

2011-2012

Sun City Vistosa

Budget Summary & General Information



It's More Than Living... It's A Lifestyle!



A Message from Your President

Fred Bjorling

When my wife Judy and I moved here in 2002 we already knew this was a great community and the right place for us. However, it took us a while to learn how much volunteer Resident effort goes into helping produce many of the outstanding characteristics we so enjoyed.

The past year demonstrated to a unique degree how much of the great quality of life we share in this wonderful community is enabled by the incredible talents and efforts of those hardy volunteers who serve on our committees and otherwise. This year was exceptional in part because of the high level of activity generated by our new Strategic Plan initiatives.

Prominent among the very active new committees was the large Sports Complex Committee, which delivered some well-thought-out proposals on that very complex project to the Board and then to the community-at-large in a Forum. This long-term project will continue to consume a lot of data-gathering, analysis, debate and decision-making over the foreseeable future.

Meanwhile, a number of other ad hoc committees have been similarly engaged. Further, in many cases their activities have also generated additional work for other standing committees. I have the deepest respect for these volunteers for their shouldering of our burden. However, I have also noticed that many of them enjoy these activities. Power and gratitude to them! Also to a very competent staff.

General Manager Bob Mariani and Treasurer Ruth Gitzendanner relate much more of our year's story and our community's current status herein.



General Manager Update

Bob Mariani
AMS, CMCA, MCM, PCAM

*A*nother year has passed and once again SCV (Sun City Vistoso) is the beneficiary of a wide array of accomplishments.

One major project that was furthered by our Board is the Strategic Plan. The Long Range Plan presented in November 2009 was the initial step in the development of a strategic plan. Fortunately, the Board implemented a process to assure that the Long Range Plan is pursued through the development of Board Initiatives. Every member of SCV should be grateful that a Strategic Plan is in place that will greatly assist in providing a direction and sound financial planning for this Community now and in the future.

In addition to the implementation of the Strategic plan there were several physical projects that were completed, such as the Catalina Vista landscape project, lower RVB landscape project, Auditorium projection room, golf maintenance equipment cover, Desert Oasis tennis courts reconstruction and replacement of several 20 year old HVAC systems in the Social Hall. All of this work was accomplished plus considerable maintenance and repair work was undertaken throughout the year and yet the Association has improved its financial position by several hundred thousand dollars from the previous year.

Not only were numerous important projects completed during the past year, but marketing was also improved resulting in significant increases in golf revenue from public golf play and café revenue. Plus, we are now finding that marketing the Community is paying off as several new homeowners have been attracted by the marketing program.

Along with our enhanced marketing, several strides were made on the expense side of the operating statement. For example, expenses were greatly reduced in the area of Tipster printing, workers' compensation and medical insurance plans and efficiencies were implemented that reduced staff time in our billing process.

There were a number of other accomplishments realized during the past year such as implementation of the AT&T cell site lease that will generate \$30,000 the first year; improved relationship with the Town Council and staff; and improved membership communications through online surveys, list servs and Café comment card.

I could go on with the strides that were made during the past year, yet I think that the brief summary above reflects a very successful 2010-11 and one that I hope will be appreciated by the SCV membership.



2011-2012 Budget Summary

Ruth Gitzendanner
Treasurer

The budget for the 2011-12 was approved at the April Board meeting. The budget was prepared by the Administration, then examined and evaluated by the Finance & Budget Committee and the Board of Directors at public meetings during a 4-month period prior to final approval. The annual member dues for this fiscal year are \$1,555, no increase from the previous year.

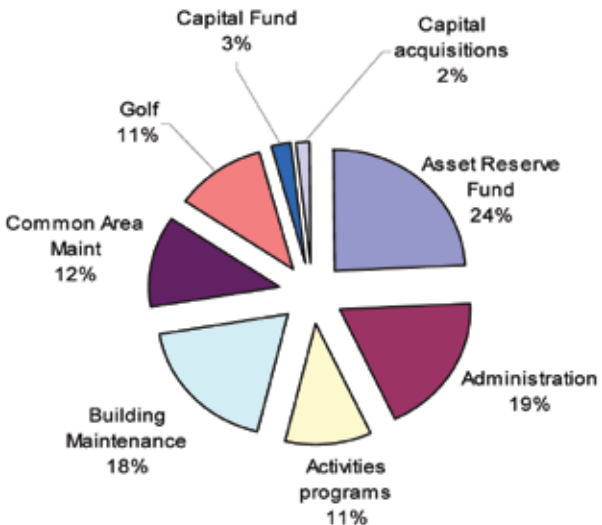
The proportionate use of each household's dues is as follows:

Asset Reserve fund	382
Administration	289
Activities and Programs	164
Building Maintenance	287
Common Area Maintenance	191
Golf	176
Capital Fund	40
Capital acquisitions	<u>26</u>
	1,555

No new projects were funded this year in anticipation of the possibility of a major project in the coming year.

The Board of Directors and the Finance Committee feel the Association continues to be in a strong financial position. After a pause in dues increases, it is anticipated that member dues will increase by single digit percentages each year for the next several years.

In my opinion if we continue with our current fiscal strategy we will be financially sound and stable for the foreseeable future.



Statement of Financial Position

March 31, 2011 (unaudited)

ASSETS

Current Assets:

Cash & Cash Equivalents	\$1,046,070
Investments in Cert. of Deposits	2,533,959
Receivables	29,731
Inventories	44,769
Prepays & Deposits	46,277
Total Current Assets	<u>3,700,806</u>

Fixed Assets:

Land, Buildings & Equipment	23,905,744
Accumulated Depreciation	(9,745,019)
Total Fixed Assets	<u>14,160,725</u>

Total Assets \$17,861,531

LIABILITIES & FUNDS

Current Liabilities:

Accounts Payable & Accruals	\$294,602
Deferred Revenues	900,931
Total Liabilities	<u>1,195,533</u>

Fund Balances:

Operations	305,702
Restricted Use Funds	<u>16,360,296</u>
Total Funds	<u>16,665,998</u>

Total Liabilities & Funds \$17,861,531



Revenue & Expense Budget

For Fiscal Year 2011-2012

Revenues:

Annual Homeowner Fees (65%)	3,868,840	
Golf Revenues (20%)	1,214,165	
Café Revenues (9%)	525,000	
Activities Programs (4%)	256,300	
Other Income (2%)	<u>87,000</u>	
Total Revenues		<u>5,951,305</u>

Expenses:

Payroll & Benefits (43%)	2,539,662	
Utilities (14%)	834,540	
Repair & Maintenance (2%)	124,950	
Supplies & Expenses (22%)	<u>1,320,455</u>	
Total Expenses		<u>4,819,607</u>

Excess Revenues 1,131,698

Capital Funding:

Contribution to Asset Reserve (16%)	950,000	
Contribution to Contingency (2%)	100,000	
New Capital Acquisitions (1%)	<u>65,000</u>	
Total Capital Funding		<u>1,115,000</u>

Results of Operations 16,698



Projected Balances Restricted Use Funds

For Fiscal Year 2011-2012

	Asset Reserve Fund	Capital Fund	Contingency Fund
Projected Balance			
June 30, 2011	\$1,660,113	\$19,770	\$237,103
Membership Dues	\$950,000	\$100,000	
Capital Contrib. Fees*		\$155,500	
Excess Revenues (from Operations)		\$181,045	
Interest Revenue	\$20,000	\$800	\$400
Other Revenue			\$2,000
Capital Expenditures	(\$1,337,698)		
Projected Balance			
June 30, 2012	\$1,292,415	\$457,115	\$239,503

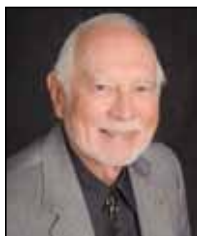
*100 resales @ \$1,555



2011-2012 Board of Directors



Debra Arrett
President



Fred Bjorling
Vice President



Janice Strassburg
Secretary



Ruth Gitzendanner
Treasurer



George Williams
Director



Dick Brammell
Director



Robert Hefner
Director



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