



Vistoso

COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, July 27, 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

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

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. **VCA Investment Report – Patrick Renzi from Morgan Stanley**
- IV. **Review and Approval of Previous Board Meetings**
- V. **Consent Agenda Items**
 - A. **Ratify the Approval of the Executive Session Minutes – June 28, 2023**
 - B. **Ratify the Approval of the Compliance Committee Results/Fines for July 2023 -**
Results were presented at Executive Session meeting.
 - C. **Ratify the Approval of Fee Waivers for July 2023**
- VI. **Homeowner Forum –** Please state your name and neighborhood/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 the 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, FirstService Residential
 1. **27 Mile Proposals**

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 – No report**
- 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. E-Statement Promotion**
- B. Proposed Revision to Architectural and Landscape Review Guidelines**

XI. Next Meeting - The next meeting is tentatively scheduled for Thursday, August 31, 2023, at 5:30 P.M.

XII. Adjournment



Board of Directors Meeting – June 29, 2023
Via Webex Platform - GENERAL SESSION MINUTES

BOARD MEMBERS PRESENT: Matt Wood, President; Dan Sturmon, Vice President; Randy Kohout, Secretary; Joe Affinati, Director; and Sonia Suri, Director

Absent: Ted Dann, Treasurer

GUESTS: Hanna Delosantos 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 5:32 PM.

II. ROLL CALL AND ADOPT AGENDA

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

III. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

A motion was made by Randy Kohout and seconded by Dan Sturmon to approve the May 25 and May 30, 2023, meeting minutes as presented. Motion was approved unanimously.

IV. CONSENT AGENDA ITEMS

- A. Ratify the Approval of Executive Session Minutes: May 24, 2023
- B. Ratify the Approval of the Compliance Committee Results/Fines for June 2023 – Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for June 2023- Recommendations were presented at the Executive Session.

A motion was made by Matt Wood, seconded by Joe Affinati to approve the consent agenda items A-C. The motion passed unanimously.

V. HOMEOWNER FORUM

A homeowner from Siena addressed the board on the New Business, Item D., Entryway Landscaping Proposal for Siena and advised the request entailed the removal of plants at the Siena entryway and median be replenished.

VI. REPORTS

A. Management Report – Management reported on the following topics:

- **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 held this topic until the new Town Manager takes his seat. There was a commitment to include VCA in these discussions. The VCA Board will meet with Chris Monrad from Monrad Engineering regarding the pilot project, including the recent installation of 12 fixtures along RVB.
- **Wildlife Fencing Project** - AAA Landscape shall provide a proposal to re-landscape the entryways for Big Wash Overlook Place and Scenic Overlook Place. The VCA was required to remove plants during the Wildlife Fencing Project, establishing a temporary nursery. The Town of Oro Valley covered the fence rental cost for the nursery.

- **VCA New Office Signage** - Territorial Signs completed the new office signage on the front door and the marquee. Territorial signs fabricated two letters missing from the Vistoso Highlands Monument sign at RVB and Vistoso Highlands.
 - **Capital Projects**
 - Irrigation** – Management is soliciting bids for this project, including 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 include 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 received, WLB will forward the updated design copy to the Town of Oro Valley for approval.
 - 27 Mile** – The board has authorized WLB to address the slope grade at the trailhead entrance. Once received, WLB will forward the updated design copy to the Town of Oro Valley for approval. The VCA presented a contract 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 consider an addendum to the work scope previously approved by the VCA Board for Bogardus Engineering at the June 29th meeting. The channel design will end at the VCA property line.
 - **VCA Facilities**

The association has agreed 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.
 - **Entryway Monuments** - The association requests proposals to refurbish the entrance monuments on RVB & Tangerine Rd and RVB & Oracle Rd. The expectation is to reduce water usage while giving maximum appeal to the community entrances. The Parks & Landscape Committee will review the proposals and then 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 Architectural and Landscape Review Committee is reviewing the plans. Representatives of the Planning Group advised that many items needed to conform with the VCA guidelines. The Town of Oro Valley Planning & Zoning Committee will also review this project 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 conduct an on-site inspection for the master association 2024 report. The Reserve Study is an essential tool to assist the association in budgeting for the replacement and repair of major components of the association. The draft copy should be ready during July in time for budget preparation. Members can find a copy of the 2023 study on the association's website at www.ranchovistosohoa.com.
- B. Financial Report of the Association** – Board Treasurer Ted Dann provided a written report that can be found on the association website. Board President Matt Wood provided an overview of the cash position of the association as of May 31, 2023.
- The Operating Fund balance as of May 31, 2023, is \$ \$803,728. This is sufficient to meet current and foreseen cash needs.
 - The Reserve Fund balance is \$ \$3,550,927.
 - The liquidity of the association is very strong to meet ongoing association needs.
 - The account receivable balance is \$192,871.
 - Total income for the month of May is \$164,107 which is \$28,291 under budget due to lower revenues from residential assessment income, late fees, and commercial assessments.

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- Total expenses for May are \$196,986 which is \$11,888 under budget. YTD actual expenses is \$968,738 which is \$131,226 under budget.
- Monthly contribution of \$79,167 was made to the reserve fund making the YTD contribution at \$395,835.
- A total of \$16,809 was spent out of the reserve fund in May which makes a total of \$75,302 YTD.
- Siena's operating fund balance year to date is \$10,030 and the reserve fund year to date balance is \$215,257.

A motion was made by Matt Wood and seconded by Randy Kohout to accept the May 2023 treasurer report. Motion was approved unanimously. A motion was made by Joe Affinati and seconded by Randy Kohout to accept the May 2023 financial report. 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. AAA Landscape installed a new backflow at Big Wash Overlook to supply the existing drinking fountain. The VCA is compliant with The Town of Oro Valley water ordinance.

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 Bridal Veil Erosion Project – The board reviewed the additional costs (\$1,920) from Bogardus Engineering to revise the plan to update the Bridal Veil drainage channel design.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the additional engineering costs to update the Bridal Veil drainage channel design as presented by Bogardus Engineering. 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. Communication Committee Charter Revision

The proposed language change addresses newsletters and email blasts, and the make up of the committee.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the revised charter as presented. Motion passed unanimously.

B. Governing Documents Committee Charter Revision

It has been recommended to add "Architectural and Landscape Review Guidelines" to the first paragraph of the charter.

A motion was made by Matt Wood and seconded by Randy Kohout to approve the revised charter as presented. Motion passed unanimously.

C. Golf Casitas Paint Palette

A motion was made by Matt Wood and seconded by Dan Sturmon to accept the ALRC recommendations to approve the handrails and square pop outs paint colors for the Golf Casitas I. Motion passed unanimously.

D. Entryway Landscaping Proposal for Siena

A motion was made by Matt Wood and seconded by Randy Kohout to accept the AAA Landscape proposal for the Siena entryway landscape. Motion passed unanimously.

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XI. Next Meeting – The next General Session Meeting is scheduled for Thursday, July 27, 2023, at 5:30 P.M.

XII. ADJOURNMENT – *A motion was made by Matt Wood and seconded by Dan Sturmon to adjourn the meeting at 6:05 P.M.*

Vistoso Community Association Secretary

Date


Vistoso
COMMUNITY ASSOCIATION
Board of Directors Meeting – July 13, 2023
Via Webex Platform

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

ABSENT: Sonia Suri, Director and Robert Feltes, Director

FIRST SERVICE RESIDENTIAL: Barbara Daoust, General Manager; and Priscilla Harris, Assistant Community Manager

GUEST: Chris Monrad from Monrad Engineering

The meeting was called to order at 3:01 PM by Board President Matt Wood.

Streetlighting

Chris Monrad from Monrad Engineering gave an overview of the pilot project to switch over to LED from Inductive lighting.

- Original fixtures were high sodium and were replaced with inductive which provides poor beam control and has a cool white light.
- The current system dates to 1985.
- Pull boxes are filled with dirt and underground circuit problems are caused by rodents.
- Current fixtures and shields are obsolete. House side shields do not resolve light pollution problem.

Note: Ted Dann joined the meeting at 3:34 PM.

- The pilot project is located north of Safeway and replaced 5 fixtures with Acuity ATBM, 5 with GE Current ERL Series and another 2 with Comfort View.
- Current annually electrical cost for the streetlighting is \$35,000. The energy savings in converting to LED is 75% reduction in costs. By utilizing the “Dimulator” device to dim the lights further at a specify time it can provide another 5% energy cost savings. Each fixture can be controlled independently and are factory program.
- There is a glare lens option that can be installed on the fixtures.
- The developer installed the number of lights as per the recommended practice for roadways to meet light level uniformity and to provide a sense of safety. This is found to be consistent for master associations in the southwest.
- Solar lights are not recommended when there is an available power grid. Batteries do not last long in the southwest climate.

Chris Monrad will provide a master plan with cost and a preventive maintenance schedule for the association. The board discussed holding a focus group meeting so that Mr. Monrad can present the plan to members.

NEXT MEETING

The next General Session Meeting is scheduled for Thursday, July 27, 2023, at 5:30 PM.

ADJOURNMENT

A motion was made by Matt Wood and seconded by Dan Sturmon to adjourn the meeting at 4:43 PM.



Management Report July 2023

For the Month of June 2023

ARC Submittals: 43

Denied: 1

Withdrawn: 4

Approved: 30

Pending Information/Review: 8

Resale Inspections: 59

Total Open Work Orders: 42

New Work Orders: 11

Closed/Completed: 5

Tennis Cards Processed

New: 4

Walk-ins: 38

Calls Received: 271

Call Center: 298

Violations- New: 54

Parking and weeds are the two top compliance issues this past month.

Total Open Violations: 589

RVB Street Lights

Chris Monrad from Monrad Engineering provided an overview of the existing conditions of our streetlighting and the pilot program that replaced 12 of the inductive fixtures with LED. The conversion will result in a 75% reduction of utility costs.

This highly informative meeting explained the problems with the current system and the options available to address these issues. Mr. Monrad will be putting together a master plan with cost and a preventative maintenance program for the board to consider. Homeowners are encouraged to attend the next meeting on this topic. The board is extremely interested in getting homeowner input on this subject. Meetings are announced on the association website at www.ranchovistosohoa.com and through email blast.

The streetlights from Safeway to Moore went out on Thursday, July 13 and Mountain Power Electrical did trouble shoot the problem and uncovered that the main breaker was tripped and burnt wires were found inside a conduit located in one of the pull boxes. The insulation also was damaged.



Entryway Re-Landscape Proposal

The Landscape and Parks Committee and Finance Committee will be reviewing the revised AAA Landscape proposal to re-landscape the entryways for both Big Wash Overlook Place and Scenic Overlook Place. A temporary nursesey was established during the Wildlife Fencing Project. The Town of Oro Valley did cover the cost of the fence rental for the nursesey. The committee's recommendations will go to the board for consideration.

Siena Front Entryway

AAA Landscape has completed the approved board proposal to replace dead plants to the front entrance and add stone to the fountain area.

Entryway Monuments

Proposals have been received from three landscaping contractors (AAA Landscape, All Terrain Landscape Creations, and BrightView) to refurbish the entrance monuments located on RVB & Tangerine Rd and RVB & Oracle Rd. Submissions will be reviewed by the Parks & Landscape Committee and interviews will be scheduled with each company.

VCA Signage

Installation of the letters for the Vistoso Highlands monument has been completed by Territorial Signs.

Capital Projects

Irrigation – Three out of thirteen contractors' approach have expressed interest in submitting proposals: AAA Landscape, BrightView and Wilder Landscape Architects. Bids are expected by the beginning of August for this project. The project encompasses the common areas along Innovation Drive between Rancho Vistoso Blvd. & Tangerine Rd. and Desert Fairway Dr. between La Canada Dr. and Hidden Springs Dr.

Erosion Projects

- Big View Ct. Channel – WLB is near completion in revising the design plans to address the additional erosion uncovered in the drainage channel. Once the updated design is received a copy will be forward to the Town of Oro Valley for approval.
- 27 Mile – Management is in the process of securing an additional proposal for this project since the original contractor selected decided to step down. WLB is currently working on the revision to the design plan 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.
- Bridal Veil – The signed addendum scope of work for this project has been sent to Bogardus Engineering. The revised plans for the Bridal Veil drainage channel are expected by the end of July.



VCA Facilities

- Oro Valley Police Department has the authority to patrol and arrest individuals at our community facilities. Hopefully, this will help curtail vandalism that is occurring at some of our parks.
- Management has received a complaint about owners leaving their dogs off lease in the Sunset Ridge Park. A notice has been emailed to owners to remind them that dogs are to be on lease and to report any infractions to the Town of Oro Valley Police.

Architectural Design Plans

Members of the ALRC did meet with members of the A23 Studios team for the proposed 132-apartment development at the old Vistoso Golf Course location to discuss the design and landscape plans for the project. There will be several more meetings on this project. 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.

Revision to Architectural and Landscape Review Guidelines

The board will be considering a revision to the Architectural and Landscape Review Guidelines to include language addressing driveway/curb strips. This will be discussed at the July 27 board meeting.

Reserve Study

Association Reserves has completed an on-site inspection of the community's assets 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 received by the end of July. The 2023 reserve study is posted on the association's website at www.ranchovistosohoa.com.

Vistoso Community Association
Financial Condition as of June 30, 2023
Treasurer's Report

I have reviewed all of the appropriate VCA financial statements as of June 30, 2023 and report as follows.

- **Balance Sheet.**
 - **Operating Fund Balance.** The Fund Balance of \$852,372 – made up of Cash \$171,978, Savings \$620,564, and Due from Reserves \$59,830, is adequate to meet current and foreseen cash needs.
 - **Reserve Fund Balance.** The reserve fund ending balance is \$3,515,833 – made up of a Morgan Stanley-advised investment portfolio including accrued interest \$3,415,935, a Money Market Account \$159,729, and offset by Due to Operating \$59,830.
 - **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 \$115,691, is \$169,983. Total Operating Liabilities balance of \$603,664, is made up primarily of Prepaid Assessments \$488,847, 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.
- **Summary balances.** In summary: At 6/30/23 Total Assets are \$4,579,100. Liabilities of \$603,664 plus Reserves of \$3,515,833, plus Surplus of \$459,602 totals \$4,579,100.
- **Operating Fund Income Statement.**
 - **Income.** Total income for the month was \$165,182. This was \$27,216 under budget and is due primarily to lower revenues from residential assessment income, late fees, and commercial assessments. Year-to-date Income totals \$1,012,040, which is \$160,798 under budget. YTD Member assessments are \$115,613 under budget, and builder assessments are \$30,899 under budget.
 - **Expenses.** Total expenses for the month were \$211,749 -\$14,112 under budget. YTD actual expenses incurred total \$1,180,488 and are \$145,337 under budget.
 - YTD Income is \$160,798 under Budget, and while expenses have been below budget as described below, the unaudited deficit of \$168,448 is \$15,461 over the YTD budgeted deficit of \$152,987. YTD Admin Expense is \$37,391 under Budget, Utilities are \$27,565 under Budget, Landscaping is \$53,866 under Budget and Common Area is \$26,516 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 \$475,000 has been contributed YTD. \$950,000 is Budgeted for the full year.
- **Expenditures.** Reserve Fund spending totaled \$15,272 in June, and has totaled \$107,383 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.
- **Reserve Investments.** As of June 30, 2023 the makeup of The Morgan Stanley managed portfolio is:

Cash and equivalents:	\$365,572
Municipal Bonds:	\$38,810
Corporate Fixed Income:	\$230,982
Government Securities:	\$1,417,164
Certificates of Deposit:	\$1,363,407
Total:	\$3,415,935

- **Siena**

- **Overall financial condition.** YTD the Operating Fund balance is \$11,045, and is adequate to cover anticipated expenses. YTD the Reserve Fund balance is \$218,241 and is adequate. YTD Operating Income of \$9,817 exceeds Operating Expenses of \$8,262, by \$1,555. YTD Reserve Fund income has totaled \$15,548 while Reserve Fund Expenses have totaled \$385, yielding a Reserve Fund Surplus totaling \$15,163.

Respectfully submitted.

Ted Dann, Treasurer



2023 RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

Updated 7.17.23

EXECUTIVE SUMMARY	
total number of projects	20
total budget of projects	1,554,200
total of RFPs sent	9
total of current contracts	232,326
total projects completed	0
% of projects completed	0.0%
% of budget completed	3.4%

GL code	component #	component description	RFP sent	budget	contract \$	MONTHLY PROGRESS AND EXPENDITURES												running total	% of		comments
						JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		budget	completed?	
8525	100	Monuments - Renovate	4/21	261,500														-	0.0%		Architectural Landscape Bids were solicited on April 21, 2023. Revised RFP went out on June 6, 2023.
8525	108	Monument Lights - replace		11,400														-	0.0%		
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 start 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 paid in May 2023.
8578D	190 (A)	Drainage Mitigate/Repair	10/22	300,000	151,950	3,590			7,232	2,625	375							13,822	4.6%		27 Mile erosion bids have been solicited. Board will be considering proposals at the March Board meeting. Board choose Rockridge Construction (\$148,360) at the March 23, 2023 meeting. In April, Engineering costs for 27 Mile (\$3,857) and Vistoso Vistas at North Big View Ct (\$3,375). For May 2023, Engineering costs for N Big View Ct (\$2,625). For July on additional \$375 for engineering service on the N Big View Ct project was expended.
8578D	190 (B)	Drainage Mitigate/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 Erosion project will take place at the August 2022 board meeting. Recommend to defer this project until after the Wildlife Fencing Project and the 27 mile Erosion project is completed.
8550	286	Shade Sails - Replace	2/23	15,500	14,897						14,897							14,897	96.1%		
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 awarded 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 completion of project 2024.
8575	1032	Irrigation System - Replace (2022)		161,000														-	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.

8530	1102	Asphalt - Seal/Repair (2022)	6/22	11,000	10,125													10,125	92.0%	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 project is scheduled for the end of March 2023. The project was rescheduled to April 6, 2023. due to low temperatures. Project Completed.
8541	1160	Landscape Granite - Replenish		60,000														-	0.0%	
8541	1230	Landscape Granite - Replenish		60,600														-	0.0%	
8541	1250	Landscape Granite - Replenish		31,300														-	0.0%	
8520	1320	Metal Fence - Repaint	2/23	2,800	2,980													-	0.0%	
8575		Project Management - Irrigation Replacement		16,650	16,650													-	0.0%	Covers Components #320 & #1032
8541		Project Management - Granite Replacement		12,100	12,100													-	0.0%	This budget/contract is the second half of an approved 2022 contract w/PM
8520		Project Management - Paint		2,750	2,750				990									990	36.0%	Covers Components VCA #510, #710 #1320 & Siena #2014
8530		Project Management - Asphalt		4,200	4,200													-	0.0%	Covers Components #150, #200 & #700
RESERVE FUND EXPENDITURE TOTALS			9	1,554,200	232,936	-	3,590	-	17,357	16,809	15,272	-	-	-	-	-	-	53,028	3.4%	0
count	20	four check 53,028																		

Additional Unbudgeted Reserve Fund Expenditures

GL code	component #	component description	actual cost	reserve study	RS projected	posting	notes
			amount	projection?	date	date	
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*			107,383 OK
total reserve fund expenses YTD from financials			107,383 0
*THE COMBINED TOTALS OF THE BUDGETED PROJECT EXPENDITURES AND ADDITIONAL UNBUDGETED RESERVE FUND EXPENDITURES SHOULD BE RECONCILED WITH 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



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BALANCE SHEET
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ASSETS

OPERATING FUNDS		
OPERATING - US BANK	171,978.29	
US BANK SAVINGS	620,563.61	
DUE FROM RESERVES	59,830.27	

TOTAL OPERATING FUNDS		852,372.17
RESERVE FUNDS		
DUE TO OPERATING	(59,830.27)	
RESERVE US BANK MMA	159,728.53	
MORGAN STANLEY	3,400,076.14	
RESERVES - ACCRUED INTEREST	15,858.82	

TOTAL RESERVE FUNDS		3,515,833.22
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	

TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	285,674.18	
PRE-LEGAL RECEIVABLE	49,021.65	
CONTINGENT PAYABLE	(49,021.65)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(115,690.94)	

TOTAL ACCOUNTS RECEIVABLE		169,983.24
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	24,809.99	
PREPAID EXPENSES	13,076.71	

TOTAL OTHER ASSETS		37,886.70

TOTAL ASSETS		4,579,099.55
		=====
LIABILITIES & EQUITY		



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OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(731.21)	
ACCRUED EXPENSES	55,949.49	
PREPAID ASSESSMENTS	488,847.00	
REFUNDABLE DEPOSIT KEYS	9,225.00	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		603,663.90
RESERVE		
ACCUMULATED GENERAL	3,130,023.01	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	406,020.74	
UNREALIZED GAIN/LOSS INVESTMENTS	(104,940.94)	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		3,515,833.22
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	628,050.21	
CURRENT YEAR RESERVE EQUITY	(406,020.74)	
CURRENT SURPLUS/(DEFICIT)	237,572.96	

TOTAL SURPLUS/(DEFICIT)		459,602.43

TOTAL LIABILITIES & EQUITY		4,579,099.55
		=====



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 06/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
17,324	16,666	658	5100	WATER/SEWER	77,356	99,996	(22,640)	200,000
3,234	4,333	(1,099)	5120	ELECTRIC	21,322	25,998	(4,676)	52,000
0	30	(30)	5125	GAS	(114)	180	(294)	360
0	417	(417)	5151	TELEPHONE	1,940	2,502	(562)	5,000
0	267	(267)	5151B	INTERNET	271	1,602	(1,331)	3,200
253	75	178	5152	ALARM MONITORING	2,387	450	1,937	900
-----	-----	-----			-----	-----	-----	-----
20,810	21,788	(978)		TOTAL UTILITIES	103,163	130,728	(27,565)	261,460
LANDSCAPING								
104,059	104,059	0	5200	LANDSCAPE CONTRACT	624,355	624,354	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	25,002	(25,002)	50,000
327	2,083	(1,756)	5220	IRRIGATION REPAIRS	2,016	12,498	(10,482)	25,000
0	167	(167)	5222	BACKFLOW INSPEC/RPRS	1,674	1,002	672	2,000
0	630	(630)	5228	EROSION CONTROL	0	3,780	(3,780)	7,564
0	2,640	(2,640)	5240	TREE TRIMMING/REMOVAL	3,065	15,840	(12,775)	31,677
-----	-----	-----			-----	-----	-----	-----
104,386	113,746	(9,360)		TOTAL LANDSCAPE	631,110	684,976	(53,866)	1,369,951
COMMON AREA								
0	833	(833)	5700	BUILDING MAINTENANCE	365	4,998	(4,633)	10,000
299	333	(34)	5700K	KEYS/LOCK REPAIR	1,707	1,998	(291)	4,000
0	1,208	(1,208)	5722	ELECTRIC REPAIRS/SUPPLIES	239	7,248	(7,009)	14,500
1,636	166	1,470	5740	SIGN MAINTENANCE	1,636	996	640	2,000
2,327	1,897	430	5769A	JANITORIAL	13,265	11,382	1,883	22,760
3,355	2,083	1,272	5774	PET WASTE REMOVAL	10,065	12,498	(2,433)	25,000
1,006	1,909	(903)	5779CC	SECURITY PATROL	3,876	11,454	(7,578)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	0	1,500	(1,500)	3,000
985	833	152	5800	COMMON AREA MAINTENANCE/REPAIRS	5,794	4,998	796	10,000
408	500	(92)	5845	PARK MAINT	2,450	3,000	(550)	6,000
262	540	(278)	5850	EXTERMINATING	1,199	3,240	(2,042)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	3,798	(3,798)	7,600
-----	-----	-----			-----	-----	-----	-----
10,278	11,185	(907)		TOTAL COMMON AREA	40,594	67,110	(26,516)	134,244
-----	-----	-----			-----	-----	-----	-----
211,749	225,861	(14,112)		TOTAL OPERATING EXPENSES	1,180,488	1,325,825	(145,337)	2,624,613
-----	-----	-----			-----	-----	-----	-----
(46,567)	(33,463)	(13,104)		OPERATING FUND SURPLUS/(DEFICIT)	(168,448)	(152,987)	(15,461)	(278,949)
=====	=====	=====			=====	=====	=====	=====



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 06/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
I N C O M E								
79,167	79,167	0	7010	TRANSFER FROM OPERATING	475,000	475,002	(2)	950,000
(5,576)	0	(5,576)	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	0	0	0	0
6,768	2,083	4,685	7034	INTEREST RESERVE FUND	43,221	12,498	30,723	25,000
(79,154)	0	(79,154)	7069	GAIN (LOSS) ON INVESTMENTS	(688)	0	(688)	0
(816)	(1,000)	184	8537	BANK/INVESTMENT CHARGES	(4,129)	(6,000)	1,871	(12,000)
-----	-----	-----			-----	-----	-----	-----
389	80,250	(79,861)		TOTAL RESERVE INCOME	513,404	481,500	31,904	963,000
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
0	0	0	8510	GENERAL RESERVE EXPENSE	23,363	22,000	1,363	22,000
0	0	0	8520	PAINTING	990	11,900	(10,910)	11,900
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	261,500	(261,500)	261,500
0	0	0	8530	ASPHALT SEAL COATING	54,311	32,800	21,511	32,800
14,897	0	14,897	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	14,897	15,500	(603)	15,500
0	0	0	8575	IRRIGATION SYSTEMS	0	393,000	(393,000)	393,000
375	0	375	8578D	DRAINAGE	13,822	300,000	(286,178)	300,000
-----	-----	-----			-----	-----	-----	-----
15,272	0	15,272		TOTAL RESERVE EXPENDITURES	107,383	1,036,700	(929,317)	1,036,700
-----	-----	-----			-----	-----	-----	-----
(14,883)	80,250	(95,133)		RESERVE FUND SURPLUS/(DEFICIT)	406,021	(555,200)	961,221	(73,700)
=====	=====	=====			=====	=====	=====	=====



347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS
06/30/2023

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	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
INCOME													
ASSESSMENT INCOME	\$ 172,374	\$ 172,374	\$ 175,095	\$ 172,606	\$ 172,780	\$ 172,606	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,037,833
COMMERCIAL DUES	61,664	61,664	61,664	61,664	61,664	61,664	0	0	0	0	0	0	369,985
INTEREST INCOME	1,346	1,314	1,576	1,881	1,862	1,884	0	0	0	0	0	0	9,864
COLLECTION COST REIMBURSEMENT	931	436	651	369	983	2,733	0	0	0	0	0	0	6,102
FILE REVIEW FEE	50	350	250	0	0	0	0	0	0	0	0	0	650
MONITOR TRUSTEE SALE	0	143	0	48	48	95	0	0	0	0	0	0	333
FILE TRANSFER FEES	0	0	285	760	286	0	0	0	0	0	0	0	1,331
LATE FEE INCOME	5,564	(38)	(55)	3,799	(77)	(10)	0	0	0	0	0	0	9,183
NSF FEE	420	105	(35)	175	(35)	0	0	0	0	0	0	0	630
BUILDER ASSESSMENT	4,952	4,952	4,952	4,749	4,749	4,749	0	0	0	0	0	0	29,101
VIOLATION FINES	106	1,837	203	1,290	1,134	628	0	0	0	0	0	0	5,198
REBILL FEE	9,210	0	0	7,740	(120)	0	0	0	0	0	0	0	16,830
GENERAL RESERVE TRANSFER	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	0	0	0	0	0	0	(475,000)
TOTAL INCOME	\$ 177,450	\$ 163,969	\$ 165,419	\$ 175,913	\$ 164,107	\$ 165,182	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,012,040
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 8,042	\$ 8,061	\$ 8,715	\$ 8,710	\$ 8,724	\$ 8,722	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 50,974
OFFICE LEASE	2,888	3,029	3,029	3,620	3,181	3,181	0	0	0	0	0	0	18,928
RESERVE STUDY	0	0	1,195	0	0	0	0	0	0	0	0	0	1,195
SALARIES & BENEFITS	29,972	25,611	26,100	26,051	28,485	27,277	0	0	0	0	0	0	163,496
REBILL FEE EXPENSE	9,210	0	0	7,740	(120)	0	0	0	0	0	0	0	16,830
NSF FEE EXPENSE	420	105	(35)	175	(35)	0	0	0	0	0	0	0	630
LEGAL EXPENSE	1,781	2,500	6,561	1,870	6,545	4,823	0	0	0	0	0	0	24,080
LIEN/COLLECTION COST	931	437	651	432	1,441	3,447	0	0	0	0	0	0	7,338
FILE REVIEW FEE	50	350	250	0	0	0	0	0	0	0	0	0	650
MONITOR TRUSTEE SALE	0	143	(1)	48	48	95	0	0	0	0	0	0	333
FILE TRANSFER FEE EXPENSE	0	0	285	760	286	0	0	0	0	0	0	0	1,331
ADVERTISING	0	0	0	211	589	(577)	0	0	0	0	0	0	223
BANK CHARGES & CC FEES	35	35	35	35	35	35	0	0	0	0	0	0	210
WEBSITE	61	61	61	61	61	61	0	0	0	0	0	0	366
ADMINISTRATION	7,549	7,560	7,568	7,580	7,576	7,703	0	0	0	0	0	0	45,536
NEWSLETTER	143	0	285	0	143	143	0	0	0	0	0	0	713
OFFICE EQUIPMENT RENTAL	855	1,403	1,067	294	144	702	0	0	0	0	0	0	4,465
OFFICE EXPENSE	5,878	141	6,070	238	488	220	0	0	0	0	0	0	13,035
PRINTING	0	0	605	0	0	711	0	0	0	0	0	0	1,315
ARCHITECTURAL EXPENSE	0	700	0	1,000	1,060	1,220	0	0	0	0	0	0	3,980
MEETING EXPENSE	7,900	6,353	17,536	0	300	(110)	0	0	0	0	0	0	31,979
POSTAGE	32	0	0	(1,108)	222	407	0	0	0	0	0	0	(447)
PROFESSIONAL FEES	0	0	1,000	0	0	0	0	0	0	0	0	0	1,000
GIFTS	0	0	0	0	0	300	0	0	0	0	0	0	300
BAD DEBT EXPENSE	0	0	163	0	0	14,686	0	0	0	0	0	0	14,849
INSURANCE	2,695	2,695	2,695	3,110	2,403	3,229	0	0	0	0	0	0	16,828
MISCELLANEOUS EXPENSE	1,238	0	0	0	0	0	0	0	0	0	0	0	1,238
PRIOR YEAR ADJUSTMENT/EXP	0	0	(16,354)	600	0	0	0	0	0	0	0	0	(15,754)
TOTAL ADMINISTRATIVE	\$ 79,679	\$ 59,184	\$ 67,481	\$ 61,426	\$ 61,576	\$ 76,275	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 405,620
UTILITIES													
WATER/SEWER	\$ 8,254	\$ 10,694	\$ 11,203	\$ 9,783	\$ 20,098	\$ 17,324	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 77,356
ELECTRIC	4,171	3,679	3,458	3,494	3,285	3,234	0	0	0	0	0	0	21,322
GAS	(114)	0	0	0	0	0	0	0	0	0	0	0	(114)
TELEPHONE	0	0	513	1,427	0	0	0	0	0	0	0	0	1,940
INTERNET	271	0	0	0	0	0	0	0	0	0	0	0	271
ALARM MONITORING	0	0	1,997	138	0	253	0	0	0	0	0	0	2,387
TOTAL UTILITIES	\$ 12,582	\$ 14,373	\$ 17,171	\$ 14,842	\$ 23,384	\$ 20,810	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 103,163
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 624,355
IRRIGATION REPAIRS	0	196	299	666	528	327	0	0	0	0	0	0	2,016
BACKFLOW INSPEC/RPRS	0	0	119	1,555	0	0	0	0	0	0	0	0	1,674
TREE TRIMMING/REMOVAL	0	1,315	1,750	0	0	0	0	0	0	0	0	0	3,065
TOTAL LANDSCAPE	\$ 104,059	\$ 105,570	\$ 106,228	\$ 106,280	\$ 104,587	\$ 104,386	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 631,110
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	299	0	0	0	0	0	0	1,707
ELECTRIC REPAIRS/SUPPLIES	0	0	185	0	54	0	0	0	0	0	0	0	239
SIGN MAINTENANCE	0	0	0	0	0	1,636	0	0	0	0	0	0	1,636
JANITORIAL	1,612	2,692	2,212	2,212	2,212	2,327	0	0	0	0	0	0	13,265
PET WASTE REMOVAL	1,678	0	3,355	0	1,678	3,355	0	0	0	0	0	0	10,065
SECURITY PATROL	886	406	406	526	646	1,006	0	0	0	0	0	0	3,876
COMMON AREA MAINTENANCE/REPAIRS	650	415	786	1,180	1,778	985	0	0	0	0	0	0	5,794



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF OPERATIONS 06/30/2023

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
PARK MAINT	0	0	0	1,633	408	408	0	0	0	0	0	0	2,450
EXTERMINATING	396	0	402	0	140	262	0	0	0	0	0	0	1,199
TOTAL COMMON AREA	\$ 5,221	\$ 4,137	\$ 7,970	\$ 5,551	\$ 7,438	\$ 10,278	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 40,594
TOTAL OPERATING EXPENSES	\$ 201,541	\$ 183,264	\$ 198,849	\$ 188,099	\$ 196,986	\$ 211,749	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,180,488
OPERATING FUND SURPLUS/(DEFICIT)	\$ (24,091)	\$ (19,295)	\$ (33,431)	\$ (12,186)	\$ (32,878)	\$ (46,567)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (168,448)



347A VISTOSO- SIENA
BALANCE SHEET
06/30/2023

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ASSETS

OPERATING FUNDS		
OPERATING - US BANK	13,075.34	
DUE FROM RESERVES	(2,030.08)	

TOTAL OPERATING FUNDS		11,045.26
RESERVE FUNDS		
DUE TO OPERATING	2,030.08	
RESERVE US BANK MMA	216,211.37	

TOTAL RESERVE FUNDS		218,241.45
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	243.75	
ACCOUNTS RECEIVABLE - PARCELS	1,013.22	

TOTAL ACCOUNTS RECEIVABLE		1,256.97
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	225.01	

TOTAL OTHER ASSETS		225.01

TOTAL ASSETS		230,768.69
		=====

LIABILITIES & EQUITY

OPERATING LIABILITIES		
ACCRUED EXPENSES	307.00	
PREPAID ASSESSMENTS	(293.02)	
PREPAID ASSESSMENTS - PARCELS	6,659.02	

TOTAL OPERATING LIABILITIES		6,673.00
RESERVE		
ACCUMULATED GENERAL	203,078.61	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	15,162.84	



347A VISTOSO- SIENA BALANCE SHEET 06/30/2023

<hr/>		
TOTAL RESERVE	-----	218,241.45
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	4,299.44	
CURRENT YEAR RESERVE EQUITY	(15,162.84)	
CURRENT SURPLUS/(DEFICIT)	16,717.64	

TOTAL SURPLUS/(DEFICIT)		5,854.24

TOTAL LIABILITIES & EQUITY		230,768.69
		=====

347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
06/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
3,900	3,965	(65)	4000P	PARCEL ASSESSMENTS	23,790	23,790	0	47,580
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(12,569)	(12,564)	(5)	(25,137)
(234)	(234)	0	P6099	P/Y RSV ALLOCATIONS	(1,405)	(1,404)	(1)	(2,810)
-----	-----	-----			-----	-----	-----	-----
1,571	1,637	(66)		TOTAL INCOME	9,817	9,822	(5)	19,633
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
25	25	0	P5090	INSURANCE	136	150	(14)	300
-----	-----	-----			-----	-----	-----	-----
25	25	0		TOTAL ADMINISTRATIVE	136	150	(14)	300
U T I L I T I E S								
213	42	171	P5100	WATER/SEWER	1,222	252	970	500
47	50	(3)	P5120	ELECTRIC	277	300	(23)	600
-----	-----	-----			-----	-----	-----	-----
260	92	168		TOTAL UTILITIES	1,499	552	947	1,100
L A N D S C A P I N G								
705	705	0	P5200	LANDSCAPE CONTRACT	4,231	4,230	1	8,462
0	0	0	P5220	IRRIGATION REPAIRS	0	50	(50)	100
-----	-----	-----			-----	-----	-----	-----
705	705	0		TOTAL LANDSCAPE	4,231	4,280	(49)	8,562
P O O L / S P A / C L U B H O U S E								
200	160	40	P5350	FOUNTAIN MAINTENANCE	(600)	6,040	(6,640)	7,000
-----	-----	-----			-----	-----	-----	-----
200	160	40		TOTAL POOLS	(600)	6,040	(6,640)	7,000
G A T E S								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,300	1,560	(260)	3,120
0	133	(133)	P5511	GATE REPAIRS	250	798	(548)	1,600
220	105	115	P5517	GATE PHONE	669	630	39	1,260
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480	498	(18)		TOTAL GATES	2,219	2,988	(769)	5,980
C O M M O N A R E A								
0	75	(75)	P5739	STREET SWEEPING	511	450	61	900
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	265	798	(533)	1,600
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0	208	(208)		TOTAL COMMON AREA	776	1,248	(472)	2,500
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1,670	1,688	(18)		TOTAL OPERATING EXPENSES	8,262	15,258	(6,996)	25,442
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(99)	(51)	(48)		OPERATING FUND SURPLUS/(DEFICIT)	1,555	(5,436)	6,991	(5,809)
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347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
06/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
I N C O M E								
2,095	2,094	1	P7010	PARCEL TRANSFER TO RESERVES	12,569	12,564	5	25,137
655	12	643	P7034	INTEREST RESERVE FUNDS	1,574	72	1,502	150
234	234	0	P7099	P/Y RSV ALLOCATIONS	1,405	1,404	1	2,810
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2,984	2,340	644		TOTAL RESERVE INCOME	15,548	14,040	1,508	28,097
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E X P E N D I T U R E S								
0	0	0	8520	PAINTING	385	0	385	0
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	10,000	(10,000)	10,000
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0	0	0		TOTAL RESERVE EXPENDITURES	385	10,000	(9,615)	10,000
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2,984	2,340	644		RESERVE FUND SURPLUS/(DEFICIT)	15,163	4,040	11,123	18,097
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347A VISTOSO- SIENA

STATEMENT OF OPERATIONS

06/30/2023

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
INCOME													
PARCEL ASSESSMENTS	\$ 3,835	\$ 3,835	\$ 4,420	\$ 3,900	\$ 3,900	\$ 3,900	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 23,790
GENERAL RESERVE TRANSFER	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	0	0	0	0	0	0	(12,569)
P/Y RSV ALLOCATIONS	(234)	(234)	(234)	(234)	(234)	(234)	0	0	0	0	0	0	(1,405)
TOTAL INCOME	\$ 1,506	\$ 1,506	\$ 2,091	\$ 1,571	\$ 1,571	\$ 1,571	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,817
EXPENSES													
ADMINISTRATIVE													
INSURANCE	\$ 21	\$ 21	\$ 21	\$ 23	\$ 27	\$ 25	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 136
TOTAL ADMINISTRATIVE	\$ 21	\$ 21	\$ 21	\$ 23	\$ 27	\$ 25	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 136
UTILITIES													
WATER/SEWER	\$ 286	\$ 180	\$ 170	\$ 184	\$ 189	\$ 213	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,222
ELECTRIC	40	46	50	47	47	47	0	0	0	0	0	0	277
TOTAL UTILITIES	\$ 326	\$ 226	\$ 220	\$ 231	\$ 236	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,499
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,231
TOTAL LANDSCAPE	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,231
POOL/SPA/ CLUBHOUSE													
FOUNTAIN MAINTENANCE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (600)
TOTAL POOLS/SPA/CLUBHOUSE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (600)
GATES													
GATE MAINTENANCE CONTRACT	\$ 0	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,300
GATE REPAIRS	0	130	0	120	0	0	0	0	0	0	0	0	250
GATE PHONE	120	110	110	110	0	220	0	0	0	0	0	0	669
TOTAL GATES	\$ 120	\$ 500	\$ 370	\$ 490	\$ 260	\$ 480	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,219
COMMON AREA													
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	0	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	\$ 1,670	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,262
OPERATING FUND SURPLUS/(DEFICIT)	\$ 1,670	\$ 55	\$ 320	\$ (79)	\$ (312)	\$ (99)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,555



347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
06/30/2023

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ASSETS**OPERATING FUNDS**

US BANK - OPERATING CHECKING	185,008.98	
OPERATING - US BANK	44.65	
US BANK SAVINGS	620,563.61	
DUE FROM RESERVES	57,800.19	

TOTAL OPERATING FUNDS**863,417.43****RESERVE FUNDS**

DUE TO OPERATING	(57,800.19)	
RESERVE US BANK MMA	375,939.90	
MORGAN STANLEY	3,400,076.14	
RESERVES - ACCRUED INTEREST	15,858.82	

TOTAL RESERVE FUNDS**3,734,074.67****DEPOSITS**

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	

TOTAL DEPOSITS**3,024.22****ACCOUNTS RECEIVABLE**

ACCOUNTS RECEIVABLE	285,917.93	
ACCOUNTS RECEIVABLE - PARCELS	1,013.22	
PRE-LEGAL RECEIVABLE	49,021.65	
CONTINGENT PAYABLE	(49,021.65)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(115,690.94)	

TOTAL ACCOUNTS RECEIVABLE**171,240.21****OTHER ASSETS**

PREPAID EXPENSE INSURANCE	25,035.00	
PREPAID EXPENSES	13,076.71	

TOTAL OTHER ASSETS**38,111.71****TOTAL ASSETS****4,809,868.24**



347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 06/30/2023

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LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(731.21)	
ACCRUED EXPENSES	56,256.49	
PREPAID ASSESSMENTS	488,553.98	
PREPAID ASSESSMENTS - PARCELS	6,659.02	
REFUNDABLE DEPOSIT KEYS	9,225.00	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		610,336.90
RESERVE		
ACCUMULATED GENERAL	3,333,101.62	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	421,183.58	
UNREALIZED GAIN/LOSS INVESTMENTS	(104,940.94)	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		3,734,074.67
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	632,349.65	
CURRENT YEAR RESERVE EQUITY	(421,183.58)	
CURRENT SURPLUS/(DEFICIT)	254,290.60	

TOTAL SURPLUS/(DEFICIT)		465,456.67

TOTAL LIABILITIES & EQUITY		4,809,868.24
		=====

347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 06/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
172,606	192,241	(19,635)	4000	ASSESSMENT INCOME	1,037,833	1,153,446	(115,613)	2,306,892
3,900	3,965	(65)	4000P	PARCEL ASSESSMENTS	23,790	23,790	0	47,580
61,664	64,089	(2,425)	4001	COMMERCIAL DUES	369,985	384,534	(14,549)	769,068
1,884	167	1,717	4030	INTEREST INCOME	9,864	1,002	8,862	2,000
2,733	1,250	1,483	4050	COLLECTION COST REIMBURSEMENT	6,102	7,500	(1,398)	15,000
0	167	(167)	4050FR	FILE REVIEW FEE	650	1,002	(352)	2,000
95	42	53	4050MU	MONITOR TRUSTEE SALE	333	252	81	504
0	167	(167)	4050RR	FILE TRANSFER FEES	1,331	1,002	329	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
(10)	2,083	(2,093)	4070	LATE FEE INCOME	9,183	12,498	(3,315)	25,000
0	0	0	4075	NSF FEE	630	450	180	900
4,749	10,000	(5,251)	4205	BUILDER ASSESSMENT	29,101	60,000	(30,899)	120,000
628	1,250	(622)	4900	VIOLATION FINES	5,198	7,500	(2,302)	15,000
0	83	(83)	4945	NEWSLETTER INCOME	0	498	(498)	1,000
0	0	0	4950	REBILL FEE	16,830	18,000	(1,170)	36,000
(79,167)	(79,166)	(1)	6010	GENERAL RESERVE TRANSFER	(475,000)	(474,996)	(4)	(950,000)
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(12,569)	(12,564)	(5)	(25,137)
(234)	(234)	0	P6099	P/Y RSV ALLOCATIONS	(1,405)	(1,404)	(1)	(2,810)
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166,753	194,035	(27,282)		TOTAL INCOME	1,021,856	1,182,660	(160,804)	2,365,297
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E X P E N S E S								
A D M I N I S T R A T I V E								
8,722	9,678	(956)	5000	MANAGEMENT FEE	50,974	58,068	(7,094)	116,136
3,181	3,024	157	5000RO	OFFICE LEASE	18,928	18,144	784	36,291
0	0	0	5005	RESERVE STUDY	1,195	1,195	0	2,390
27,277	25,833	1,444	5007w	SALARIES & BENEFITS	163,496	154,998	8,498	310,000
0	0	0	5009A	REBILL FEE EXPENSE	16,830	18,000	(1,170)	36,000
0	0	0	5009B	NSF FEE EXPENSE	630	450	180	900
4,823	3,833	990	5010	LEGAL EXPENSE	24,080	22,998	1,082	46,000
0	2,023	(2,023)	5014	'CC&R REVISIONS PROJECT	0	12,138	(12,138)	24,275
3,447	2,200	1,247	5020	LIEN/COLLECTION COST	7,338	13,200	(5,862)	26,400
0	167	(167)	5020F	FILE REVIEW FEE	650	1,002	(352)	2,000
95	42	53	5020M	MONITOR TRUSTEE SALE	333	252	81	500
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	1,331	1,752	(421)	3,500
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
0	9,750	(9,750)	5030	AUDIT/TAX PREPARATION	0	10,500	(10,500)	10,500
(577)	0	(577)	5033F	ADVERTISING	223	750	(527)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	210	210	0	420
61	0	61	5039	WEBSITE	366	1,000	(634)	1,000
7,703	7,500	203	5040	ADMINISTRATION	45,536	45,000	536	90,000
143	122	21	5046	NEWSLETTER	713	732	(19)	1,464
702	1,250	(548)	5047B	OFFICE EQUIPMENT RENTAL	4,465	7,500	(3,035)	15,000
220	398	(178)	5048	OFFICE EXPENSE	13,035	2,388	10,647	4,776
711	0	711	5052	PRINTING	1,315	0	1,315	3,000
1,220	1,033	187	5054	ARCHITECTURAL EXPENSE	3,980	6,198	(2,218)	12,400
(110)	0	(110)	5055	MEETING EXPENSE	31,979	19,000	12,979	19,000
407	500	(93)	5059	POSTAGE	(447)	3,000	(3,447)	6,000
0	208	(208)	5063	MILEAGE	0	1,248	(1,248)	2,500
0	417	(417)	5065	PROFESSIONAL FEES	1,000	2,502	(1,502)	5,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
300	0	300	5068	GIFTS	300	500	(200)	1,500
0	400	(400)	5070	PROPERTY TAXES	0	400	(400)	400
0	0	0	5080	CORPORATE TAXES	0	5,000	(5,000)	5,000
14,686	6,887	7,799	5088	BAD DEBT EXPENSE	14,849	13,774	1,075	27,548
3,229	3,133	96	5090	INSURANCE	16,828	18,360	(1,532)	37,158
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	1,238	2,502	(1,265)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	(15,754)	0	(15,754)	0
25	25	0	P5090	INSURANCE	136	150	(14)	300
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76,300	79,167	(2,867)		TOTAL ADMINISTRATIVE	405,757	443,161	(37,404)	859,258



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 06/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
UTILITIES								
17,324	16,666	658	5100	WATER/SEWER	77,356	99,996	(22,640)	200,000
3,234	4,333	(1,099)	5120	ELECTRIC	21,322	25,998	(4,676)	52,000
0	30	(30)	5125	GAS	(114)	180	(294)	360
0	417	(417)	5151	TELEPHONE	1,940	2,502	(562)	5,000
0	267	(267)	5151B	INTERNET	271	1,602	(1,331)	3,200
253	75	178	5152	ALARM MONITORING	2,387	450	1,937	900
213	42	171	P5100	WATER/SEWER	1,222	252	970	500
47	50	(3)	P5120	ELECTRIC	277	300	(23)	600
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21,071	21,880	(809)		TOTAL UTILITIES	104,662	131,280	(26,618)	262,560
LANDSCAPING								
104,059	104,059	0	5200	LANDSCAPE CONTRACT	624,355	624,354	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	25,002	(25,002)	50,000
327	2,083	(1,756)	5220	IRRIGATION REPAIRS	2,016	12,498	(10,482)	25,000
0	167	(167)	5222	BACKFLOW INSPEC/RPRS	1,674	1,002	672	2,000
0	630	(630)	5228	EROSION CONTROL	0	3,780	(3,780)	7,564
0	2,640	(2,640)	5240	TREE TRIMMING/REMOVAL	3,065	15,840	(12,775)	31,677
705	705	0	P5200	LANDSCAPE CONTRACT	4,231	4,230	1	8,462
0	0	0	P5220	IRRIGATION REPAIRS	0	50	(50)	100
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105,092	114,451	(9,359)		TOTAL LANDSCAPE	635,341	689,256	(53,915)	1,378,513
POOL/SPA/CLUBHOUSE								
200	160	40	P5350	FOUNTAIN MAINTENANCE	(600)	6,040	(6,640)	7,000
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200	160	40		TOTAL POOLS	(600)	6,040	(6,640)	7,000
GATES								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,300	1,560	(260)	3,120
0	133	(133)	P5511	GATE REPAIRS	250	798	(548)	1,600
220	105	115	P5517	GATE PHONE	669	630	39	1,260
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480	498	(18)		TOTAL GATES	2,219	2,988	(769)	5,980
COMMON AREA								
0	833	(833)	5700	BUILDING MAINTENANCE	365	4,998	(4,633)	10,000
299	333	(34)	5700K	KEYS/LOCK REPAIR	1,707	1,998	(291)	4,000
0	1,208	(1,208)	5722	ELECTRIC REPAIRS/SUPPLIES	239	7,248	(7,009)	14,500
1,636	166	1,470	5740	SIGN MAINTENANCE	1,636	996	640	2,000
2,327	1,897	430	5769A	JANITORIAL	13,265	11,382	1,883	22,760
3,355	2,083	1,272	5774	PET WASTE REMOVAL	10,065	12,498	(2,433)	25,000
1,006	1,909	(903)	5779CC	SECURITY PATROL	3,876	11,454	(7,578)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	0	1,500	(1,500)	3,000
985	833	152	5800	COMMON AREA MAINTENANCE/REPAIRS	5,794	4,998	796	10,000
408	500	(92)	5845	PARK MAINT	2,450	3,000	(550)	6,000
262	540	(278)	5850	EXTERMINATING	1,199	3,240	(2,042)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	3,798	(3,798)	7,600
0	75	(75)	P5739	STREET SWEEPING	511	450	61	900
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	265	798	(533)	1,600
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10,278	11,393	(1,115)		TOTAL COMMON AREA	41,371	68,358	(26,987)	136,744
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213,419	227,549	(14,130)		TOTAL OPERATING EXPENSES	1,188,749	1,341,083	(152,334)	2,650,055
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(46,666)	(33,514)	(13,152)		OPERATING FUND SURPLUS/(DEFICIT)	(166,893)	(158,423)	(8,470)	(284,758)
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347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
06/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
I N C O M E								
79,167	79,167	0	7010	TRANSFER FROM OPERATING	475,000	475,002	(2)	950,000
(5,576)	0	(5,576)	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	0	0	0	0
6,768	2,083	4,685	7034	INTEREST RESERVE FUND	43,221	12,498	30,723	25,000
(79,154)	0	(79,154)	7069	GAIN (LOSS) ON INVESTMENTS	(688)	0	(688)	0
2,095	2,094	1	P7010	PARCEL TRANSFER TO RESERVES	12,569	12,564	5	25,137
655	12	643	P7034	INTEREST RESERVE FUNDS	1,574	72	1,502	150
(816)	(1,000)	184	8537	BANK/INVESTMENT CHARGES	(4,129)	(6,000)	1,871	(12,000)
234	234	0	P7099	P/Y RSV ALLOCATIONS	1,405	1,404	1	2,810
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3,373	82,590	(79,217)		TOTAL RESERVE INCOME	528,952	495,540	33,412	991,097
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E X P E N D I T U R E S								
0	0	0	8510	GENERAL RESERVE EXPENSE	23,363	22,000	1,363	22,000
0	0	0	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
0	0	0	8530	ASPHALT SEAL COATING	54,311	32,800	21,511	32,800
14,897	0	14,897	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	14,897	15,500	(603)	15,500
0	0	0	8575	IRRIGATION SYSTEMS	0	393,000	(393,000)	393,000
375	0	375	8578D	DRAINAGE	13,822	300,000	(286,178)	300,000
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	10,000	(10,000)	10,000
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15,272	0	15,272		TOTAL RESERVE EXPENDITURES	107,768	1,046,700	(938,932)	1,046,700
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(11,899)	82,590	(94,489)		RESERVE FUND SURPLUS/(DEFICIT)	421,184	(551,160)	972,344	(55,603)
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347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 06/30/2023

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	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
I N C O M E													
ASSESSMENT INCOME	\$ 172,374	\$ 172,374	\$ 175,095	\$ 172,606	\$ 172,780	\$ 172,606	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,037,833
PARCEL ASSESSMENTS	3,835	3,835	4,420	3,900	3,900	3,900	0	0	0	0	0	0	23,790
COMMERCIAL DUES	61,664	61,664	61,664	61,664	61,664	61,664	0	0	0	0	0	0	369,985
INTEREST INCOME	1,346	1,314	1,576	1,881	1,862	1,884	0	0	0	0	0	0	9,864
COLLECTION COST REIMBURSEMENT	931	436	651	369	983	2,733	0	0	0	0	0	0	6,102
FILE REVIEW FEE	50	350	250	0	0	0	0	0	0	0	0	0	650
MONITOR TRUSTEE SALE	0	143	0	48	48	95	0	0	0	0	0	0	333
FILE TRANSFER FEES	0	0	285	760	286	0	0	0	0	0	0	0	1,331
LATE FEE INCOME	5,564	(38)	(55)	3,799	(77)	(10)	0	0	0	0	0	0	9,183
NSF FEE	420	105	(35)	175	(35)	0	0	0	0	0	0	0	630
BUILDER ASSESSMENT	4,952	4,952	4,952	4,749	4,749	4,749	0	0	0	0	0	0	29,101
VIOLATION FINES	106	1,837	203	1,290	1,134	628	0	0	0	0	0	0	5,198
REBILL FEE	9,210	0	0	7,740	(120)	0	0	0	0	0	0	0	16,830
GENERAL RESERVE TRANSFER	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	0	0	0	0	0	0	(475,000)
GENERAL RESERVE TRANSFER	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	0	0	0	0	0	0	(12,569)
P/Y RSV ALLOCATIONS	(234)	(234)	(234)	(234)	(234)	(234)	0	0	0	0	0	0	(1,405)
TOTAL INCOME	\$ 178,956	\$ 165,475	\$ 167,510	\$ 177,484	\$ 165,678	\$ 166,753	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,021,856
E X P E N S E S													
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	\$ 8,722	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 50,974
OFFICE LEASE	2,888	3,029	3,029	3,620	3,181	3,181	0	0	0	0	0	0	18,928
RESERVE STUDY	0	0	1,195	0	0	0	0	0	0	0	0	0	1,195
SALARIES & BENEFITS	29,972	25,611	26,100	26,051	28,485	27,277	0	0	0	0	0	0	163,496
REBILL FEE EXPENSE	9,210	0	0	7,740	(120)	0	0	0	0	0	0	0	16,830
NSF FEE EXPENSE	420	105	(35)	175	(35)	0	0	0	0	0	0	0	630
LEGAL EXPENSE	1,781	2,500	6,561	1,870	6,545	4,823	0	0	0	0	0	0	24,080
LIEN/COLLECTION COST	931	437	651	432	1,441	3,447	0	0	0	0	0	0	7,338
FILE REVIEW FEE	50	350	250	0	0	0	0	0	0	0	0	0	650
MONITOR TRUSTEE SALE	0	143	(1)	48	48	95	0	0	0	0	0	0	333
FILE TRANSFER FEE EXPENSE	0	0	285	760	286	0	0	0	0	0	0	0	1,331
ADVERTISING	0	0	0	211	589	(577)	0	0	0	0	0	0	223
BANK CHARGES & CC FEES	35	35	35	35	35	35	0	0	0	0	0	0	210
WEBSITE	61	61	61	61	61	61	0	0	0	0	0	0	366
ADMINISTRATION	7,549	7,560	7,568	7,580	7,576	7,703	0	0	0	0	0	0	45,536
NEWSLETTER	143	0	285	0	143	143	0	0	0	0	0	0	713
OFFICE EQUIPMENT RENTAL	855	1,403	1,067	294	144	702	0	0	0	0	0	0	4,465
OFFICE EXPENSE	5,878	141	6,070	238	488	220	0	0	0	0	0	0	13,035
PRINTING	0	0	605	0	0	711	0	0	0	0	0	0	1,315
ARCHITECTURAL EXPENSE	0	700	0	1,000	1,060	1,220	0	0	0	0	0	0	3,980
MEETING EXPENSE	7,900	6,353	17,536	0	300	(110)	0	0	0	0	0	0	31,979
POSTAGE	32	0	0	(1,108)	222	407	0	0	0	0	0	0	(447)
PROFESSIONAL FEES	0	0	1,000	0	0	0	0	0	0	0	0	0	1,000
GIFTS	0	0	0	0	0	300	0	0	0	0	0	0	300
BAD DEBT EXPENSE	0	0	163	0	0	14,686	0	0	0	0	0	0	14,849
INSURANCE	2,695	2,695	2,695	3,110	2,403	3,229	0	0	0	0	0	0	16,828
MISCELLANEOUS EXPENSE	1,238	0	0	0	0	0	0	0	0	0	0	0	1,238
PRIOR YEAR ADJUSTMENT/EXP	0	0	(16,354)	600	0	0	0	0	0	0	0	0	(15,754)
INSURANCE	21	21	21	23	27	25	0	0	0	0	0	0	136
TOTAL ADMINISTRATIVE	\$ 79,699	\$ 59,204	\$ 67,501	\$ 61,450	\$ 61,602	\$ 76,300	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 405,757
U T I L I T I E S													
WATER/SEWER	\$ 8,254	\$ 10,694	\$ 11,203	\$ 9,783	\$ 20,098	\$ 17,324	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 77,356
ELECTRIC	4,171	3,679	3,458	3,494	3,285	3,234	0	0	0	0	0	0	21,322
GAS	(114)	0	0	0	0	0	0	0	0	0	0	0	(114)
TELEPHONE	0	0	513	1,427	0	0	0	0	0	0	0	0	1,940
INTERNET	271	0	0	0	0	0	0	0	0	0	0	0	271
ALARM MONITORING	0	0	1,997	138	0	253	0	0	0	0	0	0	2,387
WATER/SEWER	286	180	170	184	189	213	0	0	0	0	0	0	1,222
ELECTRIC	40	46	50	47	47	47	0	0	0	0	0	0	277
TOTAL UTILITIES	\$ 12,908	\$ 14,599	\$ 17,391	\$ 15,074	\$ 23,620	\$ 21,071	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 104,662
L A N D S C A P I N G													
LANDSCAPE CONTRACT	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 624,355
IRRIGATION REPAIRS	0	196	299	666	528	327	0	0	0	0	0	0	2,016
BACKFLOW INSPEC/RPRS	0	0	119	1,555	0	0	0	0	0	0	0	0	1,674
TREE TRIMMING/REMOVAL	0	1,315	1,750	0	0	0	0	0	0	0	0	0	3,065
LANDSCAPE CONTRACT	705	705	705	705	705	705	0	0	0	0	0	0	4,231
TOTAL LANDSCAPE	\$ 104,764	\$ 106,275	\$ 106,933	\$ 106,985	\$ 105,293	\$ 105,092	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 635,341
P O O L / S P A / C L U B H O U S E													
FOUNTAIN MAINTENANCE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (600)



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 06/30/2023

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
TOTAL POOLS/SPA/CLUBHOUSE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (600)
G A T E S													
GATE MAINTENANCE CONTRACT	\$ 0	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,300
GATE REPAIRS	0	130	0	120	0	0	0	0	0	0	0	0	250
GATE PHONE	120	110	110	110	0	220	0	0	0	0	0	0	669
TOTAL GATES	\$ 120	\$ 500	\$ 370	\$ 490	\$ 260	\$ 480	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,219
C O M M O N A R E A													
BUILDING MAINTENANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 365	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 365
KEYS/LOCK REPAIR	0	625	625	0	158	299	0	0	0	0	0	0	1,707
ELECTRIC REPAIRS/SUPPLIES	0	0	185	0	54	0	0	0	0	0	0	0	239
SIGN MAINTENANCE	0	0	0	0	0	1,636	0	0	0	0	0	0	1,636
JANITORIAL	1,612	2,692	2,212	2,212	2,212	2,327	0	0	0	0	0	0	13,265
PET WASTE REMOVAL	1,678	0	3,355	0	1,678	3,355	0	0	0	0	0	0	10,065
SECURITY PATROL	886	406	406	526	646	1,006	0	0	0	0	0	0	3,876
COMMON AREA MAINTENANCE/REPAIRS	650	415	786	1,180	1,778	985	0	0	0	0	0	0	5,794
PARK MAINT	0	0	0	1,633	408	408	0	0	0	0	0	0	2,450
EXTERMINATING	396	0	402	0	140	262	0	0	0	0	0	0	1,199
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	0	265
TOTAL COMMON AREA	\$ 5,486	\$ 4,137	\$ 8,225	\$ 5,551	\$ 7,694	\$ 10,278	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 41,371
TOTAL OPERATING EXPENSES	\$ 201,377	\$ 184,715	\$ 200,620	\$ 189,749	\$ 198,869	\$ 213,419	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,188,749
OPERATING FUND SURPLUS/(DEFICIT)	\$ (22,421)	\$ (19,240)	\$ (33,110)	\$ (12,264)	\$ (33,191)	\$ (46,666)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (166,893)



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 06/30/2023

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
RESERVE FUND													
I N C O M E													
TRANSFER FROM OPERATING	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 475,000
UNREALIZED GAIN/(LOSS) ON INVEST	12,942	(7,366)	0	0	0	(5,576)	0	0	0	0	0	0	0
INTEREST RESERVE FUND	6,715	12,955	6,009	3,832	6,941	6,768	0	0	0	0	0	0	43,221
GAIN (LOSS) ON INVESTMENTS	0	0	0	79,201	(735)	(79,154)	0	0	0	0	0	0	(688)
PARCEL TRANSFER TO RESERVES	2,095	2,095	2,095	2,095	2,095	2,095	0	0	0	0	0	0	12,569
INTEREST RESERVE FUNDS	18	67	86	121	627	655	0	0	0	0	0	0	1,574
P/Y RSV ALLOCATIONS	234	234	234	234	234	234	0	0	0	0	0	0	1,405
TOTAL RESERVE INCOME	\$ 101,171	\$ 87,151	\$ 87,591	\$ 164,650	\$ 88,329	\$ 4,189	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 533,081
E X P E N D I T U R E S													
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	816	0	0	0	0	0	0	4,129
PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	0	0	14,897	0	0	0	0	0	0	14,897
DRAINAGE	0	3,590	0	7,232	2,625	375	0	0	0	0	0	0	13,822
TOTAL RESERVE EXPENDITURES	\$ 12,547	\$ 2,864	\$ 31,617	\$ 30,762	\$ 18,019	\$ 16,088	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 111,897
RESERVE FUND SURPLUS/(DEFICIT)	\$ 88,623	\$ 84,287	\$ 55,974	\$ 133,888	\$ 70,311	\$ (11,899)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 421,184

VCA Landscape Report June/July 2023

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. No update
- We found a backflow located on RVB shut-off

Turf /Parks

IPM turf preemergent application began on 7/19.

Chemical

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

Site damage

- VCA received 1.5 inches of rain in some areas this past Tuesday night. There were over 30 trees damaged on Innovation Parkway and 20 trees with broken branches on RVB medians and roadsides.
- Emergency call - A large broken branch was found Saturday morning 7/15 at Bellbird and Desert Fairways – Blocking the sidewalk and bike lane. The supervisor was dispatched to clear the sidewalk and bike lane.

Proposals submitted.

- Siena Gate - Work completed
- Big wash Overlook - Backflow replacement and new backflow install * Completed.

Work orders

- 10 work orders have been completed.

Added Value

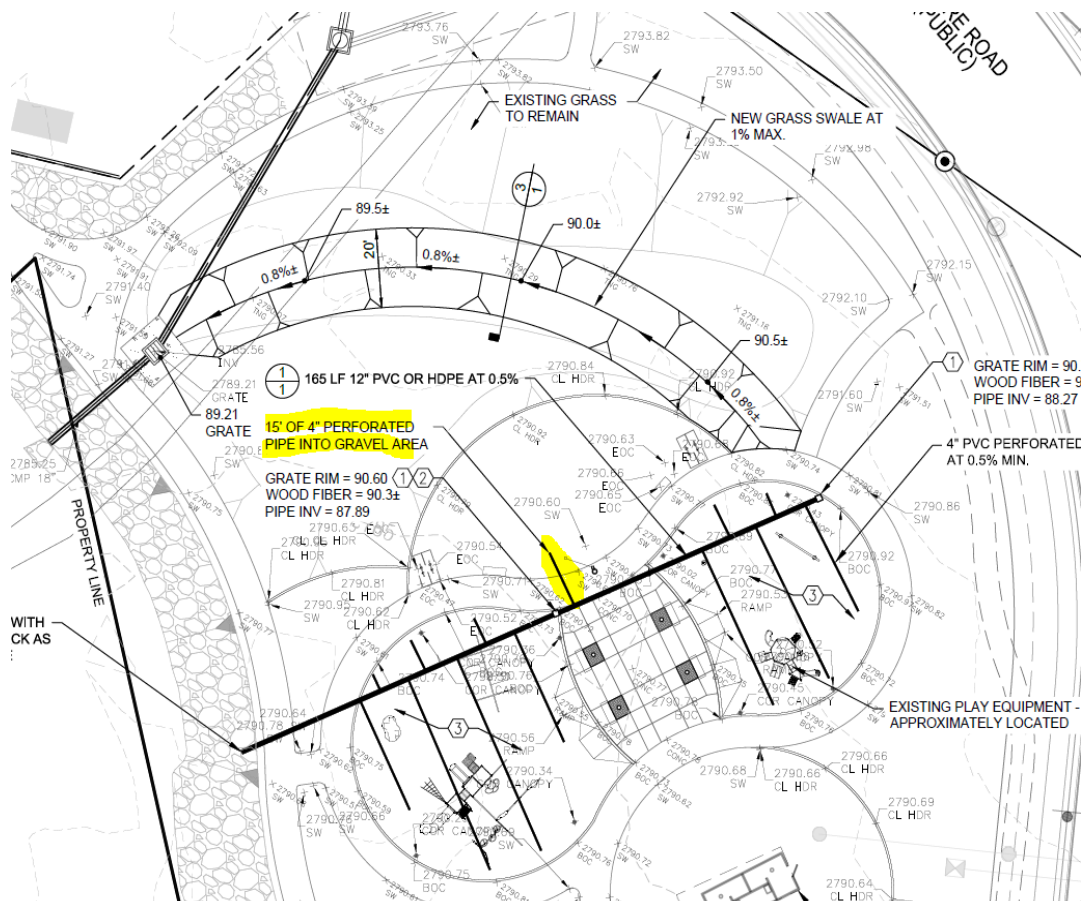
- Tree removal located on N Vistoso Park Road off Innovation Parkway 7/19 - tree removal 3man 2.5 hours.

Vistoso Projects Update

June 20, 2023

- **Parcel Turnovers (In Progress)**

- **Valley Vista:**
 - We are working with Michael Spaeth, (principal planner TOV) on a final punch list.
 - We are scheduling a meeting to confirm these items.
- **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.



Vistoso Projects Update

June 20, 2023

- **Bridal Veil Erosion (In progress)**

- August 26 2022 meeting, (Barbara Daoust, Tracy Bogardus (Bogardus engineering), John Wise (WLB Engineering) and Paul Oland (Paradigm Land Design) and Anthony Martin). (Complete)
 - Paradigm has agreed to the concept and will grant the necessary easements for our design.
- Feb 9, 2023 - Tracy presented his drainage report at the BOD meeting (Complete).
 - A proposal for “Phase 2” of the erosion Repair was presented and approved by the BOD
 - The BOD stipulated they wanted to get a legal opinion on the financial responsibility for the Bridal Veil Project.
- March 10, 2023 - Bod Meeting with John Spiker to discuss direction of Bridal Veil (Complete).
 - Anthony Martin inspected and made a request for direction on additional fencing.

“I looked at the fencing placed around the severe erosion at Bridal Veil yesterday (shown in Blue on the pictures below).

The North-West Side of the erosion is secured by a temporary fence. The South-East side is not fences as the terrain is extreme and very difficult to move through.

We could have additional fencing to completely encircle the worst of the erosion (see possible additional fence in red).”



Vistoso Projects Update

June 20, 2023

○ 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.

○ 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.

○ June 5

The signed copy of the amended Bridal Veil Plan was sent to Tracy.

- We expect to have the plan completed by the end of July.

Vistoso Projects Update

June 20, 2023

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

- This site is also referred to on the drainage inventory map (WLB) as site 9.
- 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.,

- July 14

We are still awaiting the updated plan for Big View Court.

- **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.
- May 16, 2023

Vistoso Projects Update

June 20, 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.

- July 14

Company	RFP Sent	Description
Copper Hill	X	DECLINED TO BID
Earthcare Consultants	X	DECLINED TO BID
Ecosense Sustainable Landscape	X	DECLINED TO BID
Landscape Drainage Solutions	X	DECLINED TO BID
Rockridge Construction	X	DECLINED TO BID
Total Maintenance Erosion Control	X	Proposal Received
KE&G	X	Proposal Received
Hunter Contracting	X	Bid by July 27
Borderland	X	Waiting on Confirmation
Desert Earth Contracting	X	Waiting on Confirmation
Premier Remediation Services	X	Waiting on Confirmation

- **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.

Vistoso Projects Update

June 20, 2023

- 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.
- 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

○ July 14, 2023

Company	RFP Sent	Description
Complete Landscape	X	DECLINED TO BID
Horticulture Unlimited	X	DECLINED TO BID
Wilder Landscape Architects	X	WILL HAVE BID BY 7.21.23
Custom Desert Landscape	X	NO RESPONSE
Cherry Landscape	X	DECLINED TO BID
True Form Landscape	X	DECLINED TO BID
Sonoran Oasis	X	DECLINED TO BID
Santa Rita Landscape	X	DECLINED TO BID
Thomas & Crowley Landscape	X	DECLINED TO BID
Greey Picket Landscape Architects	X	DECLINED TO BID
Steve Acuna Landscape Architect	X	DECLINED TO BID
AAA Landscape	X	WILL SUBMIT BID 8.1.23
BrightView	X	WILL SUBMIT BID 8.1.23

Vistoso Projects Update June 20, 2023

- **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
July 12, 2023 Meeting Report

Gateway at Preserve Vistoso – Site Walk Through

The A23 Studios' design and architectural team has scheduled site walk-through on July 19 with the Vistoso Community Association Architectural Landscape Review Committee members. The walk-through is to acquaint the A23 staff on the present architecture in the surrounding community. The proposed 132 apartment conceptual design & landscape plans submitted to the VCA architectural committee was considered non-conforming within the Rancho Vistoso planned area development. Residents can find the project documents on the Association's website at www.ranchovistosohoa.com.

Dog Curbing Signage

The committee was asked to address a property owner's request to install "curb your dog" signs in their elongated front yard. The committee concluded that the staked sign should have a metal bronze appearance and should be no more than 8" by 11" inches in size.

Additional Guideline Verbiage Regarding Driveway Strips

The committee was asked to consider adding verbiage to the ALRC Guidelines on the use of ramp-type strips to help raise the driveway entry/exit to prevent vehicle damage. The committee believes that permanent strip risers are obstacles relating to traffic safety and altering proper street drainage. The guideline verbiage will be reviewed and finalized at next month's regular meeting.

ALRC's next monthly meeting is tentative scheduled for August 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.

July 2023 VCA Communications Committee Report to the Board of Directors

1. Two of June VCA Newsletter articles received the highest unique page reviews in the past twelve months. “Greetings From the Board” had 463 views and “Critter of the Month” 201 views. The “AAA Landscaping Flyer” had 117 views, the highest since September 2022.
2. The July VCA Newsletter
 - The focus was on informing members of Vistoso Community Association financials and the role of the Finance Review Committee. Ted Gann drafted the “Greeting from the Board” that:
 - summarized the preparation of financial data by the First Service Residential accounting team and the review and approval by the Committee;
 - identified fundamental financial metrics;
 - the budget process;
 - and described the Reserve Study
 - The “Did You Know” page included relevant financial facts
 - Web Master. Tim O’Keefe, made some changes to the organization of the VCA website pages and menu items. Most of the information that residents need is now located under the ‘Resident Info’ menu.
3. Following a legal review, the Board of Directors approved the **revision to the Communications Committee Charter** at the June General Board Meeting.
4. The Committee is exploring the possibility of including local Commercial advertising in the newsletter and on the VCA website. The first step is to obtain legal guidance to assure the association is protected and endorsing any advertiser. Next will be determining layout, cost to implement and maintain the advertising, and a fee schedule. The goal is to subsidize the cost of maintaining the Website and the Newsletter.

Respectfully submitted,
Randy Kohout

July 18, 2023, VCA Finance Committee Report

On July 18 the Finance Committee met with a quorum of three members (chair Ted Dann, Paige Shockley and Joan Sauer). Attending staff included GM Barbara Daoust, and FSR accountant Colin Rinne.

1. **Review of financial statements.** The June 2023 financial statements and Treasurer's Report were reviewed and approved.
2. **Collections Files.** For several years, VCA has worked to retain and work with one collection agency. Discussion occurred regarding the status of that effort and the consolidation of files into that provider, on terms favorable to VCA.
3. **Capital Project Tracking Tool.** Discussion occurred regarding the current status of approved projects, and progress in receiving bids from vendors.
4. **2024 Budget Process.** Discussion 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.
5. **Reserve Fund Investment.** Discussion occurred regarding investment of Reserve Funds. It was noted that a representative of Morgan Stanley will address the next General Meeting of the community.
6. **Reserve Study.** It was reported that an onsite Reserve Study has recently occurred, and that the Report of that Study will be forthcoming soon.
7. **Commercial Assessments.** VCA management has been working with legal counsel to confirm that net acreage attributed to commercial properties is accurate. Discussion occurred regarding the status of that process.

Respectfully submitted

Ted Dann

Governing Doc's Committee report for July 2023

July 5, 2023 Committee Meeting

Members

- ❖ Matt Wood (Chair, non-voting)
- ❖ Robert Forman
- ❖ Ray Gans
- ❖ Dan Sturman
- ❖ Barbara Stough (absent)
- ❖ Joan Sauer

We discussed the ramifications of Arizona house bill 2298, the law that bans HOA's from issuing violations for on street parking on public streets unless the membership votes to keep those rules. We agreed to start a communication strategy to our members, in the near future. This isn't just about cars, it also includes boats, RV's, trailers, etc. We will engage our sub associations to help us "get the word out".

Presidents Focus groups: We are setting up a meeting (in person and zoom) for November to update the group on legislation (with an emphasis on HB 2298) given by Mark Sahl of Carpenter Hazelwood. We will also engage them on the RVB street lights issue.

Budget request for 2024: We discussed builders' rights and declarant rights and we need to revisit that issue and assign a budget number for an attorney. We had an attorney start to look at this issue a few years ago and it seems we need to re-engage.

Matt

Parks and Landscape Committee Report
Thursday July 6, 2023 at 3:15 pm
Hybrid meeting
Report to ALRC 7/12/23 and VCA Board 7/27/23

In attendance- Members, Joan Sauer, Lyn Huebner, Linda Corsey. Guest, Dan Sturmon (acting chair) and Staff, Priscilla Harris, AAA representative, Hanna Delosantos

Absent Members- Chair, Susan Wood, Debbie Gann, Susan Osiago, Sheryl Forte.

Quorum was not met. No official meeting was held.

Agenda items were discussed but no actions taken.

AAA Landscape report by Hanna Delosantos. Health of 6 trees, Wildlife Fence Project plants, Woodburn tree replacement, Valley Vista tree request. This report will be given at the ALRC meeting 7/12/23

Management report- information about irrigation at Wildlife Fence project, to be continued.

Discussion ended at approximately 4 pm

The next hybrid meeting will be August 3rd at 3:15 pm