100
900	434	466	5020RR	FILE TRANSFER FEE EXPENSE	2,640	2,170	470	5,208
400	0	400	5020T	FORECLOSURE/TRUSTEE SALES	800	400	400	1,200
0	0	0	5030	AUDIT/TAX PREPARATION	0	5,500	(5,500)	12,870
0	0	0	5033F	ADVERTISING	340	1,200	(860)	2,400
35	35	0	5037	BANK CHARGES & CC FEES	175	175	0	420
0	150	(150)	5039	WEBSITE	480	750	(270)	1,800
9,714	10,295	(581)	5040	ADMINISTRATION	48,450	48,700	(250)	120,765
143	166	(23)	5046	NEWSLETTER	855	830	25	1,992
0	625	(625)	5047B	OFFICE EQUIPMENT RENTAL	305	3,125	(2,820)	7,500
261	650	(389)	5048	OFFICE EXPENSES	2,711	3,250	(539)	7,800
0	423	(423)	5052	PRINTING	(118)	2,115	(2,233)	5,078
1,120	740	380	5054	ARCHITECTURAL EXPENSE	3,500	3,700	(200)	8,880
0	0	0	5055	MEETING EXPENSE	20,124	24,000	(3,876)	24,000
520	0	520	5059	POSTAGE	1,298	7,200	(5,902)	8,568
1,630	890	740	5059V	VIOLATION NOTICES	5,600	4,450	1,150	10,680
500	0	500	5065	PROFESSIONAL FEES	500	2,500	(2,000)	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	42,000	(42,000)	42,000
475	1,750	(1,275)	5088	BAD DEBT EXPENSE	(2,105)	8,750	(10,855)	21,000
4,440	4,731	(291)	5090	INSURANCE	21,648	23,655	(2,008)	56,766
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
-----	-----	-----			-----	-----	-----	-----
80,260	79,153	1,107		TOTAL ADMINISTRATIVE	402,696	492,290	(89,594)	1,082,087
<b>U T I L I T I E S</b>								
7,088	17,000	(9,912)	5100	WATER/SEWER	65,830	85,000	(19,170)	204,000
1,251	1,267	(16)	5120	ELECTRIC	6,408	6,335	73	15,204
450	269	181	5151	TELEPHONE	2,249	1,347	902	3,232
738	370	368	5151B	INTERNET	3,286	1,849	1,437	4,437



**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
05/31/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
0	70	(70)	5152	ALARM MONITORING	418	350	68	1,015
9,527	18,976	(9,449)		TOTAL UTILITIES	78,190	94,881	(16,691)	227,888
LANDSCAPING								
108,562	108,562	0	5200	LANDSCAPE CONTRACT	542,801	542,810	(9)	1,302,744
0	3,000	(3,000)	5218	MAJOR PROJECTS	11,953	6,000	5,953	38,500
0	1,167	(1,167)	5220	IRRIGATION REPAIRS	4,741	5,835	(1,094)	14,004
0	400	(400)	5222	BACKFLOW INSPEC/RPRS	149	2,000	(1,851)	4,800
0	3,000	(3,000)	5228	EROSION CONTROL	0	15,000	(15,000)	36,000
1,680	2,500	(820)	5240	TREE TRIMMING/REMOVAL	6,619	12,500	(5,881)	30,000
110,242	118,629	(8,387)		TOTAL LANDSCAPE	566,263	584,145	(17,882)	1,426,048
COMMON AREA								
400	500	(100)	5700	BUILDING MAINTENANCE	765	2,500	(1,735)	6,000
457	500	(43)	5700K	KEYS/LOCK REPAIR	982	2,500	(1,518)	6,000
0	400	(400)	5722	ELECTRIC REPAIRS/SUPPLIES	0	2,000	(2,000)	4,800
0	692	(692)	5740	SIGN MAINTENANCE	0	3,460	(3,460)	8,300
2,345	2,386	(41)	5769A	JANITORIAL	11,773	11,930	(157)	28,630
2,290	2,239	51	5774	PET WASTE REMOVAL	9,160	11,195	(2,035)	26,868
1,451	2,062	(611)	5779CC	SECURITY PATROL	8,544	10,310	(1,766)	24,744
0	1,167	(1,167)	5800	COMMON AREA MAINTENANCE/REPAIRS	1,170	5,833	(4,663)	14,000
0	0	0	5845	PARK MAINT	0	4,496	(4,496)	8,992
140	417	(277)	5850	EXTERMINATING	1,410	2,083	(673)	5,000
0	200	(200)	5895	TENNIS COURT MAINTENANCE	0	1,000	(1,000)	2,400
7,082	10,563	(3,481)		TOTAL COMMON AREA	33,804	57,307	(23,503)	135,734
207,111	227,321	(20,210)		TOTAL OPERATING EXPENSES	1,080,954	1,228,623	(147,669)	2,871,757
29,100	9,242	19,858		OPERATING FUND SURPLUS/(DEFICIT)	124,570	(29,308)	153,878	0



**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
05/31/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<b>RESERVE FUND</b>							
<b>I N C O M E</b>							
79,613	79,613	0	7010	398,065	398,065	0	955,359
22,210	12,500	9,710	7034	76,413	62,500	13,913	150,000
0	0	0	7069	2,473	0	2,473	0
(773)	0	(773)	8537	(3,627)	0	(3,627)	0
-----	-----	-----		-----	-----	-----	-----
101,051	92,113	8,938		473,324	460,565	12,759	1,105,359
-----	-----	-----		-----	-----	-----	-----
<b>E X P E N D I T U R E S</b>							
0	4,400	(4,400)	8510	1,300	4,400	(3,100)	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	7,631	0	7,631	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
0	0	0	8578D	95,400	365,000	(269,600)	365,000
-----	-----	-----		-----	-----	-----	-----
0	4,400	(4,400)		113,381	369,400	(256,019)	1,396,400
-----	-----	-----		-----	-----	-----	-----
101,051	87,713	13,338		359,943	91,165	268,778	(291,041)
=====	=====	=====		=====	=====	=====	=====









**347A VISTOSO- SIENA  
BALANCE SHEET  
05/31/2026**

**ASSETS**

<b>OPERATING FUNDS</b>		
<b>OPERATING - US BANK</b>	<b>8,505.50</b>	
	<b>-----</b>	
<b>TOTAL OPERATING FUNDS</b>		<b>8,505.50</b>
<b>RESERVE FUNDS</b>		
<b>RESERVE USBANK -SIENA RSV</b>	<b>281,165.52</b>	
	<b>-----</b>	
<b>TOTAL RESERVE FUNDS</b>		<b>281,165.52</b>
<b>ACCOUNTS RECEIVABLE</b>		
<b>ACCOUNTS RECEIVABLE</b>	<b>(64.32)</b>	
<b>ACCOUNTS RECEIVABLE - PARCELS</b>	<b>365.65</b>	
<b>PRE-LEGAL RECEIVABLE</b>	<b>(270.00)</b>	
<b>CONTINGENT PAYABLE</b>	<b>270.00</b>	
	<b>-----</b>	
<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>301.33</b>
<b>OTHER ASSETS</b>		
<b>PREPAID EXPENSE INSURANCE</b>	<b>375.00</b>	
	<b>-----</b>	
<b>TOTAL OTHER ASSETS</b>		<b>375.00</b>
		<b>-----</b>
<b>TOTAL ASSETS</b>		<b>290,347.35</b>
		<b>=====</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>OPERATING LIABILITIES</b>		
<b>ACCRUED EXPENSES</b>	<b>1,494.23</b>	
<b>PREPAID ASSESSMENTS</b>	<b>(34.43)</b>	
<b>PREPAID ASSESSMENTS - PARCELS</b>	<b>597.00</b>	
<b>UNEARNED REVENUE</b>	<b>4,412.34</b>	
	<b>-----</b>	
<b>TOTAL OPERATING LIABILITIES</b>		<b>6,469.14</b>
<b>RESERVE</b>		
<b>ACCUMULATED GENERAL</b>	<b>293,873.11</b>	



**347A VISTOSO- SIENA  
BALANCE SHEET  
05/31/2026**

---

<b>C/Y GENERAL RESERVE SURPLUS/(DEFICIT)</b>	<b>(12,707.59)</b>	
	<b>-----</b>	
<b>TOTAL RESERVE</b>		<b>281,165.52</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
<b>ACCUMULATED SURPLUS (DEFICIT)</b>	<b>1,752.25</b>	
<b>CURRENT YEAR RESERVE EQUITY</b>	<b>12,707.59</b>	
<b>CURRENT SURPLUS/(DEFICIT)</b>	<b>(11,747.15)</b>	
	<b>-----</b>	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>2,712.69</b>
		<b>-----</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>290,347.35</b>
		<b>=====</b>



**347A VISTOSO- SIENA**  
**STATEMENT OF REVENUES & EXPENSES**  
**05/31/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
4,412	4,413	(1)	4000P	PARCEL ASSESSMENTS	22,062	22,063	(1)	52,951
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(10,475)	(10,475)	0	(25,140)
<u>2,317</u>	<u>2,318</u>	<u>(1)</u>		TOTAL INCOME	<u>11,587</u>	<u>11,588</u>	<u>(1)</u>	<u>27,811</u>
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
0	92	(92)	P5005A	RESERVE STUDY	550	460	90	1,100
0	0	0	P5080	TAX - CORPORATION	0	2,104	(2,104)	2,104
<u>38</u>	<u>37</u>	<u>1</u>	P5090	INSURANCE	<u>176</u>	<u>187</u>	<u>(12)</u>	<u>450</u>
38	129	(92)		TOTAL ADMINISTRATIVE	726	2,751	(2,026)	3,654
<b>U T I L I T I E S</b>								
(62)	178	(240)	P5100	WATER/SEWER	440	890	(450)	2,136
0	47	(47)	P5120	ELECTRIC	212	237	(25)	570
<u>(62)</u>	<u>225</u>	<u>(287)</u>		TOTAL UTILITIES	<u>652</u>	<u>1,127</u>	<u>(475)</u>	<u>2,706</u>
<b>L A N D S C A P I N G</b>								
760	760	0	P5200	LANDSCAPE CONTRACT	3,807	3,799	8	9,118
0	8	(8)	P5220	IRRIGATION REPAIRS	0	40	(40)	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	5,603	3,839	1,764	9,218
<b>P O O L / S P A / C L U B H O U S E</b>								
233	230	3	P5350	FOUNTAIN MAINTENANCE	1,165	1,150	15	5,800
233	230	3		TOTAL POOLS	1,165	1,150	15	5,800
<b>G A T E S</b>								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,300	1,300	0	3,120
0	0	0	P5511	GATE REPAIRS	0	200	(200)	400
<u>128</u>	<u>136</u>	<u>(8)</u>	P5517	GATE PHONE	<u>642</u>	<u>680</u>	<u>(38)</u>	<u>1,632</u>
388	396	(8)		TOTAL GATES	1,942	2,180	(238)	5,152
<b>C O M M O N A R E A</b>								
269	269	0	P5739	STREET SWEEPING	539	539	0	1,078
0	100	(100)	P5800	COMMON AREA MAINTAINENCE	0	100	(100)	200
<u>269</u>	<u>369</u>	<u>(100)</u>		TOTAL COMMON AREA	<u>539</u>	<u>639</u>	<u>(100)</u>	<u>1,278</u>
<u>1,627</u>	<u>2,117</u>	<u>(490)</u>		TOTAL OPERATING EXPENSES	<u>10,626</u>	<u>11,686</u>	<u>(1,060)</u>	<u>27,808</u>
<u>691</u>	<u>201</u>	<u>490</u>		OPERATING FUND SURPLUS/(DEFICIT)	<u>960</u>	<u>(98)</u>	<u>1,058</u>	<u>3</u>



347A VISTOSO- SIENA  
 STATEMENT OF REVENUES & EXPENSES  
 05/31/2026

***** 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	PARCEL TRANSFER TO RESERVES	10,475	10,475	0	25,140
645	717	(72)	P7034	INTEREST RESERVE FUNDS	3,507	3,583	(76)	8,600
-----	-----	-----			-----	-----	-----	-----
2,740	2,812	(72)		TOTAL RESERVE INCOME	13,982	14,058	(76)	33,740
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
0	10,433	(10,433)	P8510	PARCEL - GENERAL RESERVE EXPENSE	26,690	10,433	16,257	10,433
-----	-----	-----			-----	-----	-----	-----
0	10,433	(10,433)		TOTAL RESERVE EXPENDITURES	26,690	10,433	16,257	10,433
-----	-----	-----			-----	-----	-----	-----
2,740	(7,621)	10,361		RESERVE FUND SURPLUS/(DEFICIT)	(12,708)	3,625	(16,333)	23,307
=====	=====	=====			=====	=====	=====	=====





2026 VCA Project Tracking Tool

Budget GL #	Component #	Description	Budget	Project Cost as of 5/31/2026	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	\$ 7,631.00	10/25
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	
<b>Total</b>			<b>\$ 1,396,400.00</b>	<b>\$ 113,381.00</b>	

\* 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.

\*\*\*\*\*The Sunset Ridge Parking Lots deferred until 2027. The 27 Mile Parking pad was completed in 10/25 but paid in April 2026.

## **Turf /Parks**

The parks are doing well, and the turf is starting to fill in nicely. To help improve overall turf health, we will be applying a water-soluble soil conditioner along with a liquid fertilizer. This treatment will help improve soil conditions, allowing nutrients and water to move more effectively into the root zone where the turf can make the best use of them.

We will continue doing everything we can to promote healthy growth and help the turf look its best throughout the growing season

## **Irrigation**

The irrigation repairs project is coming along well. The crew is currently working in the Maspalomas and Cortona areas and is on track to complete that work by June 29th. They are scheduled to begin work in the Woodburne area on June 30th.

We also experienced a mainline leak at the corner of Vistoso Highlands and Rancho Vistoso Blvd. The leak was caused by a fitting failure on a 2-inch PVC mainline. Our crews quickly located the issue, shut the water off as soon as possible, and scheduled the repair. The repair has since been completed and the system is back in operation

## **Post Emergent/ IPM**

Our efforts to keep the community weed-free continue every day. Our spray technician is out treating weeds and keeping an eye on common areas and roadsides to help keep the community looking its best. At the same time, our maintenance crews help by hand-pulling weeds and using hula hoes in the areas where they are working. By combining these efforts, we are able to stay ahead of weed growth and keep the community clean and well maintained.

## **Site damage/ Storm damage**

On Monday, June 15, after the storm the day before, we came across a small amount of storm damage. The biggest issue was a large Palo Verde tree at Monticello Park that uprooted and fell onto the sidewalk and roadway. One of our crew members spotted it, and we had a crew there right away to remove the tree and haul off the debris.

The second issue was a large ocotillo on Woodburne, just north of Arrowsmith, that had fallen over onto the sidewalk. The crew cut it up and hauled it away the same day.

With the strong winds that came through with the storm, this was a really good outcome. The hard pruning completed during the winter is showing its benefits and should continue to help reduce storm damage throughout the monsoon season.



### **Proposals submitted, signed and work completed.**

- Hohokam Turf Hydro Seeding- Scheduled to start June 29<sup>th</sup>
- Hohokam Dog Park Tree Install- Completed June 8<sup>th</sup>
- Irrigation Repairs, Woodburne, Hidden Springs & Maspalomas/Cortona- Started on June 8th
- Replacement of Contaminated DG on Moore Rd- Sent March 13<sup>th</sup>
- Stone Terrace Monument Refurbish- Sent April 24<sup>th</sup>
- Vistoso Highlands Monument Artificial Turf Removal- Pending Revision
- Wildlife Park Diamond Refurbishment- Sent April 24<sup>th</sup>
- Vistoso Highlands Vehicle Damage Planting- Sent June 16<sup>th</sup>
- La Canada Vehicle Damage Tree Install- Sent June 16<sup>th</sup>
- Booming utility Breezeway- Pending Revision
- Granville Canyon Wash Refurbishment- Pending Revision

### • **Work orders.**

3 Work Orders have been Completed

# Vistoso Projects Update

June 16, 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

June 16, 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

June 16, 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.
  
- **June 16, 2026**
  - Management met with Tracy Bogardus on May 11, 2026 to discuss steps to restart the Bridal Veil Wash Repair Project.
  - Updated drone pictures and video were taken and sent to Barbara and Tracy.
  - Tracy will be sending pricing to complete a new survey and updated plans.



# Vistoso Projects Update

June 16, 2026

## 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

May 19, 2026

- The 2026 Painting Project was awarded to Facelift Painting.
- The Painting agreement was signed by Facelift Painting – to be co-signed by the BOD.
- A Pre-con Meeting has been scheduled for Tuesday, May 26, 2026.

**June 16, 2026**



- Paint Notices were sent out to the community on June 1.
- Contractor started prep work at Stone Terrace on Desert Fairway Drive June 15.

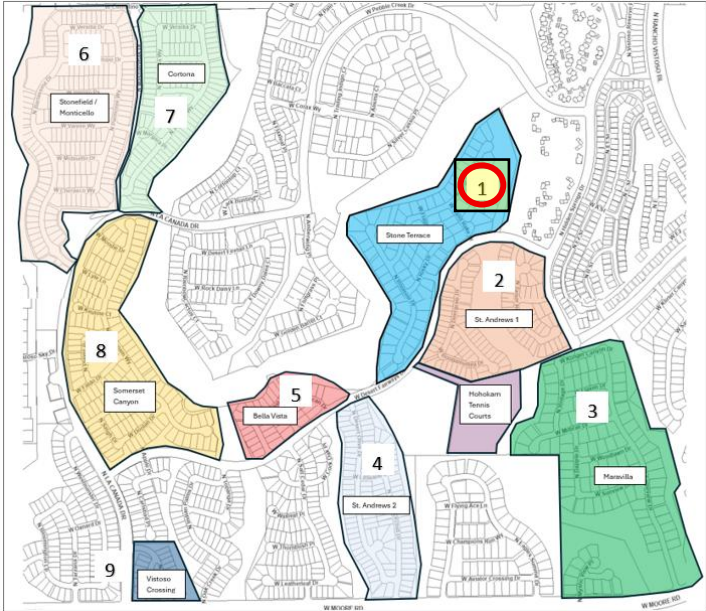
### Painting Progress Map:

**Where You Will See Activity:**

- Hohokam Park Tennis Courts (Start date is to be advised – see notes below)
- Perimeter walls in the following neighborhoods: (Starting June 15 - Pending weather)
 

1. Stone Terrace	4. St. Andrews 2	7. Cortona
2. St. Andrews 1	5. Bella Vista	8. Sommerset Canyon
3. Maravilla	6. Stonefield/Monticello	9. Vistoso Crossing

	In Progress
	Complete



# Vistoso Projects Update

June 16, 2026



## 2026 Irrigation

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 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.**

May 19, 2026

- The 2026 Irrigation Project was awarded to AAA Landscaping.
- A Pre-construction Meeting was held on May 15, 2026
  - Anthony Munoz will give an estimate for the usage of water at the Siena entrance.
  - The Irrigation agreement has been sent to AAA (to be signed and returned).
  - Notifications will be sent out 3 to 4 weeks in advance of start.


**June 16, 2026**


- Notices were sent to adjacent communities' week of June 8
- Work has started on the 1<sup>st</sup> of 3 areas - Mariposa Drive.
  - Schedule:**
    - Maspalomas Drive **June 10 to June 30**
    - Woodbourne Ave **June 30 to August 3**
    - Hidden Springs August **4 to August 24**

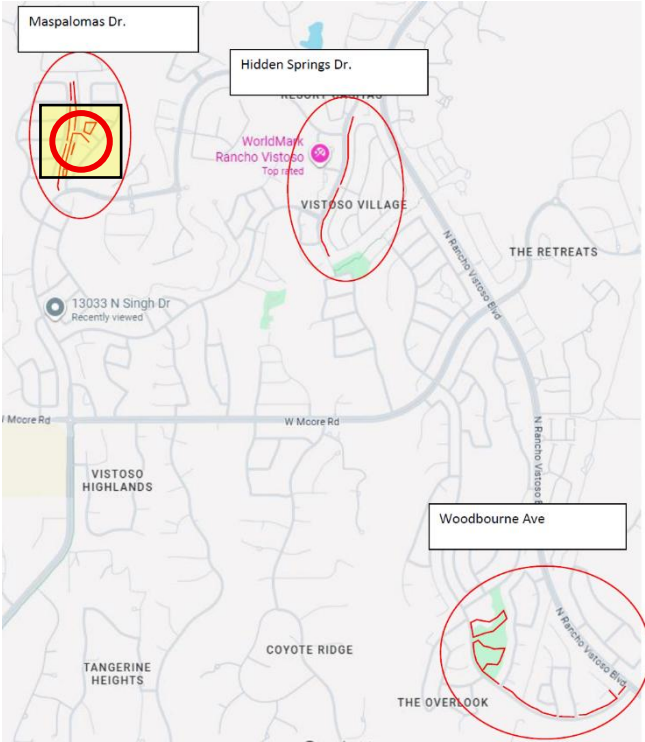
# Vistoso Projects Update

June 16, 2026

## Irrigation Progress Map:

 In Progress

 Complete



Maspalomas Drive:





# Vistoso Projects Update

## June 16, 2026

### 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

#### June 16, 2026

- The Artificial Turf project has been placed on hold pending a decision to convert the existing area to granite landscaping.

### 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

May 19, 2026

- Bids were received from AAA and BrightView Landscape.
- BOD to review attached Matrix and Bids



# Vistoso Projects Update

## June 16, 2026

### June 16, 2026

- AAA were selected to complete the Baseball refurbishment.
- We are working with AAA to establish a start date.

## **ALRC committee report for Wednesday June 10th**

Reviewed and discussed Residences at Morning Vista development. Met with the project coordinator/ contractor who will follow up on a few committee questions.

Committee reviewed and discussed the following variances

Morgan Ranch - requested more detail from homeowner

Vistoso Village Pl - recommend approval

Vistoso Ranch Pl - recommend approval

Meadview Way - recommend denial

Cottontop Ct - recommend approval

## Communication Committee

### June 2026 Report

---

#### May 2026 Newsletter Engagement Metrics

##### Newsletter Click Data:

- **Greetings from the Board:** 107
- **Did You Know:** 50
- **Snapshot:** 59
- **Critter of the Month:** 20
- **AAA Landscaping:** 57

*(Data compiled by Tim O'Keefe.)*

---

#### June Newsletter

The June VCA Newsletter is currently in development.

##### Key Highlights:

- **Greetings from the Board:**

Matt Wood will provide an update on recent developments affecting our community.

- **Did You Know:**

Gayle's article highlights the upcoming 250th anniversary of the United States. She will share information about this historic milestone and its significance as the nation prepares for this once-in-a-generation celebration.

- **Local Events:**

The newsletter will include information on upcoming community events, including a local Sun City event. Additional Fourth of July-related activities will also be highlighted within the *Did You Know* section.

- **Friendly Reminder:**

The newsletter will also likely include a reminder that 3<sup>rd</sup> Quarter dues are due on July 1. Residents will also find information on the various payment options available to help ensure timely submission.

---

#### July Newsletter Planning

The July newsletter is anticipated to include:

- Continued promotion of local events and community engagement opportunities.
  - A Did You Know article by Gayle focusing on Arizona's monsoon season and related safety information.
- 

### Facebook Page Update

The Board has approved moving forward with the VCA Facebook page. Tim has begun developing the page and establishing the necessary settings so that residents who choose to follow the page can receive updates.

As a reminder, the Facebook page is intended to serve as a secondary communication channel for information that has already been distributed through official VCA sources. Members will be able to view posts but will not be able to comment.

The Communication Committee plans to promote the Facebook page through an email blast, the VCA website, and the monthly newsletter. The Committee is aiming for a soft launch in the near future, followed by a broader rollout later in the year when more seasonal residents have returned.

Homeowners who wish to receive updates through Facebook will need to proactively locate and follow the page.

The Board has indicated that it would like to receive statistics related to the Facebook page in the future. The Communication Committee will be exploring what data is available and how best to track and report meaningful metrics as the page grows and develops.

---

With warm regards,  
Jacqueline Lasher  
Chair, Communication Committee

**Compliance Committee Report**  
**June 9, 2026**

Submitted by: Mark Napier  
Committee Chair

1. Call to Order – meeting was called to order at 3:30. A quorum was present.
2. Adopt Revised Agenda if Necessary – Agenda was adopted as presented.
3. Approval of May 12, 2026, minutes – minutes were approved with no revisions
4. Fine Waivers/Reimbursements
  - A. N Eagles Summit Dr - Homeowner dispute/ Community property- destruction or damage fine. *The homeowner admits trimming the trees. AAA informs us that the trees were damaged as a result of unauthorized trimming. **Recommend \$170 fine upheld***
  - B. N Westminster Dr - Homeowner dispute/ Street parking. *The homeowner states that the vehicle does not belong to them. There was evidence to support this fact. **Recommend \$70 and \$120 fine waived.***
  - C. E Marshall Peak Dr - Homeowner dispute / Non-compliant lighting. *Homeowner removed the lights and now is in compliance. **Recommend \$70 fine waived.***
  - D. E Heatherglenn Pl - Homeowner dispute/ Street parking. *Homeowner has paid previous fines. Appeal was not deemed to provide credible information with respect to the ownership of the vehicle in question. Neighbors have repeatedly complained about the vehicle being out of compliance with CC&R's regarding on-street parking. **Recommend \$520 fine be upheld.***
5. Reports - Months of violations. *No specifically noteworthy changes in trends. Parking continues to be the highest violation of CC&R's. It is nice to see that we have exceptional compliance overall for a community of this size.*

The next meeting is tentatively scheduled for Tuesday, July 14, 2026 @ 3:30pm

Today : 06/10/2026

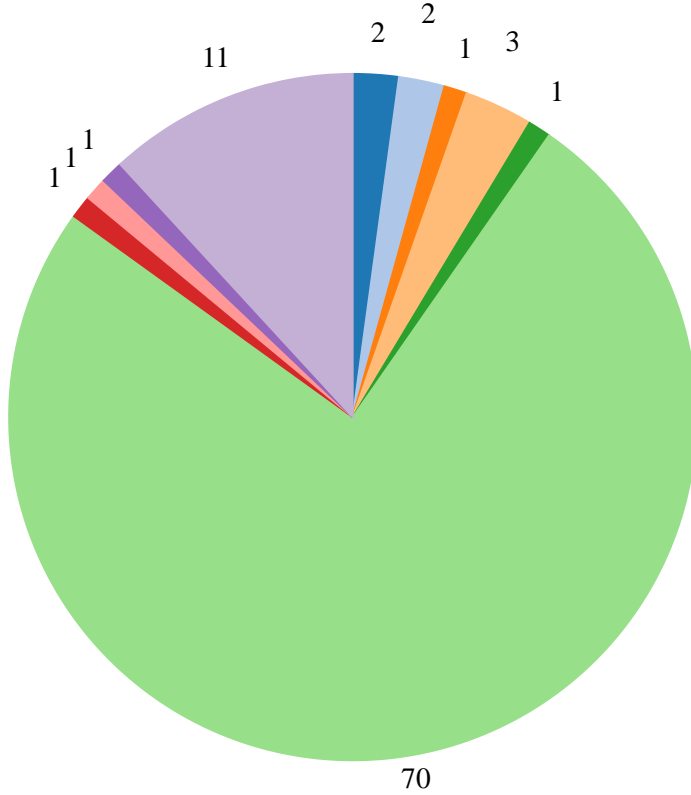
## Activity Report Vistoso Community Association aka Rancho Vistoso

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	17	7	0	0	3	0	21
Architectural Modification	Exterior Lighting	1	0	0	0	0	0	1
Architectural Modification	Architectural Review Process Violations	19	1	0	0	1	0	19
BasketBall	Store In Approved Area	3	2	0	0	1	0	4
Commercial	Signage	4	0	0	0	3	0	1
Community Property	Destruction or Damage	2	0	0	0	0	0	2
Driveway	Remove Oil	1	0	0	0	0	0	1
Fence/Gate/Wall	Repair	1	0	0	0	1	0	0
Flag	Not in compliance with Federal Guidelines	0	0	0	0	0	0	0
For Office Use Only	Do Not Send Violation See Manager	0	3	0	0	3	0	0
Landscaping	Trim Shrubs	0	0	0	0	0	0	0
Landscaping	Remove Weeds	45	1	0	0	9	0	37
Landscaping	Trim Trees	2	1	0	0	2	0	1
Landscaping	Remove dead tree or tree stump	1	0	0	0	0	0	1
Landscaping	General Maintenance	2	0	0	0	1	0	1
Landscaping	Plant Encroachment	5	0	0	0	0	0	5
Mailbox	Paint	24	0	0	0	4	0	20
Maintenance / Repair	Roof	1	0	0	0	0	0	1
Nuisance	Other	3	0	0	0	0	0	3
Nuisance	Health, Safety and Welfare	2	0	0	0	0	0	2
Other	Holiday Lights	7	3	2	0	5	0	5
Other	Business violates Association Documents	1	0	0	0	0	0	1
Other	Non Compliant Lighting	15	2	0	0	1	0	16
Other	Store items out of view	4	0	1	0	0	0	4
Paint	Wood Trim Fascia	1	0	0	0	0	0	1
Paint	House	3	0	0	0	0	0	3
Paint	Garage Door	0	2	0	0	1	0	1
Pets	Excessive Noise	4	0	0	0	1	0	3
Pets	Livestock not permitted	1	0	0	0	0	0	1
Pool/Spa	Draining Not Permitted	1	1	0	0	0	0	2
Trash	Container Visible on Non-Collection day	4	0	0	0	1	0	3
Vehicles	No Parking Street	274	42	24	0	38	0	278
Vehicles	No Parking Sidewalk	4	0	0	0	0	0	4
Vehicles	Repairs not permitted	1	1	0	0	2	0	0
Vehicles	No Parking on Granite	13	1	0	0	2	0	12
Vehicles	Trailers	1	1	0	0	1	0	1
Vehicles	Recreational Vehicles	5	0	1	0	2	0	3
Vehicles	Trailers on street	3	0	0	0	1	0	2
Vehicles	Trailers in driveway	2	2	1	0	0	0	4
Vehicles	No Parking Streetl	3	1	1	0	0	0	4

---

**Violation = 93**  
**(by Category)**

- Landscaping
- BasketBall
- Mailbox
- Other
- Paint
- Vehicles
- Commercial
- Pool/Spa
- Community Prope...
- Architectural M...



**Finance Committee**  
**June 16 2026 Meeting Report**

**Approval of Minutes from April 21 2026**

The Committee reviewed and approved the April 21 2026 meeting minutes.

**Review of Financial Statements**

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

**Capital Reserve Tracking Tool**

The Committee reviewed the Capital Reserve Tracking Tool and the Irrigation Repair Reimbursement GL 1155RR Spreadsheet

**Committee Charter and Finance Policy**

The Committee reviewed the Committee Charter and Finance Policy.

**2025 Audit**

The 2025 Audit will be presented to the Board.

Joe Affinati - Treasurer

**The next meeting is tentatively scheduled for Tuesday, July 21, 2026, at 3:00 P.M...**

## **Parks & Landscape Committee Meeting Report June 6, 2026**

### **Committee discussed the following topics:**

- **Bell Tower Turf Removal Proposal** – The committee is recommending adding 15 plants and riprap to this project. Estimates will be solicited.
- **Hohokam Dog Park Refurbishment** – The committee is recommending soliciting proposals to remove the pea gravel and replace with DG like Moore Loop Dog parks.
- **Replacement of Two Trees in La Canada Median** –Topic tabled until the estimates have been received.
- **Homeowner Request on E. Kalalau Drive to Relocate Replacement tree** – The committee is recommending denial of the request to relocate and replant the tree in the common area.