

Cielito Lindo de Tubac

HOMEOWNERS ASSOCIATION

c/o Stellar Property Management, LLC, P.O. Box 18108, Tucson AZ
85731 Phone: 520-561-8497

The 6/8/26 meeting for the Cielito Lindo de Tubac Homeowners Association will be held via Zoom.

<https://us06web.zoom.us/j/81747218776?pwd=8eXol6fnhaRzS3c0OCC6L18kK8IybW.1>

Meeting ID: 817 4721 8776

Passcode: 803441

One tap mobile

+13462487799,,81747218776#,,,,*803441# US (Houston)

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Join by SIP

o 81747218776@zoomcrc.com

Join instructions

<https://us06web.zoom.us/join/81747218776/invitations?signature=-MMjbdFKKj-OJsKAY450UpWviafSEtEteGAtvKZrbVw>

Agenda

1. Call to Order/Establish Quorum/Roll Call-

- Laurie Ogden – President
- David Lopez – Vice President
- Judy Meek – Secretary
- Jerry Barden – Treasurer
- Kevin Baker – Member at Large

2. President's Report -

- Vehicle information request: Out of 55 owners 22 have responded so far.
- Raul's ordered 8 foot beams to make new corbels for the men's bathroom overhang. No date for when he will do the work.
- Tammy mailed the owners of 30 Circulo Diego Rivera a pool key and had 7 new ones made.
- The owner of 130 Calle Barrio de Tubac had Mark McNutt look at her gutters. Management advises that he couldn't hear a

mechanical noise on the back patio.

3. **Management Report-**

- Tammy had 7 new pool keys made.
- Discussion of the limits, deductibles and past usage of Cielito Lindo's insurance rider covering tree damage
- Has Management company been advised of dates of tenancy and associated vehicle identification on summer rental properties?

4. **Committee Reports-**

Landscape Committee- Jerry Barden, chair

- Gopher update
- waiting for estimate from Ivan for tree pruning at pool and elsewhere in the neighborhood where needed.

Pool Committee- Laurie Ogden, acting pool chair

- pool volunteer schedule posted for June '26.
- "please close door" sign placed on south community room door
- Keith Johnson is receiving copies of reports from Total Care Pool 3 times/week
- awaiting annually required work on scuppers and roof of Community Room.

Paint Committee; chair Silas Towler

- painting complete except for two gates at 2 Calle Dorado

DRC Committee; chair Kevin Baker

- Three known properties currently renting to produce workers, two of which have advised Management of the vehicles associated with the rentals. One of those properties was granted a variance for a truck that wouldn't fit in the garage.
- Management was not give advance notice about a pickup truck observed in the driveway of another property. Although the truck was moved upon request it was subsequently seen parked in a guest space without a placard. The property

owner was advised of the need for a variance to use guest space but no variance request has been received.

- The owner of a Lexus parked in a guest space without a placard has submitted a request for a variance which is currently being considered by DRC.

Old Business-

New Business-

- Parties at the pool; the Memorial Day party was well attended. Thoughts about another on Labor Day?
- Issues for discussion:
 - Who should bear the cost of a new pool key when a property sells and the new owner can't find it? Current owners are currently charged \$50 for a new key if they had lost one they'd already had.
 - Should we designate one guest spot for vehicles of residents who have an approved temporary variance?
 - Do we want to post a sign warning that unauthorized vehicles will be towed?

Member Forum-

Next Board Meeting: 10/12/26 on zoom @ 4 pm Tubac time.

Next Work Session 9/21/26 on zoom @ 4 pm Tubac time.

Close meeting

Cielito Lindo De Tubac Homeowners Association

Balance Sheet For 5/31/2026

Assets

100010 - FC Operating	\$84,437.69
100020 - FC Reserve	\$68,350.38
120000 - Accounts Receivable	\$2,649.97
125000 - Undeposited Funds	\$256.00

Total Assets

	<u>\$155,694.04</u>
Total Assets	<u>\$155,694.04</u>

Liability

399900 - Prepaid Assessments	\$16,242.08
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Total Liability

\$16,242.08

Equity

133000 - Retained Earnings-Operating	(\$37,806.44)
133100 - Retained Earning -Reserve	\$110,664.55
320000 - Unrestricted Net Assets	\$68,820.92
405000 - Net Income	(\$2,227.07)

Total Equity

	<u>\$139,451.96</u>
Total Liabilities / Equity	<u>\$155,694.04</u>

Cielito Lindo De Tubac Homeowners Association

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
301000 - Owner Assessments	12,255.00	12,255.00	-	61,275.00	61,275.00	-	147,060.00
301500 - Master HOA Assessments	2,337.00	2,337.00	-	11,685.00	11,685.00	-	28,044.00
302000 - Late Fees & Interest	-	8.33	(8.33)	-	41.69	(41.69)	100.00
318000 - Interest Earned	3.71	1.50	2.21	17.85	7.50	10.35	18.00
Total Income	14,595.71	14,601.83	(6.12)	72,977.85	73,009.19	(31.34)	175,222.00
Other Income							
500100 - Reserve Interest Earned	8.71	-	8.71	42.41	-	42.41	-
Total Other Income	8.71	-	8.71	42.41	-	42.41	-
Total Income	14,604.42	14,601.83	2.59	73,020.26	73,009.19	11.07	175,222.00

Operating Expense

Grounds Maintenance							
404500 - Backflow Prevention Testing	-	-	-	-	-	-	75.00
430500 - General Maintenance	-	166.67	166.67	-	833.35	833.35	2,000.00
460500 - Landscape Maintenance Contract	2,762.00	2,916.00	154.00	13,810.00	14,588.00	778.00	35,000.00
461000 - Plant Replacement	-	-	-	29.26	1,000.00	970.74	1,000.00
461500 - Irrigation Repairs	-	208.33	208.33	-	1,041.65	1,041.65	2,500.00
462500 - Tree Maintenance	-	375.00	375.00	-	1,875.00	1,875.00	4,500.00
463000 - Herbicides/Pre-Emergent	-	416.67	416.67	3,000.00	2,083.35	(916.65)	5,000.00
465500 - Landscape Improvements	-	-	-	1,000.00	1,000.00	-	1,000.00
466000 - Non-Contract Landscaping	-	-	-	-	150.00	150.00	300.00
Total Grounds Maintenance	2,762.00	4,082.67	1,320.67	17,839.26	22,571.35	4,732.09	51,375.00
Expenses - Fixed							
401000 - Expenses-Fixed:401000 · Property Tax	-	-	-	-	-	-	14.00
401100 - Expenses-Fixed:401100 · Reserve Transfers	-	604.08	604.08	-	3,020.40	3,020.40	7,249.00
401500 - Expenses-Fixed:401500 · ACC Reporting	-	-	-	-	10.00	10.00	10.00
402000 - Expenses-Fixed:402000 · Income Taxes-State/Federal	-	-	-	50.00	50.00	-	50.00
403000 - Expenses-Fixed:403000 · Liability/D&O Insurance	-	-	-	-	-	-	5,500.00
404000 - Expenses-Fixed:404000 · Master Assessments	7,011.00	2,337.00	(4,674.00)	14,022.00	11,685.00	(2,337.00)	28,044.00
Total Expenses - Fixed	7,011.00	2,941.08	(4,069.92)	14,072.00	14,765.40	693.40	40,867.00

Utilities							
411000 - Utilities:411000 · Electric	273.85	383.33	109.48	1,539.95	1,916.69	376.74	4,600.00
412000 - Utilities:412000 · Water & Sewer	170.05	525.00	354.95	1,994.09	2,625.00	630.91	6,300.00
412500 - Utilities:412500 · Sewer	-	120.00	120.00	112.01	600.00	487.99	1,440.00
413000 - Utilities:413000 · Gas	164.88	358.00	193.12	2,111.82	1,794.00	(317.82)	4,300.00

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	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Utilities	608.78	1,386.33	777.55	5,757.87	6,935.69	1,177.82	16,640.00
Clubhouse Maint/Repair							
431100 - Clubhouse Maint/Repair:431100 · Exterior Painting	-	-	-	22,500.00	35,500.00	13,000.00	35,500.00
434000 - Clubhouse Maint/Repair:434000 · Clubhouse Maintenance	-	116.67	116.67	522.00	583.35	61.35	1,400.00
Total Clubhouse Maint/Repair	-	116.67	116.67	23,022.00	36,083.35	13,061.35	36,900.00
Pool Maint/Repair							
450000 - Pool Maint/Repair	-	-	-	175.00	-	(175.00)	-
451000 - Pool Maint/Repair:451000 · Pool Maintenance Contract	540.00	713.33	173.33	2,040.00	3,566.65	1,526.65	8,560.00
453000 - Clubhouse Maint/Repair:453000 · Janitorial Services	240.00	133.33	(106.67)	720.00	666.65	(53.35)	1,600.00
454000 - Clubhouse Maint/Repair:454000 · Janitorial Supplies	-	-	-	-	100.00	100.00	150.00
455000 - Clubhouse Maint/Repair:455000 · Pest Control-Pool Area	-	125.00	125.00	-	625.00	625.00	1,500.00
458000 - Pool Maint/Repair:458000 · Pool Repair	248.11	566.67	318.56	1,076.49	2,833.35	1,756.86	6,800.00
459000 - Pool Maint/Repair:459000 · Pool Chemicals	146.02	166.67	20.65	533.41	833.35	299.94	2,000.00
Total Pool Maint/Repair	1,174.13	1,705.00	530.87	4,544.90	8,625.00	4,080.10	20,610.00
Administrative							
471500 - Administrative:471500 · Postage	-	83.33	83.33	16.71	416.69	399.98	1,000.00
475100 - Taxes:475100 · Bank Fees	-	-	-	-	-	-	10.00
478000 - Administrative:478000 · Web-Site Expenses	-	-	-	-	-	-	170.00
478500 - Administrative:478500 · Social/Welcome Committee	-	-	-	132.09	100.00	(32.09)	200.00
479100 - Administrative:479100 · Storage	-	10.00	10.00	-	50.00	50.00	120.00
Total Administrative	-	93.33	93.33	148.80	566.69	417.89	1,500.00
Professional Fees							
480500 - Professional Fees:480500 · Accounting/Tax Preparation	-	-	-	-	-	-	750.00
481000 - Professional Fees:481000 · Management Fees	472.50	491.00	18.50	2,362.50	2,463.00	100.50	5,900.00
482600 - Professional Fees:482600 · Legal Expense	-	-	-	-	250.00	250.00	500.00
Total Professional Fees	472.50	491.00	18.50	2,362.50	2,713.00	350.50	7,150.00
Other Income							
603000 - Reserve Expenses:603000 · Painting	-	-	-	7,500.00	-	(7,500.00)	-
Total Other Income	-	-	-	7,500.00	-	(7,500.00)	-
Total Expense	12,028.41	10,816.08	(1,212.33)	75,247.33	92,260.48	17,013.15	175,042.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	2,576.01	3,785.75	(1,209.74)	(2,227.07)	(19,251.29)	17,024.22	180.00
Net Total	2,576.01	3,785.75	(1,209.74)	(2,227.07)	(19,251.29)	17,024.22	180.00