

COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, June 29, 2023, beginning at 5:30 P.M. In Person at 1171 E Rancho Vistoso Blvd., #103, Oro Valley, AZ 85755

Or 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

৯ General Session Call to Order at 5:30 P.M. ৰ্জ

Board Meetings Attendance- All persons in attendance please be reasonable, respectful and courteous to all attendees.

- I. Board President Announcements and Remarks Matt Wood
- II. Roll Call and Adopt Agenda
- III. Review and Approval of Minutes of Previous Board Meetings
- IV. Consent Agenda Items
 - A. Ratify the Approval of the Executive Session Minutes May 24, 2023
 - B. Ratify the Approval of the Compliance Committee Results/Fines for June 2023 Results were presented at Executive Session meeting.
 - **C. Ratify the Approval of Fee Waivers for June 2023 –** Recommendations were presented at the Executive Session.
- V. Homeowner Forum Please state your name and neighbrhood/address in VCA (3-minute limit per person)
- VII. Reports (2-minute limit)
 - **A. Manager Report** The General Manager will provide a brief update on the status of community.
 - B. Financial Report of the Association & Project Tracking Tool Ted Dann, Treasurer
 - C. Landscape Report AAA Landscaping Hanna Delosantos
 - **D. Project Administration Report** Anthony Martin, First Service Residential
 - 1. Additional Engineer Costs for Bridal View Erosion Project

- VIII. 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
 - **F.** Nomination Committee Report No report at this time
 - G. Parks & Landscaping Committee

IX. Old Business

- X. New Business
 - A. Communication Committee Charter Revision
 - **B. Governing Documents Committee Charter Revision**
 - **C. Golf Casitas Paint Palette**
 - D. Entryway Landscaping Proposal for Siena
- **XI. Next Meeting** The next meeting is tentatively scheduled for Thursday, July 27, 2023, at 5:30 P.M.
- XII. Adjournment



Board of Directors Meeting – May 25, 2023 Via Webex Platform - GENERAL SESSION MINUTES

BOARD MEMBERS PRESENT: Dan Sturmon, Vice President; Ted Dann, Treasurer; Randy Kohout, Secretary; Joe Affinati,

Director; and Sonia Suri, Director

Absent: Matt Wood, President; and Robert Feltes, Director

GUESTS: Jeff Hatfield from AAA Landscape

FIRST SERVICE RESIDENTIAL: Barbara Daoust, General Manager; Priscilla Harris, Assistant Community Manager and Anthony Martin, Project Administration Manager

I. CALL TO ORDER - The meeting was called to order by Dan Sturmon at 5:30 PM.

II. ROLL CALL AND ADOPT AGENDA

A motion was made by Dan Sturmon and seconded by Randy Kohout to approve the agenda as presented. Motion was approved unanimously.

III. ORO VALLEY POLICE CHIEF KARA RILEY

Chief Riely reviewed operations and the respond times to calls with the VCA members. She indicated that an individual was apprehended recently for the graffiti vandalism occurring in Oro Valley, Marana, and greater Tucson area. She explained the trespass consent agreement that allows the police to patrol and make arrests on private property. The Vistoso Community Association is participating in this program. Also mentioned that the police volunteer unit is operational and does check residences homes while they are away for extended time periods.

IV. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

A motion was made by Ted Dann and seconded by Dan Sturmon to approve the April 27, 2023, meeting minutes as presented. Motion was approved unanimously.

V. CONSENT AGENDA ITEMS

- A. Ratify the Approval of Executive Session Minutes: April 26, 2023
- B. Ratify the Approval of the Compliance Committee Results/Fines for May 2023 Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for May 2023- Recommendations were presented at the Executive Session.

A motion was made by Randy Kohout, seconded by Ted Dann to approve the consent agenda items A-C. The motion passed unanimously.

VI. HOMEOWNER FORUM

Homeowner from Stone Village addressed the board on the proposed 132-unit apartment development on the 6.06 – acres located on the old Vistoso golf course property. Concerns expressed were safety, traffic and compatibility with the existing neighborhood. A request was made for the VCA board to research this and to contact the Town of Oro Valley and the Nature Preserve on this project.

Dan Sturmon announced that if members have further comments on this subject to send an email to AskVCA@ranchovistosohoa.com.

VII. REPORTS

- A. Management Report Management reported on the following topics:
- > RVB Street Lights The board is in the process of evaluating the twelve new fixtures installed along Rancho Vistoso Boulevard. A separate meeting will be scheduled with Chris Monrad from Monrad Engineering to discuss the pilot project.
- > Shade Sails The shade sails for Big Wash Park have arrived and is expected to be installed by the end of May.
- ➤ Hohokam Park The spring rider at Hohokam Park is under repair. Third Degree Recreation has ordered the new spring for the equipment and will install upon delivery.
- ➤ Wildlife Fencing Project Members of the Parks & Landscape Committee, VCA Staff along with AAA Landscape met with The Town of Oro Valley (TOV) Engineer Cheryl Huelle to confirm the location of the new electrical lines. The TOV has still a few outstanding items left to address.
 - AAA Landscape will be providing a proposal to re-landscape the entryways for both Big Wash Overlook Place and Scenic Overlook Place.
- **VCA New Office Signage -** The signage has been installed on the front door and the marquee. Territorial Signs is in the process of fabricating the design for the building.
 - The Vistoso Highlands monument sign located on the corner of RVB and Vistoso Highlands Dr. has been vandalized. Territorial Signs has been asked to fabricate the two letters that are missing from the sign.

Capital Projects

Irrigation – Management met with the Town of Oro Valley staff to clarify the scope of the project. The RFP has been developed and bids are currently being solicited.

Painting – Facelift Painting has been selected for the painting projects slated for this year which includes the following reserve components: #510- Common area metal fence in Vistoso Heights, #710 retention basin perimeter fence in Overlook, #2014 – Siena entry walls and gates and #1320 - Metal rails along Vistoso Highlands Dr. Tentative start date of the project is June 11, 2023.

Asphalt Projects – The asphalt projects for Hohokam Park, Big Wash Park, Wildlife Park, Woodshade Trail and Eagle Summit path has been completed.

Erosion Projects

- Big View Ct. Channel AAA Landscape has removed the additional vegetation from the drainage channel to allow the engineers to inspect and evaluate the additional erosion west of the original failure that has been identified. WLB has provided a proposal for the redesign plan which the board will be discussing on May 25.
- ➤ 27 Mile At the last board meeting a sub-committee was appointed to inspect the trailhead slope with the engineer to address the grade. The group on May 10, 2023, met with John Wise from WLB, FirstService Residential Project Administrative Manager Anthony Martin and Barbara Daoust, General Manager. Based on their findings, WLB has been authorized to proceed to redesign the entryway to the trailhead. The association attorney is drawing up the contract for this project for Rockridge Construction to sign.
 Bridal Veil VCA Engineer Tracy Bogardus, FirstService representatives, TOV Engineer John Spiker, will be meeting on May 30, 2023, at 9:00am with the board to discuss the best solution to resolve the drainage repair in this location.
- **VCA Facilities** The tennis court locks at Hohokam Park, restroom lock at Wildlife Ridge Park, and the pedestrian gate at Siena have been repaired.
 - At the April 27 meeting, the board approved entering into agreement with OVPD to permit police officers to patrol and arrest individuals at our community facilities. The appropriate signage has been ordered.
- **E-Statement Promotion** With the E-Statement promotion that concluded on April 30, 2023, the association has doubled the number of members utilizing this program. We have 20% of accounts signed up for E-Statements. The three winners have been notified and have been announced in the newsletter.
- **VCA MAPS** The revised Vistoso Community maps are now available on the association's website at www.ranchovistosohoa.com.
- ➤ **Guidelines** The revised Architectural & Landscaping Review Committee Guidelines can also be found on the website at www.ranchovistosohoa.com.

- **B.** Financial Report of the Association Board Treasurer Ted Dann provided the April 2023 financial report.
 - The Operating Fund balance as of April 30, 2023, is \$1,095,329. This is sufficient to meet current and foreseen cash needs.
 - The Reserve Fund balance is \$3,483,187.
 - The liquidity of the association is strong to meet the association needs.
 - The account receivable balance is \$221,835.
 - Total income for the month of April is \$175,913 which is \$25,710 under budget because of lower revenues from late fees, residential and commercial assessments.
 - Total expenses for April are \$188,099 which is \$37,950 under budget. YTD actual expenses is \$771,753 which is \$119,337 under budget.
 - Monthly contribution of \$79,167 was made to the reserve fund making the YTD contribution at \$316,667.
 - A total of \$30,762 was spend out of the reserve fund in April which makes a total of \$75,302 YTD.
 - Siena's operating fund balance year to date is \$14,288 and the reserve fund year to date is \$212,687.

A motion was made by Randy Kohout and seconded by Joe Affinati to accept the April 2023 financial and treasurer reports. Motion was approved unanimously.

- **C.** Landscape Report Hanna Delosantos from AAA Landscape provided a written report which was included in the board packet and posted on the website.
 - Jeff Hatfield discussed the sustainable water practices taken by AAA Landscape such as using natural methods for trimming and refraining on overseeding sections of the community annually.
- **D. Project Administration & Proposals** Anthony Martin, Project Coordinator provided a project update written report to the board and copy was posted on the website.
 - 1. Additional Engineer Costs for N Big View Ct. Erosion Project The board reviewed the additional costs (\$2,500) from WLB to revise the plan to address the additional erosion in the channel that has been identified. A motion was made by Joe Affinati and seconded by Randy Kohout to approve the additional costs to update the plan to address the additional erosion identified at the N Big View Ct. channel. Motion passed unanimously.

VIII. COMMITTEE REPORTS

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

- A. Architectural and Landscape Review Committee No questions
- B. Communication Committee No questions
- **C. Compliance Committee** No questions
- D. Finance Committee No questions
- E. Nominating Committee No report currently
- F. Governing Documents Committee No questions
- G. Parks & Landscape Committee No questions

IX. OLD BUSINESS

No old business discussed.

X. NEW BUSINESS

A. Exterior Modification for a New Harbor Freight at 13005 N Oracle Rd.

A motion was made by Joe Affinati and seconded by Randy Kohout to accept the ALRC recommendation to approve the exterior modification for the new Harbor Freight at 13005 N Oracle Rd. with the stipulation that the signage on the monument marquee is modified to remove the blue border and replace with a neutral desert tone color or any color listed on the VCA master paint palette. Motion was unanimously approved.

B. Go	If (Casitas	s Pai	int	Pal	lette
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A motion was made by Ted Dann and seconded by Joe Affinati to accept the ALRC recommendations to approve the new paint colors for the Golf Casitas II exterior. Motion passed unanimously.

- X. Next Meeting The next General Session Meeting is scheduled for Thursday, June 28, 2023, at 5:30 P.M.
- XI. ADJOURNMENT A motion was made by Joe Affinati and seconded by Ted Dann to adjourn the meeting at 6:23 P.M.

Vistoso Community Association Secretary	Date	



BOARD MEMBERS PRESENT: Matt Wood, President; Dan Sturmon, Vice President; Ted Dann, Treasurer; Randy Kohout,

Secretary; Joe Affinati, Director; and Sonia Suri, Director

ABSENT: Robert Feltes, Director

FIRST SERVICE RESIDENTIAL: Barbara Daoust, General Manager; and Anthony Martin, Project Administration Manager

GUEST: John Spiker, Engineer from the Town of Oro Valley and Tracy Bogardus from Bogardus Engineering

The meeting was called to order at 9:01 AM by Board President Matt Wood.

BRIDAL VEIL PROJECT

Anthony Martin provided a summary of the last meeting with the Town of Oro Valley and representatives of the developer of Neighborhood 5 Parcel T to discuss the Bridal Veil Channel located in the Horizon Neighborhood on Bridal Veil Falls Rd.

Note: Ted Dann joined the meeting at 9:09 AM

Discussion ensued on options available to address the current erosion condition of the channel. The first option was to modify the length of the channel and create a splash pad to divert the water before entering the neighborhood parcel. The second option was to collect the water into a catch basin and divert the water into a pipe system. Out of the two options the second one would be the most expensive.

The board directed management to have the engineer revised the design to the first option provided. Tracy Bogardus will provide an addendum to the approved scope of work for the additional engineering services.

BRIDAL VEIL FENCING

The board discussed and compared the rental cost of the existing fence and the price to purchase the existing and additional fencing for the Bridal Veil Channel.

A motion was made by Ted Dann and seconded by Dan Sturmon to purchase the existing and additional fencing needed for the Bridal Veil Channel. Motion was approved unanimously.

NEXT MEETING

The next General Session Meeting is scheduled for Thursday, June 28, 2023, at 5:30 PM.

ADJOURNMENT		
Meeting was adjourned at 9:46 AM.		
Vistoso Community Association Secretary	Date	



Management Report June 2023

For the Month of May 2023

ARC Submittals: 52

Denied: 2 Approved: 43

Pending Information/Review: 7

Resale Inspections: 37

Total Open Work Orders: 27

New Work Orders: 18 Closed/Completed: 7

Tennis Cards Processed

New: 0

Walk-ins: 33

Calls Received: 229
Call Center: 262

Violations- New: 118

Weeds and parking are the two top compliance issues this past month.

Total Open Violations: 601

RVB Street Lights

The VCA Board President and General Manager met with Town of Oro Valley Mayor Joe Winfield to discuss the streetlights along Rancho Vistoso Blvd within the Sun City neighborhood. The TOV has placed this topic on hold until the new Town Manager takes his seat. There was a commitment to include VCA in these discussions. The VCA Board will be meeting with Chris Monrad from Monrad Engineering regarding the pilot project which included the installation of 12 fixtures along RVB which has been completed.

Wildlife Fencing Project

AAA Landscape will be providing a proposal to re-landscape the entryways for both Big Wash Overlook Place and Scenic Overlook Place. Since the association was faced with removing plants during the Wildlife Fencing Project, a temporary nursey was established. The Town of Oro Valley did cover the cost of the fence rental for the nursey.



VCA New Office Signage

The signage has been installed on the building at the new office location by Territorial Signs.

Territorial Signs has fabricated the two letters missing from the Vistoso Highlands sign located on RVB and Vistoso Highlands. Installation will occur shortly.

Capital Projects

Irrigation – Management is in the process of soliciting bids for this project which includes the common areas along Innovation Drive between Rancho Vistoso Blvd. & Tangerine Rd. and Desert Fairway Dr. between La Canada Dr. and Hidden Springs Dr.

Painting – Facelift Painting has completed the painting projects scheduled for this year which includes the following reserve components: #510- Common area metal fence in Vistoso Heights, #710 retention basin perimeter fence in Overlook, #2014 – Siena entry walls and gates and #1320 - Metal rails along Vistoso Highlands Dr.

Erosion Projects

- ➤ Big View Ct. Channel At the May 25, 2023, meeting the board approved the scope of work to address the additional erosion uncovered in the drainage channel. Once the updated design is received from WLB a copy will be forward to the Town of Oro Valley for approval.
- ➤ 27 Mile WLB has been authorized by the board to address the slope grade at the trailhead entrance. Once the design is received a copy will be sent to the Town or Oro Valley for approval. After the contract was presented to Rockridge Construction, the contractor indicated they would not commit to a date or sign the agreement. Management is presently soliciting additional bids for this project.
- ➢ Bridal Veil On May 30, 2023, the board met with VCA Engineer Tracy Bogardus, FirstService representatives, and Town of Oro Valley Engineer John Spiker to discuss the design options to repair the drainage channel at Bridal Veil located in the Horizon neighborhood. The board will be considering an addendum to the scope of work that was previously approved from Bogardus Engineering at the June 29th meeting. The channel will be designed to end at the VCA property line.

VCA Facilities

- The association has entered into an agreement with OVPD to permit police officers to patrol and arrest individuals at our community facilities. The appropriate signage has been ordered and will be installed shortly at all VCA parks and trails.
- The spring rider at Hohokam Park is scheduled for repair the week of June 19.
- The slats for the picnic table at Sunset Ridge Park will be installed the week of June 19.

Entryway Monuments

The association is requesting proposals to refurnish the entrance monuments located on RVB & Tangerine Rd and RVB & Oracle Rd. The expectation is to reduce water usage while giving maximum appeal to the entrances of the community. The deadline for submission is June 28, 2023. The proposals will be reviewed by the Parks & Landscape Committee and then will go to the board for consideration.



Architectural Design Plans

Conceptual design & landscape plans have been submitted to the VCA for a 132-apartment development at the old Vistoso Golf Course location. The plans are in the review process by the Architectural and Landscape Review Committee. Representatives of the Planning Group were informed that there were many items that did not conform with the VCA guidelines. This project will also be reviewed by the Town of Oro Valley Planning & Zoning Committee for code and general plan compliance. Members can find the documents submitted on this project at the association's website at www.ranchovistosohoa.com.

Reserve Study

Association Reserves will be conducting an on-site inspection for the master association 2024 report. This is an important tool to assist the association to budget for the replacement and repair of major components of the association. The draft copy should be ready during the month of July in time for budget preparation. Members can find a copy of the 2023 study on the association's website at www.ranchovistosohoa.com.

Vistoso Community Association Financial Condition as of, May 31, 2023 Treasurer's Report

I have reviewed all of the appropriate VCA financial statements as of May 31, 2023 and report as follows.

• Balance Sheet.

- Operating Fund Balance. The Fund Balance of \$803,728 made up of Cash \$140,490, Savings \$618,679, and Due from Reserves \$44,558, is adequate to meet current and foreseen cash needs.
- **Reserve Fund Balance.** The reserve fund ending balance is \$3,550,927 made up of a Morgan Stanley-advised investment portfolio \$3,504,669, a Money Market Account \$80,164, accrued interest \$10,653, and offset by Due to Operating \$44,558.
- **Liquidity.** Given the makeup of both Operating and Reserve Fund Balances, liquidity is very strong to meet ongoing needs.
- Accounts Receivable and Total Operating Liabilities. The Accounts Receivable balance, net of an allowance for doubtful accounts totaling \$101,458, is \$192,871. Total Operating Liabilities balance of \$534,566, is made up primarily of Unearned Revenue \$239,018 and Prepaid Assessments \$185,566, and also includes \$50,374 of unclaimed property and security deposits some or all of which may revert to VCA due to the passage of time.

Operating Fund Income Statement.

- Income. Total income for the month was \$164,107. This was \$28,291 under budget and is due primarily to lower revenues from residential assessment income, late fees, and commercial assessments. Year-to-date Income totals \$846,858, which is \$133,582 under budget. YTD Member assessments are \$95,977 under budget, and builder assessments are \$25,647 under budget.
- **Expenses.** Total expenses for the month were \$196,986—\$11,888 under budget. YTD actual expenses incurred total \$968,738 and are \$131,226 under budget.
- YTD Income is \$133,582 under Budget, and while expenses have been below budget as
 described below, the unaudited deficit of \$121,881 is \$2,357 over the YTD budgeted
 deficit of \$119,524. YTD Admin Expense is \$34,524 under Budget, Utilities are \$26,588
 under Budget, Landscaping is \$44,506 under Budget and Common Area is \$25,608 under
 Budget.

• Reserve Fund.

• **Revenue.** As budgeted, a monthly contribution from the Operating Fund was added to the Reserve Fund in the amount of \$79,167. A total of \$395,835 has been contributed YTD. \$950K is Budgeted for the full year.

- Expenditures. Reserve Fund spending totaled \$16,809 in May, and has totaled \$92,111 YTD. Budgeted Reserve Fund spending YTD totals \$1,036,700. Several large project spends may occur in upcoming months. Big spends have been slow to develop.
- **Investment Portfolio.** As described above Reserve Funds totaling \$3,550,927 are invested.

Siena

• Overall financial condition. YTD the Operating Fund balance is \$10,030, and is adequate to cover anticipated expenses. YTD the Reserve Fund balance is \$215,257 and is adequate. YTD Operating Income of \$8,245 exceeds Operating Expenses of \$6,592, by \$1,654. YTD Reserve Fund income has totaled \$12,564 while Reserve Fund Expenses have totaled \$385.

Respectfully submitted.

Ted Dann, Treasurer



2023 RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

Updated 6.15.23

EXECUTIVE SUMMARY

total number of projects 20
total budget of projects 1,554,200
total of RPPs sent 90
total of current contracts 232,326
total projects completed 0
% of projects completed 0.0%
% of budget completed 2.4%

										EXPENDITURES						running	% of	
GL code 8525	100	Component description Monuments - Renovate	RFP sent	budget 261,500	contract \$	JAN	FEB	MAR	APR	MAY JUN	JUL AUG	SEP	ост	NOV	DEC	total -	budget2 0.0%	completed? comments Architectural Landscape Bids were solicted on April 21, 2023.Revised RFP
8525	108	Monument Lights - replace		11,400													0.0%	went out on June 6, 2023.
8530	152	Asphalt seal repair (2019)	6/22	9,000	8,442					8,442						8,442	93.8%	Proposals will be submitted to the board for review & consideration at the August 2022 meeting. Board tabled until the September 29 board meeting. Proposals will be presented to the Board at the December 8, 2022 for consideration. Board selected Sunland Asphalt and project stard date to be in 2023. Scheduled for the end of March 2023. This project had to be rescheduled to April 25 & 26, 2023 due to low temperatures. Project completed in April 2023 and pad in May 2023.
8578D	190 (A)	Drainage Mitgate/Repair	10/22	300,000	151,950		3,590		7,232	2,625						13,447	4.5%	27 Mile erosion bids have been solicted. Board will be considering proposals at the March Board meeting. Board choose Rockridge Constituction (\$144,800) at the March 22,022 meeting in April. Engineering costs for 27 Mile (\$3,557) and Visioso Visios at North Biy View Ct (\$3,375). For May 2202, Engineering costs for N Biy View Ct (\$3,375). For May
8578D	190 (B)	Drainage Mitgate/Repair (annual)		56,000												-	0.0%	
8530	200	Asphalt - Resurface (2022)		7,800												-	0.0%	Proposals will be submitted to the board for review & consideration at the August 2022 meeting. Discussion on whether this part of the project should be defer to after completion of the 27 Mile Frosion project will stee place at the August 2022 board meeting. Recommend to defer this project until after the Wildlife Prening Project and the 27 mile Erosion project is completed.
8550	286	Shade Sails - Replace	2/23	15,500	14,897					X14,897						-	0.0%	
8575	320	Irrigation Replacement System(Innovation Pk) (2022)		232,000												·	0.0%	Bids solicited in August 2022. After research and discussion it has been suggested to update the system. This topic is on the P&L agenda for discussion for November 3. This project is deferred until feedback and a revised RFP is developed.
8541	322	Landscape granite - Replenish (A) (2022)		256,000												-	0.0%	Placed on hold. Board requested 3 bids for project management to oversee this project. Board engaged FSR to oversee project. Anticipated completion of project 2024.
8520	510	Metal Fence - Replace	2/23	3,400	680											-	0.0%	The railing does not need to be replaced. It will be painted as part of the painting project in 2023. Proposals to be considered by the board at the April 27, 2023 meeting. Project awarded to Facelift Painting.
8541	530	Landscape Granite - Replenish (A)		16,000												-	0.0%	
8520	710	Metal Fence - Replace	2/23	18,600	2,800											-	0.0%	The railing does not need to be replaced. It will be painted as part of the painting project in 2023. Proposals to be considered by the board at the April 27, 2023 meeting. Project awared to Facelift Painting.
8541	730	Landscape Granite - Replenish		108,800												-	0.0%	
8530	741	Asphalt - Seal/Repair (2022)	6/22	5,000	4,752					4,752						4,752	95.0%	Proposals will be submitted to the board for review & consideration at the August 2022 meeting. Board tabled until the September 29 board meeting. Proposals will be presented to the Board at the December 8, 2022 for consideration. Board selected Sunland Asphalt and project start date to be in 2023. (This project was formerly part of #150/This is scheduled for the end of March. The project was rescheduled to April 25 & 26, 2023 due to low temperatures Project completed in April 2023, paid in May 2023.
8541	794	Landscape Granite - Replenish		58,000												-	0.0%	
8541	1030	Landscape granite - Replenish (C) (2022)		94,300												-	0.0%	Placed on hold. Board requested 3 bids for project management to oversee this project.Projected completion of project 2023. Board engaged FSR to oversee project. Projected completiuon of project 2024.
8575	1032	Irrigation System - Replace (2022)		161,000												-	0.0%	Bids solicited in August 2022. After reserch and discussion it has been suggested to update the system. This topic is on the P&L agenda for discussion for November 3. This project is deferred until feedback and a revised RFP is developed.

8541 1160 8541 1230 8541 1250 8520 1320	Landscape Granite - Replenish		60,000											due to low temperatures. Project Completed.
8541 1250											-	0.0%		
	Landscape Granite - Replenish		60,600								-	0.0%		
8520 1320	Landscape Granite - Replenish		31,300								-	0.0%		
	Metal Fence - Repaint	2/23	2,800	2,980							-	0.0%		
8575 P	Project Management - Irrigation Replacement		16,650	16,650								0.0%		Covers Components #320 & #1032
			12,100	12,100							-	0.0%		This budget/contract is the second half of an approved 2022 contract w/PM
	Project Management - Granite Replacement		2,750	2,750				990			990	36.0%		Covers Components VCA #510, #710 #1320 & Siena #2014
	Project Management - Paint		4,200	4,200							-	0.0%		Covers Components #150, #200 & #700
count 20	Project Management - Paint Project Management - Asphalt		1.554,200	232,326	-	3,590 -	17,357	16,809	-	- 1	- 37.756	2.4%	0	

Additional Unbudgeted Reserve Fund Expenditures

			actual cost	reserve study	RS projected	posting	
GL code	component #	component description	amount	projection?	date	date	notes
8543P	1214	Sunset Park Playgrd. Rubber Bridge Repl.	x1500	62,400	2034	July	bridge replaced early due to damage
8543P	1048	Monticello Park Playground equipment	x11000	93,210	2025	Sept	
8520	1083	Painting	X2,165.90	2,910	2022	April	this project was budgeted and completed in 2022, but was not submitted until April 2023
8520	1114	Painting	X8,425.71	7,280	2022	April	this project was budgeted and completed in 2022, but was not submitted until April 2023
8520	1320	Painting	X1,727.00	15,600	2022	April	this project was budgeted and completed in 2022, but was not submitted until April 2023
8510	1220	Basketball court refurbishment	9,958	16,400	2022	Jan	this project was actually budgeted and completed in 2022, but was not invoiced until Jan 2023
8510	120	Replace 12 Street Light Fixture	13,405	455,927	2031	April	
8530	1200	Asphalt - Resurface (2022)	30,992	24,000	2022	Feb	this project was actually budgeted and completed in 2022, but was not invoiced until Mar 2023
	count/totals	6	54,355				

RECONCILIATION			
combined total of budgeted and unbudgeted project expenditures*	92,111	ОК	
total reserve fund expenses YTD from financials	92,111		0
*THE COMBINED TOTALS OF THE BUDGETED PROJECT EXPENDITU	IRES AND AD	DITIONAL	
UNBUDGETED RESERVE FUND EXPENDITURES SHOULD BE RECON	CILED WITH 1	THE PREVIOUS	
MONTH'S FINANCIALS			

RESERVE STUDY CORRECTIONS FOR NEXT YEAR
#1083 Fence & Rails - repaint was completed in 2022
#1200 Asphalt - Resurface is scheduled for 2026 but was done in 2022



LIABILITIES

ACCOUNTS PAYABLE

ACCRUED EXPENSES

347 VISTOSO COMMUNITY ASSOCIATION BALANCE SHEET 05/31/2023

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OPERATING FUNDS		
OPERATING CASH	140,490.14	
US BANK SAVINGS	618,679.38	
DUE FROM RESERVES	44,558.27	
TOTAL OPERATING FUNDS		803,727.79
RESERVE FUNDS		
DUE TO OPERATING	(44,558.27)	
MORGAN STANLEY	3,504,668.81	
RESERVE- US BANK MMA	80,163.87	
RESERVES - ACCRUED INTEREST	10,652.62 	
TOTAL RESERVE FUNDS		3,550,927.03
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3, 024.22	
TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	294,328.86	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(101,457.97)	
PRE-LEGAL RECEIVABLE	52,026.25	
CONTINGENT PAYABLE	(52,026.25)	
TOTAL ACCOUNTS RECEIVABLE		192,870.89
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	27,566.66	
PREPAID EXPENSES	13,546.08	
TOTAL OTHER ASSETS		41,112.74
TOTAL ASSETS		4,591,662.67
LIABILITIES & EQUITY		

(1,079.80)

51,462.73



347 VISTOSO COMMUNITY ASSOCIATION BALANCE SHEET 05/31/2023

PREPAID ASSESSMENTS	185,565.97	
REFUNDABLE DEPOSIT	9,225.00	
UNEARNED REVENUE	239,018.49	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	
TOTAL LIABILITIES		534,566.01
RESERVE		
ACCUMULATED GENERAL	3,130,023.01	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	420,904.02	
TOTAL RESERVE		3,550,927.03
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	628,050.21	
CURRENT YEAR RESERVE EQUITY	(420,904.02)	
CURRENT SURPLUS/(DEFICIT)	299,023.44	
TOTAL SURPLUS/(DEFICIT)		506,169.63
TOTAL LIABILITIES & EQUITY		4,591,662.67



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 05/31/2023

NOTIFIED NOTIFIED	*******		*******			********	\/F48.T0.84TE	********	****
172,780		CONNENT LINOD					YEAR-TO-DATE BUDGET		ANNUA BUDGE
61,664 64,089 (2,425) 4001 COMMERCIAL DUES 308,320 320,445 (12,125) 7,145 983					INCOME				
1,862	172,780	192,241	(19,461)	4000	ASSESSMENT INCOME	865,228	961,205	(95,977)	2,306,892
983 1.250 (267) 4050 COLLECTION COST REIMBURSEMENT 3.370 6.250 (2,880) 0 167 (167) 4050FF ILER EVIEW FEE 6.60 835 (185) 48 42 6 4050MU MONITOR TRUSTEE SALE 238 2.10 28 286 167 119 4050RF ILER TRANSFER FELS 1.331 835 496 0 25 (25) 4050FF FORECLOSURETRUSTEE SALES 0.125 (125) (125) (125) (127) (177) 2.083 (2.160) 4070 LATE FEE INCOME 9.193 10.415 (1.222) (125)	61,664	64,089	(2,425)		COMMERCIAL DUES	308,320	320,445	(12,125)	769,068
0 167 (167) 4050FR FILE REVIEW FEE 650 835 (185) 48 42 6 4050MU MONITOR TRUSTEE SALE 238 210 28 286 167 119 4050RR FILE TRANSFER FEES 1,331 835 496 0 25 (25) 4050T FORECLOSURE/TRUSTEE SALES 0 125 (125) (777 2,083 (2,180) 4070 LATE FEE INCOME 9,193 10,415 (1,222) (36) 0 (35) 477 NSF FEE 6 30 450 180 4,749 10,000 (5,251) 4205 BUILDER RISESSENENT 24,353 50,000 (2,547) 1, 1,134 1,250 (130) 400 (1			,					,	2,000
48			` ,			·		,	15,000
286 167 119 4050RR FILE TRANSFER FEES 1,331 835 496 0 25 (25) 4960T FORCOLOSINERT/USTE SALES 0 125 (125) (27) 2,083 (2,160) 4070 LATE FEE INCOME 9,193 0.415 (1,222) (35) 0 (35) 4075 NSF FEE 630 460 180 4779 (1,000) (5,251) 4205 BUILDER ASSESSMENT 24,353 50,000 (25,647) 1.134 1.250 (116) 4900 VOLATION FINES 4,570 6,250 (1,680) (10) 83 (83) 4945 NEWSLETTER INCOME 16,800 18,000 (1,170) (79) (60) (120) 4850 REBILL FEE FEES 16,800 18,000 (1,170) (79) (79) (66) (10) 6010 GENERAL RESERVE TRANSFER (365,833) (355,830) (30) (30) (1,170) (1,100) (` ,					` ,	2,000 504
0 25 (25) 4050T FORECLOSURE/TRUSTEE SALES 0 125 (125) (35) 0 (35) 4070 LATE FEE INCOME 9,193 10,415 (1,222) (35) 0 (35) 4075 NSF FEE 50 0 450 180 (4,749 10,000 (5,251) 4075 NSF FEE 50 0 450 180 (25,647) 1 1,134 1,250 (116) 4900 VIOLATION FINES 4,570 6,250 (1,680) (125,647) 1 (1,134 1,250 (116) 4900 VIOLATION FINES 4,570 6,250 (1,680) (125,647) 1 (1,120) 0 (120) 4950 REBILL FEE WORKSLETTER INCOME 0 415 (415) (120) 0 (120) 4950 REBILL FEE WORKSLETTER INCOME 10,800 (1,170) (179,166) (10) GENERAL RESERVE TRANSFER (395,833) (395,833) (355,833)									2,000
(77) 2,083 (2,160) 4070 LATE FEE INCOME 9,193 10,415 (1,222) (1,60) 0 (3,51) 4075 NSF FEE 6 630 450 180 (1,60) 4,749 10,000 (5,251) 4205 BUILDER ASSESSMENT 24,353 0,000 (25,647) 1,144 1,250 (116) 4900 VIOLATION FINES 4,570 6,250 (1,680) (1,60) 83 (83) 4945 NEWSLETTER INCOME 0 415 (415) (10) (79,167) (79,166) (1) 6010 GENERAL RESERVE TRANSFER (395,833) (395,830) (3) (9) (170) (79,167) (79,166) (1) 6010 GENERAL RESERVE TRANSFER (395,833) (395,830) (3) (9) (10,107)						,			300
(35) 0 (35) 4075 NSF FEE						-		` ,	25,000
1,134		0	(35)	4075	NSF FEE		450		90
0 83 (83) 4945 NEWSLETTER INCOME 16.830 18.000 (1.170) (79,167) (79,166) (1) 6010 GENERAL RESERVE TRANSFER (395,833) (395,830) (3) (9) (9) (10,107		· ·	,			,		, ,	120,00
(120) 0 (120) 4950 REBILL FEE (16,830 18,000 (1,170) (79,166) (1) 6010 GENERAL RESERVE TRANSFER (395,833) (395,833) (39,830) (3) (3) (3) (3) (3) (3) (3) (3) (3) (3	,	,	` ,			,		,	15,00
Total Property Total Reserve Total Reser	-		` ,			-		` ,	1,000
Reserve	` ,		` ,			·	,	,	36,000
### BYPENSES ### ADMINISTRATIVE B,724	(79,167)	(79,100)		6010	GENERAL RESERVE TRANSFER	(395,833)	(395,830)		(950,000
## A D M I N I S T R A T I V E 8,724	164,107	192,398	(28,291)		TOTAL INCOME	846,858	980,440	(133,582)	2,345,664
8,724 9,678 (954) 5000 MANAGEMENT FEE 42,253 48,390 (6,137) 1 3,181 3,024 157 5000RO OFFICE LEASE 15,746 15,120 626 0 0 0 5005 RESERVE STUDY 1,195 1,195 0 28,485 25,833 2,652 5007W SALARIES & BENEFITS 136,219 129,165 7,054 3 (120) 0 (120) 5009A REBILL FEE EXPENSE 16,830 18,000 (1,170) 180 6,545 3,833 2,712 5010 LEGAL EXPENSE 19,257 19,165 92 0 2,023 (2,023) 5014 ***CCAR REVISIONS PROJECT 0 10,115 1(1,115) 1,141 2,200 (759) 5020 ***LIEN/COLLECTION COST 3,890 11,000 (7,110) 1,141 2,200 (759) 5020 ***LIEN/COLLECTION COST 3,890 11,000 (7,110) 2,20 4,253 4,84 4,253 <td< td=""><td></td><td></td><td></td><td></td><td>EXPENSES</td><td></td><td></td><td></td><td></td></td<>					EXPENSES				
3,181 3,024 157 5000RO OFFICE LEASE 15,746 15,120 626 0 0 0 0 5005 RESERVE STUDY 1,195 1,195 0 0 28,485 25,833 2,652 5007w SALARIES & BENEFITS 136,219 129,165 7,054 3 (120) 0 (120) 5009A REBILL FEE EXPENSE 16,830 18,000 (1,170) (35) 0 (35) 5009B NSF FEE EXPENSE 630 450 450 180 (1,170) (35) 0 (35) 5009B NSF FEE EXPENSE 630 450 450 180 (1,170) (1,115)					ADMINISTRATIVE				
3,181 3,024 157 5000RO OFFICE LEASE 15,746 15,120 626 0 0 0 0 5005 RESERVE STUDY 1,195 1,195 0 0 28,485 25,833 2,652 5007w SALARIES & BENEFITS 136,219 129,165 7,054 3 (120) 0 (120) 5009A REBILL FEE EXPENSE 16,830 18,000 (1,170) (35) 0 (35) 5009B NSF FEE EXPENSE 630 450 180 (1,170) (35) 0 (35) 5009B NSF FEE EXPENSE 630 450 180 (1,170) (35) 0 (35) 5009B NSF FEE EXPENSE 630 450 180 (1,170) (1,115)	8.724	9.678	(954)	5000	MANAGEMENT FEF	42.253	48.390	(6.137)	116,136
0 0 0 5005 RESERVE STUDY 1,195 1,195 0 28,485 25,833 2,652 5007W SALARIES & BENEFITS 136,219 129,165 7,054 3 (120) 0 (120) 5009A REBILL FEE EXPENSE 16,830 18,000 (1,170) (35) 0 (35) 5009B NSF FEE EXPENSE 630 450 180 6,545 3,833 2,712 5010 LEGAL EXPENSE 19,257 19,165 92 0 2,023 (2,023) 5014 ***CC&R REVISIONS PROJECT 0 10,115 (10,115) 1,441 2,200 (759) 5020 LEINCOLLECTION COST 3,890 11,000 (7,110) 0 167 (167) 5020F FILE REVIEW FEE 650 835 (185) 48 42 6 5020M MONITOR TRUSTES EALE 238 210 28 286 292 (6) 5020T FORECLOSURE/TRUSTES EALES	,	,				,			36,29
(120) 0 (120) 5009A REBILL FEE EXPENSE 16,830 18,000 (1,170) (35) 0 (35) 5009B NSF FEE EXPENSE 630 450 180 (6,545 3,833 2,712 5010 LEGAL EXPENSE 19,257 19,165 92 0 2,023 (2,023) 5014 CC &R REVISIONS PROJECT 0 10,115 (10,115) 1,441 2,200 (759) 5020 LIENCOLLECTION COST 3,890 11,000 (7,110) 0 167 (167) 5020F FILE REVIEW FEE 650 835 (185) 48 42 6 5020M MONITOR TRUSTEE SALE 238 210 28 266 292 (6) 5020RF FILE TRANSFER FEE EXPENSE 1,331 1,460 (129) 0 50 (50) 5020T FORECLOSURE/TRUSTEE SALES 0 150 (150) (150) 0 0 0 0 50 (50) 5020T FORECLOSURE/TRUSTEE SALES 0 150 (150) (150) 0 589 5033F ADVERTISING 800 750 50 50 35 35 0 5037 BANK CHARGES & CC FEES 175 175 0 61 0 61 5039 WEBSITE 305 1,000 (695) 7,576 7,500 76 5040 ADMINISTRATION 37,832 37,500 332 143 122 21 5046 NEWSLETTER 570 610 (40) 144 1,250 (1,106) 5047B OFFICE EXPENSE 12,815 1,990 (10,40) 1444 1,250 (1,106) 5047B OFFICE EXPENSE 12,815 1,990 10,825 0 0 0 0 0 0 5052 PRINTING 605 0 605 0 605 1,060 1,033 27 5054 ARCHITECTURAL EXPENSE 12,815 1,990 10,825 0 0 0 0 0 0 5052 PRINTING 605 0 605 0 605 1,060 1,033 27 5054 ARCHITECTURAL EXPENSE 2,760 5,165 (2,405) 300 0 0 0 0 5055 METING EXPENSE 30,083 19,000 13,089 222 500 (278) 5059 POSTAGE (854) 2,500 (3,354) 0 0 0 0 0 506S STATUTORY AGENT FEE	,	,		5005		,			2,390
(35) 0 (35) 5009B NSF FEE EXPENSE 630 450 180 6,545 3,833 2,712 5010 LEGAL EXPENSE 19,257 19,165 92 0 2,023 (2,023) 5014 'CC&R REVISIONS PROJECT 0 10,115 (10,115) 1,441 2,200 (759) 5020 LIEN/COLLECTION COST 3,890 11,000 (7,110) 0 167 (167) 5020F FILE REVIEW FEE 650 835 (185) 48 42 6 5020M MONITOR TRUSTEE SALE 238 210 28 286 292 (6) 5020RF FILE TRANSFER FEE EXPENSE 1,331 1,460 (129) 0 50 (50) 5020T FORECLOSURE/TRUSTEE SALES 0 150 (150) 0 0 0 5030 AUDITITAX PREPARATION 0 750 (750) 35 35 0 5037 BANK CHARGES & CFEES 175 175<	28,485	25,833	2,652	5007w	SALARIES & BENEFITS	136,219	129,165	7,054	310,000
6,545 3,833 2,712 5010 LEGAL EXPENSE 19,257 19,165 92 0 2,023 (2,023) 5014 CC&R REVISIONS PROJECT 0 10,115 (10,115) 1,441 2,200 (759) 5020 LIEN/COLLECTION COST 3,890 11,000 (7,110) 0 167 (167) 5020F FILE REVIEW FEE 650 835 (185) 48 42 6 5020M MONITOR TRUSTEE SALE 238 210 28 286 292 (6) 5020R FILE REVIEW FEE 650 835 (185) 0 50 (50) 5020R FILE REVIEW FEE 650 835 (185) 0 50 (50) 5020R FILE REVIEW FEE 650 835 (185) 0 50 50307 RANK CHARGES & CE 11 1,331 1,460 (129) 0 0 5033 ADVERTISING 800 750 50						,	,		36,000
0 2,023 (2,023) 5014 **CC&R REVISIONS PROJECT** 0 10,115 (10,115) 1,441 2,200 (759) 5020 LIEN/COLLECTION COST** 3,890 11,000 (7,110) 0 167 (167) 5020F FILE REVIEW FEE 650 835 (185) 48 42 6 5020M MONITOR TRUSTEE SALE 238 210 28 286 292 (6) 5020RF FILE TRANSFER FEE EXPENSE 1,331 1,460 (129) 0 50 (50) 5020T FORECLOSURE/TRUSTEE SALES 0 150 (150) 0 0 0 5033F AUDIT/TAX PREPARATION 0 750 (750) 589 0 589 5033F ADVERTISING 800 750 (50) 35 35 0 5037 BANK CHARGES & CC FEES 175 175 0 61 0 61 5039 WEBSITE 305 1,000 (` ,		` '						900
1,441 2,200 (759) 5020 LIEN/COLLECTION COST 3,890 11,000 (7,110) 0 167 (167) 5020F FILE REVIEW FEE 650 835 (185) 48 42 6 5020M MONITOR TRUSTEE SALE 238 210 28 286 292 (6) 5020R FILE TRANSFER FEE EXPENSE 1,331 1,460 (129) 0 50 (50) 5020T FORECLOSURE/TRUSTEE SALES 0 150 (150) 0 0 0 5030 AUDIT/TAX PREPARATION 0 750 (750) 589 0 589 5033F ADVERTISING 800 750 50 35 35 0 5037 BANK CHARGES & CC FEES 175 175 0 61 0 61 5039 WEBSITE 305 1,000 (695) 7,576 7,500 76 5040 ADMINISTRATION 37,832 37,500 332	,					,			46,000
0 167 (167) 5020F FILE REVIEW FEE 650 835 (185) 48 42 6 5020M MONITOR TRUSTEE SALE 238 210 28 286 292 (6) 5020RF FILE TRANSFER FEE EXPENSE 1,331 1,460 (129) 0 50 (50) 5020T FORECLOSURE/TRUSTEE SALES 0 150 (150) 0 0 0 5030 AUDIT/TAX PREPARATION 0 750 (750) 589 0 589 5033F ADVERTISING 800 750 50 35 35 0 5037 BANK CHARGES & CC FEES 175 175 0 61 0 61 5039 WEBSITE 305 1,000 (695) 7,576 7,500 76 5040 ADMINISTRATION 37,832 37,500 332 143 122 21 5046 NEWSLETTER 570 610 (40) 14	-					-		, ,	24,275 26,400
48 42 6 5020M MONITOR TRUSTEE SALE 238 210 28 286 292 (6) 5020RR FILE TRANSFER FEE EXPENSE 1,331 1,460 (129) 0 50 500 5020RT FILE TRANSFER FEE EXPENSE 0 150 (150) 0 0 0 5030 AUDIT/TAX PREPARATION 0 750 (750) 589 0 589 5033F ADVERTISING 800 750 50 35 35 0 5037 BANK CHARGES & CC FEES 175 175 0 61 0 61 5039 WEBSITE 305 1,000 (695) 7,576 7,500 76 5040 ADMINISTRATION 37,832 37,500 332 143 122 21 5046 NEWSLETTER 570 610 (40) 144 1,250 (1,106) 5047B OFFICE EQUIPMENT RENTAL 3,764 6,250 (2,486)			` ,			·		,	2,000
286 292 (6) 5020RR both states FILE TRANSFER FEE EXPENSE 1,331 1,460 (129) 0 50 (50) 5020T FORECLOSURE/TRUSTEE SALES 0 150 (150) 0 0 0 5030 AUDIT/TAX PREPARATION 0 750 (750) 589 0 589 5033F ADVERTISING 800 750 50 35 35 0 5037 BANK CHARGES & CC FEES 175 175 0 61 0 61 5039 WEBSITE 305 1,000 (695) 7,576 7,500 76 5040 ADMINISTRATION 37,832 37,500 332 143 122 21 5046 NEWSLETTER 570 610 (40) 144 1,250 (1,106) 5047B OFFICE EQUIPMENT RENTAL 3,764 6,250 (2,486) 488 398 90 5048 OFFICE EXPENSE 12,815 1,990 10,825			` ,						500
0 0 0 5030 AUDIT/TAX PREPARATION 0 750 (750) 589 0 589 5033F ADVERTISING 800 750 50 35 35 0 5037 BANK CHARGES & CC FEES 175 175 0 61 0 61 5039 WEBSITE 305 1,000 (695) 7,576 7,500 76 5040 ADMINISTRATION 37,832 37,500 332 143 122 21 5046 NEWSLETTER 570 610 (40) 1444 1,250 (1,106) 5047B OFFICE EQUIPMENT RENTAL 3,764 6,250 (2,486) 488 398 90 5048 OFFICE EXPENSE 12,815 1,990 10,825 0 0 0 5052 PRINTING 605 0 605 1,060 1,033 27 5054 ARCHITECTURAL EXPENSE 2,760 5,165 (2,405) 3			(6)						3,500
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35 35 0 5037 BANK CHARGES & CC FEES 175 175 0 61 0 61 5039 WEBSITE 305 1,000 (695) 7,576 7,500 76 5040 ADMINISTRATION 37,832 37,500 332 143 122 21 5046 NEWSLETTER 570 610 (40) 144 1,250 (1,106) 5047B OFFICE EQUIPMENT RENTAL 3,764 6,250 (2,486) 488 398 90 5048 OFFICE EXPENSE 12,815 1,990 10,825 0 0 0 5052 PRINTING 605 0 605 1,060 1,033 27 5054 ARCHITECTURAL EXPENSE 2,760 5,165 (2,405) 300 0 300 5055 MEETING EXPENSE 32,089 19,000 13,089 222 500 (278) 5059 POSTAGE (854) 2,500 (3,354)			-			-			10,50
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143 122 21 5046 NEWSLETTER 570 610 (40) 144 1,250 (1,106) 5047B OFFICE EQUIPMENT RENTAL 3,764 6,250 (2,486) 488 398 90 5048 OFFICE EXPENSE 12,815 1,990 10,825 0 0 0 5052 PRINTING 605 0 605 1,060 1,033 27 5054 ARCHITECTURAL EXPENSE 2,760 5,165 (2,405) 300 0 300 5055 MEETING EXPENSE 32,089 19,000 13,089 2222 500 (278) 5059 POSTAGE (854) 2,500 (3,354) 0 208 (208) 5063 MILEAGE 0 1,040 (1,040) 0 417 (417) 5065 PROFESSIONAL FEES 1,000 2,085 (1,085) 0 0 0 5065 STATUTORY AGENT FEE 0 0 100 (100)<								` ,	1,000
144 1,250 (1,106) 5047B OFFICE EQUIPMENT RENTAL 3,764 6,250 (2,486) 488 398 90 5048 OFFICE EXPENSE 12,815 1,990 10,825 0 0 0 5052 PRINTING 605 0 605 1,060 1,033 27 5054 ARCHITECTURAL EXPENSE 2,760 5,165 (2,405) 300 0 300 5055 MEETING EXPENSE 32,089 19,000 13,089 222 500 (278) 5059 POSTAGE (854) 2,500 (3,354) 0 208 (208) 5063 MILEAGE 0 1,040 (1,040) 0 417 (417) 5065 PROFESSIONAL FEES 1,000 2,085 (1,085) 0 0 0 5065S STATUTORY AGENT FEE 0 100 (100) 0 0 0 5068 GIFTS 0 0 0 0						,			90,000 1,46
488 398 90 5048 OFFICE EXPENSE 12,815 1,990 10,825 0 0 0 5052 PRINTING 605 0 605 1,060 1,033 27 5054 ARCHITECTURAL EXPENSE 2,760 5,165 (2,405) 300 0 300 5055 MEETING EXPENSE 32,089 19,000 13,089 222 500 (278) 5059 POSTAGE (854) 2,500 (3,354) 0 208 (208) 5063 MILEAGE 0 1,040 (1,040) 0 417 (417) 5065 PROFESSIONAL FEES 1,000 2,085 (1,085) 0 0 0 5065S STATUTORY AGENT FEE 0 100 (100) 0 0 0 5068 GIFTS 0 500 (500) 0 0 0 5070 PROPERTY TAXES 0 0 0 0 0 0								` '	15,00
0 0 0 5052 PRINTING 605 0 605 1,060 1,033 27 5054 ARCHITECTURAL EXPENSE 2,760 5,165 (2,405) 300 0 300 5055 MEETING EXPENSE 32,089 19,000 13,089 222 500 (278) 5059 POSTAGE (854) 2,500 (3,354) 0 208 (208) 5063 MILEAGE 0 1,040 (1,040) 0 417 (417) 5065 PROFESSIONAL FEES 1,000 2,085 (1,085) 0 0 0 5065S STATUTORY AGENT FEE 0 100 (100) 0 0 0 5065S STATUTORY AGENT FEE 0 100 (100) 0 0 0 5068 GIFTS 0 500 (500) 0 0 0 5070 PROPERTY TAXES 0 0 0 0 0 0 <td< td=""><td></td><td>,</td><td>(, ,</td><td></td><td></td><td>,</td><td>,</td><td> ,</td><td>4,77</td></td<>		,	(, ,			,	,	,	4,77
1,060 1,033 27 5054 ARCHITECTURAL EXPENSE 2,760 5,165 (2,405) 300 0 300 5055 MEETING EXPENSE 32,089 19,000 13,089 222 500 (278) 5059 POSTAGE (854) 2,500 (3,354) 0 208 (208) 5063 MILEAGE 0 1,040 (1,040) 0 417 (417) 5065 PROFESSIONAL FEES 1,000 2,085 (1,085) 0 0 0 5065S STATUTORY AGENT FEE 0 100 (100) 0 0 0 5068 GIFTS 0 500 (500) 0 0 0 5070 PROPERTY TAXES 0 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td>·</td> <td>,</td> <td></td> <td>3,00</td>						·	,		3,00
300 0 300 5055 MEETING EXPENSE 32,089 19,000 13,089 222 500 (278) 5059 POSTAGE (854) 2,500 (3,354) 0 208 (208) 5063 MILEAGE 0 1,040 (1,040) 0 417 (417) 5065 PROFESSIONAL FEES 1,000 2,085 (1,085) 0 0 0 5065S STATUTORY AGENT FEE 0 100 (100) 0 0 0 5066S STATUTORY AGENT FEE 0 100 (100) 0 0 0 5066S STATUTORY AGENT FEE 0 0 0 (500) 0 0 0 5068 GIFTS 0 500 (500) 0 0 0 5070 PROPERTY TAXES 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			27				5,165		12,40
0 208 (208) 5063 MILEAGE 0 1,040 (1,040) 0 417 (417) 5065 PROFESSIONAL FEES 1,000 2,085 (1,085) 0 0 0 5065S STATUTORY AGENT FEE 0 100 (100) 0 0 0 5068 GIFTS 0 500 (500) 0 0 0 5070 PROPERTY TAXES 0 0 0 0 0 0 0 5080 CORPORATE TAXES 0 0 0 5,000 (5,000) 0 0 0 5088 BAD DEBT EXPENSE 163 6,887 (6,724) 2,403 3,133 (730) 5090 INSURANCE 13,599 15,227 (1,628) 0 0 0 5090D INSURANCE DEDUCTIBLE 0 0 0 0 417 (417) 5099 MISCELLANEOUS EXPENSE 1,238 2,085 (848) </td <td>300</td> <td>0</td> <td>300</td> <td></td> <td></td> <td></td> <td>19,000</td> <td>13,089</td> <td>19,00</td>	300	0	300				19,000	13,089	19,00
0 417 (417) 5065 PROFESSIONAL FEES 1,000 2,085 (1,085) 0 0 0 5065S STATUTORY AGENT FEE 0 100 (100) 0 0 0 5068 GIFTS 0 500 (500) 0 0 0 5070 PROPERTY TAXES 0 0 0 0 0 0 0 5080 CORPORATE TAXES 0 0 0 5,000 (5,000) 0 0 0 5088 BAD DEBT EXPENSE 163 6,887 (6,724) 2,403 3,133 (730) 5090 INSURANCE 13,599 15,227 (1,628) 0 0 0 0 0 0 0 0 0 417 (417) 5099 MISCELLANEOUS EXPENSE 1,238 2,085 (848)						(854)			6,00
0 0 0 5065S STATUTORY AGENT FEE 0 100 (100) 0 0 0 5068 GIFTS 0 500 (500) 0 0 0 5070 PROPERTY TAXES 0 0 0 0 0 0 0 5080 CORPORATE TAXES 0 5,000 (5,000) 0 0 0 5088 BAD DEBT EXPENSE 163 6,887 (6,724) 2,403 3,133 (730) 5090 INSURANCE 13,599 15,227 (1,628) 0 0 0 5090D INSURANCE DEDUCTIBLE 0 0 0 0 0 417 (417) 5099 MISCELLANEOUS EXPENSE 1,238 2,085 (848)									2,50
0 0 0 5068 GIFTS 0 500 (500) 0 0 0 5070 PROPERTY TAXES 0 0 0 0 0 0 0 5080 CORPORATE TAXES 0 5,000 (5,000) 0 0 0 5088 BAD DEBT EXPENSE 163 6,887 (6,724) 2,403 3,133 (730) 5090 INSURANCE 13,599 15,227 (1,628) 0 0 0 5090D INSURANCE DEDUCTIBLE 0 0 0 0 417 (417) 5099 MISCELLANEOUS EXPENSE 1,238 2,085 (848)			` .′					,	5,000
0 0 0 5070 PROPERTY TAXES 0 0 0 0 0 0 0 5080 CORPORATE TAXES 0 5,000 (5,000) 0 0 0 5088 BAD DEBT EXPENSE 163 6,887 (6,724) 2,403 3,133 (730) 5090 INSURANCE 13,599 15,227 (1,628) 0 0 0 5090D INSURANCE DEDUCTIBLE 0 0 0 0 417 (417) 5099 MISCELLANEOUS EXPENSE 1,238 2,085 (848)						-		` ,	100
0 0 0 5080 CORPORATE TAXES 0 5,000 (5,000) 0 0 0 5088 BAD DEBT EXPENSE 163 6,887 (6,724) 2,403 3,133 (730) 5090 INSURANCE 13,599 15,227 (1,628) 0 0 0 5090D INSURANCE DEDUCTIBLE 0 0 0 0 417 (417) 5099 MISCELLANEOUS EXPENSE 1,238 2,085 (848)								`	1,500 400
0 0 0 5088 BAD DEBT EXPENSE 163 6,887 (6,724) 2,403 3,133 (730) 5090 INSURANCE 13,599 15,227 (1,628) 0 0 0 5090D INSURANCE DEDUCTIBLE 0 0 0 0 417 (417) 5099 MISCELLANEOUS EXPENSE 1,238 2,085 (848)									5,000
2,403 3,133 (730) 5090 INSURANCE 13,599 15,227 (1,628) 15,227 (1,628) 10 0								,	27,54
0 0 0 5090D INSURANCE DEDUCTIBLE 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0									37,15
0 417 (417) 5099 MISCELLANEOUS EXPENSE 1,238 2,085 (848)						·			5,000
0 0 0 5099PY PRIOR YEAR ADJUSTMENT/EXP (15,754) 0 (15,754)	0	417			MISCELLANEOUS EXPENSE	1,238	2,085	(848)	5,000
	0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	(15,754)	0	(15,754)	
61,576 62,155 (579) TOTAL ADMINISTRATIVE 329,345 363,869 (34,524) 8	61,576	62,155	(579)		TOTAL ADMINISTRATIVE	329,345	363,869	(34,524)	858,958



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 05/31/2023

*******	CURRENT PERIOD	******			********	YEAR-TO-DATE	*********	ANNUA
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGE
20,098	16,666	3,432	5100	WATER/SEWER	60,032	83,330	(23,298)	200,000
3,285	4,333	(1,048)	5120	ELECTRIC	18,088	21,665	(3,577)	52,000
0	30	(30)	5125	GAS	(114)	150	(264)	360
0	417	(417)	5151	TELEPHONE	1,940	2,085	(145)	5,000
0	267	(267)	5151B	INTERNET	271	1,335	(1,064)	3,200
0	75 	(75)	5152	ALARM MONITORING	2,135	375	1,760	900
23,384	21,788	1,596		TOTAL UTILITIES	82,352	108,940	(26,588)	261,460
				LANDSCAPING				
104,059	104,059	0	5200	LANDSCAPE CONTRACT	520,296	520,295	1	1,248,710
0	0	0	5210	LANDSCAPE SUPPLIES/MATERIAL	0	2,500	(2,500)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	0	20,835	(20,835)	50,000
528	2,083	(1,555)	5220	IRRIGATION REPAIRS	1,689	10,415	(8,726)	25,000
0	167	(167)	5222	BACKFLOW INSPEC/RPRS	1,674	835	839	2,000
0	630	(630)	5228	EROSION CONTROL	0	3,150	(3,150)	7,564
0	2,640	(2,640)	5240	TREE TRIMMING/REMOVAL	3,065	13,200	(10,135)	31,67
104,587	113,746	(9,159)		TOTAL LANDSCAPE	526,724	571,230	(44,506)	1,369,95
				COMMON AREA				
365	833	(468)	5700	BUILDING MAINTENANCE	365	4,165	(3,800)	10,000
158	333	(175)	5700K	KEYS/LOCK REPAIR	1,408	1,665	(257)	4,000
54	1,208	(1,154)	5722	ELECTRIC REPAIRS/SUPPLIES	239	6,040	(5,801)	14,500
0	166	(166)	5740	SIGN MAINTENANCE	0	830	(830)	2,00
2,212	1,897	315	5769A	JANITORIAL	10,938	9,485	1,453	22,76
1,678	2,083	(406)	5774	PET WASTE REMOVAL	6,710	10,415	(3,705)	25,000
646	1,909	(1,263)	5779CC	SECURITY PATROL	2,870	9,545	(6,675)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	0	1,250	(1,250)	3,00
1,778	833	945	5800	COMMON AREA MAINTENANCE/REPAIRS	4,809	4,165	644	10,000
408	500	(92)	5845	PARK MAINT	2,042	2,500	(458)	6,000
140	540	(400)	5850	EXTERMINATING	937	2,700	(1,763)	6,48
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	3,165	(3,165)	7,600
7,438	11,185	(3,747)		TOTAL COMMON AREA	30,317	55,925	(25,608)	134,24
196,986	208,874	(11,888)		TOTAL OPERATING EXPENSES	968,738	1,099,964	(131,226)	2,624,613
(32,878)	(16,476)	(16,402)		OPERATING FUND SURPLUS/(DEFICIT)	(121,881)	(119,524)	(2,357)	(278,949
(02,070)	(10,470)	(10,402)		3. 2.0	(121,001)	(110,024)	(2,001)	(270,040



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 05/31/2023

********	CURRENT PERIOD	*******			********	YEAR-TO-DATE	*******	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				RESERVE FUND				
				INCOME				
79,167	79,167	0	7010	TRANSFER FROM OPERATING	395,833	395,835	(2)	950,000
0	0	0	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	5,576	0	5,576	0
6,941	2,083	4,858	7034	INTEREST RESERVÈ FUND	36,453	10,415	26,038	25,000
(735)	0	(735)	7069	GAIN (LOSS) ON INVESTMENTS	78,466	0	78,466	0
(825)	(1,000)	175	8537	BANK/INVESTMENT CHARGES	(3,313)	(5,000)	1,687	(12,000)
84,549	80,250	4,299		TOTAL RESERVE INCOME	513,015	401,250	111,765	963,000
				EXPENDITURES				
0	0	0	8510	GENERAL RESERVE EXPENSE	23.363	22,000	1,363	22,000
990	Ö	990	8520	PAINTING	990	11,900	(10,910)	11,900
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	261,500	(261,500)	261,500
13,194	0	13,194	8530	ASPHALT SEAL COATING	54,311	32,800	21,511	32,800
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	15,500	(15,500)	15,500
0	0	0	8575	IRRIGATION SYSTEMS	0	393,000	(393,000)	393,000
2,625	0	2,625	8578D	DRAINAGE	13,447	300,000	(286,553)	300,000
16,809	0	16,809		TOTAL RESERVE EXPENDITURES	92,111	1,036,700	(944,589)	1,036,700
67,740	80,250	(12,510)		RESERVE FUND SURPLUS/(DEFICIT)	420,904	(635,450)	1,056,354	(73,700)



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF OPERATIONS 05/31/2023

	January	February	March	April	May		June	****	July	Augus		ember	Octobe		mber	Decemb		YEAR-TO-DATE
INCOME																		
ASSESSMENT INCOME COMMERCIAL DUES INTEREST INCOME COLLECTION COST REIMBURSEMENT FILE REVIEW FEE MONITOR TRUSTEE SALE FILE TRANSFER FEES LATE FEE INCOME NSF FEE BUILDER ASSESSMENT VIOLATION FINES REBILL FEE GENERAL RESERVE TRANSFER TOTAL INCOME	\$ 172,374 61,664 1,346 931 50 0 5,564 420 4,952 106 9,210 (79,167) \$ 177,450	\$ 172,374 61,664 1,314 436 350 143 0 (38) 105 4,952 1,837 0 (79,167) \$ 163,969	\$ 175,095 61,664 1,576 651 250 0 285 (55) (35) 4,952 203 0 (79,167) \$ 165,419	\$ 172,606 61,664 1,881 369 0 48 760 3,799 175 4,749 1,290 7,740 (79,167)	\$ 172,780 61,664 1,862 983 0 48 286 (77) (35) 4,749 1,134 (120) (79,167)	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC		0 0 0 0 0 0 0 0 0	\$ 0000000000000000000000000000000000000		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			\$ 865,228 308,320 7,980 3,370 650 238 1,331 9,193 630 24,353 4,570 16,830 (395,833)
EXPENSES																		
ADMINISTRATIVE																		
MANAGEMENT FEE OFFICE LEASE RESERVE STUDY SALARIES & BENEFITS REBILL FEE EXPENSE NSF FEE EXPENSE LEGAL EXPENSE LIEN/COLLECTION COST FILE REVIEW FEE MONITOR TRUSTEE SALE FILE TRANSFER FEE EXPENSE ADVERTISING BANK CHARGES & CC FEES WEBSITE ADMINISTRATION NEWSLETTER OFFICE EQUIPMENT RENTAL OFFICE EXPENSE PRINTING ARCHITECTURAL EXPENSE MEETING EXPENSE POSTAGE PROFESSIONAL FEES BAD DEBT EXPENSE INSURANCE MISCELLANEOUS EXPENSE PRIOR YEAR ADJUSTMENT/EXP	\$ 8,042 2,888 0 29,972 9,210 420 1,781 931 50 0 0 35 61 17,549 143 855 5,878 0 0 7,900 0 2,695 1,238	\$ 8,061 3,029 0 25,611 105 2,500 437 350 143 0 0 35 61 7,560 0 1,403 141 0 700 6,353 0 0 2,695	\$ 8,715 3,029 1,195 26,100 0 (35) 6,561 250 (1) 285 0 35 61 7,568 285 1,067 6,070 605 0 17,536 0 1,000 163 2,695 0 (16,354)	\$ 8,710 3,620 0 26,051 7,740 175 1,870 432 0 48 760 0 211 35 61 7,580 0 294 238 0 1,000 0 (1,108) 0 3,110 0 600	\$ 8,724 3,181 0 28,485 (120) (35) 6,545 1,441 0 48 286 589 35 61 7,576 143 144 488 0 1,060 300 222 0 0 2,403 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	000000000000000000000000000000000000000	\$ 0000000000000000000000000000000000000			\$ 0000000000000000000000000000000000000					\$ 42,253 15,746 1,195 136,219 16,830 630 19,257 3,890 650 238 1,331 800 175 305 37,832 570 3,764 12,815 605 2,760 32,089 (854) 1,000 163 13,599 1,238 (15,754)
TOTAL ADMINISTRATIVE UTILITIES	\$ 79,679	\$ 59,184	\$ 67,481	\$ 61,426	\$ 61,576	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 329,345
WATER/SEWER ELECTRIC GAS TELEPHONE INTERNET ALARM MONITORING TOTAL UTILITIES	\$ 8,254 4,171 (114) 0 271 0 \$ 12,582	\$ 10,694 3,679 0 0 0 0 \$ 14,373	\$ 11,203 3,458 0 513 0 1,997	\$ 9,783 3,494 0 1,427 0 138	\$ 20,098 3,285 0 0 0 	\$ 	0 0 0 0 0	\$ \$	0 0 0 0 0 0	\$ 0 0 0 0		0 0 0 0 0	\$ 00 00 00 00 		0 0 0 0 0		0	\$ 60,032 18,088 (114) 1,940 271 2,135
LANDSCAPING	ψ 12,002	ψ 17,010	الارتاب	Ψ 1-1,0-12	Ψ <u>-</u> 0,00 1	Ψ	Ū	Ψ	J	ų (Ψ	3	Ψ	Ψ	J	Ψ	_	Ψ 02,002
LANDSCAPE CONTRACT IRRIGATION REPAIRS BACKFLOW INSPEC/RPRS TREE TRIMMING/REMOVAL	0 0	\$ 104,059 196 0 1,315	299 119 1,750	\$ 104,059 666 1,555 0	528 0 0	\$	0 0 0 0	\$	0 0 0 0	\$ 0 0 0		0 0 0	\$ C		0 0 0		0	\$ 520,296 1,689 1,674 3,065
TOTAL LANDSCAPE	\$ 104,059	\$ 105,570	\$ 106,228	\$ 106,280	\$ 104,587	\$	0	\$	0	\$ (\$	0	\$ 0	\$	0	\$	0	\$ 526,724
COMMONAREA BUILDING MAINTENANCE KEYS/LOCK REPAIR ELECTRIC REPAIRS/SUPPLIES JANITORIAL PET WASTE REMOVAL SECURITY PATROL COMMONAREA MAINTENANCE/REPAIRS PARK MAINT EXTERMINATING	\$ 0 0 0 1,612 1,678 886 650 0 396	\$ 0 625 0 2,692 0 406 415 0	\$ 0 625 185 2,212 3,355 406 786 0 402	\$ 0 0 0 2,212 0 526 1,180 1,633 0	\$ 365 158 54 2,212 1,678 646 1,778 408 140	\$	0 0 0 0 0 0	\$	0 0 0 0 0 0	\$ 00 00 00 00 00 00		0 0 0 0 0 0 0	\$ 00 00 00 00 00 00		0 0 0 0 0 0			\$ 365 1,408 239 10,938 6,710 2,870 4,809 2,042 937



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF OPERATIONS 05/31/2023

	January ******	February	March	April	May	June *******	Ju		September	ctober	Novembe		December	YEAR-TO-DATE
								 -		 		-		
TOTAL COMMON AREA	\$ 5,221	\$ 4,137	\$ 7,970	\$ 5,551	\$ 7,438	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ ()	\$ 0	\$ 30,317
TOTAL OPERATING EXPENSES	\$ 201,541	\$ 183,264	\$ 198,849	\$ 188,099	\$ 196,986	\$ 0	\$ (\$ 0	\$ 0	\$ 0	\$ ()	\$ 0	\$ 968,738
OPERATING FUND SURPLUS/(DEFICIT)	\$ (24,091)	\$ (19,295)	\$ (33,431)	\$ (12,186)	\$ (32,878)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0)	\$ 0	\$ (121,881)



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF OPERATIONS 05/31/2023

	January ********	February *********	March	April	May	June *******	July ******	Aug		September ********	October	November ********	December	YEAR-TO-DATE
RESERVE FUND														
INCOME														
TRANSFER FROM OPERATING	\$ 79,167 12,942	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167 0	\$ 0 0	\$ 0 0	\$	0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 395,833
UNREALIZED GAIN/(LOSS) ON INVEST INTEREST RESERVE FUND	6,715	(7,366) 12,955	0 6,009	0 3,832	6,941	0	0		0	0	0	0	0	5,576 36,453
GAIN (LOSS) ON INVESTMENTS	0	0	0	79,201	(735)	0	0		0	0	0	0	0	78,466
TOTAL RESERVE INCOME	\$ 98,824	\$ 84,755	\$ 85,176	\$ 162,200	\$ 85,373	\$ 0	\$ 0	\$	0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 516,328
EXPENDITURES														
GENERAL RESERVE EXPENSE	\$ 9,958	\$ 0	\$ 0	\$ 13,405	\$ 0	\$ 0	\$ 0	\$	0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 23,363
PAINTING	0	0	0	0	990	0	0		0	0	0	0	0	990
ASPHALT SEAL COATING BANK/INVESTMENT CHARGES	0	(700)	30,992	10,125	13,194 825	0	0		0	0	0	0	0	54,311
DRAINAGE	2,589 0	(726) 3,590	625 0	0 7,232	2,625	0	0		0	0	0	0	0	3,313 13,447
TOTAL RESERVE EXPENDITURES	\$ 12,547	\$ 2,864	\$ 31,617	\$ 30,762	\$ 17,634	\$ 0	\$ 0	\$	0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 95,424
RESERVE FUND SURPLUS/(DEFICIT)	\$ 86,277	\$ 81,891	\$ 53,558	\$ 131,438	\$ 67,740	\$ 0	\$ 0	\$	0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 420,904



347A VISTOSO- SIENA BALANCE SHEET 05/31/2023

OPERATING FUNDS		
OPERATING CASH	12,060.05	
DUE FROM RESERVES	(2,030.08)	
TOTAL OPERATING FUNDS		10,029.97
RESERVE FUNDS		
DUE TO OPERATING	2,030.08	
RESERVE- US BANK MMA	213,227.39	
TOTAL RESERVE FUNDS		215,257.47
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	243.75	
ACCOUNTS RECEIVABLE - PARCELS	1,208.22 	
TOTAL ACCOUNTS RECEIVABLE		1,451.97
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	250.01	
TOTAL OTHER ASSETS		250.01
TOTAL ASSETS		226,989.42
LIABILITIES & EQUITY		
LIABILITIES		
ACCRUED EXPENSES	307.00	
PREPAID ASSESSMENTS	(1,772.02)	
PREPAID ASSESSMENTS - PARCELS	3,344.02	
UNEARNED REVENUE	3,900.00	
TOTAL LIABILITIES		5,779.00
RESERVE		
ACCUMULATED GENERAL	203,078.61	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	12,178.86 	
TOTAL RESERVE		215,257.47



347A VISTOSO- SIENA BALANCE SHEET 05/31/2023

Page: 2

OPERATING SURPLUS (DEFICIT)

ACCUMULATED SURPLUS (DEFICIT)
CURRENT YEAR RESERVE EQUITY
CURRENT SURPLUS/(DEFICIT)

4,299.44 (12,178.86) 13,832.37

TOTAL SURPLUS/(DEFICIT)

5,952.95

TOTAL LIABILITIES & EQUITY

226,989.42



347A VISTOSO- SIENA STATEMENT OF REVENUES & EXPENSES 05/31/2023

ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	
				INCOME				
3,900 (2,095) (234)	3,965 (2,094) (234)	(65) (1) 0	4000P P6010 P6099	PARCEL ASSESSMENTS GENERAL RESERVE TRANSFER P/Y RSV ALLOCATIONS	19,890 (10,474) (1,171)	19,825 (10,470) (1,170)	65 (4) (1)	(
1,571	1,637	(66)		TOTAL INCOME	8,245	8,185	60	-
				EXPENSES				
				ADMINISTRATIVE				
27	25	2	P5090	INSURANCE	111	125	(14)	
27	25	2		TOTAL ADMINISTRATIVE	111	125	(14)	
				UTILITIES				
189 47	42 50	147 (3)	P5100 P5120	WATER/SEWER ELECTRIC	1,009 230	210 250	799 (20)	
236	92	144		TOTAL UTILITIES	1,239	460	779	-
				LANDSCAPING				
705 0	705 0	0	P5200 P5220	LANDSCAPE CONTRACT IRRIGATION REPAIRS	3,526 0	3,525 50	1 (50)	_
705	705	0		TOTAL LANDSCAPE	3,526	3,575	(49)	
				POOL/SPA/CLUBHOUSE				
400	160	240	P5350	FOUNTAIN MAINTENANCE	(800)	5,880	(6,680)	_
400	160	240		TOTAL POOLS	(800)	5,880	(6,680)	
				GATES				
260 0 0	260 133 105	0 (133) (105)	P5500 P5511 P5517	GATE MAINTENANCE CONTRACT GATE REPAIRS GATE PHONE	1,040 250 450	1,300 665 525	(260) (415) (75)	_
260	498	(238)		TOTAL GATES	1,740	2,490	(750)	
				COMMON AREA				
256 0	75 133	181 (133)	P5739 P5800	STREET SWEEPING COMMON AREA MAINTAINENCE	511 265	375 665	136 (400)	_
256	208	48		TOTAL COMMON AREA	776	1,040	(264)	_
1,883	1,688	195		TOTAL OPERATING EXPENSES	6,592	13,570	(6,978)	-
(312)	(51)	(261)		OPERATING FUND SURPLUS/(DEFICIT)	1,654	(5,385)	7,039	



347A VISTOSO- SIENA STATEMENT OF REVENUES & EXPENSES 05/31/2023

******	CURRENT PERIOD	*******			********	YEAR-TO-DATE	*******	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				RESERVE FUND				
				INCOME				
2,095 627 234	2,094 12 234	1 615 0	P7010 P7034 P7099	PARCEL TRANSFER TO RESERVES INTEREST RESERVE FUNDS P/Y RSV ALLOCATIONS	10,474 919 1,171	10,470 60 1,170	4 859 1	25,137 150 2,810
2,956	2,340	616		TOTAL RESERVE INCOME	12,564	11,700	864	28,097
				EXPENDITURES				
385 0	0 0	385 0	8520 P8510	PAINTING PARCEL - GENERAL RESERVE EXPENSE	385 0	0 10,000	385 (10,000)	0 10,000
385	0	385		TOTAL RESERVE EXPENDITURES	385	10,000	(9,615)	10,000
2,571 	2,340	231		RESERVE FUND SURPLUS/(DEFICIT)	12,179	1,700	10,479	18,097



347A VISTOSO- SIENA STATEMENT OF OPERATIONS 05/31/2023

	January ********	February	March	April	May	June *******	July	August	September	October	November *********	December ********	YEAR-TO-DATE
INCOME													
PARCEL ASSESSMENTS GENERAL RESERVE TRANSFER P/Y RSV ALLOCATIONS	\$ 3,835 (2,095) (234)	\$ 3,835 (2,095) (234)	\$ 4,420 (2,095) (234)	\$ 3,900 (2,095) (234)	\$ 3,900 (2,095) (234)	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 19,890 (10,474) (1,171)
TOTAL INCOME	\$ 1,506	\$ 1,506	\$ 2,091	\$ 1,571	\$ 1,571	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,245
EXPENSES													
ADMINISTRATIVE													
INSURANCE	\$ 21	\$ 21	\$ 21	\$ 23	\$ 27	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 111
TOTAL ADMINISTRATIVE	\$ 21	\$ 21	\$ 21	\$ 23	\$ 27	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 111
UTILITIES													
WATER/SEWER ELECTRIC	\$ 286 40	\$ 180 46	\$ 170 50	\$ 184 47	\$ 189 47	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 1,009 230
TOTAL UTILITIES	\$ 326	\$ 226	\$ 220	\$ 231	\$ 236	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,239
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,526
TOTAL LANDSCAPE	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,526
POOL/SPA/ CLUBHOUSE													
FOUNTAIN MAINTENANCE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (800)
TOTAL POOLS/SPA/CLUBHOUSE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (800)
GATES													
GATE MAINTENANCE CONTRACT GATE REPAIRS GATE PHONE	\$ 0 0 120	\$ 260 130 110	\$ 260 0 110	\$ 260 120 110	\$ 260 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 1,040 250 450
TOTAL GATES	\$ 120	\$ 500	\$ 370	\$ 490	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,740
COMMON AREA													
STREET SWEEPING COMMON AREA MAINTAINENCE	\$ 0 265	\$ 0 0	\$ 256 0	\$ 0 0	\$ 256 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 511 265
TOTAL COMMON AREA	\$ 265	\$ 0	\$ 256	\$ 0	\$ 256	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 776
TOTAL OPERATING EXPENSES	\$ (164) 	\$ 1,451	\$ 1,771	\$ 1,650	\$ 1,883	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,592
OPERATING FUND SURPLUS/(DEFICIT)	\$ 1,670 	\$ 55 	\$ 320 	\$ (79) ———	\$ (312) ======	\$ 0 	\$ 0	\$ 0	\$ 0	\$ 0 	\$ 0 	\$ 0 	\$ 1,654



347A VISTOSO- SIENA STATEMENT OF OPERATIONS 05/31/2023

	January ***********	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
RESERVE FUND													
INCOME													
PARCEL TRANSFER TO RESERVES INTEREST RESERVE FUNDS P/Y RSV ALLOCATIONS	\$ 2,095 18 234	\$ 2,095 67 234	\$ 2,095 86 234	\$ 2,095 121 234	\$ 2,095 627 234	\$ 0 0 0	\$ 10,474 919 1,171						
TOTAL RESERVE INCOME	\$ 2,347	\$ 2,396	\$ 2,415	\$ 2,450	\$ 2,956	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,564
EXPENDITURES													
PAINTING	\$ 0	\$ 0	\$ 0	\$ 0	\$ 385	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 385
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 385	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 385
RESERVE FUND SURPLUS/(DEFICIT)	\$ 2,347	\$ 2,396	\$ 2,415	\$ 2,450	\$ 2,571	\$ 0	\$ 0	\$ 0 	\$ 0	\$ 0 	\$ 0 	\$ 0 	\$ 12,179



TOTAL ASSETS

347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 05/31/2023

Page: 1

4,818,652.09

ASSETS		
OPERATING FUNDS		
US BANK - OPERATING CHECKING	152,505.54	
OPERATING - US BANK	44.65	
US BANK SAVINGS	618,679.38	
DUE FROM RESERVES	42,528.19	
TOTAL OPERATING FUNDS		813,757.76
RESERVE FUNDS		
DUE TO OPERATING	(42,528.19)	
RESERVE US BANK MMA	293,391.26	
MORGAN STANLEY	3,504,668.81	
RESERVES - ACCRUED INTEREST	10,652.62	
TOTAL RESERVE FUNDS		3,766,184.50
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22 	
TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	294,572.61	
ACCOUNTS RECEIVABLE - PARCELS	1,208.22	
PRE-LEGAL RECEIVABLE	52,026.25	
CONTINGENT PAYABLE	(52,026.25)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(101,457.97)	
TOTAL ACCOUNTS RECEIVABLE		194,322.86
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	27,816.67	
PREPAID EXPENSES	13,546.08	
TOTAL OTHER ASSETS		41,362.75



347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 05/31/2023

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(1,079.80)	
ACCRUED EXPENSES	51,769.73	
PREPAID ASSESSMENTS	183,793.95	
PREPAID ASSESSMENTS - PARCELS	3,344.02	
REFUNDABLE DEPOSIT KEYS	9,225.00	
UNEARNED REVENUE	242,918.49	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	
TOTAL OPERATING LIABILITIES		540,345.01
TOTAL OPERATING LIABILITIES		540,545.01
RESERVE		
ACCUMULATED GENERAL	3,333,101.62	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	433,082.88	
· · ·		
TOTAL RESERVE		3,766,184.50
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	632,349.65	
CURRENT YEAR RESERVE EQUITY	(433,082.88)	
CURRENT SURPLUS/(DEFICIT)	312,855.81	
CONNENT SONT EGO/(DEFICIT)	312,033.01	
TOTAL SURPLUS/(DEFICIT)		512,122.58
,		
TOTAL LIABILITIES & EQUITY		4,818,652.09



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 05/31/2023

ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	ANNUAL BUDGET
				INCOME				
				TNCOWE				
172,780	192,241	(19,461)	4000	ASSESSMENT INCOME PARCEL ASSESSMENTS	865,228	961,205	(95,977)	2,306,892
3,900 61,664	3,965 64,089	(65) (2,425)	4000P 4001	COMMERCIAL DUES	19,890 308,320	19,825 320,445	65 (12,125)	47,580 769,068
1,862	167	1,695	4030	INTEREST INCOME	7,980	835	7,145	2,000
983	1,250	(267)	4050	COLLECTION COST REIMBURSEMENT	3,370	6,250	(2,880)	15,000
0 48	167 42	(167) 6	4050FR 4050MU	FILE REVIEW FEE MONITOR TRUSTEE SALE	650 238	835 210	(185) 28	2,000 504
286	167	119	4050RR	FILE TRANSFER FEES	1,331	835	496	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	0	125	(125)	300
(77)	2,083	(2,160)	4070	LATE FEE INCOME	9,193	10,415	(1,222)	25,000
(35) 4,749	0 10,000	(35) (5,251)	4075 4205	NSF FEE BUILDER ASSESSMENT	630 24,353	450 50,000	180 (25,647)	900 120,000
1,134	1,250	(116)	4900	VIOLATION FINES	4,570	6,250	(1,680)	15,000
0	83	(83)	4945	NEWSLETTER INCOME	0	415	(415)	1,000
(120)	(70.400)	(120)	4950	REBILL FEE	16,830	18,000	(1,170)	36,000
(79,167) (2,095)	(79,166) (2,094)	(1) (1)	6010 P6010	GENERAL RESERVE TRANSFER GENERAL RESERVE TRANSFER	(395,833) (10,474)	(395,830) (10,470)	(3) (4)	(950,000) (25,137)
(234)	(234)	0	P6099	P/Y RSV ALLOCATIONS	(1,171)	(1,170)	(1)	(2,810)
		()						
165,678	194,035	(28,357)		TOTAL INCOME	855,103	988,625	(133,522)	2,365,297
				EXPENSES				
				ADMINISTRATIVE				
8,724	9,678	(954)	5000	MANAGEMENT FEE	42,253	48,390	(6,137)	116,136
3,181	3,024	157	5000RO	OFFICE LEASE	15,746	15,120	626	36,291
0 28,485	0 25,833	0 2,652	5005 5007w	RESERVE STUDY SALARIES & BENEFITS	1,195 136,219	1,195 129,165	0 7,054	2,390 310,000
(120)	25,055	(120)	5007W	REBILL FEE EXPENSE	16,830	18,000	(1,170)	36,000
(35)	0	(35)	5009B	NSF FEE EXPENSE	630	450	180	900
6,545 0	3,833	2,712	5010	LEGAL EXPENSE	19,257 0	19,165	92	46,000
1,441	2,023 2,200	(2,023) (759)	5014 5020	'CC&R REVISIONS PROJECT LIEN/COLLECTION COST	3,890	10,115 11,000	(10,115) (7,110)	24,275 26,400
0	167	(167)	5020F	FILE REVIEW FEE	650	835	(185)	2,000
48	42	6	5020M	MONITOR TRUSTEE SALE	238	210	28	500
286 0	292 50	(6) (50)	5020RR 5020T	FILE TRANSFER FEE EXPENSE FORECLOSURE/TRUSTEE SALES	1,331 0	1,460 150	(129) (150)	3,500 300
0	0	(30)	5030	AUDIT/TAX PREPARATION	0	750	(750)	10,500
589	0	589	5033F	ADVERTISING	800	750	50	1,500
35	35	0	5037	BANK CHARGES & CC FEES	175	175	0	420
61 7,576	0 7,500	61 76	5039 5040	WEBSITE ADMINISTRATION	305 37,832	1,000 37,500	(695) 332	1,000 90,000
143	7,300 122	21	5046	NEWSLETTER	57,632	610	(40)	1,464
144	1,250	(1,106)	5047B	OFFICE EQUIPMENT RENTAL	3,764	6,250	(2,486)	15,000
488	398	90	5048	OFFICE EXPENSE	12,815	1,990	10,825	4,776
0 1,060	0 1,033	0 27	5052 5054	PRINTING ARCHITECTURAL EXPENSE	605 2,760	0 5,165	605 (2,405)	3,000 12,400
300	0	300	5055	MEETING EXPENSE	32,089	19,000	13,089	19,000
222	500	(278)	5059	POSTAGE	(854)	2,500	(3,354)	6,000
0	208	(208)	5063	MILEAGE	0	1,040	(1,040)	2,500
0	417 0	(417) 0	5065 5065S	PROFESSIONAL FEES STATUTORY AGENT FEE	1,000 0	2,085 100	(1,085) (100)	5,000 100
0	0	0	5068	GIFTS	0	500	(500)	1,500
0	0	0	5070	PROPERTY TAXES	0	0	0	400
0	0	0	5080	CORPORATE TAXES	0	5,000	(5,000)	5,000
0 2,403	0 3,133	0 (730)	5088 5090	BAD DEBT EXPENSE INSURANCE	163 13,599	6,887 15,227	(6,724) (1,628)	27,548 37,158
0	0	(730)	5090D	INSURANCE DEDUCTIBLE	0	0	(1,020)	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	1,238	2,085	(848)	5,000
0 27	0 25	0 2	5099PY P5090	PRIOR YEAR ADJUSTMENT/EXP INSURANCE	(15,754) 111	0 125	(15,754) (14)	0 300
			1 0000					
61,602	62,180	(578)		TOTAL ADMINISTRATIVE	329,457	363,994	(34,537)	859,258



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 05/31/2023

ACTUAL		OVED (LINDED)				YEAR-TO-DATE	OVED (LINDED)	ANN
	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUD
				UTILITIES				
20.000	16 666	2 422	5100	WATER/SEWER	60.022	92 220	(22.200)	200,0
20,098 3,285	16,666 4,333	3,432 (1,048)	5100	ELECTRIC	60,032 18,088	83,330 21,665	(23,298) (3,577)	52,0
0	30	(30)	5125	GAS	(114)	150	(264)	3
0 0	417	(417)	5151	TELEPHONE INTERNET	1,940	2,085	(145)	5,0
0	267 75	(267) (75)	5151B 5152	ALARM MONITORING	271 2,135	1,335 375	(1,064) 1,760	3,2 9
189	42	147	P5100	WATER/SEWER	1,009	210	799	5
47	50	(3)	P5120	ELECTRIC	230	250	(20)	
23,620	21,880	1,740		TOTAL UTILITIES	83,591	109,400	(25,809)	262,5
				LANDSCAPING				
104,059	104,059	0	5200	LANDSCAPE CONTRACT	520,296	520,295	1	1,248,7
0 0	0 4,167	0 (4,167)	5210 5218	LANDSCAPE SUPPLIES/MATERIAL MAJOR PROJECTS	0	2,500 20,835	(2,500) (20,835)	5,0 50,0
528	2,083	(1,555)	5220	IRRIGATION REPAIRS	1,689	10,415	(8,726)	25,
0	167	(167)	5222	BACKFLOW INSPEC/RPRS	1,674	835	839	2,
0 0	630 2,640	(630) (2,640)	5228 5240	EROSION CONTROL TREE TRIMMING/REMOVAL	0 3,065	3,150 13,200	(3,150) (10,135)	7, 31,
705	705	0	P5200	LANDSCAPE CONTRACT	3,526	3,525	1	8,
0	0	0	P5220	IRRIGATION REPAIRS	0	50	(50)	
105,293	114,451	(9,158)		TOTAL LANDSCAPE	530,250	574,805	(44,555)	1,378,
				POOL/SPA/CLUBHOUSE				
400	160	240	P5350	FOUNTAIN MAINTENANCE	(800)	5,880	(6,680)	7,0
400	160	240		TOTAL POOLS	(800)	5,880	(6,680)	7,
				GATES				
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,040	1,300	(260)	3,
0	133	(133)	P5511	GATE REPAIRS	250	665	(415)	1,
0	105	(105)	P5517	GATE PHONE	450	525	(75)	1,
260	498	(238)		TOTAL GATES	1,740	2,490	(750)	5,
				COMMON AREA				
365	833	(468)	5700	BUILDING MAINTENANCE	365	4,165	(3,800)	10,
158 54	333 1,208	(175) (1,154)	5700K 5722	KEYS/LOCK REPAIR ELECTRIC REPAIRS/SUPPLIES	1,408 239	1,665 6,040	(257) (5,801)	4, 14,
0	166	(1,134)	5740	SIGN MAINTENANCE	0	830	(830)	2,
2,212	1,897	315	5769A	JANITORIAL	10,938	9,485	1,453	22,
1,678 646	2,083 1,909	(406) (1,263)	5774 5779CC	PET WASTE REMOVAL SECURITY PATROL	6,710 2,870	10,415	(3,705) (6,675)	25, 22,
040	250	(250)	5779CC 5794A	SIDEWALK REPAIR	2,870	9,545 1,250	(1,250)	3,
1,778	833	945	5800	COMMON AREA MAINTENANCE/REPAIRS	4,809	4,165	644	10,
408	500	(92)	5845	PARK MAINT	2,042	2,500	(458)	6,
140 0	540 633	(400) (633)	5850 5895	EXTERMINATING TENNIS COURT MAINTENANCE	937 0	2,700 3,165	(1,763) (3,165)	6, 7,
256	75	`181 [´]	P5739	STREET SWEEPING	511	375	136	
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	265	665	(400)	1,
7,694	11,393	(3,699)		TOTAL COMMON AREA	31,093	56,965	(25,872)	136,
198,869	210,562	(11,693)		TOTAL OPERATING EXPENSES	975,330	1,113,534	(138,204)	2,650,



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 05/31/2023

*******	CURRENT PERIOD	*******		*********	YEAR-TO-DATE	********	ANNUAL	
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				RESERVE FUND				
				REGERVETOND				
				INCOME				
79,167	79,167	0	7010	TRANSFER FROM OPERATING	395,833	395,835	(2)	950,000
0	0	0	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	5,576	0	5,576	0
6,941	2,083	4,858	7034	INTEREST RESERVÈ FUND	36,453	10,415	26,038	25,000
(735)	0	(735)	7069	GAIN (LOSS) ON INVESTMENTS	78,466	0	78,466	0
2,095	2,094	` 1	P7010	PARCÈL TRÁNSFER TO RESERVES	10,474	10,470	4	25,137
627	12	615	P7034	INTEREST RESERVE FUNDS	919	60	859	150
(825)	(1,000)	175	8537	BANK/INVESTMENT CHARGES	(3,313)	(5,000)	1,687	(12,000)
234	234	0	P7099	P/Y RSV ALLOCATIONS	`1,171 [′]	1,170 [°]	1	2,810
					<u>-</u>			
87,505	82,590	4,915		TOTAL RESERVE INCOME	525,579	412,950	112,629	991,097
				EXPENDITURES				
0	0	0	8510	GENERAL RESERVE EXPENSE	23,363	22,000	1,363	22,000
1,375	0	1,375	8520	PAINTING	1,375	11,900	(10,525)	11,900
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	261,500	(261,500)	261,500
13,194	0	13.194	8530	ASPHALT SEAL COATING	54,311	32,800	21,511	32,800
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	15,500	(15,500)	15,500
0	0	0	8575	IRRIGATION SYSTEMS	0	393.000	(393,000)	393,000
2,625	0	2,625	8578D	DRAINAGE	13,447	300,000	(286,553)	300,000
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	10,000	(10,000)	10,000
17,194	0	17,194		TOTAL RESERVE EXPENDITURES	92,496	1,046,700	(954,204)	1,046,700
70,311	82,590	(12,279)		RESERVE FUND SURPLUS/(DEFICIT)	433,083	(633,750)	1,066,833	(55,603



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 05/31/2023

IN C O M E ASSESSMENT INCOME ASSESSMENTS 3,835 3,835 4,420 3,900 3,900 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 865,228 19,890 308,320 7,980 3,370 650 238 1,331 9,193 630 24,353 4,570 16,830 (395,833) (10,474) (1,171) \$ 855,103
PARCEL ASSESSMENTS 3,835 3,835 4,420 3,900 3,900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	19,890 308,320 7,980 3,370 650 238 1,331 9,193 630 24,353 4,570 16,830 (395,833) (10,474) (1,171) \$855,103
EXPENSES ADMINISTRATIVE MANAGEMENT FEE \$8,042 \$8,061 \$8,715 \$8,710 \$8,724 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$ 0 0 0 0 0	\$ 0 0 0 0	\$ 42,253 15,746 1,195 136,219
A D M I N I S T R A T I V E MANAGEMENT FEE \$8,042 \$8,061 \$8,715 \$8,710 \$8,724 \$0 \$0 \$0 \$0 \$0 \$0 OFFICE LEASE 2,888 3,029 3,029 3,620 3,181 0 0 0 0 0 0 0 RESERVE STUDY 0 0 1,195 0 0 0 0 0 0 0 0 0 SALARIES & BENEFITS 29,972 25,611 26,100 26,051 28,485 0 0 0 0 0 0 0 REBILL FEE EXPENSE 9,210 0 0 7,740 (120) 0 0 0 0 0 NSF FEE EXPENSE 420 105 (35) 175 (35) 0 0 0 0 0 0 LEGAL EXPENSE 1,781 2,500 6,561 1,870 6,545 0 0 0 0 0 0 FILE REVIEW FEE 50 350 350 250 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0	15,746 1,195 136,219
LEGAL EXPENSE 1,781 2,500 6,561 1,870 6,545 0 0 0 0 0 LIEN/COLLECTION COST 931 437 651 432 1,441 0 0 0 0 0 FILE REVIEW FEE 50 350 250 0 0 0 0 0 0	0	ū	
MONITOR TRUSTEE SALE	0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	630 19,257 3,890 650 238 1,331 800 175 305 37,832 570 3,764 12,815 605 2,760 32,089 (854) 1,000 163 13,599 1,238 (15,754)
INSURANCE 21 21 21 23 27 0 0 0 0 0 0 TOTAL ADMINISTRATIVE \$ 79,699 \$ 59,204 \$ 67,501 \$ 61,450 \$ 61,602 \$ 0 \$ 0 \$ 0 \$ 0	\$ 0	\$ 0	111 \$ 329,457
UTILITIES			
WATER/SEWER \$ 8,254 \$ 10,694 \$ 11,203 \$ 9,783 \$ 20,098 \$ 0 \$ 0 \$ 0 \$ 0 ELECTRIC 4,171 3,679 3,458 3,494 3,285 0	\$ 0 0 0 0 0 0	\$ 0 0 0 0 0 0	\$ 60,032 18,088 (114) 1,940 271 2,135 1,009 230
TOTAL UTILITIES \$ 12,908 \$ 14,599 \$ 17,391 \$ 15,074 \$ 23,620 \$ 0 \$ 0 \$ 0 \$ 0	\$ 0	\$ 0	\$ 83,591
LANDSCAPING			
LANDSCAPE CONTRACT \$ 104,059 \$ 104,059 \$ 104,059 \$ 104,059 \$ 104,059 \$ 0 \$ 0 \$ 0 \$ 0 IRRIGATION REPAIRS 0 196 299 666 528 0	\$ 0 0 0 0	\$ 0 0 0 0	\$ 520,296 1,689 1,674 3,065 3,526
TOTAL LANDSCAPE \$104,764 \$106,275 \$106,933 \$106,985 \$105,293 \$ 0 \$ 0 \$ 0 \$ 0	\$ 0	\$ 0	\$ 530,250
POOL/SPA/ CLUBHOUSE			
FOUNTAIN MAINTENANCE \$ (1,600) \$ 0 \$ 200 \$ 200 \$ 400 \$ 0 \$ 0 \$ 0 \$ 0	\$ 0	\$ 0	\$ (800)



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 05/31/2023

	January *******		March	April	May	June	July	August	September ********	October	November	December	YEAR-TO-DATE
TOTAL POOLS/SPA/CLUBHOUSE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (800)
GATES													
GATE MAINTENANCE CONTRACT	\$ 0	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,040
GATE REPAIRS	0	130	0	120	0	0	0	0	0	0	0	0	250
GATE PHONE	120	110	110	110	0	0	0	0	0	0	0	0	450
TOTAL GATES	\$ 120	\$ 500	\$ 370	\$ 490	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,740
COMMON AREA													
BUILDING MAINTENANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 365	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 365
KEYS/LOCK REPAIR	0	625	625	0	158	0	0	0	0	0	0	0	1,408
ELECTRIC REPAIRS/SUPPLIES	0	0	185	0	54	0	0	0	0	0	0	0	239
JANITORIAL	1,612	2,692	2,212	2,212	2,212	0	0	0	0	0	0	0	10,938
PET WASTE REMOVAL	1,678	0	3,355	0	1,678	0	0	0	0	0	0	0	6,710
SECURITY PATROL	886	406	406	526	646	0	0	0	0	0	0	0	2,870
COMMON AREA MAINTENANCE/REPAIRS	650	415	786	1,180	1,778	0	0	0	0	0	0	0	4,809
PARK MAINT	0	0	0	1,633	408	0	0	0	0	0	0	0	2,042
EXTERMINATING	396	0	402	0	140	0	0	0	0	0	0	0	937
STREET SWEEPING	0	0	256	0	256	0	0	0	0	0	0	0	511
COMMON AREA MAINTAINENCE	265	0	0	0	0	0	0	0		0	0	0	265
TOTAL COMMON AREA	\$ 5,486	\$ 4,137	\$ 8,225	\$ 5,551	\$ 7,694	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 31,093
TOTAL OPERATING EXPENSES	\$ 201,377	\$ 184,715	\$ 200,620	\$ 189,749	\$ 198,869	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 975,330
OPERATING FUND SURPLUS/(DEFICIT)	\$ (22,421)	\$ (19,240)	\$ (33,110)	\$ (12,264)	\$ (33,191)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (120,227)



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 05/31/2023

	January **********	February ********	March		May	June *****	****	July	igust	Septe:	mber	tober	Nove ****	mber	Decer		R-TO-DATE
RESERVE FUND																	
INCOME																	
TRANSFER FROM OPERATING	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 395,833
UNREALIZED GAIN/(LOSS) ON INVEST	12,942	(7,366)	0	0	0	0		0	0		0	0		0		0	5,576
INTEREST RESERVE FUND	6,715	12,955	6,009	3,832	6,941	0		0	0		0	0		0		0	36,453
GAIN (LOSS) ON INVESTMENTS	0	0	0	79,201	(735)	0		0	0		0	0		0		0	78,466
PARCEL TRANSFER TO RESERVES	2,095	2,095	2,095	2,095	2,095	0		0	0		0	0		0		0	10,474
INTEREST RESERVE FUNDS	18	67	86	121	627	0		0	0		0	0		0		0	919
P/Y RSV ALLOCATIONS	234	234	234	234	234	 0		0	 0		0	 0		0		0	 1,171
TOTAL RESERVE INCOME	\$ 101,171	\$ 87,151	\$ 87,591	\$ 164,650	\$ 88,329	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 528,892
EXPENDITURES																	
GENERAL RESERVE EXPENSE	\$ 9,958	\$ 0	\$ 0	\$ 13,405	\$ 0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 23,363
PAINTING	0	0	0	0	1,375	0		0	0		0	0		0		0	1,375
ASPHALT SEAL COATING	0	0	30,992	10,125	13,194	0		0	0		0	0		0		0	54,311
BANK/INVESTMENT CHARGES	2,589	(726)	625	0	825	0		0	0		0	0		0		0	3,313
DRAINAGE	0	3,590	0	7,232	2,625	 0		0	 0		0	 0		0		0	 13,447
TOTAL RESERVE EXPENDITURES	\$ 12,547	\$ 2,864	\$ 31,617	\$ 30,762	\$ 18,019	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 95,809
RESERVE FUND SURPLUS/(DEFICIT)	\$ 88,623	\$ 84,287	\$ 55,974	\$ 133,888	\$ 70,311	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 433,083

Irrigation

- We have a solar irrigation timer located at Valley Vistas that is not functioning, it is under warranty. AAA is returning it to Leit and they are replacing it with a new timer.
- AAA installed a new backflow at Big Wash Overlook to supply the existing drinking fountain. Keeping VCA in compliance with The Town of Oro Valley water ordinance.

Turf /Parks

All turf areas are beginning to show the results of triple digit temperatures. In the next couple of weeks,
we will be power raking all turf areas to remove the now dead grass that had remained. By doing this
the existing Bermuda grass will benefit.

Chemical

 VCA onsite Chem Tech is continuously applying post-emergent to weeds throughout VCA common areas and roadsides.

Site damage

- At Hohokam park sun sail over tot lot area was detached from pole.
- On Moore Rd loop at turnabout circle by park yield signpost was bent.
- Sunset Ridge Samaniego Ridge entry Damage to Golden barrel's

Proposals submitted.

- Siena Gate landscape revised proposal submitted.
- Big wash Overlook Backflow replacement and new backflow install * Completed.

Work orders

• Ten work orders in May have been completed.

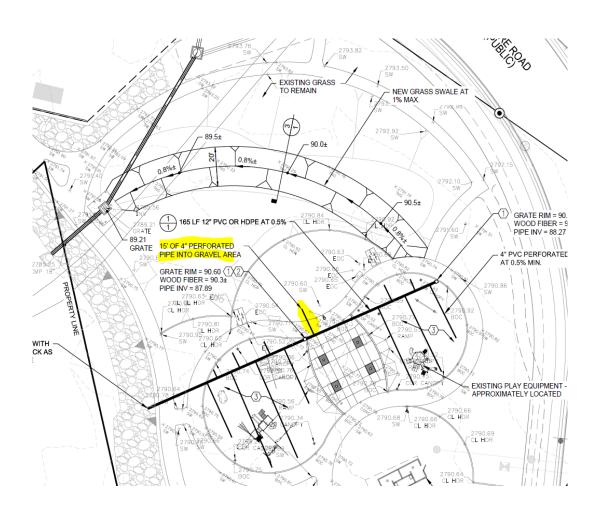
Added Value

- AAA had an additional 4-man crew to clear Vegetation further into wash for engineers to gain access to erosion.
- Due to Palo Verde root bores damage Removed dead Palo Verde tree Located on Woodburne across from Wildlife Park entrance. 3man crew 1.5 hrs.
- Large Palo Verde tree located in large common area on Woodburne and Saddlehorse Pl.- At the root flare of tree the inside of trunk was rotten. 4man crew 2.5hrs



Parcel Turnovers (In Progress)

- O Valley Vista:
 - We are waiting for approval of the repairs being done from the town of Oro.
- Altera at Vistoso Trails (Mattamy John Ward)
 - AAA has taken over maintenance of the park.
 - We are waiting for the final tree installations and irrigation repair before scheduling a final walkthrough.
 - We did receive the As-Builts
 - We have received a price (and are waiting for a second price) for the 117" of railing on the West side of the park.





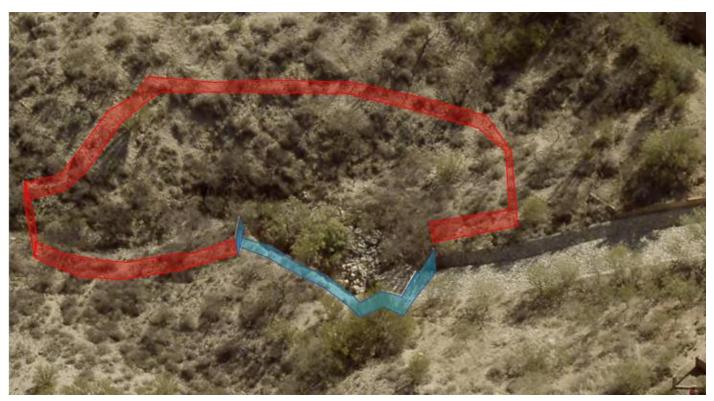
• Bridal Veil Erosion (In progress)

- 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.
- o 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)."





o 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.

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.
- o 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

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.

• N. Big View Cul-de-sac (In Progress)

- This site is also referred to on the drainage inventory map (WLB) as site 9.
- o The preliminary plan has been completed and submitted by John wise (WLB)
- A Zoom meeting to discuss the preliminary plan is scheduled for Feb 15 with John Wise, John Spiker (TOV), Barbara and myself.
- May 16, 2023



An additional area of erosion needs to be inspected and included in the engineering report. AAA cleared vegetation to allow access to the area to allow the surveyor to inspect.

John Wise from WLB has given an estimate of \$2,500 to survey and update the report.

June 20

The WLB proposal for the additional survey was approved on June 1. We should be receiving the additional survey report back by the end of June.,

2023 Painting (In Progress)

 The BOD approved the 2023 Paint proposal for project coordination at the Feb 2023 BOD meeting.

The following areas are to be painted:

- #510 Vistoso Heights Common Area Metal Fence Repaint [33 LF] (Complete)
 - (Parcel 5C): common tracts between Eddington PI, Silvercreek PI, and Bentwater Dr.







- o #710 The Overlook Retention Basin Perimeter Fence Repaint [344 LF] (Complete)
 - (7F): Perimeter fence of retention basin between lots 34 & 73 on Kylene Canyon Dr. (Assign as component #720)

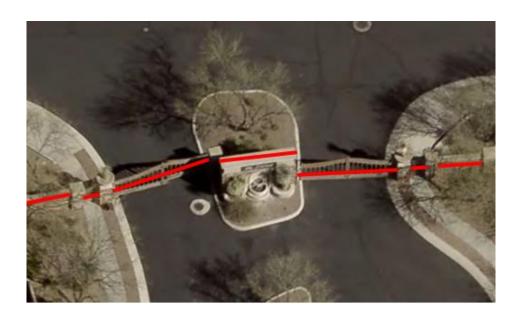








- o #2014 Siena Entry walls and Gates Repaint (In Progress)
 - Stucco Walls [800 SF], Vehicle Gates [46 LF], Ped Gates [7LF], Metal Fence [7LF]







- o #1320 Vistoso Highlands Metal Rails Repaint (Complete)
 - 136 LF of culvert rails, and 744 sq ft of decorative, tubular metal rails.









- o May 16, 2023
- The start of the 2023 painting has been scheduled for June 12.
- I will coordinate with management to send out courtesy notices to surrounding residents.

June 20, 2023

 Facelift painting has completed 3 of the 4 areas as of June 19 and will have completed the Siena entrance area by June 21.

• 27 Mile Erosion Project (In progress)

- Barbara, John Wise and I met with the Town of Oro (John Spiker) to discuss the completed preliminary repair plans from WLB. John Spiker was happy with these plans.
- The RFP was completed and the scope of work endorsed by John Wise.
 - BOD Approved Rockridge Construction (Bid Received)
 - We are waiting for the contract
 - Need to adjust plan for safer walkway from parking lot to trail
 - John Wise (WLB has sent a proposal to adjust the plans for \$2,500)
 - John has requested an on-site meeting with BOD liaison's to confirm the extent of making the slope safer.
 - o May 16, 2023
 - We are waiting on the draft contract to be reviewed by the attorney, Mark Sahl.
 - Members of the Board and Management met onsite with the engineer, John Wise.
 The BOD agreed to move forward with the slope plan for \$2,500.
 John Wise will have the updated plan ready by May 30.

June 20

- Unfortunately, Rockridge Construction was not able to commit to a date to start at the
 27 mile.
- We are urgently seeking alternative contractors to move forward with this project.



Landscape Plan/Irrigation Replacement (In progress)

#320

- Innovation Park Dr.
- Common areas bordering Innovation Park Drive (between Rancho Vistoso Blvd & Tangerine Rd) - excludes medians

#1032

- Desert Fairway Dr.
- Common areas bordering Desert Fairways Dr (between La Canada Dr & Hidden Springs Dr.
- I have scheduled a pre "Pre-application" meeting with the TOV for Thursday, April 20.
- This meeting will establish the minimum requirements for the plans to submit to the Town.

o May 16, 2023

- Barbara and I met with the TOV planning group on April 20.
- The TOV group submitted their comments. An RFP has been created and consists of the following documents: (attached)
 - Vistoso Landscape RFP
 - TOV Landscape Plan Requirements
 - TOV approved Plant List
 - Desert Fairways comments
 - Innovation Park comments
 - Aerial Map Comments

June 20, 2023

- The landscape RFP has been sent to the following contractors:
 - Cherry Landscape (Declined)
 - True Form Landscape (Declined)
 - Sonoran Oasis (Declined)
 - Santa Rita Landscape (Declined)
 - AAA Landscape (Awaiting Response)
 - Complete Landscape (Awaiting Response)
 - Horticulture Unlimited (Awaiting Response)
 - Wilder Landscape Architects (Awaiting Response)



- Custom Desert Landscape (Awaiting Response)
- Thomas and Crowley Landscape Architects (Awaiting Response)
- Greey Picket Landscape Architects (Awaiting Response)
- Steve Acuna Landscape Architect (Awaiting Response)

• Granite Replenishment (In progress)

• The Granite Replacement scope of work will be created to compliment the final plan for the irrigation replacement.

Architectural Landscape Review Committee June 14, 2023 Meeting Report

<u>Vistoso Golf Casitas II – Exterior Paint Project</u>

The ALRC committee originally approved the new paint colors for the Vistoso Golf Casitas II exterior paint project on May 10 and forwarded its recommendation to the Board for approval. At this ALRC committee meeting, an additional request was made to paint the exterior stair handrails and the building's pop-out squares, identical to the same color currently on the fixtures. The committee approved the additional request and forwarded to the Vistoso Community Association (VCA) Board of Directors for approval in the upcoming General Meeting scheduled June 29th.

<u>Gateway at Preserve Vistoso – Conceptual Apartment Elevations, Common Area Design and Landscaping Plan</u>

The Rulney conceptual apartment complex and landscape plans were presented to the ALRC committee members. The committee refrained from voting (approval or deny) on the plans at this time because the plans needed to be evaluated for town code compliance and compatibility with the Oro Valley General Plan. The committee members did comment on several non-conforming architectural and landscaping features presented in the plans. The committee allowed the viewing public to present their concerns and issues. The general consensus from those who spoke was the apartment complex as presented does not fit either within the Rancho Vistoso planned area development, or with the existing communities surrounding the proposed project.

Dog Curbing Signage

The ALRC was asked to address a property owner request to place signs in their front yard. Committee discussions concluded that the subject needed to be further evaluated because it involved precedent setting in the VCA community, and wanted to establish continuity in sign specifications.

ALRC's next monthly meeting is tentative scheduled for July 12, 2023 at 3 PM. Hybrid (Zoom) meetings are now available from the VCA office at 1171 E Rancho Vistoso Blvd, Suite #103,located inside the Mountain View Plaza.

June 2023 VCA Communications Committee Report to the Board of Directors

The monthly newsletter was published and distributed June 15, 2023.

- The focus was on informing members of the value of compliance with the VCA Architectural and Landscape Guidelines and CC&Rs. The purpose of the Compliance Committee was mentioned as well as the most frequent compliance issues, parking, unapproved modifications, trash container placement, and garage/estate sales. The process for members to appeal fines they do not agree with was described.
- Other items highlighted in the Newsletter were:
 - Sub Associations withing the VCA having CC&Rs. policies and guidelines that can be as, or more restrictive than the VCA
 - Advanced approval of exterior modifications to a residence or landscaping be obtained from both the VCA and the Sub Association, if applicable.
 - o Fourth of July reminders regarding fireworks and ramada reservations
 - Desert wildlife information and cautions
 - June AAA Landscape flyer

The Committee has recommended changes to the Communications Committee Charter to be reviewed by legal prior to Board approval.

Respectfully submitted, Randy Kohout

Compliance Committee Report 6/21/23

Committee continues to review and monitor homeowner violations.

Weeds and street parking continue to be our leading violation categories.

Committee reviewed and made recommendations on four homeowner hearings in June.

June 20, 2023, VCA Finance Committee Report

On June 20 the Finance Committee met with five members (chair Ted Dann, Paige Shockley, Barbara Stough, Joan Sauer, Linda Corsey) attending. Management staff included GM Barbara Daoust and FSR manager Kimberly Breland.

- 1. **Minutes Approved**. The May 16,2023 Finance Committee Meeting minutes were approved.
- 2. **Review of financial statements.** The May 2023 financial statements and Treasurer's Report were reviewed and approved. Consensus is that VCA is in a strong financial position.
- 3. **Account Collections.** Discussion occurred regarding the status of the transfer of files from one of VCA's collections providers, and consolidation of collections activity in one provider.
- 4. Capital Project Tracking Tool. Capital project spending for May was reviewed and discussed.
- 5. **2024 Budget Process.** An update occurred regarding the timing and the process for development of the 2024 Budget, the goal being to have an approved version submitted to the Board of Directors for approval at its October meeting.
- 6. **Reserve Fund.** The valuation of Reserve Fund investments, and the process for marking investments to market as required by VCA policy was discussed.
- 7. **Commercial Assessments.** The status of the process of validation of net acreage occupancy by commercial entities was reported.
- 8. **Unbudgeted Maintenance and Repair.** A small expenditure for maintenance and replacement of vegetation in one VCA neighborhood was recommended to the BOD for approval.

Respectfully submitted
Ted Dann

Governing Doc's Committee report for June 2023

June 7, 2023 Committee Meeting

Members

- Matt Wood (Chair) non-voting
- Dan Sturmon
- Ray Gans
- Robert Foreman absent
- Barbara Stough
- Joan Sauer

Arizona House Bill 2298: This is the bill that would prohibit HOA's from enforcing no parking rules on public streets (unless the members vote to keep the no parking rules). We have until 2025 to educate the community on this topic and to prepare a ballot and administer a vote on the issue. After discussion, we decided to work with the Communications Committee to develop talking points and a strategy to inform our membership on this topic.

We discussed the Governing Documents Committee Charter: It was suggested that we add,

" Architectural and Landscape Review Guidelines" to the last sentence in the first paragraph of the charter. A motion was made, with a second and the approval was unanimous.

We discussed the results from the two "Focus Groups" meetings (aka President's Forum) that took place earlier this year. These forum's were a collaboration of the Communications Committee and the Governing Documents Committee. The first meeting included the multi-family sub associations and the second group included representation from 20 of the 23 single family sub associations.

We discussed the responsibilities of the VCA and of the sub-HOA's and where we might be able to help each other. We also discussed areas of conflict between the master HOA (VCA) and the sub associations and (I think) made some progress toward a better understanding of each other's duties.

We did ask both groups about the proposal to try to change the voting requirements for changing the CC&R's documents from 75% of all eligible votes to perhaps 75% of votes cast. We told them it would likely cost around \$200,000 to educate the membership and encourage everyone to vote. There was very little interest in pursuing changing the CC&R's and zero support after we told them how much it might cost.

We ended the focus groups with a straw poll on how many thought we should hold 1 of 2 of these per year and there was quite a bit of enthusiasm for continuing with focus groups.

Our next meeting is scheduled for July 5th at 4 pm.

Matt

Parks and Landscape Committee Report Thursday June 1, 2023, 3:15 pm hybrid meeting Report to ALRC 6/14/23 and VCA Board 6/29/23

In Attendance- members, Susan Wood, Joan Sauer, Sheryl Forte and Linda Corsey, Staff- Priscilla Harris Members absent- Debbie Gann, Lyn Huebner, Susan Osiago, AAA representative - Hanna Delosantos

Meeting called to order 3:19 pm

Agenda was amended and approved, adding community tree stump removal to new business.

Minutes of the May 4th 2023 meeting were approved as presented.

No opening remarks by Chair and no guests in attendance.

OLD BUSINESS

- A. No AAA report
- B. Sienna Fountain Landscape bid was reviewed and amended, voting to recommend the Board approve the AAA landscape bid as amended by the committee. Amending the bid by removing 2 LadySlipper plants \$77.00, not needed as the fountain yucca's will remain. The 4 Yucca plants will cut back and rejuvenate. The two at fountain will be done as added value. Total bid \$1,846.50.
- C. Update on Monument Bids- Difficulty in getting companies to bid. One bid received. May need to concentrate project work on the Tangerine Monument's first due to costs. Barbara is working to finalize bids and will hopefully have an update for the committee and Board soon.
- D. Update on 27 mile trail and erosion project- WLB and RockRidge construction, still working out administrative details. A select group visited the site and recommended an alternative plan for the trail. The trail will be wilderness style. The original plans were amended and approved.

NEW BUSINESS

- A. Resident request in Valley Vista for addition of two trees behind their home in the common area. They believe the trees planted by developers had died. After discussion it was voted to table for further information; irrigation and funds available. The resident will be informed by staff. Side Note- We have no funds for plant replacement, add to Reserve Study.
- B. It as brought to our attention by a committee member, an unsightly tree stump on Moore Rd. Discussion, we have 41 tree stumps above grade in the community. This could be a possible future project. Noted, Guideline's state all trees stumps shall be removed below grade.
- C. Wildlife underpass restoration project- update to committee by Priscilla that the Sonoran Desert Coalition will be working in the underpass area but has no impact on our projects, nor do we need to do anything.

The meeting was adjourned at 4:19 pm. The next hybrid meeting will be July 6th at 3:15 pm. Report submitted 6/2/23 by Chair, Susan Wood