Vistoso
COMMUNITY ASSOCIATION

**Board of Directors Meeting**
**Thursday, December 3, 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 Open Board Meeting Minutes**

**IV. Executive Session Decisions**
- **A. Executive Session Minutes** – October 28, 2026
- **B. Pursuant to ARS 33-1804 A (5) Appeal Hearing**
  - **1. N Carlsbad Pl – Gazebo**
- **C. Pursuant to ARS 33-1804 A (5) Compliance Committee Results/Fines/Reimbursements for November 2026**
  - **1. W Margara PL – Street Parking Fine**
  - **2. N Yellow Orchid Dr – Street Parking Fine**
  - **3. W Waxleaf – Street Parking Fine**
  - **4. W Vinovo Pass – Street Parking Fine**
  - **5. N Mortar Pestle Ct – Street Parking Fine**
  - **6. W Saddletree Pl – Street Parking Fine**
  - **7. E Romsdalen Rd – Street Parking Fine**
  - **8. W Brinkley Springs Dr – Dumpster Fine**
  - **9. Fine Recommendations**
- **D. Pursuant to ARS 33-1804 A (3) Variance Requests**
  - **1. N Lithic Ln – Detached Structure**

**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**
- **G. Parks & Landscaping Committee**

**VIII. Old Business**

- **A. Moore Loop Dog Park Proposal**

**IX. New Business**

- **A. Sunset Ridge Drainage Proposal**
- **B. 2027 Concrete Project**
- **C. Transitioning Vistoso's Financial Portfolio to Advisory Management**
- **D. Wildlife Ridge Park Reservation Request**
- **E. Common Area Tree Removal Proposal**
- **F. Recording of Board Candidate**
- **G. Vendor Commercial Vehicle Requirements**

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

**XI. Adjournment**

DRAFT

Vistoso
COMMUNITY ASSOCIATION

# Board of Directors Meeting – October 29, 2026
# Via Webex Platform - GENERAL SESSION MINUTES

**BOARD MEMBERS PRESENT:** Matt Wood, President; Robert Feltes, Vice President; Joe Affinati, Treasurer; Alan Miklofsky, Secretary; Mark Napier, Director; Craig Golden, Director; and Jacqueline Lasher, 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 Rob Feltes 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 September 24, 2026, General Session and October 6, 2026, board meeting minutes as presented. The motion was approved unanimously.**

## IV. EXECUTIVE SESSION DECISIONS

**A. Executive Session Minutes – September 23, 2026**

**A motion was made by Matt Wood and seconded by Rob Feltes to approve September 23, 2026, executive minutes as presented. Motion passed unanimously.**

**B. Pursuant to ARS 33-1804 A (5) Appeal Hearings**

**1. N Tanner Robert Dr – Paint Color**

**A motion was made by Matt Wood and seconded by Rob Feltes to deny the paint color variance request for DEW340 Whisper since it does not meet the RL requirements or is on the current approved paint palette. Motion was unanimously approved.**

**C. Pursuant to ARS 33-1804A (5) Compliance Committee Results/Fines/Reimbursements for October 2026**

**1. N Lost Artifact Ln – Street Parking Fine**

**A motion was made by Matt Wood and seconded by Rob Feltes to deny the reimbursement request for the $70.00 street parking fine on account #347003-0164-02. Motion passed unanimously.**

**2. N Vino Pass – Street Parking Fine**

**A motion was made by Rob Feltes and seconded by Joe Affinati to deny the reimbursement request for the $120.00 street parking fine on account #347021-0253-01. Motion was unanimously approved.**

**3. N Westminster Dr – Street Parking Fine**

**A motion was made by Rob Feltes and seconded by Joe Affinati to deny the fine waiver request for $120.00 street parking fine on account #347037-0146-04. Motion passed unanimously.**

**4. N Deergrass Dr – Street Parking Fine**

**A motion was made by Rob Feltes and seconded by Joe Affinati to deny the $70.00 fine waiver request for street parking fines on account #347035-010-01. Motion was unanimously approved.**

**5. N Wide View Dr – Stored Items Fine**

**A motion was made by Rob Feltes and seconded by Joe Affinati to approve the $70.00 fine reimbursement request for stored items on account #347003-0347-01. Motion passed unanimously.**

**6. N Desert Olive Dr – Trellis**

**A motion was made by Rob Feltes and seconded by Joe Affinati to approve assessing fines to the homeowner as per the fine policy for the trellis. Motion was approved unanimously.**

**7. Fine Recommendations**

**A motion was made by Rob Feltes and seconded by Joe Affinati to approve the October fine recommendations. Motion passed unanimously.**

**D. Pursuant to ARS 33-1804 (3) Variance Requests**

**1. N Vistoso View Pl – Solarium**

**A motion was made by Matt Wood and seconded by Rob Feltes to approve the solarium design plans for 12565 N Vistoso View Pl. Motion was unanimously approved.**

**2. N Lithic Ln – Detached Structure**

**A motion was made by Matt Wood and seconded by Rob Feltes to refer this submittal back to the ALRC for additional information. Motion passed unanimously.**

**3. W Sacaton Dr – Paint**

**A motion was made by Matt Wood and seconded by Rob Feltes to approve the following paint colors for 396 Sacaton Dr: SW 9173 Shitake for the body of the house and SW 9109 Natural Linen for the trim in a flat finish. Motion was approved unanimously.**

**4. N Carlsbad Pl – Pergola**

**A motion was made by Matt Wood and seconded by Joe Affinati to deny the pergola since it does not meet the setback requirements. Motion passed unanimously.**

**E. Pursuant to ARS 33-1804 A (4) Employment Performance**

**A motion was made by Matt Wood and seconded by Rob Feltes to approve as discussed in the executive session the additional enumeration for employees. Motion was unanimously approved.**

## V. CALL TO AUDIENCE

No comments made.

## VI. REPORTS

**A. Management Report –** Written management report was presented and posted on the association's website.

- **VCA Staff -** Please join me in welcoming Andrea Rodriguez to our team as our new Community Standards Coordinator.

  Andrea brings a diverse background in HOA management, transaction coordination, and real estate. She enjoys working with people, building positive relationships, and helping things run smoothly. Andrea is excited to get to know the Vistoso Community and looks forward to meeting residents, board members, and team members alike.

  We are thrilled to have Andrea join our team and know she will be a great asset to our community.

- **2027 Budget Process -** At the October 29, 2026, General Session Meeting, the Board will be adopting the 2027 budgets. The proposed budgets include a $10.00 quarterly increase for Siena owners and a $4.00 quarterly increase for the Master Association**.**

  The Siena increase will be directed toward reserve funding, helping ensure adequate resources are available for future community repairs, replacements, and capital projects.

  The Board of Directors has identified several capital improvement projects for 2027 that are designed to maintain and enhance the community's infrastructure, amenities, and overall appearance. Planned projects include repairs or replacement of playground equipment and site furnishings at Monticello, Somerset, Torreno, and Cortona Parks; asphalt repairs and seal coating at Sunset Ridge, Hohokam, Big Wash, Woodshade Trail, Vista Mirabella, Wildlife Ridge, and Moore Loop parking lots, as well as pathways at Eagle Summit and Valley Vista; and concrete repairs throughout community common areas.

Additional projects include replenishing decorative granite in St. Andrews I, Vistoso Crossing, Discovery, and Siena; converting park lighting to energy-efficient LED fixtures at Hohokam and Wildlife Ridge Parks; painting improvements in Horizon and Vistoso Heights; refurbishment of the Oracle Road monument; and irrigation system repairs along La Cañada Drive, Vistoso Vista Drive, and Rancho Vistoso Boulevard. These investments reflect the Board's ongoing commitment to preserving community assets and ensuring residents continue to enjoy safe, attractive, and well-maintained common areas.

- **Morning Vista Development -** At the October Board meeting, the Board of Directors will review and consider the proposed exterior building lighting for this project, as recommended by the Architectural and Landscape Review Committee (ALRC). The development building design plans were approved by the Association last month. The project will consist of 18 townhomes located within a new Sub-Association in Rancho Vistoso.
- **2027 Yard Sale Dates -** The Community Fall Yard Sale appeared to be a great success, with Rancho Vistoso roadways bustling with treasure hunters throughout the event. A total of 73 participants registered to use the interactive ZeeMaps platform to showcase the items they had for sale and help shoppers easily locate participating homes.
  The Board will review and consider dates for next year's yard sales, as well as the annual fall event, during its October meeting.
- **Irrigation Project -** Currently, we are in the third phase of this project. Improvements to the irrigation system along Maspalomas and Woodburne have been completed, and repairs are continuing on Hidden Springs Drive. The final phase of the project will focus on the Siena neighborhood. Once completed, these enhancements will improve the performance and efficiency of the irrigation system while helping to reduce overall water consumption and conserve valuable water resources.
- **Bell Tower Artificial Turf Replacement -** The Bell Tower Monument Enhancement Project has been completed, giving the Vistoso Highlands a refreshed and attractive new look. As part of the community's ongoing commitment to reducing water consumption, the artificial turf was replaced with decorative granite. The project also included irrigation system upgrades within the planting beds, along with the addition of new plants and boulders to enhance the monument's overall appearance and curb appeal.
- **Photography Contest -** The Association has received several photo contest entries and would like to thank all participants for sharing the special moments they were able to capture.
  Please join us at the Fall Event at Moore Loop Park on **Saturday, October 24**, where the winners will be announced at approximately **10:00 a.m.** Winning entries will also be displayed at the VCA Office in the near future.
- **Fall Event -** Residents are invited to gather at **Moore Loop Park on Saturday, October 24, from 8:00 a.m. to 11:00 a.m.** for a morning of fall fun and community connection. Our Police and Fire Departments will be on hand to help celebrate with residents.
  Event highlights include:
  Halloween Costume Contest at **10:00 a.m.**
  Announcement of the **Community Photography Contest winners**
  Opportunities to meet neighbors and enjoy a festive community atmosphere
  Don't miss this chance to celebrate the season and connect with fellow residents. We look forward to seeing you at Moore Loop Park!
  A big thank you to AAA Landscape for sponsoring this event.
- **Hohokam Dog Park -** The Board will be reviewing proposals at the October 29 meeting to upgrade the dog park by replacing the existing pea gravel with decorative granite, similar to the material installed at the Moore Loop Dog Park. This enhancement is intended to improve the appearance, functionality, and

enjoyment of the facility as part of the Association's commitment to maintaining and enhancing community amenities.

- **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).
- Refurbish Monument Signage – The board approved the refurbishment proposals for Stone Terrace, Hohokam Park, Somerset Canyon and Monticello Monuments. ($9,776.97)
- Replenish Playground wood fiber at Moore Loop Park ($8,125)
- Playground Equipment Replacement at Hohokam Park ($123,860)
- Park Furniture Replacement – This project would replace picnic tables, benches, trash cans and barbecues at Hohokam Park. ($109,640)
- Replacement of drinking fountain – This project has been delayed due to the current condition of the fountain at Torreno Park East.
- Common area wall repairs – Repairs have been completed in conjunction with the painting project.
- Painting of common area walls, rails, bollards and tennis court fencing – The board selected Facelift Painting ($65,815) for this project. 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 – ($14,441.55) The Board of Directors has approved the transition of artificial turf to decorate rock in this location. The irrigation system for the plant beds at the monument has been updated.
- Hohokam Dog Park Replenish – This project will be discussed at the October 29th meeting.
- Asphalt Parking Lots - Sunset Ridge Park – This project is being delayed.
- Drainage Basin Mitgate/Repair – Board has approved Bogardus Engineering's proposal to assist the association in this project.
- Granite Replacement – This project for the medians located in Center Pointe has been rescheduled to coincide with the La Canada medians and ROW.

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

- The Operating Fund balance as of September 30, 2026, is $734,782. This is adequate to meet current and foreseen cash needs.
- The Reserve Fund balance is $4,745,732.
- The liquidity of the association is strong to meet ongoing association needs.
- The account receivable balance is $218,310.
- Total income for the month of September is $240,147 which is $3,584 over budget.
- Total expenses for September are $227,514 which is $657 under budget.
- A monthly contribution of $79,613 was made to the reserve fund.
- Reserve Investments managed by Morgan Stanley as of September 30:
    - Cash and Equivalents $ 26,671.08
    - *Savings & Time Deposits* *$* 277,434.16
    - ETFs and CEFs $ 570,459.91
    - Government Securities $ 1,502,848.26
    - Certificates of Deposit $ 1,490,261.12
    - Mutal Funds $ 132,745.46

- Total $ 4,000,419.99

➢ Siena's operating fund balance year to date is $11,916 and the reserve fund year to date balance is $288,437.
**A motion was made by Joe Affianti and seconded by Matt Wood to accept the September 2026 Treasurer and Financial Reports. The motion was approved unanimously.**

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

- All turf areas have been overseeded. Moore Loop and Big Wash Parks were mowed on October 15th.
- Irrigation schedules for Moore Loop and Big Wash Parks have been adjusted for a week to once per day and will revert to three days per week afterwards.
- On September 28, there was a main leak in the median on Morre Rd. Repairs have been completed.
- Post-emergent herbicide has been applied to turf areas selected for sabbatical this year except for Hohokam Park.
- Due to the storm on October 11th several trees were damaged. Crews removed tree debris from sidewalks and roadways and addressed hazardous trees.

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

- The painting project has been completed for the change order items and all neighborhoods scheduled for this year.
- Once the irrigation repairs are concluded along Hidden Springs, work will commence in Siena.
- The removal of the artificial turf and installation of decorate rock at the Vistoso Highlands Monument has been completed.

## 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**
**B. Communication Committee**
**C. Compliance Committee**
**D. Finance Committee**
**E. Governing Documents Committee** – No meeting
**F. Nominating & Election Committee** - No meeting
**G. Parks & Landscape Committee**

## VIII. OLD BUSINESS

**A. Fiber Optic Right of Entry Agreement**
**A motion was made by Matt Wood and seconded by Rob Feltes to approve the Right of Entry agreement with Ripple Fiber. Motion passed unanimously.**

## IX. NEW BUSINESS

**A. Adoption of the 2026 Siena and VCA Budgets**
**A motion was made by Matt Wood and seconded by Joe Affinati to approve the 2027 Siena budget with a $10.00 per quarter assessment increase from $217.00 to $227.00 effective January 1, 2027. Motion was unanimously approved.**
**A motion was made by Matt Wood and seconded by Joe Affinati to approve the 2027 VCA budget with a $4.00 quarterly assessment increase from $108.00 to $112.00 effective January 1. 2027. Motion passed unanimously.**
**B. Nomination & Election Committee Chair Appointment**
**A motion was made by Matt Wood and seconded by Joe Affinati to appoint Matt Wood to serve as chair on the 2027 Nomination and Election Committee. Motion passed unanimously.**
**C. Residents at Morning Vista Land Use Classification**
**A motion was made by Rob Feltes and seconded by Matt Wood to approve the Residents at Morning Vista**

**Cluster Residential Use document. Motion was unanimously approved.**

**D. Morning Vista Building Fixtures**

**A motion was made by Rob Feltes and seconded by Matt Wood to approve the Morning Vista Development light fixtures for the exterior of the buildings. Motion passed unanimously.**

**E. 2027 Community Events**

**A motion was made by Rob Feltes and seconded by Matt Wood to approve April 10 & October 2, 2027, for the Yard Sale dates and October 23, 2027, for the Fall Event. Motion was unanimously approved.**

**F. Moore Loop Park Tree Proposal**

**A motion was made by Rob Feltes and seconded by Joe Affinati to approve the AAA Landscape Proposal to remove 5 trees that were damaged during a storm and installed 10 trees at Moore Loop Park for a cost of $7,993.80. Motion passed unanimously.**

**G. Hohokam Dog Park Proposals**

**A motion was made by Joe Affinati and seconded by Rob Feltes to approve Yellowstone Landscape proposal to remove pea gravel and install new gravel at the Hohokam Dog Park at a cost of $18,170.96. The motion was unanimously approved.**

**H. 2027 Asphalt Repair/Seal Coating Project**

**A motion was made by Rob Feltes and seconded by Matt Wood to approve AZ Project Solutions proposal in the amount of $5,900.00 to provide oversight for the asphalt repair/sealing coating projects in 2027. Motion passed unanimously.**

**I. 2027 Irrigation Repair Project**

**A motion was made by Rob Feltes and seconded by Matt Wood to approve AZ Project Solutions proposal in the amount of $19,600.00 to provide oversight for the irrigation projects in 2027. Motion was unanimously approved.**

**J. Oracle Road Monument Project**

**A motion was made by Rob Feltes and seconded by Matt Wood to approve AZ Project Solutions proposal in the amount $6,750.00 to provide oversight for the refurbishment of the Oracle Rd Monument. Motion passed unanimously.**

**K. 2027 Paint Project**

**A motion was made by Rob Feltes and seconded by Matt Wood to approve AZ Project Solutions proposal in the amount of $9,750.00 to provide oversight for the painting project in 2027. Motion was unanimously approved.**

**L. 2027 Granite Replenishment Project**

A m**otion was made by Matt Wood and seconded by Rob Feltes to approve AZ Project Solutions proposal to provide oversight in the amount of $7,600.00 for the Granite Replenishment Project in 2027. Motion passed unanimously.**

**X. NEXT MEETING –** The next General Session meeting is tentatively scheduled for Thursday, December 3, 2026, at 5:30 P.M.

**XI. ADJOURNMENT – A motion was made by Matt Wood and seconded by Rob Feltes to adjourn the meeting at 6:26 P.M. Motion carried.**

_____ _____

Vistoso Community Association Date

Vistoso
COMMUNITY ASSOCIATION

# Management Report
# November 2026

**For the Month of October 2026**

ARC Submittals: 37
Approved: 31
Withdrew: 4
Declined: 2

Resales: 39

Total Work Orders: 8
Open Work Orders: 2
Closed/Completed: 6

Tennis Cards Processed
New: 2

Walk-ins: 70

Calls Received: 120
Call Center: 914

Violations: 503
Parking is the top compliance issue for the month followed by landscaping.

**Call for Board Candidates**
The Association's Annual Meeting is scheduled for Thursday, March 25, 2027.

There will be **four (4) Board of Directors positions** available for election, each serving a **two-year term**, including:

- **Three (3) Single-Family Director positions**
- **One (1) Other Than Single-Family Director position**

Members interested in serving on the Board are encouraged to submit a candidate application no later than **5:00 p.m. on January 11, 2027**.

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Serving on the Board is an excellent opportunity to contribute to the continued success of the community by helping guide decisions on operations, finances, maintenance, and future community improvements.

**2027 Assessment Rate**
At the October 29, 2026, General Session Meeting, the Board of Directors adopted the 2027 budgets.

**Beginning January 1, 2027**, the quarterly assessment rates will be:
**Siena Association:** $227.00 per quarter
**Master Association:** $122.00 per quarter

The $10.00 per quarter increase for Siena will be allocated to the reserve fund to support future repairs, replacements, and capital improvement projects within the community. In 2027, the Board plans to replenish the decorative rock in the Siena entryway and throughout the community's common areas.

Several projects have also been budgeted through the Master Association for 2027, including:

- Repair and replacement of playground equipment and site furnishings at **Monticello, Somerset, Torreno, and Cortona Parks**.
- Asphalt repairs and seal coating at the **Sunset Ridge, Hohokam, Big Wash, Woodshade Trail, Vista Mirabella, Wildlife Ridge, and Moore Loop** parking lots, as well as pathway improvements at **Eagle Summit** and **Valley Vista**.
- Concrete repairs throughout community common areas.
- Replenishment of decorative granite in **St. Andrews I, Vistoso Crossing, Discovery, and Siena**.
- Conversion of park lighting to energy-efficient LED fixtures at **Hohokam** and **Wildlife Ridge Parks**.
- Painting improvements in **Horizon** and **Vistoso Heights**.
- Refurbishment of the **Oracle Road monument**.
- Irrigation system repairs along **La Cañada Drive, Vistoso Vista Drive, and Rancho Vistoso Boulevard**.

These projects are intended to preserve and enhance community assets while maintaining the quality and appearance of Rancho Vistoso's common areas and amenities.

**2027 Yard Sale Dates**
The Board of Directors has established the 2027 community event dates as follows:

- **Spring Community Yard Sale:** April 10, 2027
- **Fall Community Yard Sale:** October 2, 2027

- **Fall Community Event:** October 23, 2027

The Association will continue utilizing the interactive **ZeeMap** platform for community yard sales. Residents who wish to participate will be able to advertise their sale items and identify their locations on the online map, providing shoppers with a convenient way to locate participating homes throughout the community.

Additional details regarding registration and participation procedures will be distributed prior to each yard sale event.

**Irrigation Project**
Repairs to the irrigation systems along **Maspalomas**, **Woodburne**, and **Hidden Springs** have been completed. Additional improvements are currently underway to **Siena's irrigation system** and are expected to be completed by mid-December.

These upgrades represent the Association's ongoing commitment to maintaining community infrastructure in a responsible and sustainable manner.

**Hohokam Dog Park**
The **Hohokam Dog Park** is getting a facelift with the removal of the existing pea gravel and the installation of decorative rock.

Work is scheduled to begin on **Wednesday, November 18**, and is expected to be completed prior to the Thanksgiving Holiday. During the project, **Yellowstone Landscape** will utilize a portion of the parking lot to stage equipment and materials.

For the safety of residents, pets, and contractors, please avoid the work area and any designated staging zones while construction is underway.

During this temporary closure, residents are encouraged to use the **Moore Loop Dog Park**, which will remain open and available for use.

We appreciate the patience and understanding of our members as we complete this improvement project to enhance the dog park for both our furry friends and their owners.

**Moore Loop Dog Park**
Following the recent storm, the large dog park sustained another washout. Temporary repairs have been completed by AAA Landscape, allowing the park to remain open for residents and their pets. The Board of Directors will consider alternative erosion-control measures at the December meeting as it evaluates a permanent solution to this ongoing problem.

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**2026 Capital Projects**

The following capital improvement projects have been approved and budgeted for 2026 as part of the Association's ongoing efforts to maintain and enhance community assets. Several projects have already been completed, while others are underway or have been rescheduled based on operational needs and project priorities.

- **Entryway Monument Refurbishment** at Rancho Vistoso Boulevard and Oracle Road.
- **Irrigation System Repairs** along Maspalomas, Hidden Springs, and Woodburne Drive from Rancho Vistoso Boulevard to Wildlife Ridge Park, including improvements within the park. The Board selected **AAA Landscape** to complete this project at a cost of **$203,041**.
- **Monument Sign Refurbishments** for Stone Terrace, Hohokam Park, Somerset Canyon, and Monticello. The Board approved proposals totaling **$9,776.97**.
- **Playground Wood Fiber Replenishment** at Moore Loop Park at a cost of **$8,125**.
- **Playground Equipment Replacement** at Hohokam Park with a project budget of **$123,860**.
- **Park Furniture Replacement** at Hohokam Park, including picnic tables, benches, trash receptacles, and barbecue grills. The project budget is **$109,640**.
- **Drinking Fountain Replacement** at Torreno Park East. This project has been delayed due to the current condition and operational status of the existing fountain.
- **Common Area Wall Repairs**, which have been completed in conjunction with the community painting project.
- **Painting of Common Area Walls, Railings, Bollards, and Tennis Court Fencing.** The Board selected **Facelift Painting** to complete this work for **$65,815**. Areas included in this project are St. Andrews I & II, Stone Terrace, Bella Vista, Maravilla, Somerset Canyon, Stone Field, Monticello, Cortona, and Vistoso Crossing.
- **Bell Tower Landscape Enhancement** (**$14,441.55**). The Board approved replacing the artificial turf with decorative rock. Irrigation improvements to monument plant beds have also been completed.
- **Hohokam Dog Park Surface Replenishment** (**$18,170.96**). The Board selected **Yellowstone Landscape** to replace the existing pea gravel with decorative rock.
- **Sunset Ridge Park Asphalt Parking Lot Improvements**, which have been delayed and will be scheduled at a later date.
- **Drainage Basin Mitigation and Repair Project.** The Board approved a proposal from **Bogardus Engineering** to assist the Association with planning and implementation.
- **Granite Replacement Project** for the Center Pointe medians. This work has been rescheduled to coincide with planned improvements to the La Cañada medians and rights-of-way.

**VCA Paint Palette**

Homeowners considering painting their homes can view the newly approved paint colors online through the Dunn-Edwards Approved Color Palette or on the community website by reviewing the 2025 Rancho Vistoso Master Community Approved Color Palette PDF.

Before beginning your painting project, please submit an Architectural and Landscaping Change Form (ALCF) for approval. The form is available on the community website: ALCF-01.15.26-Final.docx.

If you have any questions, please contact the Association Office at **askvca@ranchovistosohoa.com**.

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

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

- **Balance Sheet.**
    - **Operating Fund Balance.** The Fund Balance of $935,770 – made up of Cash $468,968 Savings $412,356 and due from Reserves $54,446 is adequate to meet current and foreseen cash needs.
    - **Reserve Fund Balance.** The reserve fund ending balance is $4,799,986 is made up of Morgan Stanley-advised investment portfolio $4,043,509, Money Market Account $826,771, Accrued Interest $30,101, Unrealized RSV gain of $106,353 less an Unamortized Discount of $152,301 and Due to Operating of $54,446.
    - **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 $114,002 is $347,157. Total Operating Liabilities balance of $939,821 is made up of Prepaid Assessments $170,492, Accrued Expenses $86,907, Refundable Deposit Keys $12,600, Security Deposits $29,217, Corporate Taxes $23,511 and Unearned Revenue $617,072
- **Summary balances.** In summary: At 10/31/26 Total Assets are $6,147,306. Total Liabilities plus Equity: Liabilities $939,821 plus Reserves $4,799,986 plus Surplus $407,498 totals $6,147,306.

*Operating Fund Income Statement.*

- **Income.** Total income for the month was $251,529. This was $6,716 over Budget. Residential assessments are $3,107 over Budget; Builder Assessments are $3,096 under Budget, and Commercial Dues are $0 at Budget.
- **Expenses.** Total expenses for the month were $240,049, $1,815 under Budget.
- YTD Income of $2,431,380 is $32,750 over Budget, while YTD Operating expenses of $2,243,146 have been $175,122 under Budget as described below. YTD Admin Expense is $134,609 under Budget, Utilities are $6,037 over Budget, Landscaping is $8,300 under Budget, and Common Area is $38,249 under Budget. This results in an YTD Operating Surplus of 188,233 versus a Budgeted deficit of $19,638.

- **Reserve Fund.**
    - **Revenue.** As Budgeted, for October 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 $117,271. The full year Budget calls for $1,105,359 Total Reserve Income. YTD Actual Reserve Income totals $899,975.

    - **Expenditures**. Reserve Fund expenditure was $54,446 in October, $375,115 YTD. Reserve Fund spending is budgeted to total $1,396,400 for all of 2026.
    - **Reserve Investments.** As of September 30, 2026, and October 30, 2026 the makeup of The Morgan Stanley managed portfolio is:

| | **September 2026** | **October 2026** |
|---|---|---|
| *Cash and equivalents:* | *26,671.08* | *133,558.68* |
| *Savings and Time Deposits* | *277,434.16* | *278,268.77* |
| *ETFs and CEFs* | *570,459.91* | *572,074.76* |
| *Government Securities:* | *1,502,848.26* | *1,522,768.16* |
| *Certificates of Deposit:* | *1,490,261.12* | *1,387,012.88* |
| *Mutual Funds:* | *132,745.46* | *133,978.86* |
| *Total:* | *$ 4,000,419.99* | *$ 4,027,662.11* |

- **Siena**

    **Overall financial condition.** At 10/30/26 the Operating Fund balance is $15,697 and the Reserve Fund balance is $291,040. For October, Operating Income of $2,317 is $741 more than Operating Expenses of $1,576. YTD Reserve Fund income has totaled $27,572 while Reserve Fund Expenditures have totaled $30,405 yielding a Reserve Fund Deficit totaling $2,833 versus a Budgeted Surplus of $17,683.

*Joe Affinati, Treasurer*

# 347Z VISTOSO COMMUNITY CONSOLIDATED
# BALANCE SHEET
# 10/31/2026

| | | |
|---|---|---|
| **ASSETS** | | |
| **OPERATING FUNDS** | | |
| US BANK - OPERATING CHECKING | 484,495.04 | |
| US BANK SAVINGS | 412,356.08 | |
| DUE (TO)/FROM RESERVES | 54,615.86 | |
| **TOTAL OPERATING FUNDS** | | 951,466.98 |
| **RESERVE FUNDS** | | |
| RESERVE USBANK -SIENA RSV | 291,209.86 | |
| RESERVE US BANK MMA | 826,770.64 | |
| MORGAN STANLEY RESERVE | 590,814.14 | |
| MORGAN STANLEY RESERVE | 3,452,695.24 | |
| UNAMORTIZED PREMIUM/DISCOUNT | (152,300.75) | |
| RESERVES - ACCRUED INTEREST | 30,100.98 | |
| DUE (TO)/FROM OPERATING | (54,615.86) | |
| UNREALIZED RSV GAIN/LOSS | 106,352.50 | |
| **TOTAL RESERVE FUNDS** | | 5,091,026.75 |
| **DEPOSITS** | | |
| REFUNDABLE DEPOSITS SECURITY DEPOSITS | 3,024.22 | |
| **TOTAL DEPOSITS** | | 3,024.22 |
| **ACCOUNTS RECEIVABLE** | | |
| ACCOUNTS RECEIVABLE | 462,199.48 | |
| ACCOUNTS RECEIVABLE - PARCELS | 757.65 | |
| PRE-LEGAL RECEIVABLE | 49,737.14 | |
| CONTINGENT PAYABLE | (49,737.14) | |
| ALLOWANCE FOR DOUBTFUL ACCOUNTS | (114,002.01) | |
| **TOTAL ACCOUNTS RECEIVABLE** | | 348,955.12 |
| **OTHER ASSETS** | | |
| PREPAID EXPENSE INSURANCE | 22,387.50 | |
| PREPAID EXPENSES | 3,749.66 | |
| PREPAID INCOME TAX EXPENSE | 35,418.72 | |
| **TOTAL OTHER ASSETS** | | 61,555.88 |

| | | |
|---|---|---|
| **TOTAL ASSETS** | | **6,456,028.95** |
| **LIABILITIES & EQUITY** | | |
| **OPERATING LIABILITIES** | | |
| **ACCRUED EXPENSES** | **86,907.04** | |
| **CORPORATE TAXES** | **25,166.81** | |
| **DESIGN REVIEW FEE'S** | **22.00** | |
| **PREPAID ASSESSMENTS** | **170,987.59** | |
| **PREPAID ASSESSMENTS - PARCELS** | **1,481.96** | |
| **REFUNDABLE DEPOSIT KEYS** | **12,600.00** | |
| **UNEARNED REVENUE** | **625,896.67** | |
| **SECURITY DEPOSITS** | **29,217.00** | |
| **TOTAL OPERATING LIABILITIES** | | **952,279.07** |
| **RESERVE** | | |
| **ACCUMULATED GENERAL** | **4,507,568.76** | |
| **C/Y GENERAL RESERVE SURPLUS/(DEFICIT)** | **522,026.99** | |
| **UNREALIZED GAIN/LOSS INVESTMENTS** | **53,338.78** | |
| **GAIN (LOSS) ON INVESTMENT** | **8,092.22** | |
| **TOTAL RESERVE** | | **5,091,026.75** |
| **OPERATING SURPLUS (DEFICIT)** | | |
| **ACCUMULATED SURPLUS (DEFICIT)** | **243,388.84** | |
| **PRIOR YEAR ADJUSTMENT** | **(22,372.33)** | |
| **CURRENT YEAR RESERVE EQUITY** | **(522,026.99)** | |
| **CURRENT SURPLUS/(DEFICIT)** | **713,733.61** | |
| **TOTAL SURPLUS/(DEFICIT)** | | **412,723.13** |
| **TOTAL LIABILITIES & EQUITY** | | **6,456,028.95** |

FirstService RESIDENTIAL

# 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 10/31/2026

| CURRENT PERIOD ACTUAL | CURRENT PERIOD BUDGET | CURRENT PERIOD OVER (UNDER) | | | YEAR-TO-DATE ACTUAL | YEAR-TO-DATE BUDGET | YEAR-TO-DATE OVER (UNDER) | ANNUAL BUDGET |
|---|---|---|---|---|---|---|---|---|
| | | | | INCOME | | | | |
| 222,815 | 219,708 | 3,107 | 4000 | ASSESSMENT INCOME | 2,219,738 | 2,197,080 | 22,658 | 2,636,496 |
| 4,412 | 4,412 | 0 | 4000P | PARCEL ASSESSMENTS | 44,123 | 44,125 | (2) | 52,951 |
| 78,952 | 78,952 | 0 | 4001 | COMMERCIAL DUES | 796,625 | 789,520 | 7,105 | 947,424 |
| 962 | 1,000 | (38) | 4030 | INTEREST INCOME | 8,736 | 10,000 | (1,264) | 12,000 |
| 600 | 100 | 500 | 4050FR | FILE REVIEW FEE | 3,450 | 1,000 | 2,450 | 1,200 |
| 0 | 175 | (175) | 4050MU | MONITOR TRUSTEE SALE | 1,225 | 1,750 | (525) | 2,100 |
| 450 | 434 | 16 | 4050RR | FILE TRANSFER FEES | 3,785 | 4,340 | (555) | 5,208 |
| 0 | 100 | (100) | 4050T | FORECLOSURE/TRUSTEE SALES | 2,000 | 1,000 | 1,000 | 1,200 |
| 9,770 | 1,833 | 7,937 | 4070 | LATE FEE INCOME | 37,337 | 18,330 | 19,007 | 22,000 |
| 315 | 210 | 105 | 4075 | NSF FEE | 1,645 | 2,100 | (455) | 2,520 |
| 0 | 1,720 | (1,720) | 4076 | VIOLATION ADMIN FEE | 0 | 17,200 | (17,200) | 20,640 |
| 6,768 | 9,864 | (3,096) | 4205 | BUILDER ASSESSMENT | 74,052 | 98,640 | (24,588) | 118,368 |
| 1,540 | 2,080 | (540) | 4900 | VIOLATION FINES | 44,630 | 20,800 | 23,830 | 24,960 |
| 0 | 0 | 0 | 4922 | KEYS | 225 | 0 | 225 | 0 |
| 0 | 0 | 0 | 4925 | WORK ORDER/REIMBURSEABLE INCOME | 1,000 | 0 | 1,000 | 0 |
| 8,970 | 8,250 | 720 | 4950 | REBILL FEE | 33,061 | 33,000 | 61 | 33,000 |
| (79,613) | (79,613) | 0 | 6010 | GENERAL RESERVE TRANSFER | (796,130) | (796,130) | 0 | (955,359) |
| (2,095) | (2,095) | 0 | P6010 | GENERAL RESERVE TRANSFER | (20,950) | (20,950) | 0 | (25,140) |
| 253,846 | 247,130 | 6,716 | | TOTAL INCOME | 2,454,553 | 2,421,805 | 32,748 | 2,899,568 |
| | | | | EXPENSES | | | | |
| | | | | ADMINISTRATIVE | | | | |
| 10,333 | 10,061 | 272 | 5000 | MANAGEMENT FEE | 102,410 | 100,610 | 1,800 | 120,735 |
| 3,750 | 3,465 | 285 | 5000RO | OFFICE LEASE | 36,845 | 34,650 | 2,195 | 41,575 |
| 0 | 261 | (261) | 5005 | RESERVE STUDY | 3,130 | 2,610 | 520 | 3,130 |
| 38,025 | 39,750 | (1,725) | 5007w | SALARIES & BENEFITS | 346,337 | 397,500 | (51,163) | 477,000 |
| 8,970 | 8,250 | 720 | 5009A | REBILL FEE EXPENSE | 33,061 | 33,000 | 61 | 33,000 |
| 315 | 210 | 105 | 5009B | NSF FEE EXPENSE | 1,645 | 2,100 | (455) | 2,520 |
| 3,502 | 3,242 | 260 | 5010 | LEGAL EXPENSE | 26,379 | 32,420 | (6,041) | 38,900 |
| 1,415 | 1,000 | 415 | 5020 | LIEN/COLLECTION COST | 13,424 | 10,000 | 3,424 | 12,000 |
| 600 | 100 | 500 | 5020F | FILE REVIEW FEE | 3,450 | 1,000 | 2,450 | 1,200 |
| 0 | 175 | (175) | 5020M | MONITOR TRUSTEE SALE | 1,225 | 1,750 | (525) | 2,100 |
| 450 | 434 | 16 | 5020RR | FILE TRANSFER FEE EXPENSE | 3,785 | 4,340 | (555) | 5,208 |
| 0 | 0 | 0 | 5020T | FORECLOSURE/TRUSTEE SALES | 2,000 | 800 | 1,200 | 1,200 |
| 0 | 1,895 | (1,895) | 5030 | AUDIT/TAX PREPARATION | 7,970 | 12,870 | (4,900) | 12,870 |
| 281 | 600 | (319) | 5033F | ADVERTISING | 718 | 2,400 | (1,682) | 2,400 |
| 35 | 35 | 0 | 5037 | BANK CHARGES & CC FEES | 350 | 350 | 0 | 420 |
| 0 | 150 | (150) | 5039 | WEBSITE | 480 | 1,500 | (1,020) | 1,800 |
| 9,745 | 10,295 | (550) | 5040 | ADMINISTRATION | 97,087 | 100,175 | (3,088) | 120,765 |
| 146 | 166 | (20) | 5046 | NEWSLETTER | 1,578 | 1,660 | (82) | 1,992 |
| 0 | 625 | (625) | 5047B | OFFICE EQUIPMENT RENTAL | 916 | 6,250 | (5,334) | 7,500 |
| 1,470 | 650 | 820 | 5048 | OFFICE EXPENSES | 5,379 | 6,500 | (1,121) | 7,800 |
| 0 | 423 | (423) | 5052 | PRINTING | (118) | 4,230 | (4,348) | 5,078 |
| 720 | 740 | (20) | 5054 | ARCHITECTURAL EXPENSE | 7,420 | 7,400 | 20 | 8,880 |
| 0 | 0 | 0 | 5055 | MEETING EXPENSE | 20,124 | 24,000 | (3,876) | 24,000 |
| 191 | 0 | 191 | 5059 | POSTAGE | 1,997 | 7,300 | (5,303) | 8,568 |
| 1,150 | 890 | 260 | 5059V | VIOLATION NOTICES | 10,720 | 8,900 | 1,820 | 10,680 |
| 0 | 1,250 | (1,250) | 5065 | PROFESSIONAL FEES | 2,532 | 5,000 | (2,468) | 5,000 |
| 200 | 300 | (100) | 5068 | GIFTS | (580) | 300 | (880) | 500 |
| 112 | 0 | 112 | 5070 | PROPERTY TAXES | (3,760) | 500 | (4,260) | 500 |
| 0 | 0 | 0 | 5080 | CORPORATE TAXES | 0 | 42,000 | (42,000) | 42,000 |
| 550 | 1,750 | (1,200) | 5088 | BAD DEBT EXPENSE | 16,966 | 17,500 | (534) | 21,000 |
| 4,440 | 4,731 | (291) | 5090 | INSURANCE | 43,848 | 47,310 | (3,463) | 56,766 |
| 0 | 0 | 0 | 5090D | INSURANCE DEDUCTIBLE | 0 | 5,000 | (5,000) | 5,000 |
| 0 | 92 | (92) | P5005A | RESERVE STUDY | 1,100 | 920 | 180 | 1,100 |
| 0 | 0 | 0 | P5080 | TAX - CORPORATION | 0 | 2,104 | (2,104) | 2,104 |
| 38 | 38 | (1) | P5090 | INSURANCE | 363 | 375 | (12) | 450 |
| 86,437 | 91,578 | (5,141) | | TOTAL ADMINISTRATIVE | 788,779 | 925,324 | (136,545) | 1,085,741 |
| | | | | UTILITIES | | | | |

# 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 10/31/2026

| ********** ACTUAL | CURRENT PERIOD BUDGET | ********** OVER (UNDER) | | | ********** ACTUAL | YEAR-TO-DATE BUDGET | ********** OVER (UNDER) | ANNUAL BUDGET |
|---|---|---|---|---|---|---|---|---|
| 17,611 | 17,000 | 611 | 5100 | WATER/SEWER | 168,228 | 170,000 | (1,772) | 204,000 |
| 1,507 | 1,267 | 240 | 5120 | ELECTRIC | 13,803 | 12,670 | 1,133 | 15,204 |
| 1,205 | 270 | 935 | 5151 | TELEPHONE | 6,111 | 2,694 | 3,417 | 3,232 |
| 741 | 370 | 371 | 5151B | INTERNET | 6,982 | 3,698 | 3,284 | 4,437 |
| 224 | 70 | 154 | 5152 | ALARM MONITORING | 850 | 875 | (25) | 1,015 |
| 149 | 178 | (29) | P5100 | WATER/SEWER | 1,331 | 1,780 | (449) | 2,136 |
| 0 | 48 | (48) | P5120 | ELECTRIC | 287 | 475 | (188) | 570 |
| 21,438 | 19,203 | 2,235 | | TOTAL UTILITIES | 197,592 | 192,192 | 5,400 | 230,594 |
| | | | | L A N D S C A P I N G | | | | |
| 108,554 | 108,562 | (8) | 5200 | LANDSCAPE CONTRACT | 1,085,603 | 1,085,620 | (17) | 1,302,744 |
| 5,158 | 3,000 | 2,158 | 5218 | MAJOR PROJECTS | 56,890 | 35,500 | 21,390 | 38,500 |
| 645 | 1,167 | (522) | 5220 | IRRIGATION REPAIRS | 7,354 | 11,670 | (4,316) | 14,004 |
| 0 | 400 | (400) | 5222 | BACKFLOW INSPEC/RPRS | 149 | 4,000 | (3,851) | 4,800 |
| 0 | 3,000 | (3,000) | 5228 | EROSION CONTROL | 8,658 | 30,000 | (21,342) | 36,000 |
| 9,815 | 2,500 | 7,315 | 5240 | TREE TRIMMING/REMOVAL | 24,836 | 25,000 | (164) | 30,000 |
| 767 | 760 | 7 | P5200 | LANDSCAPE CONTRACT | 7,613 | 7,599 | 14 | 9,118 |
| 0 | 8 | (8) | P5220 | IRRIGATION REPAIRS | 0 | 80 | (80) | 100 |
| 0 | 0 | 0 | P5240 | PLANT REPLACEMENT | 1,796 | 0 | 1,796 | 0 |
| 124,939 | 119,397 | 5,542 | | TOTAL LANDSCAPE | 1,192,899 | 1,199,469 | (6,570) | 1,435,266 |
| | | | | P O O L / S P A / C L U B H O U S E | | | | |
| 233 | 3,270 | (3,037) | P5350 | FOUNTAIN MAINTENANCE | 2,330 | 5,340 | (3,010) | 5,800 |
| 233 | 3,270 | (3,037) | | TOTAL POOLS | 2,330 | 5,340 | (3,010) | 5,800 |
| | | | | G A T E S | | | | |
| 260 | 260 | 0 | P5500 | GATE MAINTENANCE CONTRACT | 2,600 | 2,600 | 0 | 3,120 |
| 0 | 100 | (100) | P5511 | GATE REPAIRS | 0 | 400 | (400) | 400 |
| 128 | 136 | (8) | P5517 | GATE PHONE | 1,450 | 1,360 | 90 | 1,632 |
| 388 | 496 | (108) | | TOTAL GATES | 4,050 | 4,360 | (310) | 5,152 |
| | | | | C O M M O N A R E A | | | | |
| 145 | 500 | (355) | 5700 | BUILDING MAINTENANCE | 1,650 | 5,000 | (3,350) | 6,000 |
| 0 | 500 | (500) | 5700K | KEYS/LOCK REPAIR | 1,280 | 5,000 | (3,720) | 6,000 |
| 0 | 400 | (400) | 5722 | ELECTRIC REPAIRS/SUPPLIES | 698 | 4,000 | (3,302) | 4,800 |
| 550 | 692 | (142) | 5740 | SIGN MAINTENANCE | 1,015 | 6,920 | (5,905) | 8,300 |
| 2,345 | 2,386 | (41) | 5769A | JANITORIAL | 23,496 | 23,860 | (364) | 28,630 |
| 2,290 | 2,239 | 51 | 5774 | PET WASTE REMOVAL | 20,610 | 22,390 | (1,780) | 26,868 |
| 1,773 | 2,062 | (289) | 5779CC | SECURITY PATROL | 16,605 | 20,620 | (4,015) | 24,744 |
| 560 | 1,166 | (606) | 5800 | COMMON AREA MAINTENANCE/REPAIRS | 2,105 | 11,666 | (9,561) | 14,000 |
| 0 | 2,248 | (2,248) | 5845 | PARK MAINT | 5,544 | 8,992 | (3,448) | 8,992 |
| 527 | 417 | 110 | 5850 | EXTERMINATING | 3,365 | 4,168 | (803) | 5,000 |
| 0 | 200 | (200) | 5895 | TENNIS COURT MAINTENANCE | 0 | 2,000 | (2,000) | 2,400 |
| 0 | 0 | 0 | P5739 | STREET SWEEPING | 830 | 809 | 21 | 1,078 |
| 0 | 100 | (100) | P5800 | COMMON AREA MAINTENANCE | 0 | 200 | (200) | 200 |
| 8,190 | 12,910 | (4,720) | | TOTAL COMMON AREA | 77,197 | 115,625 | (38,428) | 137,012 |
| 241,624 | 246,854 | (5,230) | | TOTAL OPERATING EXPENSES | 2,262,847 | 2,442,310 | (179,463) | 2,899,565 |
| 12,222 | 276 | 11,946 | | OPERATING FUND SURPLUS/(DEFICIT) | 191,706 | (20,505) | 212,211 | 3 |

# 347Z VISTOSO COMMUNITY CONSOLIDATED
# STATEMENT OF REVENUES & EXPENSES
# 10/31/2026

| CURRENT PERIOD ACTUAL | CURRENT PERIOD BUDGET | CURRENT PERIOD OVER (UNDER) | | | YEAR-TO-DATE ACTUAL | YEAR-TO-DATE BUDGET | YEAR-TO-DATE OVER (UNDER) | ANNUAL BUDGET |
|---|---|---|---|---|---|---|---|---|
| | | | | RESERVE FUND | | | | |
| | | | | I N C O M E | | | | |
| 79,613 | 79,613 | 0 | 7010 | TRANSFER FROM OPERATING | 796,130 | 796,130 | 0 | 955,359 |
| 34,945 | 12,500 | 22,445 | 7034 | INTEREST RESERVE FUND | 94,045 | 125,000 | (30,955) | 150,000 |
| 3,509 | 0 | 3,509 | 7069 | GAIN (LOSS) ON INVESTMENTS | 17,371 | 0 | 17,371 | 0 |
| 2,095 | 2,095 | 0 | P7010 | PARCEL TRANSFER TO RESERVES | 20,950 | 20,950 | 0 | 25,140 |
| 678 | 717 | (39) | P7034 | INTEREST RESERVE FUNDS | 6,622 | 7,166 | (544) | 8,600 |
| (795) | 0 | (795) | 8537 | BANK/INVESTMENT CHARGES | (7,571) | 0 | (7,571) | 0 |
| 120,044 | 94,925 | 25,119 | | TOTAL RESERVE INCOME | 927,547 | 949,246 | (21,699) | 1,139,099 |
| | | | | E X P E N D I T U R E S | | | | |
| 8,736 | 0 | 8,736 | 8316 | CORPORATE TAXES | 23,511 | 0 | 23,511 | 0 |
| 6,900 | 0 | 6,900 | 8510 | GENERAL RESERVE EXPENSE | 18,400 | 49,200 | (30,800) | 49,200 |
| 25,088 | 0 | 25,088 | 8520 | PAINTING | 77,665 | 139,800 | (62,135) | 139,800 |
| 4,438 | 140,000 | (135,562) | 8525 | MONUMENT SIGNS RESERVE EXPENDITU | 4,438 | 140,000 | (135,562) | 140,000 |
| 0 | 0 | 0 | 8526 | FOUNTAIN REPLACEMENT | 0 | 7,800 | (7,800) | 7,800 |
| 0 | 0 | 0 | 8530 | ASPHALT SEAL COATING | 7,631 | 0 | 7,631 | 3,400 |
| 0 | 0 | 0 | 8541 | GRANITE REPLACEMENT | 0 | 57,500 | (57,500) | 57,500 |
| 0 | 135,000 | (135,000) | 8543P | PARK FURNITURE REPLACEMENT | 0 | 135,000 | (135,000) | 135,000 |
| 0 | 239,000 | (239,000) | 8550 | PLAY STRUCTURE RPRS/ REPLACEMENT | 0 | 239,000 | (239,000) | 239,000 |
| 9,284 | 0 | 9,284 | 8575 | IRRIGATION SYSTEMS | 148,070 | 259,700 | (111,630) | 259,700 |
| 0 | 0 | 0 | 8578D | DRAINAGE BASIN | 95,400 | 365,000 | (269,600) | 365,000 |
| 169 | 0 | 169 | P8316 | CORPORATE TAXES | 1,656 | 0 | 1,656 | 0 |
| 0 | 0 | 0 | P8510 | PARCEL - GENERAL RESERVE EXPENSE | 28,749 | 10,433 | 18,316 | 10,433 |
| 54,616 | 514,000 | (459,384) | | TOTAL RESERVE EXPENDITURES | 405,520 | 1,403,433 | (997,913) | 1,406,833 |
| 65,428 | (419,075) | 484,503 | | RESERVE FUND SURPLUS/(DEFICIT) | 522,027 | (454,187) | 976,214 | (267,734) |

# 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 10/31/2026

| | | January | February | March | April | May | June | July | August | September | October | November | December | YEAR-TO-DATE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** |
| | INCOME | | | | | | | | | | | | | |
| 4000 | ASSESSMENT INCOME | $ 221,104 | $ 221,596 | $ 221,338 | $ 221,665 | $ 222,389 | $ 222,031 | $ 222,202 | $ 222,331 | $ 222,268 | $ 222,815 | $ 0 | $ 0 | $ 2,219,738 |
| 4000P | PARCEL ASSESSMENTS | 4,412 | 4,412 | 4,412 | 4,412 | 4,412 | 4,412 | 4,412 | 4,412 | 4,412 | 4,412 | 0 | 0 | 44,123 |
| 4001 | COMMERCIAL DUES | 78,952 | 78,952 | 78,952 | 78,952 | 78,952 | 78,952 | 81,320 | 81,320 | 81,320 | 78,952 | 0 | 0 | 796,625 |
| 4030 | INTEREST INCOME | 877 | 792 | 879 | 852 | 882 | 856 | 886 | 888 | 861 | 962 | 0 | 0 | 8,736 |
| 4050FR | FILE REVIEW FEE | 150 | 750 | 450 | 150 | 150 | 150 | 900 | (150) | 300 | 600 | 0 | 0 | 3,450 |
| 4050MU | MONITOR TRUSTEE SALE | 0 | 350 | 0 | 175 | 0 | 0 | 175 | 175 | 350 | 0 | 0 | 0 | 1,225 |
| 4050RR | FILE TRANSFER FEES | 0 | 0 | 1,140 | 600 | 900 | 95 | 0 | 450 | 150 | 450 | 0 | 0 | 3,785 |
| 4050T | FORECLOSURE/TRUSTEE SALES | 0 | 0 | 400 | 0 | 400 | 400 | 0 | 0 | 800 | 0 | 0 | 0 | 2,000 |
| 4070 | LATE FEE INCOME | 3,647 | (95) | 24 | 11,888 | 0 | 0 | 12,001 | 36 | 68 | 9,770 | 0 | 0 | 37,337 |
| 4075 | NSF FEE | 420 | (35) | 35 | 280 | 35 | 0 | 315 | 140 | 140 | 315 | 0 | 0 | 1,645 |
| 4205 | BUILDER ASSESSMENT | 7,200 | 7,200 | 6,768 | 7,956 | 7,956 | 7,956 | 7,416 | 7,416 | 7,416 | 6,768 | 0 | 0 | 74,052 |
| 4900 | VIOLATION FINES | 4,140 | 3,640 | 3,750 | 5,360 | 4,160 | 4,500 | 7,090 | 4,620 | 5,830 | 1,540 | 0 | 0 | 44,630 |
| 4922 | KEYS | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 225 | 0 | 0 | 0 | 225 |
| 4925 | WORK ORDER/REIMBURSEABLE INCOM | 0 | 0 | 0 | 1,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,000 |
| 4950 | REBILL FEE | 7,200 | (90) | 60 | 8,340 | 0 | 0 | 8,460 | 90 | 31 | 8,970 | 0 | 0 | 33,061 |
| 6010 | GENERAL RESERVE TRANSFER | (79,613) | (79,613) | (79,613) | (79,613) | (79,613) | (79,613) | (79,613) | (79,613) | (79,613) | (79,613) | 0 | 0 | (796,130) |
| P6010 | GENERAL RESERVE TRANSFER | (2,095) | (2,095) | (2,095) | (2,095) | (2,095) | (2,095) | (2,095) | (2,095) | (2,095) | (2,095) | 0 | 0 | (20,950) |
| | TOTAL INCOME | $ 246,395 | $ 235,765 | $ 236,500 | $ 259,922 | $ 238,529 | $ 237,645 | $ 263,468 | $ 240,020 | $ 242,464 | $ 253,846 | $ 0 | $ 0 | $ 2,454,553 |
| | EXPENSES | | | | | | | | | | | | | |
| | ADMINISTRATIVE | | | | | | | | | | | | | |
| 5000 | MANAGEMENT FEE | $ 10,066 | $ 10,095 | $ 10,088 | $ 10,285 | $ 10,302 | $ 10,296 | $ 10,293 | $ 10,330 | $ 10,324 | $ 10,333 | $ 0 | $ 0 | $ 102,410 |
| 5000RO | OFFICE LEASE | 3,384 | 3,384 | 3,384 | 4,196 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 0 | 0 | 36,845 |
| 5005 | RESERVE STUDY | 0 | 0 | 1,565 | 0 | 0 | 0 | 1,565 | 0 | 0 | 0 | 0 | 0 | 3,130 |
| 5007w | SALARIES & BENEFITS | 35,740 | 37,751 | 37,145 | 36,809 | 36,377 | 35,049 | 32,189 | 27,537 | 29,714 | 38,025 | 0 | 0 | 346,337 |
| 5009A | REBILL FEE EXPENSE | 7,200 | (90) | 60 | 8,340 | 0 | 0 | 8,460 | 90 | 31 | 8,970 | 0 | 0 | 33,061 |
| 5009B | NSF FEE EXPENSE | 420 | (35) | 35 | 280 | 35 | 0 | 315 | 140 | 140 | 315 | 0 | 0 | 1,645 |
| 5020 | LIEN/COLLECTION COST | 0 | 1,907 | 2,005 | 665 | 4,167 | 798 | 1,643 | 0 | 824 | 1,415 | 0 | 0 | 13,424 |
| 5020F | FILE REVIEW FEE | 150 | 750 | 450 | 150 | 150 | 150 | 900 | (150) | 300 | 600 | 0 | 0 | 3,450 |
| 5020M | MONITOR TRUSTEE SALE | 0 | 350 | 0 | 175 | 0 | 0 | 175 | 175 | 350 | 0 | 0 | 0 | 1,225 |
| 5020RR | FILE TRANSFER FEE EXPENSE | 0 | 0 | 1,140 | 600 | 900 | 95 | 0 | 450 | 150 | 450 | 0 | 0 | 3,785 |
| 5020T | FORECLOSURE/TRUSTEE SALES | 0 | 0 | 400 | 0 | 400 | 400 | 0 | 0 | 800 | 0 | 0 | 0 | 2,000 |
| 5030 | AUDIT/TAX PREPARATION | 0 | 0 | 0 | 0 | 0 | 2,495 | 5,475 | 0 | 0 | 0 | 0 | 0 | 7,970 |
| 5033F | ADVERTISING | 0 | 20 | 20 | 301 | 0 | 0 | 0 | 30 | 67 | 281 | 0 | 0 | 718 |
| 5037 | BANK CHARGES & CC FEES | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 0 | 0 | 350 |
| 5039 | WEBSITE | 480 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 480 |
| 5040 | ADMINISTRATION | 9,370 | 9,983 | 9,686 | 9,697 | 9,714 | 9,708 | 9,705 | 9,742 | 9,736 | 9,745 | 0 | 0 | 97,087 |
| 5046 | NEWSLETTER | 285 | 143 | 143 | 143 | 143 | 143 | 143 | 146 | 146 | 146 | 0 | 0 | 1,578 |
| 5047B | OFFICE EQUIPMENT RENTAL | 0 | 0 | 305 | 0 | 0 | 305 | 0 | 0 | 305 | 0 | 0 | 0 | 916 |
| 5048 | OFFICE EXPENSES | 955 | 12 | 524 | 960 | 261 | 0 | 538 | 593 | 66 | 1,470 | 0 | 0 | 5,379 |
| 5052 | PRINTING | 0 | 950 | (1,068) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (118) |
| 5054 | ARCHITECTURAL EXPENSE | 0 | 0 | 1,400 | 980 | 1,120 | 580 | 860 | 1,520 | 240 | 720 | 0 | 0 | 7,420 |
| 5055 | MEETING EXPENSE | 0 | 4,915 | 15,209 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20,124 |
| 5010 | LEGAL EXPENSE | 0 | 3,871 | 3,386 | 2,190 | 5,342 | 2,162 | 3,162 | 2,765 | 0 | 3,502 | 0 | 0 | 26,379 |
| 5059 | POSTAGE | 543 | 2,301 | (2,067) | 0 | 520 | 198 | 100 | 150 | 60 | 191 | 0 | 0 | 1,997 |
| 5059V | VIOLATION NOTICES | 0 | 0 | 2,840 | 1,130 | 1,630 | 1,140 | 800 | 1,080 | 950 | 1,150 | 0 | 0 | 10,720 |
| 5065 | PROFESSIONAL FEES | 0 | 0 | 0 | 0 | 500 | 713 | 0 | 560 | 758 | 0 | 0 | 0 | 2,532 |
| 5068 | GIFTS | 0 | (780) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 200 | 0 | 0 | (580) |
| 5070 | PROPERTY TAXES | 0 | 0 | 0 | 0 | 0 | 9 | 0 | (3,881) | 0 | 112 | 0 | 0 | (3,760) |
| 5088 | BAD DEBT EXPENSE | 0 | 1,565 | (4,145) | 0 | 475 | 9,668 | 83 | 221 | 8,548 | 550 | 0 | 0 | 16,966 |
| 5090 | INSURANCE | 4,252 | 4,252 | 4,264 | 4,440 | 4,440 | 4,440 | 4,440 | 4,440 | 4,440 | 4,440 | 0 | 0 | 43,848 |
| P5005A | RESERVE STUDY | 0 | 0 | 550 | 0 | 0 | 550 | 0 | 0 | 0 | 0 | 0 | 0 | 1,100 |
| P5090 | INSURANCE | 34 | 34 | 34 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 0 | 0 | 363 |
| | TOTAL ADMINISTRATIVE | $ 72,913 | $ 81,412 | $ 87,387 | $ 81,412 | $ 80,298 | $ 82,721 | $ 84,667 | $ 59,761 | $ 71,772 | $ 86,437 | $ 0 | $ 0 | $ 788,779 |
| | UTILITIES | | | | | | | | | | | | | |
| 5100 | WATER/SEWER | $ 13,550 | $ 21,867 | $ 12,990 | $ 10,335 | $ 7,088 | $ 11,638 | $ 25,890 | $ 21,384 | $ 25,875 | $ 17,611 | $ 0 | $ 0 | $ 168,228 |
| 5120 | ELECTRIC | 1,481 | 1,362 | 1,055 | 1,259 | 1,251 | 1,381 | 1,488 | 1,509 | 1,510 | 1,507 | 0 | 0 | 13,803 |
| 5151 | TELEPHONE | 450 | 450 | 450 | 450 | 450 | 450 | 1,190 | 451 | 566 | 1,205 | 0 | 0 | 6,111 |
| 5151B | INTERNET | 333 | 738 | 738 | 738 | 738 | 738 | 738 | 740 | 740 | 741 | 0 | 0 | 6,982 |
| 5152 | ALARM MONITORING | 209 | 0 | 0 | 209 | 0 | 0 | 209 | 0 | 0 | 224 | 0 | 0 | 850 |
| P5100 | WATER/SEWER | 19 | 133 | 260 | 88 | (62) | 274 | 60 | 232 | 176 | 149 | 0 | 0 | 1,331 |
| P5120 | ELECTRIC | 0 | 0 | 159 | 53 | 0 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 287 |
| | TOTAL UTILITIES | $ 16,041 | $ 24,550 | $ 15,653 | $ 13,132 | $ 9,465 | $ 14,555 | $ 29,575 | $ 24,316 | $ 28,867 | $ 21,438 | $ 0 | $ 0 | $ 197,592 |
| | LANDSCAPING | | | | | | | | | | | | | |
| 5200 | LANDSCAPE CONTRACT | $ 108,562 | $ 108,562 | $ 108,562 | $ 108,554 | $ 108,562 | $ 108,562 | $ 108,562 | $ 108,562 | $ 108,562 | $ 108,554 | $ 0 | $ 0 | $ 1,085,603 |
| 5218 | MAJOR PROJECTS | 1,200 | 2,545 | 0 | 8,208 | 0 | 17,068 | 0 | 20,701 | 2,011 | 5,158 | 0 | 0 | 56,890 |
| 5220 | IRRIGATION REPAIRS | 1,871 | 555 | 1,522 | 793 | 0 | (726) | 641 | 1,277 | 776 | 645 | 0 | 0 | 7,354 |
| 5222 | BACKFLOW INSPEC/RPRS | 149 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 149 |
| 5228 | EROSION CONTROL | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,658 | 0 | 0 | 0 | 8,658 |
| 5240 | TREE TRIMMING/REMOVAL | 1,514 | 0 | 3,425 | 0 | 1,680 | 1,341 | 7,061 | 0 | 0 | 9,815 | 0 | 0 | 24,836 |
| P5200 | LANDSCAPE CONTRACT | 760 | 760 | 760 | 767 | 760 | 760 | 760 | 760 | 760 | 767 | 0 | 0 | 7,613 |
| P5240 | PLANT REPLACEMENT | 1,796 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,796 |

# 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 10/31/2026

| | | January ********** | February ********** | March ********** | April ********** | May ********** | June ********** | July ********** | August ********** | September ********** | October ********** | November ********** | December ********** | YEAR-TO-DATE ********** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | TOTAL LANDSCAPE | $ 115,852 | $ 112,421 | $ 114,269 | $ 118,323 | $ 111,002 | $ 127,005 | $ 117,023 | $ 131,299 | $ 120,767 | $ 124,939 | $ 0 | $ 0 | $ 1,192,899 |
| | POOL/SPA/ CLUBHOUSE | | | | | | | | | | | | | |
| P5350 | FOUNTAIN MAINTENANCE | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 0 | $ 0 | $ 2,330 |
| | TOTAL POOLS/SPA/CLUBHOUSE | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 0 | $ 0 | $ 2,330 |
| | GATES | | | | | | | | | | | | | |
| P5500 | GATE MAINTENANCE CONTRACT | $ 260 | $ 260 | $ 260 | $ 260 | $ 260 | $ 260 | $ 260 | $ 260 | $ 260 | $ 260 | $ 0 | $ 0 | $ 2,600 |
| P5517 | GATE PHONE | 128 | 128 | 128 | 128 | 128 | 128 | 128 | 293 | 128 | 128 | 0 | 0 | 1,450 |
| | TOTAL GATES | $ 388 | $ 388 | $ 388 | $ 388 | $ 388 | $ 388 | $ 388 | $ 553 | $ 388 | $ 388 | $ 0 | $ 0 | $ 4,050 |
| | COMMON AREA | | | | | | | | | | | | | |
| 5700 | BUILDING MAINTENANCE | $ 0 | $ 0 | $ 0 | $ 365 | $ 400 | $ 0 | $ 0 | $ 740 | $ 0 | $ 145 | $ 0 | $ 0 | $ 1,650 |
| 5700K | KEYS/LOCK REPAIR | 0 | 0 | 284 | 241 | 457 | 0 | 0 | 298 | 0 | 0 | 0 | 0 | 1,280 |
| 5722 | ELECTRIC REPAIRS/SUPPLIES | 0 | 0 | 0 | 0 | 0 | 450 | 0 | 248 | 0 | 0 | 0 | 0 | 698 |
| 5740 | SIGN MAINTENANCE | 0 | 0 | 0 | 0 | 0 | 0 | 465 | 0 | 0 | 550 | 0 | 0 | 1,015 |
| 5769A | JANITORIAL | 2,340 | 2,400 | 2,345 | 2,345 | 2,345 | 2,345 | 2,345 | 2,345 | 2,345 | 2,345 | 0 | 0 | 23,496 |
| 5774 | PET WASTE REMOVAL | 0 | 0 | 4,580 | 2,290 | 2,290 | 2,290 | 2,290 | 2,290 | 2,290 | 2,290 | 0 | 0 | 20,610 |
| 5779CC | SECURITY PATROL | 1,612 | 967 | 2,741 | 1,773 | 1,451 | 1,773 | 645 | 1,935 | 1,935 | 1,773 | 0 | 0 | 16,605 |
| 5800 | COMMON AREA MAINTENANCE/REPAIR | 0 | 570 | 0 | 600 | 0 | 225 | 150 | 0 | 0 | 560 | 0 | 0 | 2,105 |
| 5845 | PARK MAINT | 0 | 0 | 0 | 0 | 0 | 0 | 5,544 | 0 | 0 | 0 | 0 | 0 | 5,544 |
| 5850 | EXTERMINATING | 142 | 268 | 205 | 655 | 140 | 273 | 430 | 212 | 513 | 527 | 0 | 0 | 3,365 |
| P5739 | STREET SWEEPING | 0 | 269 | 0 | 0 | 269 | 0 | 0 | 291 | 0 | 0 | 0 | 0 | 830 |
| | TOTAL COMMON AREA | $ 4,094 | $ 4,474 | $ 10,154 | $ 8,269 | $ 7,352 | $ 7,356 | $ 11,868 | $ 8,358 | $ 7,082 | $ 8,190 | $ 0 | $ 0 | $ 77,197 |
| | TOTAL OPERATING EXPENSES | $ 209,521 | $ 223,479 | $ 228,084 | $ 221,757 | $ 208,738 | $ 232,258 | $ 243,755 | $ 224,520 | $ 229,109 | $ 241,624 | $ 0 | $ 0 | $ 2,262,847 |
| | TOTAL OPERATING FUND SURPLUS/( | $ 36,873 | $ 12,285 | $ 8,415 | $ 38,165 | $ 29,791 | $ 5,386 | $ 19,714 | $ 15,500 | $ 13,355 | $ 12,222 | $ 0 | $ 0 | $ 191,706 |

# 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 10/31/2026

| | | January | February | March | April | May | June | July | August | September | October | November | December | YEAR-TO-DATE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | RESERVE FUND | | | | | | | | | | | | | |
| | INCOME | | | | | | | | | | | | | |
| 7010 | TRANSFER FROM OPERATING | $ 79,613 | $ 79,613 | $ 79,613 | $ 79,613 | $ 79,613 | $ 79,613 | $ 79,613 | $ 79,613 | $ 79,613 | $ 79,613 | $ 0 | $ 0 | $ 796,130 |
| 7034 | INTEREST RESERVE FUND | 11,956 | 32,595 | (39,829) | 49,479 | 22,210 | (2,648) | (918) | 21,669 | (35,416) | 34,945 | 0 | 0 | 94,045 |
| 7069 | GAIN (LOSS) ON INVESTMENTS | 152 | 1,856 | (969) | 1,435 | 0 | 10,137 | 314 | 1,738 | (799) | 3,509 | 0 | 0 | 17,371 |
| P7010 | PARCEL TRANSFER TO RESERVES | 2,095 | 2,095 | 2,095 | 2,095 | 2,095 | 2,095 | 2,095 | 2,095 | 2,095 | 2,095 | 0 | 0 | 20,950 |
| P7034 | INTEREST RESERVE FUNDS | 747 | 767 | 712 | 637 | 645 | 592 | 618 | 623 | 605 | 678 | 0 | 0 | 6,622 |
| | TOTAL RESERVE INCOME | $ 94,563 | $ 116,926 | $ 41,622 | $ 133,260 | $ 104,563 | $ 89,789 | $ 81,721 | $ 105,738 | $ 46,098 | $ 120,839 | $ 0 | $ 0 | $ 935,118 |
| | EXPENDITURES | | | | | | | | | | | | | |
| 8316 | CORPORATE TAXES | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 18,212 | $ 5,417 | $ (8,854) | $ 8,736 | $ 0 | $ 0 | $ 23,511 |
| 8510 | GENERAL RESERVE EXPENSE | 1,300 | 0 | 0 | 0 | 0 | 0 | 27,626 | (19,501) | 2,075 | 6,900 | 0 | 0 | 18,400 |
| 8520 | PAINTING | 4,350 | 0 | 0 | 0 | 0 | 21,938 | 0 | 21,938 | 4,350 | 25,088 | 0 | 0 | 77,665 |
| 8525 | MONUMENT SIGNS RESERVE EXPENDI | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,438 | 0 | 0 | 4,438 |
| 8530 | ASPHALT SEAL COATING | 0 | 0 | 0 | 7,631 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,631 |
| 8537 | BANK/INVESTMENT CHARGES | 724 | 672 | 756 | 702 | 773 | 772 | 799 | 795 | 783 | 795 | 0 | 0 | 7,571 |
| 8575 | IRRIGATION SYSTEMS | 4,700 | 0 | 0 | 0 | 0 | 0 | 57,943 | 76,143 | 0 | 9,284 | 0 | 0 | 148,070 |
| 8578D | DRAINAGE BASIN | 93,095 | 1,750 | 555 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 95,400 |
| P8316 | CORPORATE TAXES | 0 | 0 | 0 | 0 | 0 | 0 | 1,179 | 156 | 151 | 169 | 0 | 0 | 1,656 |
| P8510 | PARCEL - GENERAL RESERVE EXPEN | 0 | 0 | 0 | 26,690 | 0 | 0 | 455 | 1,604 | 0 | 0 | 0 | 0 | 28,749 |
| | TOTAL RESERVE EXPENDITURES | $ 104,169 | $ 2,422 | $ 1,311 | $ 35,023 | $ 773 | $ 22,710 | $ 106,214 | $ 86,552 | $ (1,494) | $ 55,411 | $ 0 | $ 0 | $ 413,091 |
| | TOTAL RSV FUND SURPLUS/(DEFICI | $ (9,606) | $ 114,504 | $ 40,310 | $ 98,237 | $ 103,790 | $ 67,079 | $ (24,493) | $ 19,185 | $ 47,592 | $ 65,428 | $ 0 | $ 0 | $ 522,027 |

# 347 VISTOSO COMMUNITY ASSOCIATION
## BALANCE SHEET
## 10/31/2026

| | | |
|---|---|---|
| **ASSETS** | | |
| **OPERATING FUNDS** | | |
| OPERATING - US BANK | 468,967.60 | |
| US BANK SAVINGS | 412,356.08 | |
| DUE (TO)/FROM RESERVES | 54,446.46 | |
| **TOTAL OPERATING FUNDS** | | 935,770.14 |
| **RESERVE FUNDS** | | |
| RESERVE US BANK MMA | 826,770.64 | |
| MORGAN STANLEY RESERVE | 590,814.14 | |
| MORGAN STANLEY RESERVE | 3,452,695.24 | |
| UNAMORTIZED PREMIUM/DISCOUNT | (152,300.75) | |
| RESERVES - ACCRUED INTEREST | 30,100.98 | |
| DUE (TO)/FROM OPERATING | (54,446.46) | |
| UNREALIZED RSV GAIN/LOSS | 106,352.50 | |
| **TOTAL RESERVE FUNDS** | | 4,799,986.29 |
| **DEPOSITS** | | |
| REFUNDABLE DEPOSITS SECURITY DEPOSITS | 3,024.22 | |
| **TOTAL DEPOSITS** | | 3,024.22 |
| **ACCOUNTS RECEIVABLE** | | |
| ACCOUNTS RECEIVABLE | 461,158.67 | |
| PRE-LEGAL RECEIVABLE | 50,007.14 | |
| CONTINGENT PAYABLE | (50,007.14) | |
| ALLOWANCE FOR DOUBTFUL ACCOUNTS | (114,002.01) | |
| **TOTAL ACCOUNTS RECEIVABLE** | | 347,156.66 |
| **OTHER ASSETS** | | |
| PREPAID EXPENSE INSURANCE | 22,200.00 | |
| PREPAID EXPENSES | 3,749.66 | |
| PREPAID INCOME TAX EXPENSE | 35,418.72 | |
| **TOTAL OTHER ASSETS** | | 61,368.38 |
| **TOTAL ASSETS** | | 6,147,305.69 |

| | | |
|---|---|---|
| LIABILITIES & EQUITY | | |
| OPERATING LIABILITIES | | |
| ACCRUED EXPENSES | 86,907.04 | |
| CORPORATE TAXES | 23,511.26 | |
| DESIGN REVIEW FEE'S | 22.00 | |
| PREPAID ASSESSMENTS | 170,492.02 | |
| REFUNDABLE DEPOSIT KEYS | 12,600.00 | |
| UNEARNED REVENUE | 617,072.00 | |
| SECURITY DEPOSITS | 29,217.00 | |
| TOTAL OPERATING LIABILITIES | | 939,821.32 |
| RESERVE | | |
| ACCUMULATED GENERAL | 4,213,695.65 | |
| C/Y GENERAL RESERVE SURPLUS/(DEFICIT) | 524,859.64 | |
| UNREALIZED GAIN/LOSS INVESTMENTS | 53,338.78 | |
| GAIN (LOSS) ON INVESTMENT | 8,092.22 | |
| TOTAL RESERVE | | 4,799,986.29 |
| OPERATING SURPLUS (DEFICIT) | | |
| ACCUMULATED SURPLUS (DEFICIT) | 241,636.59 | |
| PRIOR YEAR ADJUSTMENT | (22,372.33) | |
| CURRENT YEAR RESERVE EQUITY | (524,859.64) | |
| CURRENT SURPLUS/(DEFICIT) | 713,093.46 | |
| TOTAL SURPLUS/(DEFICIT) | | 407,498.08 |
| TOTAL LIABILITIES & EQUITY | | 6,147,305.69 |

# 347 VISTOSO COMMUNITY ASSOCIATION
# STATEMENT OF REVENUES & EXPENSES
# 10/31/2026

| ********** ACTUAL | CURRENT PERIOD BUDGET | ********** OVER (UNDER) | | | ********** ACTUAL | YEAR-TO-DATE BUDGET | ********** OVER (UNDER) | ANNUAL BUDGET |
|---|---|---|---|---|---|---|---|---|
| | | | | I N C O M E | | | | |
| 222,815 | 219,708 | 3,107 | 4000 | ASSESSMENT INCOME | 2,219,738 | 2,197,080 | 22,658 | 2,636,496 |
| 78,952 | 78,952 | 0 | 4001 | COMMERCIAL DUES | 796,625 | 789,520 | 7,105 | 947,424 |
| 962 | 1,000 | (38) | 4030 | INTEREST INCOME | 8,736 | 10,000 | (1,264) | 12,000 |
| 600 | 100 | 500 | 4050FR | FILE REVIEW FEE | 3,450 | 1,000 | 2,450 | 1,200 |
| 0 | 175 | (175) | 4050MU | MONITOR TRUSTEE SALE | 1,225 | 1,750 | (525) | 2,100 |
| 450 | 434 | 16 | 4050RR | FILE TRANSFER FEES | 3,785 | 4,340 | (555) | 5,208 |
| 0 | 100 | (100) | 4050T | FORECLOSURE/TRUSTEE SALES | 2,000 | 1,000 | 1,000 | 1,200 |
| 9,770 | 1,833 | 7,937 | 4070 | LATE FEE INCOME | 37,337 | 18,330 | 19,007 | 22,000 |
| 315 | 210 | 105 | 4075 | NSF FEE | 1,645 | 2,100 | (455) | 2,520 |
| 0 | 1,720 | (1,720) | 4076 | VIOLATION ADMIN FEE | 0 | 17,200 | (17,200) | 20,640 |
| 6,768 | 9,864 | (3,096) | 4205 | BUILDER ASSESSMENT | 74,052 | 98,640 | (24,588) | 118,368 |
| 1,540 | 2,080 | (540) | 4900 | VIOLATION FINES | 44,630 | 20,800 | 23,830 | 24,960 |
| 0 | 0 | 0 | 4922 | KEYS | 225 | 0 | 225 | 0 |
| 0 | 0 | 0 | 4925 | WORK ORDER/REIMBURSEABLE INCOME | 1,000 | 0 | 1,000 | 0 |
| 8,970 | 8,250 | 720 | 4950 | REBILL FEE | 33,061 | 33,000 | 61 | 33,000 |
| (79,613) | (79,613) | 0 | 6010 | GENERAL RESERVE TRANSFER | (796,130) | (796,130) | 0 | (955,359) |
| 251,529 | 244,813 | 6,716 | | TOTAL INCOME | 2,431,380 | 2,398,630 | 32,750 | 2,871,757 |
| | | | | E X P E N S E S | | | | |
| | | | | A D M I N I S T R A T I V E | | | | |
| 10,333 | 10,061 | 272 | 5000 | MANAGEMENT FEE | 102,410 | 100,610 | 1,800 | 120,735 |
| 3,750 | 3,465 | 285 | 5000RO | OFFICE LEASE | 36,845 | 34,650 | 2,195 | 41,575 |
| 0 | 261 | (261) | 5005 | RESERVE STUDY | 3,130 | 2,610 | 520 | 3,130 |
| 38,025 | 39,750 | (1,725) | 5007w | SALARIES & BENEFITS | 346,337 | 397,500 | (51,163) | 477,000 |
| 8,970 | 8,250 | 720 | 5009A | REBILL FEE EXPENSE | 33,061 | 33,000 | 61 | 33,000 |
| 315 | 210 | 105 | 5009B | NSF FEE EXPENSE | 1,645 | 2,100 | (455) | 2,520 |
| 3,502 | 3,242 | 260 | 5010 | LEGAL EXPENSE | 26,379 | 32,420 | (6,041) | 38,900 |
| 1,415 | 1,000 | 415 | 5020 | LIEN/COLLECTION COST | 13,424 | 10,000 | 3,424 | 12,000 |
| 600 | 100 | 500 | 5020F | FILE REVIEW FEE | 3,450 | 1,000 | 2,450 | 1,200 |
| 0 | 175 | (175) | 5020M | MONITOR TRUSTEE SALE | 1,225 | 1,750 | (525) | 2,100 |
| 450 | 434 | 16 | 5020RR | FILE TRANSFER FEE EXPENSE | 3,785 | 4,340 | (555) | 5,208 |
| 0 | 0 | 0 | 5020T | FORECLOSURE/TRUSTEE SALES | 2,000 | 800 | 1,200 | 1,200 |
| 0 | 1,895 | (1,895) | 5030 | AUDIT/TAX PREPARATION | 7,970 | 12,870 | (4,900) | 12,870 |
| 281 | 600 | (319) | 5033F | ADVERTISING | 718 | 2,400 | (1,682) | 2,400 |
| 35 | 35 | 0 | 5037 | BANK CHARGES & CC FEES | 350 | 350 | 0 | 420 |
| 0 | 150 | (150) | 5039 | WEBSITE | 480 | 1,500 | (1,020) | 1,800 |
| 9,745 | 10,295 | (550) | 5040 | ADMINISTRATION | 97,087 | 100,175 | (3,088) | 120,765 |
| 146 | 166 | (20) | 5046 | NEWSLETTER | 1,578 | 1,660 | (82) | 1,992 |
| 0 | 625 | (625) | 5047B | OFFICE EQUIPMENT RENTAL | 916 | 6,250 | (5,334) | 7,500 |
| 1,470 | 650 | 820 | 5048 | OFFICE EXPENSES | 5,379 | 6,500 | (1,121) | 7,800 |
| 0 | 423 | (423) | 5052 | PRINTING | (118) | 4,230 | (4,348) | 5,078 |
| 720 | 740 | (20) | 5054 | ARCHITECTURAL EXPENSE | 7,420 | 7,400 | 20 | 8,880 |
| 0 | 0 | 0 | 5055 | MEETING EXPENSE | 20,124 | 24,000 | (3,876) | 24,000 |
| 191 | 0 | 191 | 5059 | POSTAGE | 1,997 | 7,300 | (5,303) | 8,568 |
| 1,150 | 890 | 260 | 5059V | VIOLATION NOTICES | 10,720 | 8,900 | 1,820 | 10,680 |
| 0 | 1,250 | (1,250) | 5065 | PROFESSIONAL FEES | 2,532 | 5,000 | (2,468) | 5,000 |
| 200 | 300 | (100) | 5068 | GIFTS | (580) | 300 | (880) | 500 |
| 112 | 0 | 112 | 5070 | PROPERTY TAXES | (3,760) | 500 | (4,260) | 500 |
| 0 | 0 | 0 | 5080 | CORPORATE TAXES | 0 | 42,000 | (42,000) | 42,000 |
| 550 | 1,750 | (1,200) | 5088 | BAD DEBT EXPENSE | 16,966 | 17,500 | (534) | 21,000 |
| 4,440 | 4,731 | (291) | 5090 | INSURANCE | 43,848 | 47,310 | (3,463) | 56,766 |
| 0 | 0 | 0 | 5090D | INSURANCE DEDUCTIBLE | 0 | 5,000 | (5,000) | 5,000 |
| 86,399 | 91,448 | (5,049) | | TOTAL ADMINISTRATIVE | 787,316 | 921,925 | (134,609) | 1,082,087 |
| | | | | U T I L I T I E S | | | | |
| 17,611 | 17,000 | 611 | 5100 | WATER/SEWER | 168,228 | 170,000 | (1,772) | 204,000 |
| 1,507 | 1,267 | 240 | 5120 | ELECTRIC | 13,803 | 12,670 | 1,133 | 15,204 |
| 1,205 | 270 | 935 | 5151 | TELEPHONE | 6,111 | 2,694 | 3,417 | 3,232 |

| ********** ACTUAL | CURRENT PERIOD BUDGET | ********** OVER (UNDER) | | | ********** ACTUAL | YEAR-TO-DATE BUDGET | ********** OVER (UNDER) | ANNUAL BUDGET |
|---|---|---|---|---|---|---|---|---|
| 741 | 370 | 371 | 5151B | INTERNET | 6,982 | 3,698 | 3,284 | 4,437 |
| 224 | 70 | 154 | 5152 | ALARM MONITORING | 850 | 875 | (25) | 1,015 |
| 21,288 | 18,977 | 2,311 | | TOTAL UTILITIES | 195,974 | 189,937 | 6,037 | 227,888 |
| | | | | L A N D S C A P I N G | | | | |
| 108,554 | 108,562 | (8) | 5200 | LANDSCAPE CONTRACT | 1,085,603 | 1,085,620 | (17) | 1,302,744 |
| 5,158 | 3,000 | 2,158 | 5218 | MAJOR PROJECTS | 56,890 | 35,500 | 21,390 | 38,500 |
| 645 | 1,167 | (522) | 5220 | IRRIGATION REPAIRS | 7,354 | 11,670 | (4,316) | 14,004 |
| 0 | 400 | (400) | 5222 | BACKFLOW INSPEC/RPRS | 149 | 4,000 | (3,851) | 4,800 |
| 0 | 3,000 | (3,000) | 5228 | EROSION CONTROL | 8,658 | 30,000 | (21,342) | 36,000 |
| 9,815 | 2,500 | 7,315 | 5240 | TREE TRIMMING/REMOVAL | 24,836 | 25,000 | (164) | 30,000 |
| 124,171 | 118,629 | 5,542 | | TOTAL LANDSCAPE | 1,183,490 | 1,191,790 | (8,300) | 1,426,048 |
| | | | | C O M M O N A R E A | | | | |
| 145 | 500 | (355) | 5700 | BUILDING MAINTENANCE | 1,650 | 5,000 | (3,350) | 6,000 |
| 0 | 500 | (500) | 5700K | KEYS/LOCK REPAIR | 1,280 | 5,000 | (3,720) | 6,000 |
| 0 | 400 | (400) | 5722 | ELECTRIC REPAIRS/SUPPLIES | 698 | 4,000 | (3,302) | 4,800 |
| 550 | 692 | (142) | 5740 | SIGN MAINTENANCE | 1,015 | 6,920 | (5,905) | 8,300 |
| 2,345 | 2,386 | (41) | 5769A | JANITORIAL | 23,496 | 23,860 | (364) | 28,630 |
| 2,290 | 2,239 | 51 | 5774 | PET WASTE REMOVAL | 20,610 | 22,390 | (1,780) | 26,868 |
| 1,773 | 2,062 | (289) | 5779CC | SECURITY PATROL | 16,605 | 20,620 | (4,015) | 24,744 |
| 560 | 1,166 | (606) | 5800 | COMMON AREA MAINTENANCE/REPAIRS | 2,105 | 11,666 | (9,561) | 14,000 |
| 0 | 2,248 | (2,248) | 5845 | PARK MAINT | 5,544 | 8,992 | (3,448) | 8,992 |
| 527 | 417 | 110 | 5850 | EXTERMINATING | 3,365 | 4,168 | (803) | 5,000 |
| 0 | 200 | (200) | 5895 | TENNIS COURT MAINTENANCE | 0 | 2,000 | (2,000) | 2,400 |
| 8,190 | 12,810 | (4,620) | | TOTAL COMMON AREA | 76,367 | 114,616 | (38,249) | 135,734 |
| 240,049 | 241,864 | (1,815) | | TOTAL OPERATING EXPENSES | 2,243,146 | 2,418,268 | (175,122) | 2,871,757 |
| 11,481 | 2,949 | 8,532 | | OPERATING FUND SURPLUS/(DEFICIT) | 188,233 | (19,638) | 207,871 | 0 |

| ********** 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 | TRANSFER FROM OPERATING | 796,130 | 796,130 | 0 | 955,359 |
| 34,945 | 12,500 | 22,445 | 7034 | INTEREST RESERVE FUND | 94,045 | 125,000 | (30,955) | 150,000 |
| 3,509 | 0 | 3,509 | 7069 | GAIN (LOSS) ON INVESTMENTS | 17,371 | 0 | 17,371 | 0 |
| (795) | 0 | (795) | 8537 | BANK/INVESTMENT CHARGES | (7,571) | 0 | (7,571) | 0 |
| 117,271 | 92,113 | 25,158 | | TOTAL RESERVE INCOME | 899,975 | 921,130 | (21,155) | 1,105,359 |
| | | | | E X P E N D I T U R E S | | | | |
| 8,736 | 0 | 8,736 | 8316 | CORPORATE TAXES | 23,511 | 0 | 23,511 | 0 |
| 6,900 | 0 | 6,900 | 8510 | GENERAL RESERVE EXPENSE | 18,400 | 49,200 | (30,800) | 49,200 |
| 25,088 | 0 | 25,088 | 8520 | PAINTING | 77,665 | 139,800 | (62,135) | 139,800 |
| 4,438 | 140,000 | (135,562) | 8525 | MONUMENT SIGNS RESERVE EXPENDITU | 4,438 | 140,000 | (135,562) | 140,000 |
| 0 | 0 | 0 | 8526 | FOUNTAIN REPLACEMENT | 0 | 7,800 | (7,800) | 7,800 |
| 0 | 0 | 0 | 8530 | ASPHALT SEAL COATING | 7,631 | 0 | 7,631 | 3,400 |
| 0 | 0 | 0 | 8541 | GRANITE REPLACEMENT | 0 | 57,500 | (57,500) | 57,500 |
| 0 | 135,000 | (135,000) | 8543P | PARK FURNITURE REPLACEMENT | 0 | 135,000 | (135,000) | 135,000 |
| 0 | 239,000 | (239,000) | 8550 | PLAY STRUCTURE RPRS/ REPLACEMENT | 0 | 239,000 | (239,000) | 239,000 |
| 9,284 | 0 | 9,284 | 8575 | IRRIGATION SYSTEMS | 148,070 | 259,700 | (111,630) | 259,700 |
| 0 | 0 | 0 | 8578D | DRAINAGE BASIN | 95,400 | 365,000 | (269,600) | 365,000 |
| 54,446 | 514,000 | (459,554) | | TOTAL RESERVE EXPENDITURES | 375,115 | 1,393,000 | (1,017,885) | 1,396,400 |
| 62,825 | (421,887) | 484,712 | | RESERVE FUND SURPLUS/(DEFICIT) | 524,860 | (471,870) | 996,730 | (291,041) |

# 347 VISTOSO COMMUNITY ASSOCIATION
# STATEMENT OF OPERATIONS
# 10/31/2026

| | | January | February | March | April | May | June | July | August | September | October | November | December | YEAR-TO-DATE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** |
| | INCOME | | | | | | | | | | | | | |
| 4000 | ASSESSMENT INCOME | $ 221,104 | $ 221,596 | $ 221,338 | $ 221,665 | $ 222,389 | $ 222,031 | $ 222,202 | $ 222,331 | $ 222,268 | $ 222,815 | $ 0 | $ 0 | $ 2,219,738 |
| 4001 | COMMERCIAL DUES | 78,952 | 78,952 | 78,952 | 78,952 | 78,952 | 78,952 | 81,320 | 81,320 | 81,320 | 78,952 | 0 | 0 | 796,625 |
| 4030 | INTEREST INCOME | 877 | 792 | 879 | 852 | 882 | 856 | 886 | 888 | 861 | 962 | 0 | 0 | 8,736 |
| 4050FR | FILE REVIEW FEE | 150 | 750 | 450 | 150 | 150 | 150 | 900 | (150) | 300 | 600 | 0 | 0 | 3,450 |
| 4050MU | MONITOR TRUSTEE SALE | 0 | 350 | 0 | 175 | 0 | 0 | 175 | 175 | 350 | 0 | 0 | 0 | 1,225 |
| 4050RR | FILE TRANSFER FEES | 0 | 0 | 1,140 | 600 | 900 | 95 | 0 | 450 | 150 | 450 | 0 | 0 | 3,785 |
| 4050T | FORECLOSURE/TRUSTEE SALES | 0 | 0 | 400 | 0 | 400 | 400 | 0 | 0 | 800 | 0 | 0 | 0 | 2,000 |
| 4070 | LATE FEE INCOME | 3,647 | (95) | 24 | 11,888 | 0 | 0 | 12,001 | 36 | 68 | 9,770 | 0 | 0 | 37,337 |
| 4075 | NSF FEE | 420 | (35) | 35 | 280 | 35 | 0 | 315 | 140 | 140 | 315 | 0 | 0 | 1,645 |
| 4205 | BUILDER ASSESSMENT | 7,200 | 7,200 | 6,768 | 7,956 | 7,956 | 7,956 | 7,416 | 7,416 | 7,416 | 6,768 | 0 | 0 | 74,052 |
| 4900 | VIOLATION FINES | 4,140 | 3,640 | 3,750 | 5,360 | 4,160 | 4,500 | 7,090 | 4,620 | 5,830 | 1,540 | 0 | 0 | 44,630 |
| 4922 | KEYS | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 225 | 0 | 0 | 0 | 225 |
| 4925 | WORK ORDER/REIMBURSEABLE INCOM | 0 | 0 | 0 | 1,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,000 |
| 4950 | REBILL FEE | 7,200 | (90) | 60 | 8,340 | 0 | 0 | 8,460 | 90 | 31 | 8,970 | 0 | 0 | 33,061 |
| 6010 | GENERAL RESERVE TRANSFER | (79,613) | (79,613) | (79,613) | (79,613) | (79,613) | (79,613) | (79,613) | (79,613) | (79,613) | (79,613) | 0 | 0 | (796,130) |
| | TOTAL INCOME | $ 244,077 | $ 233,447 | $ 234,182 | $ 257,605 | $ 236,212 | $ 235,327 | $ 261,151 | $ 237,702 | $ 240,147 | $ 251,529 | $ 0 | $ 0 | $ 2,431,380 |
| | EXPENSES | | | | | | | | | | | | | |
| | ADMINISTRATIVE | | | | | | | | | | | | | |
| 5000 | MANAGEMENT FEE | $ 10,066 | $ 10,095 | $ 10,088 | $ 10,285 | $ 10,302 | $ 10,296 | $ 10,293 | $ 10,330 | $ 10,324 | $ 10,333 | $ 0 | $ 0 | $ 102,410 |
| 5000RO | OFFICE LEASE | 3,384 | 3,384 | 3,384 | 4,196 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 0 | 0 | 36,845 |
| 5005 | RESERVE STUDY | 0 | 0 | 1,565 | 0 | 0 | 0 | 1,565 | 0 | 0 | 0 | 0 | 0 | 3,130 |
| 5007w | SALARIES & BENEFITS | 35,740 | 37,751 | 37,145 | 36,809 | 36,377 | 35,049 | 32,189 | 27,537 | 29,714 | 38,025 | 0 | 0 | 346,337 |
| 5009A | REBILL FEE EXPENSE | 7,200 | (90) | 60 | 8,340 | 0 | 0 | 8,460 | 90 | 31 | 8,970 | 0 | 0 | 33,061 |
| 5009B | NSF FEE EXPENSE | 420 | (35) | 35 | 280 | 35 | 0 | 315 | 140 | 140 | 315 | 0 | 0 | 1,645 |
| 5020 | LIEN/COLLECTION COST | 0 | 1,907 | 2,005 | 665 | 4,167 | 798 | 1,643 | 0 | 824 | 1,415 | 0 | 0 | 13,424 |
| 5020F | FILE REVIEW FEE | 150 | 750 | 450 | 150 | 150 | 150 | 900 | (150) | 300 | 600 | 0 | 0 | 3,450 |
| 5020M | MONITOR TRUSTEE SALE | 0 | 350 | 0 | 175 | 0 | 0 | 175 | 175 | 350 | 0 | 0 | 0 | 1,225 |
| 5020RR | FILE TRANSFER FEE EXPENSE | 0 | 0 | 1,140 | 600 | 900 | 95 | 0 | 450 | 150 | 450 | 0 | 0 | 3,785 |
| 5020T | FORECLOSURE/TRUSTEE SALES | 0 | 0 | 400 | 0 | 400 | 400 | 0 | 0 | 800 | 0 | 0 | 0 | 2,000 |
| 5030 | AUDIT/TAX PREPARATION | 0 | 0 | 0 | 0 | 0 | 2,495 | 5,475 | 0 | 0 | 0 | 0 | 0 | 7,970 |
| 5033F | ADVERTISING | 0 | 20 | 20 | 301 | 0 | 0 | 0 | 30 | 67 | 281 | 0 | 0 | 718 |
| 5037 | BANK CHARGES & CC FEES | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 0 | 0 | 350 |
| 5039 | WEBSITE | 480 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 480 |
| 5040 | ADMINISTRATION | 9,370 | 9,983 | 9,686 | 9,697 | 9,714 | 9,708 | 9,705 | 9,742 | 9,736 | 9,745 | 0 | 0 | 97,087 |
| 5046 | NEWSLETTER | 285 | 143 | 143 | 143 | 143 | 143 | 143 | 146 | 146 | 146 | 0 | 0 | 1,578 |
| 5047B | OFFICE EQUIPMENT RENTAL | 0 | 0 | 305 | 0 | 0 | 305 | 0 | 0 | 305 | 0 | 0 | 0 | 916 |
| 5048 | OFFICE EXPENSES | 955 | 12 | 524 | 960 | 261 | 0 | 538 | 593 | 66 | 1,470 | 0 | 0 | 5,379 |
| 5052 | PRINTING | 0 | 950 | (1,068) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (118) |
| 5054 | ARCHITECTURAL EXPENSE | 0 | 0 | 1,400 | 980 | 1,120 | 580 | 860 | 1,520 | 240 | 720 | 0 | 0 | 7,420 |
| 5055 | MEETING EXPENSE | 0 | 4,915 | 15,209 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20,124 |
| 5010 | LEGAL EXPENSE | 0 | 3,871 | 3,386 | 2,190 | 5,342 | 2,162 | 3,162 | 2,765 | 0 | 3,502 | 0 | 0 | 26,379 |
| 5059 | POSTAGE | 543 | 2,301 | (2,067) | 0 | 520 | 198 | 100 | 150 | 60 | 191 | 0 | 0 | 1,997 |
| 5059V | VIOLATION NOTICES | 0 | 0 | 2,840 | 1,130 | 1,630 | 1,140 | 800 | 1,080 | 950 | 1,150 | 0 | 0 | 10,720 |
| 5065 | PROFESSIONAL FEES | 0 | 0 | 0 | 0 | 500 | 713 | 0 | 560 | 758 | 0 | 0 | 0 | 2,532 |
| 5068 | GIFTS | 0 | (780) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 200 | 0 | 0 | (580) |
| 5070 | PROPERTY TAXES | 0 | 0 | 0 | 0 | 0 | 9 | 0 | (3,881) | 0 | 112 | 0 | 0 | (3,760) |
| 5088 | BAD DEBT EXPENSE | 0 | 1,565 | (4,145) | 0 | 475 | 9,668 | 83 | 221 | 8,548 | 550 | 0 | 0 | 16,966 |
| 5090 | INSURANCE | 4,252 | 4,252 | 4,264 | 4,440 | 4,440 | 4,440 | 4,440 | 4,440 | 4,440 | 4,440 | 0 | 0 | 43,848 |
| | TOTAL ADMINISTRATIVE | $ 72,880 | $ 81,378 | $ 86,803 | $ 81,374 | $ 80,260 | $ 82,133 | $ 84,630 | $ 59,723 | $ 71,734 | $ 86,399 | $ 0 | $ 0 | $ 787,316 |
| | UTILITIES | | | | | | | | | | | | | |
| 5100 | WATER/SEWER | $ 13,550 | $ 21,867 | $ 12,990 | $ 10,335 | $ 7,088 | $ 11,638 | $ 25,890 | $ 21,384 | $ 25,875 | $ 17,611 | $ 0 | $ 0 | $ 168,228 |
| 5120 | ELECTRIC | 1,481 | 1,362 | 1,055 | 1,259 | 1,251 | 1,381 | 1,488 | 1,509 | 1,510 | 1,507 | 0 | 0 | 13,803 |
| 5151 | TELEPHONE | 450 | 450 | 450 | 450 | 450 | 450 | 1,190 | 451 | 566 | 1,205 | 0 | 0 | 6,111 |
| 5151B | INTERNET | 333 | 738 | 738 | 738 | 738 | 738 | 738 | 740 | 740 | 741 | 0 | 0 | 6,982 |
| 5152 | ALARM MONITORING | 209 | 0 | 0 | 209 | 0 | 0 | 209 | 0 | 0 | 224 | 0 | 0 | 850 |
| | TOTAL UTILITIES | $ 16,022 | $ 24,417 | $ 15,233 | $ 12,991 | $ 9,527 | $ 14,206 | $ 29,514 | $ 24,084 | $ 28,691 | $ 21,288 | $ 0 | $ 0 | $ 195,974 |
| | LANDSCAPING | | | | | | | | | | | | | |
| 5200 | LANDSCAPE CONTRACT | $ 108,562 | $ 108,562 | $ 108,562 | $ 108,554 | $ 108,562 | $ 108,562 | $ 108,562 | $ 108,562 | $ 108,562 | $ 108,554 | $ 0 | $ 0 | $ 1,085,603 |
| 5218 | MAJOR PROJECTS | 1,200 | 2,545 | 0 | 8,208 | 0 | 17,068 | 0 | 20,701 | 2,011 | 5,158 | 0 | 0 | 56,890 |
| 5220 | IRRIGATION REPAIRS | 1,871 | 555 | 1,522 | 793 | 0 | (726) | 641 | 1,277 | 776 | 645 | 0 | 0 | 7,354 |
| 5222 | BACKFLOW INSPEC/RPRS | 149 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 149 |
| 5228 | EROSION CONTROL | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,658 | 0 | 0 | 0 | 8,658 |
| 5240 | TREE TRIMMING/REMOVAL | 1,514 | 0 | 3,425 | 0 | 1,680 | 1,341 | 7,061 | 0 | 0 | 9,815 | 0 | 0 | 24,836 |
| | TOTAL LANDSCAPE | $ 113,296 | $ 111,661 | $ 113,509 | $ 117,555 | $ 110,242 | $ 126,245 | $ 116,264 | $ 130,540 | $ 120,007 | $ 124,171 | $ 0 | $ 0 | $ 1,183,490 |
| | COMMON AREA | | | | | | | | | | | | | |
| 5700 | BUILDING MAINTENANCE | $ 0 | $ 0 | $ 0 | $ 365 | $ 400 | $ 0 | $ 0 | $ 740 | $ 0 | $ 145 | $ 0 | $ 0 | $ 1,650 |
| 5700K | KEYS/LOCK REPAIR | 0 | 0 | 284 | 241 | 457 | 0 | 0 | 298 | 0 | 0 | 0 | 0 | 1,280 |
| 5722 | ELECTRIC REPAIRS/SUPPLIES | 0 | 0 | 0 | 0 | 0 | 450 | 0 | 248 | 0 | 0 | 0 | 0 | 698 |
| 5740 | SIGN MAINTENANCE | 0 | 0 | 0 | 0 | 0 | 0 | 465 | 0 | 0 | 550 | 0 | 0 | 1,015 |

# 347 VISTOSO COMMUNITY ASSOCIATION
## STATEMENT OF OPERATIONS
## 10/31/2026

| | | January | February | March | April | May | June | July | August | September | October | November | December | YEAR-TO-DATE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** |
| 5769A | JANITORIAL | 2,340 | 2,400 | 2,345 | 2,345 | 2,345 | 2,345 | 2,345 | 2,345 | 2,345 | 2,345 | 0 | 0 | 23,496 |
| 5774 | PET WASTE REMOVAL | 0 | 0 | 4,580 | 2,290 | 2,290 | 2,290 | 2,290 | 2,290 | 2,290 | 2,290 | 0 | 0 | 20,610 |
| 5779CC | SECURITY PATROL | 1,612 | 967 | 2,741 | 1,773 | 1,451 | 1,773 | 645 | 1,935 | 1,935 | 1,773 | 0 | 0 | 16,605 |
| 5800 | COMMON AREA MAINTENANCE/REPAIR | 0 | 570 | 0 | 600 | 0 | 225 | 150 | 0 | 0 | 560 | 0 | 0 | 2,105 |
| 5845 | PARK MAINT | 0 | 0 | 0 | 0 | 0 | 0 | 5,544 | 0 | 0 | 0 | 0 | 0 | 5,544 |
| 5850 | EXTERMINATING | 142 | 268 | 205 | 655 | 140 | 273 | 430 | 212 | 513 | 527 | 0 | 0 | 3,365 |
| | TOTAL COMMON AREA | $ 4,094 | $ 4,205 | $ 10,154 | $ 8,269 | $ 7,082 | $ 7,356 | $ 11,868 | $ 8,067 | $ 7,082 | $ 8,190 | $ 0 | $ 0 | $ 76,367 |
| | TOTAL OPERATING EXPENSES | $ 206,291 | $ 221,662 | $ 225,700 | $ 220,189 | $ 207,111 | $ 229,941 | $ 242,276 | $ 222,414 | $ 227,514 | $ 240,049 | $ 0 | $ 0 | $ 2,243,146 |
| | TOTAL OPERATING FUND SURPLUS/( | $ 37,786 | $ 11,786 | $ 8,482 | $ 37,415 | $ 29,100 | $ 5,386 | $ 18,875 | $ 15,289 | $ 12,633 | $ 11,481 | $ 0 | $ 0 | $ 188,233 |

FirstService RESIDENTIAL

# 347 VISTOSO COMMUNITY ASSOCIATION
# STATEMENT OF OPERATIONS
# 10/31/2026

| | | 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 | $ 79,613 | $ 79,613 | $ 79,613 | $ 79,613 | $ 79,613 | $ 79,613 | $ 79,613 | $ 0 | $ 0 | $ 796,130 |
| 7034 | INTEREST RESERVE FUND | 11,956 | 32,595 | (39,829) | 49,479 | 22,210 | (2,648) | (918) | 21,669 | (35,416) | 34,945 | 0 | 0 | 94,045 |
| 7069 | GAIN (LOSS) ON INVESTMENTS | 152 | 1,856 | (969) | 1,435 | 0 | 10,137 | 314 | 1,738 | (799) | 3,509 | 0 | 0 | 17,371 |
| | TOTAL RESERVE INCOME | $ 91,721 | $ 114,064 | $ 38,815 | $ 130,528 | $ 101,823 | $ 87,102 | $ 79,008 | $ 103,020 | $ 43,398 | $ 118,067 | $ 0 | $ 0 | $ 907,546 |
| | E X P E N D I T U R E S | | | | | | | | | | | | | |
| 8316 | CORPORATE TAXES | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 18,212 | $ 5,417 | $ (8,854) | $ 8,736 | $ 0 | $ 0 | $ 23,511 |
| 8510 | GENERAL RESERVE EXPENSE | 1,300 | 0 | 0 | 0 | 0 | 0 | 27,626 | (19,501) | 2,075 | 6,900 | 0 | 0 | 18,400 |
| 8520 | PAINTING | 4,350 | 0 | 0 | 0 | 0 | 21,938 | 0 | 21,938 | 4,350 | 25,088 | 0 | 0 | 77,665 |
| 8525 | MONUMENT SIGNS RESERVE EXPENDI | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,438 | 0 | 0 | 4,438 |
| 8530 | ASPHALT SEAL COATING | 0 | 0 | 0 | 7,631 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,631 |
| 8537 | BANK/INVESTMENT CHARGES | 724 | 672 | 756 | 702 | 773 | 772 | 799 | 795 | 783 | 795 | 0 | 0 | 7,571 |
| 8575 | IRRIGATION SYSTEMS | 4,700 | 0 | 0 | 0 | 0 | 0 | 57,943 | 76,143 | 0 | 9,284 | 0 | 0 | 148,070 |
| 8578D | DRAINAGE BASIN | 93,095 | 1,750 | 555 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 95,400 |
| | TOTAL RESERVE EXPENDITURES | $ 104,169 | $ 2,422 | $ 1,311 | $ 8,333 | $ 773 | $ 22,710 | $ 104,580 | $ 84,792 | $ (1,646) | $ 55,242 | $ 0 | $ 0 | $ 382,686 |
| | TOTAL RSV FUND SURPLUS/(DEFICI | $ (12,448) | $ 111,642 | $ 37,504 | $ 122,195 | $ 101,051 | $ 64,392 | $ (25,571) | $ 18,228 | $ 45,044 | $ 62,825 | $ 0 | $ 0 | $ 524,860 |

# 347A VISTOSO- SIENA
# BALANCE SHEET
# 10/31/2026

| | | |
|---|---|---|
| **ASSETS** | | |
| **OPERATING FUNDS** | | |
| OPERATING - US BANK | 15,527.44 | |
| DUE (TO)/FROM RESERVES | 169.40 | |
| **TOTAL OPERATING FUNDS** | | 15,696.84 |
| **RESERVE FUNDS** | | |
| RESERVE USBANK -SIENA RSV | 291,209.86 | |
| DUE (TO)/FROM OPERATING | (169.40) | |
| **TOTAL RESERVE FUNDS** | | 291,040.46 |
| **ACCOUNTS RECEIVABLE** | | |
| ACCOUNTS RECEIVABLE | 1,040.81 | |
| ACCOUNTS RECEIVABLE - PARCELS | 757.65 | |
| PRE-LEGAL RECEIVABLE | (270.00) | |
| CONTINGENT PAYABLE | 270.00 | |
| **TOTAL ACCOUNTS RECEIVABLE** | | 1,798.46 |
| **OTHER ASSETS** | | |
| PREPAID EXPENSE INSURANCE | 187.50 | |
| **TOTAL OTHER ASSETS** | | 187.50 |
| **TOTAL ASSETS** | | 308,723.26 |
| **LIABILITIES & EQUITY** | | |
| **OPERATING LIABILITIES** | | |
| CORPORATE TAXES | 1,655.55 | |
| PREPAID ASSESSMENTS | 495.57 | |
| PREPAID ASSESSMENTS - PARCELS | 1,481.96 | |
| UNEARNED REVENUE | 8,824.67 | |
| **TOTAL OPERATING LIABILITIES** | | 12,457.75 |

| | | |
|---|---|---|
| **RESERVE** | | |
| **ACCUMULATED GENERAL** | **293,873.11** | |
| **C/Y GENERAL RESERVE SURPLUS/(DEFICIT)** | **(2,832.65)** | |
| **TOTAL RESERVE** | | **291,040.46** |
| **OPERATING SURPLUS (DEFICIT)** | | |
| **ACCUMULATED SURPLUS (DEFICIT)** | **1,752.25** | |
| **CURRENT YEAR RESERVE EQUITY** | **2,832.65** | |
| **CURRENT SURPLUS/(DEFICIT)** | **640.15** | |
| **TOTAL SURPLUS/(DEFICIT)** | | **5,225.05** |
| **TOTAL LIABILITIES & EQUITY** | | **308,723.26** |

# 347A VISTOSO- SIENA
# STATEMENT OF REVENUES & EXPENSES
# 10/31/2026

| ********** ACTUAL | CURRENT PERIOD BUDGET | ********** OVER (UNDER) | | | ********** ACTUAL | YEAR-TO-DATE BUDGET | ********** OVER (UNDER) | ANNUAL BUDGET |
|---|---|---|---|---|---|---|---|---|
| | | | | INCOME | | | | |
| 4,412 | 4,412 | 0 | 4000P | PARCEL ASSESSMENTS | 44,123 | 44,125 | (2) | 52,951 |
| (2,095) | (2,095) | 0 | P6010 | GENERAL RESERVE TRANSFER | (20,950) | (20,950) | 0 | (25,140) |
| 2,317 | 2,317 | 0 | | TOTAL INCOME | 23,173 | 23,175 | (2) | 27,811 |
| | | | | EXPENSES | | | | |
| | | | | ADMINISTRATIVE | | | | |
| 0 | 92 | (92) | P5005A | RESERVE STUDY | 1,100 | 920 | 180 | 1,100 |
| 0 | 0 | 0 | P5080 | TAX - CORPORATION | 0 | 2,104 | (2,104) | 2,104 |
| 38 | 38 | (1) | P5090 | INSURANCE | 363 | 375 | (12) | 450 |
| 38 | 130 | (93) | | TOTAL ADMINISTRATIVE | 1,463 | 3,399 | (1,936) | 3,654 |
| | | | | UTILITIES | | | | |
| 149 | 178 | (29) | P5100 | WATER/SEWER | 1,331 | 1,780 | (449) | 2,136 |
| 0 | 48 | (48) | P5120 | ELECTRIC | 287 | 475 | (188) | 570 |
| 149 | 226 | (77) | | TOTAL UTILITIES | 1,619 | 2,255 | (636) | 2,706 |
| | | | | LANDSCAPING | | | | |
| 767 | 760 | 7 | P5200 | LANDSCAPE CONTRACT | 7,613 | 7,599 | 14 | 9,118 |
| 0 | 8 | (8) | P5220 | IRRIGATION REPAIRS | 0 | 80 | (80) | 100 |
| 0 | 0 | 0 | P5240 | PLANT REPLACEMENT | 1,796 | 0 | 1,796 | 0 |
| 767 | 768 | (1) | | TOTAL LANDSCAPE | 9,409 | 7,679 | 1,730 | 9,218 |
| | | | | POOL/SPA/CLUBHOUSE | | | | |
| 233 | 3,270 | (3,037) | P5350 | FOUNTAIN MAINTENANCE | 2,330 | 5,340 | (3,010) | 5,800 |
| 233 | 3,270 | (3,037) | | TOTAL POOLS | 2,330 | 5,340 | (3,010) | 5,800 |
| | | | | GATES | | | | |
| 260 | 260 | 0 | P5500 | GATE MAINTENANCE CONTRACT | 2,600 | 2,600 | 0 | 3,120 |
| 0 | 100 | (100) | P5511 | GATE REPAIRS | 0 | 400 | (400) | 400 |
| 128 | 136 | (8) | P5517 | GATE PHONE | 1,450 | 1,360 | 90 | 1,632 |
| 388 | 496 | (108) | | TOTAL GATES | 4,050 | 4,360 | (310) | 5,152 |
| | | | | COMMON AREA | | | | |
| 0 | 0 | 0 | P5739 | STREET SWEEPING | 830 | 809 | 21 | 1,078 |
| 0 | 100 | (100) | P5800 | COMMON AREA MAINTENANCE | 0 | 200 | (200) | 200 |
| 0 | 100 | (100) | | TOTAL COMMON AREA | 830 | 1,009 | (179) | 1,278 |
| 1,576 | 4,990 | (3,414) | | TOTAL OPERATING EXPENSES | 19,700 | 24,042 | (4,342) | 27,808 |
| 741 | (2,673) | 3,414 | | OPERATING FUND SURPLUS/(DEFICIT) | 3,473 | (867) | 4,340 | 3 |

FirstService RESIDENTIAL

# 347A VISTOSO- SIENA
# STATEMENT OF REVENUES & EXPENSES
# 10/31/2026

| ********** 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 | 20,950 | 20,950 | 0 | 25,140 |
| 678 | 717 | (39) | P7034 | INTEREST RESERVE FUNDS | 6,622 | 7,166 | (544) | 8,600 |
| 2,773 | 2,812 | (39) | | TOTAL RESERVE INCOME | 27,572 | 28,116 | (544) | 33,740 |
| | | | | E X P E N D I T U R E S | | | | |
| 169 | 0 | 169 | P8316 | CORPORATE TAXES | 1,656 | 0 | 1,656 | 0 |
| 0 | 0 | 0 | P8510 | PARCEL - GENERAL RESERVE EXPENSE | 28,749 | 10,433 | 18,316 | 10,433 |
| 169 | 0 | 169 | | TOTAL RESERVE EXPENDITURES | 30,405 | 10,433 | 19,972 | 10,433 |
| 2,603 | 2,812 | (209) | | RESERVE FUND SURPLUS/(DEFICIT) | (2,833) | 17,683 | (20,516) | 23,307 |

FirstService RESIDENTIAL

# 347A VISTOSO- SIENA
# STATEMENT OF OPERATIONS
# 10/31/2026



| | | January | February | March | April | May | June | July | August | September | October | November | December | YEAR-TO-DATE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** | ********** |
| | INCOME | | | | | | | | | | | | | |
| 4000P | PARCEL ASSESSMENTS | $ 4,412 | $ 4,412 | $ 4,412 | $ 4,412 | $ 4,412 | $ 4,412 | $ 4,412 | $ 4,412 | $ 4,412 | $ 4,412 | $ 0 | $ 0 | $ 44,123 |
| P6010 | GENERAL RESERVE TRANSFER | (2,095) | (2,095) | (2,095) | (2,095) | (2,095) | (2,095) | (2,095) | (2,095) | (2,095) | (2,095) | 0 | 0 | (20,950) |
| | TOTAL INCOME | $ 2,317 | $ 2,317 | $ 2,317 | $ 2,317 | $ 2,317 | $ 2,317 | $ 2,317 | $ 2,317 | $ 2,317 | $ 2,317 | $ 0 | $ 0 | $ 23,173 |
| | EXPENSES | | | | | | | | | | | | | |
| | ADMINISTRATIVE | | | | | | | | | | | | | |
| P5005A | RESERVE STUDY | $ 0 | $ 0 | $ 550 | $ 0 | $ 0 | $ 550 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 1,100 |
| P5090 | INSURANCE | 34 | 34 | 34 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 0 | 0 | 363 |
| | TOTAL ADMINISTRATIVE | $ 34 | $ 34 | $ 584 | $ 38 | $ 38 | $ 588 | $ 38 | $ 38 | $ 38 | $ 38 | $ 0 | $ 0 | $ 1,463 |
| | UTILITIES | | | | | | | | | | | | | |
| P5100 | WATER/SEWER | $ 19 | $ 133 | $ 260 | $ 88 | $ (62) | $ 274 | $ 60 | $ 232 | $ 176 | $ 149 | $ 0 | $ 0 | $ 1,331 |
| P5120 | ELECTRIC | 0 | 0 | 159 | 53 | 0 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 287 |
| | TOTAL UTILITIES | $ 19 | $ 133 | $ 420 | $ 141 | $ (62) | $ 349 | $ 60 | $ 232 | $ 176 | $ 149 | $ 0 | $ 0 | $ 1,619 |
| | LANDSCAPING | | | | | | | | | | | | | |
| P5200 | LANDSCAPE CONTRACT | $ 760 | $ 760 | $ 760 | $ 767 | $ 760 | $ 760 | $ 760 | $ 760 | $ 760 | $ 767 | $ 0 | $ 0 | $ 7,613 |
| P5240 | PLANT REPLACEMENT | 1,796 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,796 |
| | TOTAL LANDSCAPE | $ 2,556 | $ 760 | $ 760 | $ 767 | $ 760 | $ 760 | $ 760 | $ 760 | $ 760 | $ 767 | $ 0 | $ 0 | $ 9,409 |
| | POOL/SPA/ CLUBHOUSE | | | | | | | | | | | | | |
| P5350 | FOUNTAIN MAINTENANCE | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 0 | $ 0 | $ 2,330 |
| | TOTAL POOLS/SPA/CLUBHOUSE | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 233 | $ 0 | $ 0 | $ 2,330 |
| | GATES | | | | | | | | | | | | | |
| P5500 | GATE MAINTENANCE CONTRACT | $ 260 | $ 260 | $ 260 | $ 260 | $ 260 | $ 260 | $ 260 | $ 260 | $ 260 | $ 260 | $ 0 | $ 0 | $ 2,600 |
| P5517 | GATE PHONE | 128 | 128 | 128 | 128 | 128 | 128 | 128 | 293 | 128 | 128 | 0 | 0 | 1,450 |
| | TOTAL GATES | $ 388 | $ 388 | $ 388 | $ 388 | $ 388 | $ 388 | $ 388 | $ 553 | $ 388 | $ 388 | $ 0 | $ 0 | $ 4,050 |
| | COMMON AREA | | | | | | | | | | | | | |
| P5739 | STREET SWEEPING | $ 0 | $ 269 | $ 0 | $ 0 | $ 269 | $ 0 | $ 0 | $ 291 | $ 0 | $ 0 | $ 0 | $ 0 | $ 830 |
| | TOTAL COMMON AREA | $ 0 | $ 269 | $ 0 | $ 0 | $ 269 | $ 0 | $ 0 | $ 291 | $ 0 | $ 0 | $ 0 | $ 0 | $ 830 |
| | TOTAL OPERATING EXPENSES | $ 3,230 | $ 1,818 | $ 2,384 | $ 1,568 | $ 1,627 | $ 2,318 | $ 1,479 | $ 2,107 | $ 1,595 | $ 1,576 | $ 0 | $ 0 | $ 19,700 |
| | TOTAL OPERATING FUND SURPLUS/( | $ (913) | $ 500 | $ (67) | $ 750 | $ 691 | $ 0 | $ 838 | $ 211 | $ 723 | $ 741 | $ 0 | $ 0 | $ 3,473 |

# 347A VISTOSO- SIENA
# STATEMENT OF OPERATIONS
# 10/31/2026

| | | January | February | March | April | May | June | July | August | September | October | November | December | YEAR-TO-DATE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | RESERVE FUND | | | | | | | | | | | | | |
| | INCOME | | | | | | | | | | | | | |
| P7010 | PARCEL TRANSFER TO RESERVES | $ 2,095 | $ 2,095 | $ 2,095 | $ 2,095 | $ 2,095 | $ 2,095 | $ 2,095 | $ 2,095 | $ 2,095 | $ 2,095 | $ 0 | $ 0 | $ 20,950 |
| P7034 | INTEREST RESERVE FUNDS | 747 | 767 | 712 | 637 | 645 | 592 | 618 | 623 | 605 | 678 | 0 | 0 | 6,622 |
| | TOTAL RESERVE INCOME | $ 2,842 | $ 2,862 | $ 2,807 | $ 2,732 | $ 2,740 | $ 2,687 | $ 2,713 | $ 2,718 | $ 2,700 | $ 2,773 | $ 0 | $ 0 | $ 27,572 |
| | EXPENDITURES | | | | | | | | | | | | | |
| P8316 | CORPORATE TAXES | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 1,179 | $ 156 | $ 151 | $ 169 | $ 0 | $ 0 | $ 1,656 |
| P8510 | PARCEL - GENERAL RESERVE EXPEN | 0 | 0 | 0 | 26,690 | 0 | 0 | 455 | 1,604 | 0 | 0 | 0 | 0 | 28,749 |
| | TOTAL RESERVE EXPENDITURES | $ 0 | $ 0 | $ 0 | $ 26,690 | $ 0 | $ 0 | $ 1,634 | $ 1,760 | $ 151 | $ 169 | $ 0 | $ 0 | $ 30,405 |
| | TOTAL RSV FUND SURPLUS/(DEFICI | $ 2,842 | $ 2,862 | $ 2,807 | $ (23,958) | $ 2,740 | $ 2,687 | $ 1,078 | $ 958 | $ 2,548 | $ 2,603 | $ 0 | $ 0 | $ (2,833) |

Date: 11/2026

**2026 VCA Project Tracking Tool**

| Budget GL # | Component # | Description | Budget | Project Cost as of 10/31/2026 | Completed |
|---|---|---|---|---|---|
| 8525 | 106 | Monument Signs | $ 140,000.00 | $ 4,438.00 | 10/26 |
| ****8520 | 1082, 1154, 1020A, 1074A | Repaint | $ 139,800.00 | $ 77,665.00 | 10/26 |
| 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 | $ 148,070.00 | |
| **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 | $ 8,125.00 | 7/26 |
| 8510 | 1109 | Dog Park Replenish | $ 4,400.00 | | |
| 8510 | 110 | Mouments | $ 10,000.00 | $ 7,675.00 | 10/26 |
| *5810 | 1300 | Replace Artificial Turf | $ 5,000.00 | $ 2,600.00 | 10/26 |
| **Total** | | | **$ 1,396,400.00** | **$ 351,604.00** | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

* 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.

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

# VCA Landscape Report October/ November 2026

AN UNDERWOOD BROTHERS CO.
Est. 1975

## Turf /Parks

All lawns that were overseeded have come in great, with strong, healthy growth throughout. All overseeded turf areas have received their first mowing and have been fertilized with a 24-3-3 fertilizer. This fertilizer contains 24% nitrogen, 3% phosphorus, and 3% potassium. The high nitrogen content helps promote healthy, green growth and improves the overall color and density of the turf. The phosphorus supports root development, while the potassium helps strengthen the grass and improve its ability to handle stress from temperature changes and regular maintenance. This application will help the newly established winter ryegrass continue to develop a healthy root system, maintain its rich green color, and promote a thicker, more uniform lawn throughout the winter season.

On October 23rd, significant erosion was discovered inside the north dog park at Moore Loop Park, requiring the area to be temporarily closed due to safety concerns. With the Fall Event scheduled for the following day, we assigned a five-man crew to repair the erosion so the dog park could remain open for the event. Unfortunately, following the storm on October 31st, the same area experienced additional erosion, requiring the dog park to be closed again for several days due to safety concerns for residents and their pets. On November 11th, our maintenance crew returned to repair the erosion and restore the affected areas so the dog park could safely reopen.

## Irrigation

All turf areas are now on their winter watering schedule, running three days a week on Mondays, Wednesdays, and Fridays, with one watering cycle per day starting at 8:00 AM. The later start time allows the sun to be out and temperatures to warm up, helping reduce the risk of water freezing on sidewalks and creating slippery conditions during the colder months. Watering run times vary from park to park depending on the needs of each turf area, so some irrigation cycles may continue into the late morning hours

## Post Emergent/ IPM

Our on-site spray technician has been working throughout the neighborhoods, spraying washes and common areas, with a focus on washes and basins where weed growth has increased due to the recent rainstorms. We have also been prioritizing areas where weeds are growing more heavily. In addition, maintenance crews have been hand-pulling weeds in the areas they are currently working.

## Site damage/ Storm damage

Storm Damage Update – November 2nd

Following the storm on October 31st, our crews assessed the community on November 2nd and identified several downed trees, broken branches, and potential safety hazards. Our Arbor Division and maintenance crews responded to the affected areas to remove debris, clear sidewalks and roadways, and address hazardous trees.

Below is a breakdown of the storm damage and the work performed by each division.

Arbor Division – Tree and Hazardous Branch Removals

Wildlife Park: A large Mesquite tree uprooted and fell inside the east basin. Our Arbor Division was already onsite performing tree trimming throughout the community and was redirected to cut down and remove the fallen tree. The removal of this tree and the labor hours involved were completed under added value per our contract. In the same area, another large Mesquite tree was found with a significant split in its trunk, posing a safety hazard due to the possibility of the tree splitting further and falling during high winds. Due to this concern, the tree was removed as a precaution. Both stumps will require specialized equipment for removal, so a separate proposal was submitted and has since been approved. The stump removals are expected to be completed during the week of November 23rd.

Maintenance Crews – Tree and Debris Removal

1. Valley Vistas: Three Palo Verde trees were found uprooted in different areas of the neighborhood. One tree had fallen onto a wall along Lauterbrunnen, another had uprooted in the common area basin across the street, and the third was located in the common area behind the homes on Haa Valley. All three trees were removed by our maintenance crews.

2. Arrowsmith: A Sweet Acacia tree had uprooted and fallen into the roadway. By the time our crew arrived, the branches had already been cut and moved to the side of the road. Our maintenance crew removed the remaining tree debris and cleared the area.

3. Kylene Canyon: One of our maintenance crews discovered a large uprooted Mesquite tree inside the basin. Due to the size of the tree, removal is beyond what our maintenance crews can safely handle and will need to be completed by our Arbor Division. The tree is still pending removal.

On November 9th, we discovered an uprooted tree in the Hidden Springs area. Upon arriving onsite and inspecting the damage, we determined that it was caused by a vehicle accident. The accident resulted in damage to several landscape plants, including 3 Desert Spoons, 1 mature Palo Verde tree, 5 Desert Sennas, and 3 Texas Sages. Our maintenance crew responded that morning and cleaned up the damaged vegetation and debris. A proposal for the replacement of the damaged landscaping will be prepared and submitted to VCA for review and approval.

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

- Moore Loop Dog Park Erosion Repair- On Hold
- Siena Irrigation Repair's- Started November 2nd
- Moore Loop Park Tree Removals and Replacements- Sent September 23rd

- Stone Terrace Monument Refurbish- Signed Start Date December 7th
- Contaminated DG Replacement- Completed November 3rd

## Work orders.

6 completed

## Added Value

- Moore Loop Dog Park Erosion (2 times)
- Wildlife Uprooted Tree Removal

Date: October 2025
Barbara Daoust First Service Residentail
VCA

We hereby submit the landscape proposal. ***1. Erosion repair at Moore Loop Dog Park on October 23rd*** The below listed work includes all material, equipment and labor required to complete the work requested.

Our proposal includes the following items: **TO BE CONCIDERED ADDED VALUE**

| Qty | Unit | Description | | Total Price |
|---|---|---|---|---|
| 5 | hour | 5 Man Crew | **$** | **1,212.50** |
| | | | **$** | **-** |
| | | | **$** | **-** |
| | | **NO CHARGE** : | **$** | **1,212.50** |

**CLARIFICATIONS:**

- This Proposal MUST be made an exhibit in any contract awarded to AAA LANDSCAPE.
- Bid is based upon customer providing electrical power and water to the site.
- AAA Landscape is not responsible for damage due to poor soil conditions, rodents, vandalism, and/or "ACTS OF NATURE".
- Areas are to be turned over for maintenance as they are completed.
- Owner requested increases in the quantities of the unit priced items (if applicable) will be re-priced in accordance with current pricing at the time of the contract change order.

**EXCLUSIONS:**

Overtime or Accelerated schedule

**"Pursuant to Arizona law we are required to inform you of your right to file written complaint with the Registrar of Contractors for an alleged violation of Arizona Revised Statutes section 32-1154, subsection A. Any complains must be made within the applicable time period as set forth in section 32-1155, subsection A. The ROC can be contacted at (602) 542-1525 or online at http://www.azroc.gov. We request that if any portion of our work is unsatisfactory that you notify us prior to filing a complaint so we can attempt to resolve any concerns."**

If you have any questions, please feel free to call. (520) 264-6589

Sincerely,

**Anthony Muñoz**
Account Manager

**Note: This proposal expires in 30 calendar days.** Acceptance of this proposal- The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Authorized Signature: _____ Date: _____


Phoenix Office
3747 E. Southern Ave.
Phoenix, AZ 85040
P 602.437.2690

San Antonio Office
10930 Wye Drive
Suite 108
San Antonio, TX 78217
P 210.650.0909

Tucson Office
4742 N. Romero Rd.
Tucson, AZ 85705
P 520.696.3223

aaalandscape.com

Date: October 2025
Barbara Daoust First Service Residentail
VCA

We hereby submit the landscape proposal. ***1. Erosion repair at Moore Loop Dog Park on October 23rd*** The below listed work includes all material, equipment and labor required to complete the work requested.

Our proposal includes the following items: **TO BE CONCIDERED ADDED VALUE**

| Qty | Unit | Description | | Total Price |
|---|---|---|---|---|
| 5 | hour | 5 Man Crew | **$** | **1,212.50** |
| | | | **$** | **-** |
| | | | **$** | **-** |
| | | **NO CHARGE** : | **$** | **1,212.50** |

**CLARIFICATIONS:**

- This Proposal MUST be made an exhibit in any contract awarded to AAA LANDSCAPE.
- Bid is based upon customer providing electrical power and water to the site.
- AAA Landscape is not responsible for damage due to poor soil conditions, rodents, vandalism, and/or "ACTS OF NATURE".
- Areas are to be turned over for maintenance as they are completed.
- Owner requested increases in the quantities of the unit priced items (if applicable) will be re-priced in accordance with current pricing at the time of the contract change order.

**EXCLUSIONS:**

Overtime or Accelerated schedule

**"Pursuant to Arizona law we are required to inform you of your right to file written complaint with the Registrar of Contractors for an alleged violation of Arizona Revised Statutes section 32-1154, subsection A. Any complains must be made within the applicable time period as set forth in section 32-1155, subsection A. The ROC can be contacted at (602) 542-1525 or online at http://www.azroc.gov. We request that if any portion of our work is unsatisfactory that you notify us prior to filing a complaint so we can attempt to resolve any concerns."**

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Sincerely,

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Account Manager

**Note: This proposal expires in 30 calendar days.** Acceptance of this proposal- The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Authorized Signature: _____ Date: _____


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aaalandscape.com

Date: November 2025
Barbara Daoust First Service Residentail
VCA

We hereby submit the landscape proposal. ***1. Erosion repair at Moore Loop Dog Park on November 11th*** The below listed work includes all material, equipment and labor required to complete the work requested.

Our proposal includes the following items: **TO BE CONCIDERED ADDED VALUE**

| Qty | Unit | Description | | Total Price |
|---|---|---|---|---|
| 5 | hour | 4 Man Crew | **$** | **970.00** |
| | | | **$** | **-** |
| | | | **$** | **-** |
| | | **NO CHARGE** : | **$** | **970.00** |

**CLARIFICATIONS:**

- This Proposal MUST be made an exhibit in any contract awarded to AAA LANDSCAPE.
- Bid is based upon customer providing electrical power and water to the site.
- AAA Landscape is not responsible for damage due to poor soil conditions, rodents, vandalism, and/or "ACTS OF NATURE".
- Areas are to be turned over for maintenance as they are completed.
- Owner requested increases in the quantities of the unit priced items (if applicable) will be re-priced in accordance with current pricing at the time of the contract change order.

**EXCLUSIONS:**

Overtime or Accelerated schedule

**"Pursuant to Arizona law we are required to inform you of your right to file written complaint with the Registrar of Contractors for an alleged violation of Arizona Revised Statutes section 32-1154, subsection A. Any complains must be made within the applicable time period as set forth in section 32-1155, subsection A. The ROC can be contacted at (602) 542-1525 or online at http://www.azroc.gov. We request that if any portion of our work is unsatisfactory that you notify us prior to filing a complaint so we can attempt to resolve any concerns."**

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**Anthony Muñoz**
Account Manager

**Note: This proposal expires in 30 calendar days.** Acceptance of this proposal- The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Authorized Signature: _____ Date: _____


Phoenix Office
3747 E. Southern Ave.
Phoenix, AZ 85040
P 602.437.2690

San Antonio Office
10930 Wye Drive
Suite 108
San Antonio, TX 78217
P 210.650.0909

Tucson Office
4742 N. Romero Rd.
Tucson, AZ 85705
P 520.696.3223

aaalandscape.com

Date: November 2025
Barbara Daoust First Service Residentail
VCA

We hereby submit the landscape proposal. ***1. Wildlife Park Uprooted Tree Removal In East Basin*** The below listed work includes all material, equipment and labor required to complete the work requested.

Our proposal includes the following items: **TO BE CONCIDERED ADDED VALUE**

| Qty | Unit | Description | | Total Price |
|---|---|---|---|---|
| 16 | hour | 6-Man Crew – Emergency Labor at $90.00 per Man-Hour | $ | **8,640.00** |
| | | | $ | - |
| | | | $ | - |
| | | **NO CHARGE** : | $ | **8,640.00** |

**CLARIFICATIONS:**

- This Proposal MUST be made an exhibit in any contract awarded to AAA LANDSCAPE.
- Bid is based upon customer providing electrical power and water to the site.
- AAA Landscape is not responsible for damage due to poor soil conditions, rodents, vandalism, and/or "ACTS OF NATURE".
- Areas are to be turned over for maintenance as they are completed.
- Owner requested increases in the quantities of the unit priced items (if applicable) will be re-priced in accordance with current pricing at the time of the contract change order.

**EXCLUSIONS:**
Overtime or Accelerated schedule

**"Pursuant to Arizona law we are required to inform you of your right to file written complaint with the Registrar of Contractors for an alleged violation of Arizona Revised Statutes section 32-1154, subsection A. Any complains must be made within the applicable time period as set forth in section 32-1155, subsection A. The ROC can be contacted at (602) 542-1525 or online at http://www.azroc.gov. We request that if any portion of our work is unsatisfactory that you notify us prior to filing a complaint so we can attempt to resolve any concerns."**

If you have any questions, please feel free to call. (520) 264-6589

Sincerely,

**Anthony Muñoz**
Account Manager

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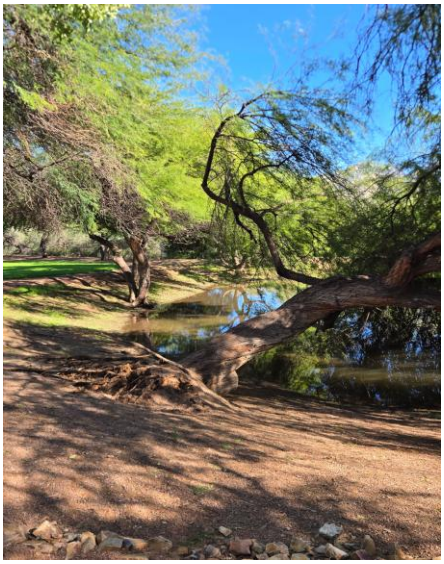




AZ Project Solutions
Project Management Services

# Vistoso Projects Update
October 19, 2026

## Bridal Veil Erosion (In progress)

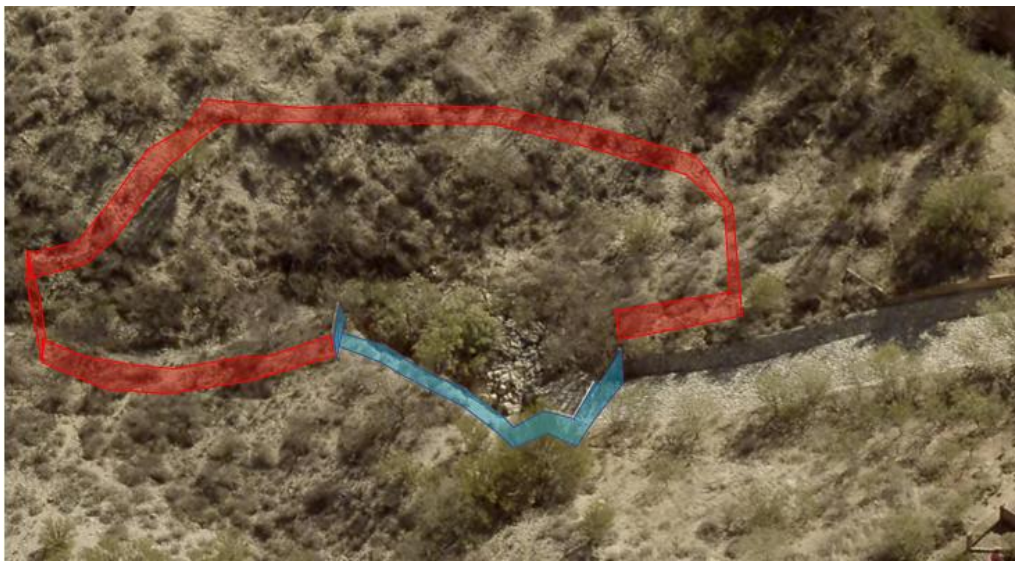
- August 26 2022 meeting, (Barbara Daoust, Tracy Bogardus (Bogardus engineering), John Wise (WLB Engineering) and Paul Oland (Paradigm Land Design) and Anthony Martin). (Complete)
  - Paradigm has agreed to the concept and will grant the necessary easements for our design.

- 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 fences as the terrain is extreme and very difficult to move through.*
*We could have additional fencing to completely encircle the worst of the erosion (see possible additional fence in red)."*



- 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.

AZ Project Solutions
Project Management Services

# Vistoso Projects Update

## October 19, 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

- Town of Oro Valley (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 Valley 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 Valley, and we are awaiting final review.

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

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

- July 21, 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.





- **August 19, 2026**
  - The Association received an updated proposal from Bogardus for channel revisions on July 27.
  - A meeting with the Town of Oro Valley has been scheduled for September 1 to discuss the project's next steps.

- **Nov 19, 2026**
  - The Association and Bogardus Engineering met with the Town of Oro on September 1 to discuss the next steps for the repairs to the Bridal Veil Wash.
  - Tracy Bogardus will adjust his remediation plan to include additional components such as baffle blocks and other strategies to lessen the water velocity discussed in the meeting.
  - The updated plan is to be submitted to the Development Review Committee (DRC) as a preliminary plan for conceptual approval before submitting a final plan.

## 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 1st of 3 areas - Mariposa Drive.

  **Schedule:**
  - Maspalomas Drive J**une 10 to June 30**
  - Woodbourne Ave **June 30 to August 3**
  - Hidden Springs August **4 to August 24**

**July 21, 2026**

- Maspalomas Drive was completed with final walkthrough on July 10.
- Woodbourne Ave started at the Rancho Blvd end on July 13. To be completed by Aug 12

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Project Management Services

# Vistoso Projects Update
## October 19, 2026

- Hidden Springs is scheduled to start the week of August 10.
  - Notices to be sent out the week of July 20.

**August 19, 2026**

- Woodbourne Ave has been completed from RVB to Brightridge Drive.
- Work also started in Wildlife Ridge Park on Aug 17.
- Remaining work at the Woodbourne section of the project will be tentatively completed by September 2, 2026.
- Hidden Springs Drive is expected to take between September 3 and 17.

Additional Irrigation repairs have been approved for Siena.

- This work is tentatively scheduled between September 18 and Oct 2.

**September 16, 2026**

- Woodbourne Ave has been completed and a walkthrough is scheduled for Tuesday, Sept 22.
- Hidden Springs Dr. was started on September 14.

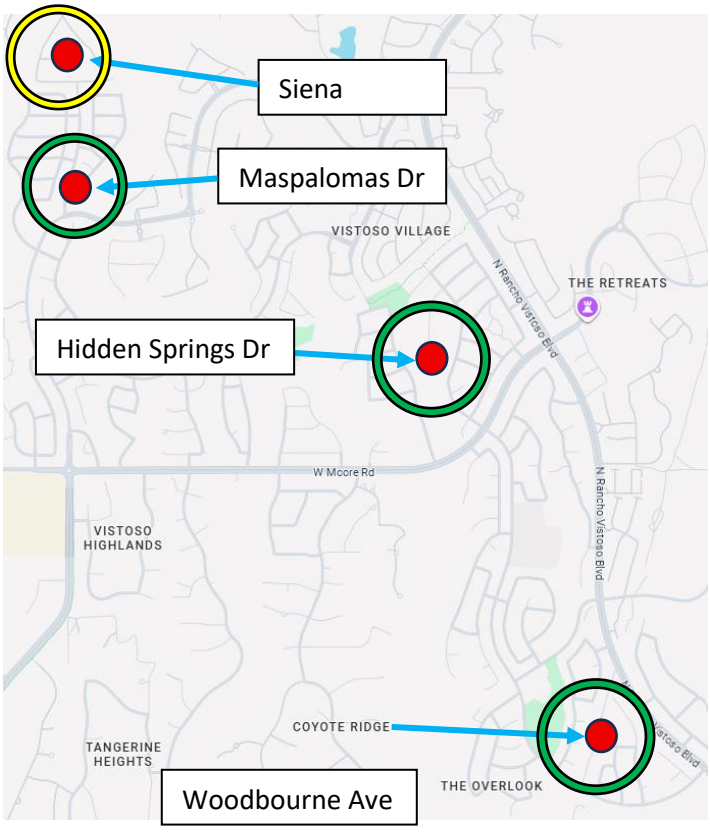
**October 21, 2026**

- Trenching and irrigation installation has been completed along Hidden Springs Rd. between Sunset Park and W A St.

## Irrigation Progress Map:

In Progress

Complete



AZ Project Solutions
Project Management Services

# Vistoso Projects Update
October 19, 2026

**November 19, 2026**

- Trenching, irrigation install, backfill and detailing has been completed at the Siena entrance, along Casentino Pass and between Calabria and Casentino.
- Trenching, irrigation install and some backfill has been completed on N Napoli Way.
- An underground utility box will be added to contain excess wire on Casentino Pass.

## Siena (In Progress)

- 5,500 Sq Ft.
- W Casentino Pass & Mas Palomas Dr.

**Start Date:** Week of November 2

**Completion Date**: Week of November 23

| | |
|---|---|
| | Trenched |
| | Irrigation installed |
| | Backfilled |
| | Completed |



# Communication Committee
# November 2026 Report

## October 2026 Newsletter Metrics

**Newsletter Click Data:**

- **Greetings from the Board:** 37 clicks
- **Did You Know:** N/A
- **Snapshot:** 40 clicks
- **Critter of the Month:** N/A
- **AAA Landscaping:** 32 clicks

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

## November Newsletter

The November VCA Newsletter is currently in development and will be distributed shortly.

**Key Highlights:**

- **New Format:** Tim has updated the newsletter format, retaining its familiar features and community news while introducing a sleek, professional design that enhances its overall presentation.
- **Greetings from the Board:** Matt Wood, Board President, is anticipated to address the slight increase in assessment fees for 2027, including a reminder for residents who utilize automatic payments to update their payment amounts accordingly. Given increased discussions regarding overnight street parking, a reminder of the community's parking policy may also be included, along with information regarding the call for candidates for the 2027 Board Election.
- **Did You Know?:** Gayle will highlight the 43rd annual Tour de Tucson, taking place on November 21st. The article will explore the event's competitive, recreational, and philanthropic aspects.
- **Local Events:** The newsletter will continue to promote upcoming community events and opportunities for resident engagement throughout the holiday season.

## December Newsletter Planning

**T**he December newsletter is anticipated to include:

- Continued promotion of upcoming community events and opportunities for resident engagement and participation.
- "Did You Know?" segment is anticipated to feature an article highlighting Winterhaven and its annual Festival of Lights.

## Request for Approval – VCA Candidate Introduction Recordings

- In collaboration with the Nomination Committee, the Communication Committee is seeking Board approval to offer prospective Board candidates the opportunity to participate in a brief video recording, answering a series of predetermined introductory questions.
- Participation would be entirely voluntary and would not be a requirement for candidacy. If approved by the Board, additional guidelines and parameters would be established to ensure fairness and consistency for all candidates.
- A PowerPoint presentation outlining the proposed process, purpose, and guidelines will be shared with the Board at an upcoming meeting for further consideration.

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## Facebook Page Update

- The Facebook page is off to a positive start and appears to be serving its intended purpose of providing residents with an additional source for community news and updates. The link to the Facebook page was among the most frequently clicked links on the community website, indicating resident interest in this communication channel.
- The Facebook page currently has 147 followers, with a net increase of 39 followers during the most recent reporting period.

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With warm regards,
Jacqueline Lasher
Chair, Communication Committee

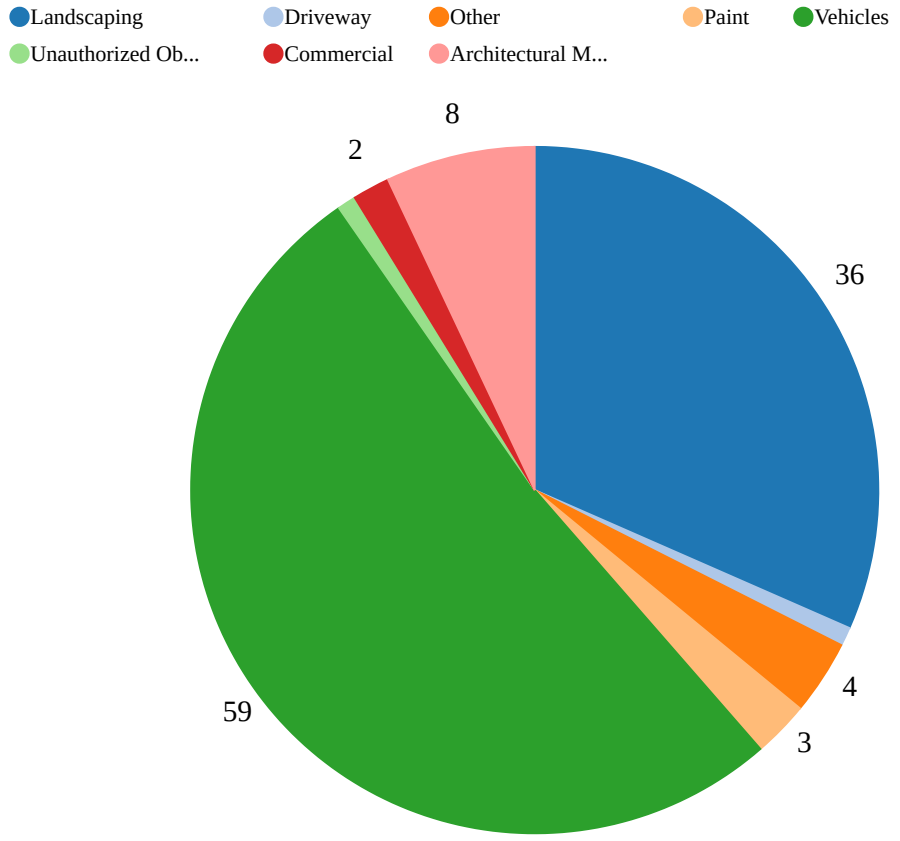
Today : 11/10/2026

# Activity Report
## Vistoso Community Association aka Rancho Vistoso

| Category | Subcategory | Total Start | Created | Escalated | ReOpened | Closed | OnHold | Total End |
|---|---|---|---|---|---|---|---|---|
| Architectural Modification | Not Approved | 17 | 13 | 0 | 0 | 9 | 0 | 21 |
| Architectural Modification | Architectural Review Process Violations | 14 | 0 | 0 | 0 | 0 | 0 | 14 |
| BasketBall | Store In Approved Area | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Commercial | Signage | 2 | 6 | 0 | 0 | 6 | 0 | 2 |
| Community Property | Destruction or Damage | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Driveway | Remove Oil | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Driveway | Remove drip pan when not in use | 1 | 1 | 0 | 0 | 1 | 0 | 1 |
| For Office Use Only | Do Not Send Violation See Manager | 0 | 18 | 0 | 0 | 11 | 0 | 7 |
| Landscaping | Remove Weeds | 102 | 1 | 6 | 0 | 9 | 0 | 94 |
| Landscaping | Trim Shrubs | 1 | 1 | 1 | 0 | 1 | 0 | 1 |
| Landscaping | Trim Trees | 4 | 0 | 1 | 0 | 0 | 0 | 4 |
| Landscaping | Remove dead tree or tree stump | 1 | 3 | 0 | 0 | 3 | 0 | 1 |
| Landscaping | General Maintenance | 3 | 0 | 1 | 0 | 0 | 0 | 3 |
| Landscaping | Plant Encroachment | 5 | 0 | 0 | 0 | 0 | 0 | 5 |
| Landscaping | Mistletoe | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Mailbox | Paint | 19 | 0 | 0 | 0 | 0 | 0 | 19 |
| Maintenance / Repair | Roof | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Nuisance | Other | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Nuisance | Health, Safety and Welfare | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Other | Holiday Lights | 6 | 0 | 0 | 0 | 1 | 0 | 5 |
| Other | Business violates Association Documents | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Other | Non Compliant Lighting | 12 | 1 | 2 | 0 | 4 | 0 | 9 |
| Other | Store items out of view | 11 | 0 | 1 | 0 | 1 | 0 | 10 |
| Paint | Wood Trim Fascia | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Paint | House | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Paint | Garage Door | 1 | 2 | 1 | 0 | 0 | 0 | 3 |
| Pets | Excessive Noise | 2 | 0 | 0 | 0 | 1 | 0 | 1 |
| Pets | Livestock not permitted | 2 | 0 | 0 | 0 | 1 | 0 | 1 |
| Pool/Spa | Draining Not Permitted | 3 | 0 | 0 | 0 | 1 | 0 | 2 |
| Trash | Container Visible on Non-Collection day | 8 | 0 | 0 | 0 | 0 | 0 | 8 |
| Unauthorized Object | Dumpster | 2 | 6 | 2 | 0 | 6 | 0 | 2 |
| Unauthorized Object | Storage Structure | 0 | 1 | 0 | 0 | 1 | 0 | 0 |
| Vehicles | No Parking Street1 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| Vehicles | No Parking Street | 257 | 33 | 14 | 0 | 52 | 0 | 238 |
| Vehicles | No Parking Sidewalk | 2 | 0 | 0 | 0 | 1 | 0 | 1 |
| Vehicles | Repairs not permitted | 1 | 0 | 0 | 0 | 1 | 0 | 0 |
| Vehicles | Commercial Vehicle | 3 | 1 | 0 | 0 | 0 | 0 | 4 |
| Vehicles | Improperly Parked | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Vehicles | No Parking on Granite | 11 | 0 | 0 | 0 | 1 | 0 | 10 |
| Vehicles | Trailers | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Vehicles | Recreational Vehicles | 3 | 1 | 1 | 0 | 0 | 0 | 4 |
| Vehicles | Trailers on street | 1 | 1 | 0 | 0 | 0 | 0 | 2 |
| Vehicles | Trailers in driveway | 10 | 2 | 0 | 0 | 0 | 0 | 12 |

**Association Name:** Vistoso Community Association
**Status Type:** Open
**Date Range:** 10/01/26 to 10/31/26

## Violation = 114
## (by Category)



**Finance Committee**
**November 17, 2026 Meeting Report**

**Approval of Minutes from October 20, 2026**

The Committee reviewed and approved the October 20, 2026 meeting minutes.

**Review of Financial Statements**

October 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.

**New Business**

**Proposed transition of Vistoso reserve portfolio to advisory management.**

The Committee met with our Morgan Stanley rep and discussed the benefits on Transitioning Vistoso's Portfolio to Advisory Management. The Committee voted to recommend to the Board for approval. Key advantages

• Retention of all existing CDs and U.S. Treasury securities.

• Redeployment of approximately $424,184 into Treasuries near the requested four- and five-year maturities

• Estimated additional gross annual income of approximately $10,388.

• Estimated annual relationship-cost savings of approximately $203.

• Estimated net annual income improvement of approximately $10,591.

• Institutional pricing with no transaction spread or commission.

• Ongoing fiduciary management and reinvestment of maturities within Board-approved guidelines.

• Potential deductibility of qualifying advisory fees, subject to confirmation with the Association CPA.

Joe Affinati – FC/ Chair

**Adjournment: The next meeting is tentatively scheduled for Tuesday, December 15, 2026, at 3:00 P.M.**

**Parks & Landscape Committee Meeting Report**
**November 5, 2026**

**Committee discussed the following topics:**

- **Valley Vista Replacement Tree –** The newly planted Mesquite tree under warranty has died. Soil samples have been taken and are being tested. Committee is waiting on the results and will have further discussion on this topic.
- **Common Area Tree Behind 627 W Red Barberry Dr –** The committee recommends to the board that this tree be removed.
- **Stonefield Monument Lighting Request –** This request will be considered while working on projects for 2027. Management will request a quote from Cascade Lighting to install solar lights at this location.
- **Discussion of 2027 Projects –** The committee discussed the various projects slated for 2027.