



# Vistoso

## COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, August 31, 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](mailto: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. Review and Approval of Previous Board Meeting Minutes**

**IV. Consent Agenda Items**

**A. Ratify the Approval of the Executive Session Minutes – July 26, 2023**

**B. Ratify the Approval of the Compliance Committee Results/Fines for August 2023** - Results were presented at Executive Session meeting.

**C. Ratify the Approval of Fee Waivers for August 2023**

**V. Homeowner Forum** – Please state your name and neighborhood/address in VCA (3-minute limit per person)

**VI. Reports (2-minute limit)**

**A. Manager Report** – The General Manager will provide a brief update on the status of the community.

**B. Financial Report of the Association & Project Tracking Tool** – Ted Dann, Treasurer

**C. Landscape Report – AAA Landscaping** – Hanna Delosantos

**D. Project Administration Report** –Anthony Martin, FirstService Residential

**1. Landscape/Irrigation Project**

**2. 27 Mile**

**VII. Committee Reports** (Written reports have been submitted and are posted on the VCA website for review.)

**A. Architectural and Landscaping Review Committee**

**B. Communications Committee**

**C. Compliance Committee**



- D. Finance Committee**
- E. Governing Documents Committee**
- F. Nomination Committee Report - No report at this time**
- G. Parks & Landscaping Committee**

**VIII. Old Business**

**IX. New Business**

- A. Proposal for Big Wash Overlook and Scenic Overlook Place Entryways**
- B. Audits**
- C. Fall Event**
- D. New Signage for 1850 E Innovation Park**
- E. Common Area Rock for Pulte Tranquilo/Vistoso Canyon Estates**
- F. New Office Builds at Vistoso Commerce Plaza**
- G. Moore Loop Park Water Meter**
- H. Treasury Note Maturity 7/31/23**

- X. Next Meeting** - The next meeting is tentatively scheduled for Thursday, September 28, 2023, at 5:30 P.M.

**XII. Adjournment**





**Board of Directors Meeting – July 27, 2023**  
**Via Webex Platform - GENERAL SESSION MINUTES**

**BOARD MEMBERS PRESENT:** Matt Wood, President; Dan Sturmon, Vice President; Ted Dann, Treasurer; Randy Kohout, Secretary; Joe Affinati, Director; Sonia Suri, Director; and Rob Feltes, Director

**GUESTS:** Patrick Renzi from Morgan Stanley; Jeff Hatfield and Hanna Delosantos from AAA Landscape

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

**I. CALL TO ORDER** - The meeting was called to order by Board President Matt Wood at 5:30 PM.

**II. ROLL CALL AND ADOPT AGENDA**

*A motion was made by Matt Wood and seconded by Randy Kohout to approve the agenda as presented. Motion was approved unanimously.*

**III. VCA Investment Report**

Patrick Renzi from Morgan Stanley reviewed the VCA investment portfolio with members. The following points were discussed:

- \$350,000 CD coming due on 7/31/23. The VCA will contact Mr. Renzi on amount needed for 27 Mile drainage project.
- CD Maturity dates and ladder were discussed. Every 6 months CDs coming due for next five years.
- \$861,000 will mature by year end.
- \$1.7 Million planned expenditures from the Reserve Study
- Short term Treasury Notes buy at discount and are exempted from taxes.
- Adding Equities cautiously comprising of ETD and Mutual Funds.
- Establishing a good conservative path for the association

**IV. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS**

*A motion was made by Matt Wood and seconded by Randy Kohout to approve the June 29 and July 13, 2023, meeting minutes as presented. Motion was approved unanimously.*

**V. CONSENT AGENDA ITEMS**

- A. Ratify the Approval of Executive Session Minutes: June 28, 2023
- B. Ratify the Approval of the Compliance Committee Results/Fines for July 2023 – Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for July 2023- Recommendations were presented at the Executive Session.

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

**VI. HOMEOWNER FORUM**

A homeowner from 13392 N Wide View Dr. addressed the board on the property conditions at 13384 N Wide View Dr. The resident was advised that the VCA is working along with the Town of Oro Valley to resolve this matter and a 30-day extension was given to the property owner.



## VII. REPORTS

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

- **RVB Street Lights** - Chris Monrad from Monrad Engineering provided an overview of the exiting 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](http://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 nurseway was established during the Wildlife Fencing Project. The Town of Oro Valley did cover the cost of the fence rental for the nurseway. 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 of 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 will be in the next newsletter to remind owners 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](http://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.
- **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](http://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 and provided an overview of the cash position of the association as of June 30, 2023.

- The Operating Fund balance as of June 30, 2023, is \$ \$852,372. This is sufficient to meet current and foreseen cash needs.
- The Reserve Fund balance is \$ \$3,515,833.
- The liquidity of the association is strong to meet ongoing association needs.
- The account receivable balance is \$69,983.
- Total income for the month of June is \$165,182 which is \$27,216 under budget due to lower revenues from residential assessment income, late fees, and commercial assessments.
- Total expenses for June are \$211,749 which is \$14,112 under budget. YTD actual expenses is \$1,180,488 which is \$145,337 under budget.
- Monthly contribution of \$79,167 was made to the reserve fund making the YTD contribution at \$475,000.
- A total of \$15,272 was spent out of the reserve fund in June which makes a total of \$107,383 YTD.
- Reserve Investments managed by Morgan Stanley as of June 30:

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's operating fund balance year to date is \$11,045 and the reserve fund year to date balance is \$218,241.

***A motion was made by Matt Wood and seconded by Joe Affinati to accept the June 2023 Treasurer and 2023 June Financial Reports. Motion was approved unanimously.***

C. **Landscape Report** – Hanna Delosantos from AAA Landscape reported that the crews have been addressing storm damage. A written report has been provided and is on the association website.

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. 27 Mile Proposals** – The board reviewed the additional proposal provided by Hunter Contracting at cost of \$408,164.75 along with the remaining two proposals received.

***A motion was made by Matt Wood and seconded by Ted Dann to accept the Total Maintenance Erosion Control proposal at \$217,557. The motion was amended by Matt Wood and Ted Dann to allow Management and the Board President to negotiate up to \$250,000 since the bid is dated. The motion was amended a third time by Matt Wood and Ted Dann to approve the proposal from Total Maintenance Erosion Control and to give the General Manager and the Board President discretion to negotiate on the price if needed. Motion carried with six votes in favor and one opposing vote casted by Rob Feltes.***



### 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. E-Statement Promotion

The board discussed in running the E-Statement promotion again for three months and to have a drawing for three \$100 gift cards for members participating.

*A motion was made by Randy Kohout and seconded by Matt Wood to approve the E-Statement promotion for three months and authorized management to purchase three \$100 gift cards for the drawing. Motion was unanimously approved.*

#### B. Proposed Revision to Architectural and Landscape Review Guidelines

The board reviewed and discussed the revised language provided by the association attorney regarding support strips for driveways.

*A motion was made by Rob Feltes and seconded by Joe Affinati to approve the language to be added to the Architectural and Landscape Review Guidelines. Motion passed unanimously.*

**XI. Next Meeting** – The next General Session Meeting is scheduled for Thursday, August 31, 2023, at 5:30 P.M.

**XII. ADJOURNMENT** – *A motion was made by Dan Sturmon and seconded by Randy Kohout to adjourn the meeting at 6:56 P.M.*

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Vistoso Community Association Secretary

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Date





## **Management Report August 2023**

### **For the Month of July 2023**

ARC Submittals: 61

Denied: 7

Withdrawn: 2

Approved: 52

Resale Inspections: 35

Total Open Work Orders: 29

New Work Orders: 20

Closed/Completed: 9

Tennis Cards Processed

New: 2

Walk-ins: 39

Calls Received: 226

Call Center: 274

Violations- New: 46

Parking has been the top compliance issue this past month.

Total Open Violations: 567

### **RVB Street Lights**

The association will be meeting with Town of Oro Valley representatives to discuss streetlights along the Rancho Vistoso Blvd.

Chris Monrad from Monrad Engineering has provided a written report identifying the conditions of the current lights and providing recommendations and estimates for either replacing or removing the existing fixtures and poles. The board will be having additional meetings on this topic and encourages member input.

### **Entryway Re-Landscape Proposal**

The Landscape and Parks Committee has reviewed and will be recommending to the board for approval at the August 31 meeting the AAA Landscape proposal to re-landscape the entryways for both Big Wash Overlook Place and Scenic Overlook Place.





### **Siena Roadways**

The clean-up efforts to address the recent paint spill on the private roads in the Siena community is expected to be completed by Tuesday, August 22, 2023.

### **Entryway Monuments**

The Landscape & Parks Committee met with three contractors (AAA Landscape, All Terrain Landscape Creations, and BrightView) to discuss their interest in refurbishing the entrance monuments located on RVB & Tangerine Rd and RVB & Oracle Rd. The committee is working on the details of the project and will be providing a recommendation to the board.

### **Capital Projects**

Irrigation – The board will be reviewing proposals from three contractors (AAA Landscape, BrightView and Wilder Landscape Architects) to provide a landscaping/irrigation plan for the common areas along Innovation Drive between Rancho Vistoso Blvd. & Tangerine Rd. and Desert Fairway Dr. between La Canada Dr. and Hidden Springs Dr. The plan is required by the Town of Oro Valley on this project. Management has met with AAA Landscape to get a better assessment of how much irrigation is needed in these areas.

### **Erosion Projects**

- Big View Ct. Channel – WLB has provided the preliminary designs for this project. A meeting is being scheduled with the Town Engineer to discuss the plans. Once approval is received from the Town of Oro Valley bids will be solicited.
- 27 Mile – Management and WLB will be meeting with Total Maintenance Erosion Control to discuss the project the week of August 21. Details of the meeting will be shared at the August 31<sup>st</sup> meeting.
- Bridal Veil – The completion of the Bridal Veil plans is expected the week of October 23, 2023, from Bogardus Engineering.

### **Reserve Study**

Association Reserves has submitted a draft copy of the reserve study for 2024. The report will be reviewed by the board and finance committee. Once the final copy is issued members will have access to a copy on the association's website.

### **2024 Budget**

VCA staff has been working on the 2024 budget. The draft budget for Siena has been submitted to the Finance Committee for review. Additional meetings will be held with the Finance Committee and the Board through the months of September and October to finalize the 2024 VCA budget for adoption at the General Session scheduled for October 26, 2023.





### **E-Statement Promotion**

For the months of October, November and December 2023 VCA will be holding a drawing for members that are participating in the E-Statement program. Three lucky winners will receive a \$100 gift card. For more information on how to sign up for E-Statements please go to the association's website <https://ranchovistosohoa.com> or contact the office either at [askvca@ranchovistosohoa.com](mailto:askvca@ranchovistosohoa.com) or call 520-354-2729.

### **Community Events**

- The Fall Yard Sale is scheduled on Saturday, October 14 from 7:00 AM until 2:00 PM. If you reside in a Sub-Association, please contact your management agent to confirm that the gates for your community will be open for this event.
- The VCA board will be considering holding a Fall Event. Details will be shared at the August 31 meeting.



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

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

- **Balance Sheet.**
  - **Operating Fund Balance.** The Fund Balance of \$958,525 – made up of Cash \$319,449, Savings \$622,517, and Due from Reserves \$16,560, is adequate to meet current and foreseen cash needs.
  - **Reserve Fund Balance.** The reserve fund ending balance is \$3,593,041 – made up of a Morgan Stanley-advised investment portfolio (including accrued interest) \$3,429,849, a Money Market Account \$179,752, and offset by Due to Operating \$16,560.
  - **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 \$115,591, is \$221,401. Total Operating Liabilities balance of \$795,762, is made up primarily of Prepaid Assessments \$151,251 and Unearned Revenue of \$477,926 . Note: Prepaid Assessments are Assessments that have been Invoiced, recognized as Revenue and have been paid. Unearned Revenue is made up of Assessments that have been Invoiced, recognized as Revenue, and have not yet been paid.
- **Summary balances.** In summary: At 7/31/23 Total Assets are \$4,811,392. Liabilities of \$795,762 plus Reserves of \$3,593,041, plus Surplus of \$422,589 totals \$4,811,392.
- **Operating Fund Income Statement.**
  - **Income.** Total income for the month was \$174,323. This was \$27,300 under budget and is due primarily to lower revenues from residential assessment income, late fees, and commercial assessments. Year-to-date Income totals \$1,186,363, which is \$188,098 under budget. YTD Member assessments are \$135,130 under budget, and builder assessments are \$36,324 under budget.
  - **Expenses.** Total expenses for the month were \$211,337 -\$8,012 under budget. YTD actual expenses incurred total \$1,391,824 and are \$153,350 under budget.
  - YTD Income is \$188,098 under Budget, and while expenses have been below budget as described below, the unaudited deficit of \$205,461 is \$34,748 over the YTD budgeted deficit of \$170,713. YTD Admin Expense is \$48,466 under Budget, Utilities are \$23,643 under Budget, Landscaping is \$58,596 under Budget and Common Area is \$22,645 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 \$554,167 has been contributed YTD. \$950,000 is Budgeted for the full year.
- **Expenditures.** Reserve Fund spending totaled \$16,560 in June, and has totaled \$123,943 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 and July 31, 2023 the makeup of The Morgan Stanley managed portfolio is:

	<b>June 2023</b>	<b>July 2023</b>
Cash and equivalents:	\$365,572	\$564,815
ETFs and CEFs	\$ 0	\$ 7,384
Municipal Bonds:	\$38,810	\$ 38,962
Corporate Fixed Income:	\$230,982	\$230,921
Government Securities:	\$1,417,164	\$1,167,995
Certificates of Deposit:	\$1,363,407	\$1,372,980
Mutual Funds:	\$ 0	\$ 46,793
Total:	\$3,415,935	\$3,429,849

- **Siena**

- **Overall financial condition.** YTD the Operating Fund balance is \$16,437, and is adequate to cover anticipated expenses. YTD the Reserve Fund balance is \$218,778 and is adequate. YTD Operating Income of \$11,388 exceeds Operating Expenses of \$10,388, by \$999. YTD Reserve Fund income has totaled \$18,564 while Reserve Fund Expenses have totaled \$2,865, yielding a Reserve Fund Surplus totaling \$15,699.

*Respectfully submitted.*

*Ted Dann, Treasurer*





## 2023 RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

Updated 8.15.23

EXECUTIVE SUMMARY	
total number of projects	20
total budget of projects	1,554,200
total of RFPs sent	9
total of current contracts	311,755
total projects completed	0
% of projects completed	0.0%
% of budget completed	4.5%

MONTHLY PROGRESS AND EXPENDITURES																		running		% of	comments
GL code	component #	component description	RFP sent	budget	contract \$	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total	budget2	complete2	
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 Mitgate/Repair	10/22	300,000	231,379		3,590		7,232	2,625	375	8,000	X2125					21,822	7.3%	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 an additional \$375 for engineering service on the N Big View Ct project was expended. \$8,000 for Bridal Veil Engineering work by Bogardus and \$2,125 for engineering service for the N Big View Ct by WLB in August.	
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 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							680						680	20.0%	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. Completed	
8541	530	Landscape Granite - Replenish (A)		16,000														-	0.0%		
8520	710	Metal Fence - Replace	2/23	18,600	2,800							2,800						2,800	15.1%	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 award 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 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.	



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					2,980								2,980	106.4%	
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					2,100								2,100	50.0%	Covers Components #741 (\$672)and 1102 (\$1,428)
RESERVE FUND EXPENDITURE TOTALS			9	1,554,200	311,755	-	3,590	-	17,357	16,809	15,272	16,560	-	-	-	-	-	69,588	4.5%	0
count	20	foot check 69,588																		

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*		123,943	OK
total reserve fund expenses YTD from financials		123,943	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





<b>347 VISTOSO COMMUNITY ASSOCIATION</b>
<b>BALANCE SHEET</b>
<b>07/31/2023</b>

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**ASSETS**

<b>OPERATING FUNDS</b>		
OPERATING - US BANK	319,448.69	
US BANK SAVINGS	622,516.67	
DUE FROM RESERVES	16,560.00	
	-----	
<b>TOTAL OPERATING FUNDS</b>		<b>958,525.36</b>
<b>RESERVE FUNDS</b>		
DUE TO OPERATING	(16,560.00)	
RESERVE US BANK MMA	179,752.28	
MORGAN STANLEY	3,408,140.02	
RESERVES - ACCRUED INTEREST	21,709.06	
	-----	
<b>TOTAL RESERVE FUNDS</b>		<b>3,593,041.36</b>
<b>DEPOSITS</b>		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	
	-----	
<b>TOTAL DEPOSITS</b>		<b>3,024.22</b>
<b>ACCOUNTS RECEIVABLE</b>		
ACCOUNTS RECEIVABLE	336,992.14	
PRE-LEGAL RECEIVABLE	49,392.34	
CONTINGENT PAYABLE	(49,392.34)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(115,590.94)	
	-----	
<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>221,401.20</b>
<b>OTHER ASSETS</b>		
PREPAID EXPENSE INSURANCE	22,384.64	
PREPAID EXPENSES	13,015.67	
	-----	
<b>TOTAL OTHER ASSETS</b>		<b>35,400.31</b>
		-----
<b>TOTAL ASSETS</b>		<b>4,811,392.45</b>
		=====
<b>LIABILITIES &amp; EQUITY</b>		





<b>347 VISTOSO COMMUNITY ASSOCIATION</b> <b>BALANCE SHEET</b> <b>07/31/2023</b>
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<b>OPERATING LIABILITIES</b>		
ACCOUNTS PAYABLE	(375.07)	
ACCRUED EXPENSES	107,362.42	
PREPAID ASSESSMENTS	151,250.62	
REFUNDABLE DEPOSIT KEYS	9,225.00	
UNEARNED REVENUE	477,925.67	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	
	-----	
<b>TOTAL OPERATING LIABILITIES</b>		<b>795,762.26</b>
<b>RESERVE</b>		
ACCUMULATED GENERAL	3,130,023.01	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	478,175.50	
UNREALIZED GAIN/LOSS INVESTMENTS	(99,887.56)	
GAIN (LOSS) ON INVESTMENT	84,730.41	
	-----	
<b>TOTAL RESERVE</b>		<b>3,593,041.36</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	628,050.21	
CURRENT YEAR RESERVE EQUITY	(478,175.50)	
CURRENT SURPLUS/(DEFICIT)	272,714.12	
	-----	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>422,588.83</b>
		-----
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>4,811,392.45</b>
		=====



**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
07/31/2023**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
172,724	192,241	(19,517)	4000	ASSESSMENT INCOME	1,210,557	1,345,687	(135,130)	2,306,892
61,664	64,089	(2,425)	4001	COMMERCIAL DUES	431,649	448,623	(16,974)	769,068
1,953	167	1,786	4030	INTEREST INCOME	11,817	1,169	10,648	2,000
33	1,250	(1,217)	4050	COLLECTION COST REIMBURSEMENT	6,136	8,750	(2,614)	15,000
350	167	183	4050FR	FILE REVIEW FEE	1,000	1,169	(169)	2,000
0	42	(42)	4050MU	MONITOR TRUSTEE SALE	333	294	39	504
0	167	(167)	4050RR	FILE TRANSFER FEES	1,331	1,169	162	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	0	175	(175)	300
3,793	2,083	1,710	4070	LATE FEE INCOME	12,976	14,581	(1,605)	25,000
385	225	160	4075	NSF FEE	1,015	675	340	900
4,575	10,000	(5,425)	4205	BUILDER ASSESSMENT	33,676	70,000	(36,324)	120,000
843	1,250	(407)	4900	VIOLATION FINES	6,041	8,750	(2,709)	15,000
0	83	(83)	4945	NEWSLETTER INCOME	0	581	(581)	1,000
7,170	9,000	(1,830)	4950	REBILL FEE	24,000	27,000	(3,000)	36,000
(79,167)	(79,166)	(1)	6010	GENERAL RESERVE TRANSFER	(554,167)	(554,162)	(5)	(950,000)
-----	-----	-----			-----	-----	-----	-----
174,323	201,623	(27,300)		TOTAL INCOME	1,186,363	1,374,461	(188,098)	2,345,664
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
8,049	9,678	(1,629)	5000	MANAGEMENT FEE	59,023	67,746	(8,723)	116,136
3,181	3,024	157	5000RO	OFFICE LEASE	22,109	21,168	941	36,291
0	0	0	5005	RESERVE STUDY	1,195	1,195	0	2,390
26,158	25,833	325	5007w	SALARIES & BENEFITS	189,654	180,831	8,823	310,000
7,170	9,000	(1,830)	5009A	REBILL FEE EXPENSE	24,000	27,000	(3,000)	36,000
385	225	160	5009B	NSF FEE EXPENSE	1,015	675	340	900
1,210	3,833	(2,623)	5010	LEGAL EXPENSE	25,290	26,831	(1,541)	46,000
0	2,023	(2,023)	5014	'CC&R REVISIONS PROJECT	0	14,161	(14,161)	24,275
375	2,200	(1,825)	5020	LIEN/COLLECTION COST	7,713	15,400	(7,687)	26,400
350	167	183	5020F	FILE REVIEW FEE	1,000	1,169	(169)	2,000
0	42	(42)	5020M	MONITOR TRUSTEE SALE	333	294	39	500
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	1,331	2,044	(713)	3,500
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	0	200	(200)	300
0	0	0	5030	AUDIT/TAX PREPARATION	0	10,500	(10,500)	10,500
0	0	0	5033F	ADVERTISING	223	750	(527)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	245	245	0	420
61	0	61	5039	WEBSITE	427	1,000	(573)	1,000
7,483	7,500	(17)	5040	ADMINISTRATION	53,018	52,500	518	90,000
143	122	21	5046	NEWSLETTER	855	854	1	1,464
435	1,250	(815)	5047B	OFFICE EQUIPMENT RENTAL	4,900	8,750	(3,850)	15,000
641	398	243	5048	OFFICE EXPENSE	13,676	2,786	10,890	4,776
0	0	0	5052	PRINTING	1,315	0	1,315	3,000
720	1,033	(313)	5054	ARCHITECTURAL EXPENSE	4,700	7,231	(2,531)	12,400
0	0	0	5055	MEETING EXPENSE	31,979	19,000	12,979	19,000
602	500	102	5059	POSTAGE	155	3,500	(3,345)	6,000
0	208	(208)	5063	MILEAGE	0	1,456	(1,456)	2,500
850	417	433	5065	PROFESSIONAL FEES	1,850	2,919	(1,069)	5,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	0	0	5068	GIFTS	300	500	(200)	1,500
8	0	8	5070	PROPERTY TAXES	8	400	(392)	400
0	0	0	5080	CORPORATE TAXES	0	5,000	(5,000)	5,000
0	0	0	5088	BAD DEBT EXPENSE	14,849	13,774	1,075	27,548
2,450	3,133	(683)	5090	INSURANCE	19,278	21,493	(2,215)	37,158
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	1,238	2,919	(1,682)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	(15,754)	0	(15,754)	0
-----	-----	-----			-----	-----	-----	-----
60,305	71,380	(11,075)		TOTAL ADMINISTRATIVE	465,925	514,391	(48,466)	858,958

U T I L I T I E S





# 347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 07/31/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
21,594	16,666	4,928	5100	WATER/SEWER	98,951	116,662	(17,711)	200,000
4,005	4,333	(328)	5120	ELECTRIC	25,326	30,331	(5,005)	52,000
0	30	(30)	5125	GAS	(114)	210	(324)	360
112	417	(305)	5151	TELEPHONE	2,052	2,919	(867)	5,000
0	267	(267)	5151B	INTERNET	271	1,869	(1,598)	3,200
0	75	(75)	5152	ALARM MONITORING	2,387	525	1,862	900
-----	-----	-----			-----	-----	-----	-----
25,711	21,788	3,923		TOTAL UTILITIES	128,873	152,516	(23,643)	261,460
LANDSCAPING								
104,059	104,059	0	5200	LANDSCAPE CONTRACT	728,414	728,413	1	1,248,710
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	3,750	(3,750)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	0	29,169	(29,169)	50,000
0	2,083	(2,083)	5220	IRRIGATION REPAIRS	2,016	14,581	(12,565)	25,000
6,206	167	6,039	5222	BACKFLOW INSPEC/RPRS	7,880	1,169	6,711	2,000
0	630	(630)	5228	EROSION CONTROL	0	4,410	(4,410)	7,564
0	2,640	(2,640)	5240	TREE TRIMMING/REMOVAL	3,065	18,480	(15,415)	31,677
-----	-----	-----			-----	-----	-----	-----
110,265	114,996	(4,731)		TOTAL LANDSCAPE	741,376	799,972	(58,596)	1,369,951
COMMON AREA								
0	833	(833)	5700	BUILDING MAINTENANCE	365	5,831	(5,466)	10,000
5,499	333	5,166	5700K	KEYS/LOCK REPAIR	7,206	2,331	4,875	4,000
860	1,208	(348)	5722	ELECTRIC REPAIRS/SUPPLIES	1,099	8,456	(7,357)	14,500
944	166	778	5740	SIGN MAINTENANCE	2,580	1,162	1,418	2,000
2,212	1,897	315	5769A	JANITORIAL	15,476	13,279	2,197	22,760
1,678	2,083	(406)	5774	PET WASTE REMOVAL	11,743	14,581	(2,839)	25,000
1,126	1,909	(783)	5779CC	SECURITY PATROL	5,002	13,363	(8,361)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	0	1,750	(1,750)	3,000
2,063	833	1,230	5800	COMMON AREA MAINTENANCE/REPAIRS	7,857	5,831	2,026	10,000
0	500	(500)	5845	PARK MAINT	2,450	3,500	(1,050)	6,000
675	540	135	5850	EXTERMINATING	1,874	3,780	(1,907)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	4,431	(4,431)	7,600
-----	-----	-----			-----	-----	-----	-----
15,056	11,185	3,871		TOTAL COMMON AREA	55,650	78,295	(22,645)	134,244
-----	-----	-----			-----	-----	-----	-----
211,337	219,349	(8,012)		TOTAL OPERATING EXPENSES	1,391,824	1,545,174	(153,350)	2,624,613
-----	-----	-----			-----	-----	-----	-----
(37,014)	(17,726)	(19,288)		OPERATING FUND SURPLUS/(DEFICIT)	(205,461)	(170,713)	(34,748)	(278,949)
=====	=====	=====			=====	=====	=====	=====





# 347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 07/31/2023

***** 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	554,167	554,169	(2)	950,000
7,418	2,083	5,335	7034	INTEREST RESERVE FUND	50,639	14,581	36,058	25,000
2,968	0	2,968	7069	GAIN (LOSS) ON INVESTMENTS	2,279	0	2,279	0
(837)	(1,000)	163	8537	BANK/INVESTMENT CHARGES	(4,966)	(7,000)	2,034	(12,000)
-----	-----	-----			-----	-----	-----	-----
88,715	80,250	8,465		TOTAL RESERVE INCOME	602,119	561,750	40,369	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
6,460	0	6,460	8520	PAINTING	7,450	11,900	(4,450)	11,900
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	261,500	(261,500)	261,500
2,100	0	2,100	8530	ASPHALT SEAL COATING	56,411	32,800	23,611	32,800
0	0	0	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
8,000	0	8,000	8578D	DRAINAGE	21,822	300,000	(278,178)	300,000
-----	-----	-----			-----	-----	-----	-----
16,560	0	16,560		TOTAL RESERVE EXPENDITURES	123,943	1,036,700	(912,757)	1,036,700
-----	-----	-----			-----	-----	-----	-----
72,155	80,250	(8,095)		RESERVE FUND SURPLUS/(DEFICIT)	478,176	(474,950)	953,126	(73,700)
=====	=====	=====			=====	=====	=====	=====





# 347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF OPERATIONS 07/31/2023

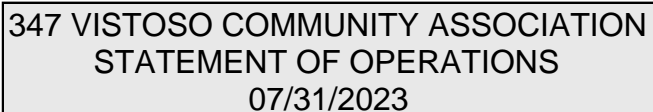
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	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
INCOME													
ASSESSMENT INCOME	\$ 172,374	\$ 172,374	\$ 175,095	\$ 172,606	\$ 172,780	\$ 172,606	\$ 172,724	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,210,557
COMMERCIAL DUES	61,664	61,664	61,664	61,664	61,664	61,664	61,664	0	0	0	0	0	431,649
INTEREST INCOME	1,346	1,314	1,576	1,881	1,862	1,884	1,953	0	0	0	0	0	11,817
COLLECTION COST REIMBURSEMENT	931	436	651	369	983	2,733	33	0	0	0	0	0	6,136
FILE REVIEW FEE	50	350	250	0	0	0	350	0	0	0	0	0	1,000
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)	3,793	0	0	0	0	0	12,976
NSF FEE	420	105	(35)	175	(35)	0	385	0	0	0	0	0	1,015
BUILDER ASSESSMENT	4,952	4,952	4,952	4,749	4,749	4,749	4,575	0	0	0	0	0	33,676
VIOLATION FINES	106	1,837	203	1,290	1,134	628	843	0	0	0	0	0	6,041
REBILL FEE	9,210	0	0	7,740	(120)	0	7,170	0	0	0	0	0	24,000
GENERAL RESERVE TRANSFER	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	0	0	0	0	0	(554,167)
TOTAL INCOME	\$ 177,450	\$ 163,969	\$ 165,419	\$ 175,913	\$ 164,107	\$ 165,182	\$ 174,323	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,186,363
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 8,042	\$ 8,061	\$ 8,715	\$ 8,710	\$ 8,724	\$ 8,722	\$ 8,049	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 59,023
OFFICE LEASE	2,888	3,029	3,029	3,620	3,181	3,181	3,181	0	0	0	0	0	22,109
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	26,158	0	0	0	0	0	189,654
REBILL FEE EXPENSE	9,210	0	0	7,740	(120)	0	7,170	0	0	0	0	0	24,000
NSF FEE EXPENSE	420	105	(35)	175	(35)	0	385	0	0	0	0	0	1,015
LEGAL EXPENSE	1,781	2,500	6,561	1,870	6,545	4,823	1,210	0	0	0	0	0	25,290
LIEN/COLLECTION COST	931	437	651	432	1,441	3,447	375	0	0	0	0	0	7,713
FILE REVIEW FEE	50	350	250	0	0	0	350	0	0	0	0	0	1,000
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	35	0	0	0	0	0	245
WEBSITE	61	61	61	61	61	61	61	0	0	0	0	0	427
ADMINISTRATION	7,549	7,560	7,568	7,580	7,576	7,703	7,483	0	0	0	0	0	53,018
NEWSLETTER	143	0	285	0	143	143	143	0	0	0	0	0	855
OFFICE EQUIPMENT RENTAL	855	1,403	1,067	294	144	702	435	0	0	0	0	0	4,900
OFFICE EXPENSE	5,878	141	6,070	238	488	220	641	0	0	0	0	0	13,676
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	720	0	0	0	0	0	4,700
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	602	0	0	0	0	0	155
PROFESSIONAL FEES	0	0	1,000	0	0	0	850	0	0	0	0	0	1,850
GIFTS	0	0	0	0	0	300	0	0	0	0	0	0	300
PROPERTY TAXES	0	0	0	0	0	0	8	0	0	0	0	0	8
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	2,450	0	0	0	0	0	19,278
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	\$ 60,305	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 465,925
UTILITIES													
WATER/SEWER	\$ 8,254	\$ 10,694	\$ 11,203	\$ 9,783	\$ 20,098	\$ 17,324	\$ 21,594	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 98,951
ELECTRIC	4,171	3,679	3,458	3,494	3,285	3,234	4,005	0	0	0	0	0	25,326
GAS	(114)	0	0	0	0	0	0	0	0	0	0	0	(114)
TELEPHONE	0	0	513	1,427	0	0	112	0	0	0	0	0	2,052
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	\$ 25,711	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 128,873
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 728,414
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	6,206	0	0	0	0	0	7,880
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	\$ 110,265	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 741,376
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	5,499	0	0	0	0	0	7,206
ELECTRIC REPAIRS/SUPPLIES	0	0	185	0	54	0	860	0	0	0	0	0	1,099
SIGN MAINTENANCE	0	0	0	0	0	1,636	944	0	0	0	0	0	2,580
JANITORIAL	1,612	2,692	2,212	2,212	2,212	2,327	2,212	0	0	0	0	0	15,476
PET WASTE REMOVAL	1,678	0	3,355	0	1,678	3,355	1,678	0	0	0	0	0	11,743
SECURITY PATROL	886	406	406	526	646	1,006	1,126	0	0	0	0	0	5,002













**347A VISTOSO- SIENA  
BALANCE SHEET  
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**ASSETS**

<b>OPERATING FUNDS</b>		
<b>OPERATING - US BANK</b>	<b>13,957.23</b>	
<b>DUE FROM RESERVES</b>	<b>2,480.00</b>	
	-----	
<b>TOTAL OPERATING FUNDS</b>		<b>16,437.23</b>
<b>RESERVE FUNDS</b>		
<b>DUE TO OPERATING</b>	<b>(2,480.00)</b>	
<b>RESERVE US BANK MMA</b>	<b>221,257.80</b>	
	-----	
<b>TOTAL RESERVE FUNDS</b>		<b>218,777.80</b>
<b>ACCOUNTS RECEIVABLE</b>		
<b>ACCOUNTS RECEIVABLE</b>	<b>123.32</b>	
<b>ACCOUNTS RECEIVABLE - PARCELS</b>	<b>422.22</b>	
	-----	
<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>545.54</b>
<b>OTHER ASSETS</b>		
<b>PREPAID EXPENSE INSURANCE</b>	<b>200.01</b>	
	-----	
<b>TOTAL OTHER ASSETS</b>		<b>200.01</b>
		-----
<b>TOTAL ASSETS</b>		<b>235,960.58</b>
		=====

**LIABILITIES & EQUITY**

<b>OPERATING LIABILITIES</b>		
<b>ACCRUED EXPENSES</b>	<b>2,787.00</b>	
<b>PREPAID ASSESSMENTS</b>	<b>(1,852.02)</b>	
<b>PREPAID ASSESSMENTS - PARCELS</b>	<b>3,149.02</b>	
<b>UNEARNED REVENUE</b>	<b>7,800.00</b>	
	-----	
<b>TOTAL OPERATING LIABILITIES</b>		<b>11,884.00</b>
<b>RESERVE</b>		
<b>ACCUMULATED GENERAL</b>	<b>203,078.61</b>	





<b>347A VISTOSO- SIENA</b> <b>BALANCE SHEET</b> <b>07/31/2023</b>
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<hr/>		
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	15,699.19	
	-----	
TOTAL RESERVE		218,777.80
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	4,299.44	
CURRENT YEAR RESERVE EQUITY	(15,699.19)	
CURRENT SURPLUS/(DEFICIT)	16,698.53	
	-----	
TOTAL SURPLUS/(DEFICIT)		5,298.78
		-----
TOTAL LIABILITIES & EQUITY		235,960.58
		=====



**347A VISTOSO- SIENA**  
**STATEMENT OF REVENUES & EXPENSES**  
**07/31/2023**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
3,900	3,965	(65)	4000P	PARCEL ASSESSMENTS	27,690	27,755	(65)	47,580
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(14,663)	(14,658)	(5)	(25,137)
(234)	(234)	0	P6099	P/Y RSV ALLOCATIONS	(1,639)	(1,638)	(1)	(2,810)
-----	-----	-----			-----	-----	-----	-----
1,571	1,637	(66)		TOTAL INCOME	11,388	11,459	(71)	19,633
-----	-----	-----			-----	-----	-----	-----
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
25	25	0	P5090	INSURANCE	161	175	(14)	300
-----	-----	-----			-----	-----	-----	-----
25	25	0		TOTAL ADMINISTRATIVE	161	175	(14)	300
<b>U T I L I T I E S</b>								
204	42	162	P5100	WATER/SEWER	1,425	294	1,131	500
47	50	(3)	P5120	ELECTRIC	324	350	(26)	600
-----	-----	-----			-----	-----	-----	-----
251	92	159		TOTAL UTILITIES	1,749	644	1,105	1,100
<b>L A N D S C A P I N G</b>								
705	705	0	P5200	LANDSCAPE CONTRACT	4,936	4,935	1	8,462
0	0	0	P5220	IRRIGATION REPAIRS	0	50	(50)	100
-----	-----	-----			-----	-----	-----	-----
705	705	0		TOTAL LANDSCAPE	4,936	4,985	(49)	8,562
<b>P O O L / S P A / C L U B H O U S E</b>								
525	160	365	P5350	FOUNTAIN MAINTENANCE	(75)	6,200	(6,275)	7,000
-----	-----	-----			-----	-----	-----	-----
525	160	365		TOTAL POOLS	(75)	6,200	(6,275)	7,000
<b>G A T E S</b>								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,560	1,820	(260)	3,120
250	133	117	P5511	GATE REPAIRS	500	931	(431)	1,600
111	105	6	P5517	GATE PHONE	780	735	45	1,260
-----	-----	-----			-----	-----	-----	-----
621	498	123		TOTAL GATES	2,840	3,486	(646)	5,980
<b>C O M M O N A R E A</b>								
0	75	(75)	P5739	STREET SWEEPING	511	525	(14)	900
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	265	931	(666)	1,600
-----	-----	-----			-----	-----	-----	-----
0	208	(208)		TOTAL COMMON AREA	776	1,456	(680)	2,500
-----	-----	-----			-----	-----	-----	-----
2,127	1,688	439		TOTAL OPERATING EXPENSES	10,388	16,946	(6,558)	25,442
-----	-----	-----			-----	-----	-----	-----
(555)	(51)	(504)		OPERATING FUND SURPLUS/(DEFICIT)	999	(5,487)	6,486	(5,809)
=====	=====	=====			=====	=====	=====	=====

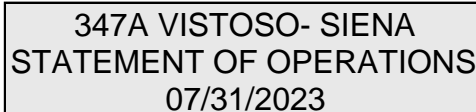




**347A VISTOSO- SIENA**  
**STATEMENT OF REVENUES & EXPENSES**  
**07/31/2023**

***** 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	14,663	14,658	5	25,137
687	12	675	P7034	INTEREST RESERVE FUNDS	2,262	84	2,178	150
234	234	0	P7099	P/Y RSV ALLOCATIONS	1,639	1,638	1	2,810
-----	-----	-----			-----	-----	-----	-----
3,016	2,340	676		TOTAL RESERVE INCOME	18,564	16,380	2,184	28,097
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
0	0	0	8520	PAINTING	385	0	385	0
2,480	0	2,480	P8510	PARCEL - GENERAL RESERVE EXPENSE	2,480	10,000	(7,520)	10,000
-----	-----	-----			-----	-----	-----	-----
2,480	0	2,480		TOTAL RESERVE EXPENDITURES	2,865	10,000	(7,135)	10,000
-----	-----	-----			-----	-----	-----	-----
536	2,340	(1,804)		RESERVE FUND SURPLUS/(DEFICIT)	15,699	6,380	9,319	18,097
=====	=====	=====			=====	=====	=====	=====









# 347A VISTOSO- SIENA STATEMENT OF OPERATIONS 07/31/2023

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
RESERVE FUND													
INCOME													
PARCEL TRANSFER TO RESERVES	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,663
INTEREST RESERVE FUNDS	18	67	86	121	627	655	687	0	0	0	0	0	2,262
P/Y RSV ALLOCATIONS	234	234	234	234	234	234	234	0	0	0	0	0	1,639
TOTAL RESERVE INCOME	\$ 2,347	\$ 2,396	\$ 2,415	\$ 2,450	\$ 2,956	\$ 2,984	\$ 3,016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 18,564
EXPENDITURES													
PAINTING	\$ 0	\$ 0	\$ 0	\$ 0	\$ 385	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 385
PARCEL - GENERAL RESERVE EXPENSE	0	0	0	0	0	0	2,480	0	0	0	0	0	2,480
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 385	\$ 0	\$ 2,480	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,865
RESERVE FUND SURPLUS/(DEFICIT)	\$ 2,347	\$ 2,396	\$ 2,415	\$ 2,450	\$ 2,571	\$ 2,984	\$ 536	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,699





<b>347Z VISTOSO COMMUNITY CONSOLIDATED</b> <b>BALANCE SHEET</b> <b>07/31/2023</b>
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**ASSETS****OPERATING FUNDS**

US BANK - OPERATING CHECKING	333,361.27
OPERATING - US BANK	44.65
US BANK SAVINGS	622,516.67
DUE FROM RESERVES	19,040.00
	-----

**TOTAL OPERATING FUNDS****974,962.59****RESERVE FUNDS**

DUE TO OPERATING	(19,040.00)
RESERVE US BANK MMA	401,010.08
MORGAN STANLEY	3,408,140.02
RESERVES - ACCRUED INTEREST	21,709.06
	-----

**TOTAL RESERVE FUNDS****3,811,819.16****DEPOSITS**

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22
	-----

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

ACCOUNTS RECEIVABLE	337,115.46
ACCOUNTS RECEIVABLE - PARCELS	422.22
PRE-LEGAL RECEIVABLE	49,392.34
CONTINGENT PAYABLE	(49,392.34)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(115,590.94)
	-----

**TOTAL ACCOUNTS RECEIVABLE****221,946.74****OTHER ASSETS**

PREPAID EXPENSE INSURANCE	22,584.65
PREPAID EXPENSES	13,015.67
	-----

**TOTAL OTHER ASSETS****35,600.32****TOTAL ASSETS****5,047,353.03**





<b>347Z VISTOSO COMMUNITY CONSOLIDATED</b> <b>BALANCE SHEET</b> <b>07/31/2023</b>
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<b>LIABILITIES &amp; EQUITY</b>		
<b>OPERATING LIABILITIES</b>		
ACCOUNTS PAYABLE	(375.07)	
ACCRUED EXPENSES	110,149.42	
PREPAID ASSESSMENTS	149,398.60	
PREPAID ASSESSMENTS - PARCELS	3,149.02	
REFUNDABLE DEPOSIT KEYS	9,225.00	
UNEARNED REVENUE	485,725.67	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	
	-----	
<b>TOTAL OPERATING LIABILITIES</b>		<b>807,646.26</b>
<b>RESERVE</b>		
ACCUMULATED GENERAL	3,333,101.62	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	493,874.69	
UNREALIZED GAIN/LOSS INVESTMENTS	(99,887.56)	
GAIN (LOSS) ON INVESTMENT	84,730.41	
	-----	
<b>TOTAL RESERVE</b>		<b>3,811,819.16</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	632,349.65	
CURRENT YEAR RESERVE EQUITY	(493,874.69)	
CURRENT SURPLUS/(DEFICIT)	289,412.65	
	-----	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>427,887.61</b>
		-----
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>5,047,353.03</b>
		=====



# 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 07/31/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
172,724	192,241	(19,517)	4000	ASSESSMENT INCOME	1,210,557	1,345,687	(135,130)	2,306,892
3,900	3,965	(65)	4000P	PARCEL ASSESSMENTS	27,690	27,755	(65)	47,580
61,664	64,089	(2,425)	4001	COMMERCIAL DUES	431,649	448,623	(16,974)	769,068
1,953	167	1,786	4030	INTEREST INCOME	11,817	1,169	10,648	2,000
33	1,250	(1,217)	4050	COLLECTION COST REIMBURSEMENT	6,136	8,750	(2,614)	15,000
350	167	183	4050FR	FILE REVIEW FEE	1,000	1,169	(169)	2,000
0	42	(42)	4050MU	MONITOR TRUSTEE SALE	333	294	39	504
0	167	(167)	4050RR	FILE TRANSFER FEES	1,331	1,169	162	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	0	175	(175)	300
3,793	2,083	1,710	4070	LATE FEE INCOME	12,976	14,581	(1,605)	25,000
385	225	160	4075	NSF FEE	1,015	675	340	900
4,575	10,000	(5,425)	4205	BUILDER ASSESSMENT	33,676	70,000	(36,324)	120,000
843	1,250	(407)	4900	VIOLATION FINES	6,041	8,750	(2,709)	15,000
0	83	(83)	4945	NEWSLETTER INCOME	0	581	(581)	1,000
7,170	9,000	(1,830)	4950	REBILL FEE	24,000	27,000	(3,000)	36,000
(79,167)	(79,166)	(1)	6010	GENERAL RESERVE TRANSFER	(554,167)	(554,162)	(5)	(950,000)
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(14,663)	(14,658)	(5)	(25,137)
(234)	(234)	0	P6099	P/Y RSV ALLOCATIONS	(1,639)	(1,638)	(1)	(2,810)
-----	-----	-----			-----	-----	-----	-----
175,894	203,260	(27,366)		TOTAL INCOME	1,197,751	1,385,920	(188,169)	2,365,297
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
8,049	9,678	(1,629)	5000	MANAGEMENT FEE	59,023	67,746	(8,723)	116,136
3,181	3,024	157	5000RO	OFFICE LEASE	22,109	21,168	941	36,291
0	0	0	5005	RESERVE STUDY	1,195	1,195	0	2,390
26,158	25,833	325	5007w	SALARIES & BENEFITS	189,654	180,831	8,823	310,000
7,170	9,000	(1,830)	5009A	REBILL FEE EXPENSE	24,000	27,000	(3,000)	36,000
385	225	160	5009B	NSF FEE EXPENSE	1,015	675	340	900
1,210	3,833	(2,623)	5010	LEGAL EXPENSE	25,290	26,831	(1,541)	46,000
0	2,023	(2,023)	5014	'CC&R REVISIONS PROJECT	0	14,161	(14,161)	24,275
375	2,200	(1,825)	5020	LIEN/COLLECTION COST	7,713	15,400	(7,687)	26,400
350	167	183	5020F	FILE REVIEW FEE	1,000	1,169	(169)	2,000
0	42	(42)	5020M	MONITOR TRUSTEE SALE	333	294	39	500
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	1,331	2,044	(713)	3,500
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	0	200	(200)	300
0	0	0	5030	AUDIT/TAX PREPARATION	0	10,500	(10,500)	10,500
0	0	0	5033F	ADVERTISING	223	750	(527)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	245	245	0	420
61	0	61	5039	WEBSITE	427	1,000	(573)	1,000
7,483	7,500	(17)	5040	ADMINISTRATION	53,018	52,500	518	90,000
143	122	21	5046	NEWSLETTER	855	854	1	1,464
435	1,250	(815)	5047B	OFFICE EQUIPMENT RENTAL	4,900	8,750	(3,850)	15,000
641	398	243	5048	OFFICE EXPENSE	13,676	2,786	10,890	4,776
0	0	0	5052	PRINTING	1,315	0	1,315	3,000
720	1,033	(313)	5054	ARCHITECTURAL EXPENSE	4,700	7,231	(2,531)	12,400
0	0	0	5055	MEETING EXPENSE	31,979	19,000	12,979	19,000
602	500	102	5059	POSTAGE	155	3,500	(3,345)	6,000
0	208	(208)	5063	MILEAGE	0	1,456	(1,456)	2,500
850	417	433	5065	PROFESSIONAL FEES	1,850	2,919	(1,069)	5,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	0	0	5068	GIFTS	300	500	(200)	1,500
8	0	8	5070	PROPERTY TAXES	8	400	(392)	400
0	0	0	5080	CORPORATE TAXES	0	5,000	(5,000)	5,000
0	0	0	5088	BAD DEBT EXPENSE	14,849	13,774	1,075	27,548
2,450	3,133	(683)	5090	INSURANCE	19,278	21,493	(2,215)	37,158
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	1,238	2,919	(1,682)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	(15,754)	0	(15,754)	0
25	25	0	P5090	INSURANCE	161	175	(14)	300
-----	-----	-----			-----	-----	-----	-----
60,330	71,405	(11,075)		TOTAL ADMINISTRATIVE	466,087	514,566	(48,479)	859,258
-----	-----	-----			-----	-----	-----	-----



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
07/31/2023**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
UTILITIES								
21,594	16,666	4,928	5100	WATER/SEWER	98,951	116,662	(17,711)	200,000
4,005	4,333	(328)	5120	ELECTRIC	25,326	30,331	(5,005)	52,000
0	30	(30)	5125	GAS	(114)	210	(324)	360
112	417	(305)	5151	TELEPHONE	2,052	2,919	(867)	5,000
0	267	(267)	5151B	INTERNET	271	1,869	(1,598)	3,200
0	75	(75)	5152	ALARM MONITORING	2,387	525	1,862	900
204	42	162	P5100	WATER/SEWER	1,425	294	1,131	500
47	50	(3)	P5120	ELECTRIC	324	350	(26)	600
-----	-----	-----			-----	-----	-----	-----
25,961	21,880	4,081		TOTAL UTILITIES	130,623	153,160	(22,537)	262,560
LANDSCAPING								
104,059	104,059	0	5200	LANDSCAPE CONTRACT	728,414	728,413	1	1,248,710
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	3,750	(3,750)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	0	29,169	(29,169)	50,000
0	2,083	(2,083)	5220	IRRIGATION REPAIRS	2,016	14,581	(12,565)	25,000
6,206	167	6,039	5222	BACKFLOW INSPEC/RPRS	7,880	1,169	6,711	2,000
0	630	(630)	5228	EROSION CONTROL	0	4,410	(4,410)	7,564
0	2,640	(2,640)	5240	TREE TRIMMING/REMOVAL	3,065	18,480	(15,415)	31,677
705	705	0	P5200	LANDSCAPE CONTRACT	4,936	4,935	1	8,462
0	0	0	P5220	IRRIGATION REPAIRS	0	50	(50)	100
-----	-----	-----			-----	-----	-----	-----
110,970	115,701	(4,731)		TOTAL LANDSCAPE	746,311	804,957	(58,646)	1,378,513
POOL/SPA/CLUBHOUSE								
525	160	365	P5350	FOUNTAIN MAINTENANCE	(75)	6,200	(6,275)	7,000
-----	-----	-----			-----	-----	-----	-----
525	160	365		TOTAL POOLS	(75)	6,200	(6,275)	7,000
GATES								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,560	1,820	(260)	3,120
250	133	117	P5511	GATE REPAIRS	500	931	(431)	1,600
111	105	6	P5517	GATE PHONE	780	735	45	1,260
-----	-----	-----			-----	-----	-----	-----
621	498	123		TOTAL GATES	2,840	3,486	(646)	5,980
COMMON AREA								
0	833	(833)	5700	BUILDING MAINTENANCE	365	5,831	(5,466)	10,000
5,499	333	5,166	5700K	KEYS/LOCK REPAIR	7,206	2,331	4,875	4,000
860	1,208	(348)	5722	ELECTRIC REPAIRS/SUPPLIES	1,099	8,456	(7,357)	14,500
944	166	778	5740	SIGN MAINTENANCE	2,580	1,162	1,418	2,000
2,212	1,897	315	5769A	JANITORIAL	15,476	13,279	2,197	22,760
1,678	2,083	(406)	5774	PET WASTE REMOVAL	11,743	14,581	(2,839)	25,000
1,126	1,909	(783)	5779CC	SECURITY PATROL	5,002	13,363	(8,361)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	0	1,750	(1,750)	3,000
2,063	833	1,230	5800	COMMON AREA MAINTENANCE/REPAIRS	7,857	5,831	2,026	10,000
0	500	(500)	5845	PARK MAINT	2,450	3,500	(1,050)	6,000
675	540	135	5850	EXTERMINATING	1,874	3,780	(1,907)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	4,431	(4,431)	7,600
0	75	(75)	P5739	STREET SWEEPING	511	525	(14)	900
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	265	931	(666)	1,600
-----	-----	-----			-----	-----	-----	-----
15,056	11,393	3,663		TOTAL COMMON AREA	56,427	79,751	(23,324)	136,744
-----	-----	-----			-----	-----	-----	-----
213,463	221,037	(7,574)		TOTAL OPERATING EXPENSES	1,402,213	1,562,120	(159,907)	2,650,055
-----	-----	-----			-----	-----	-----	-----
(37,569)	(17,777)	(19,792)		OPERATING FUND SURPLUS/(DEFICIT)	(204,462)	(176,200)	(28,262)	(284,758)
=====	=====	=====			=====	=====	=====	=====





# 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 07/31/2023

***** 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	554,167	554,169	(2)	950,000
7,418	2,083	5,335	7034	INTEREST RESERVE FUND	50,639	14,581	36,058	25,000
2,968	0	2,968	7069	GAIN (LOSS) ON INVESTMENTS	2,279	0	2,279	0
2,095	2,094	1	P7010	PARCEL TRANSFER TO RESERVES	14,663	14,658	5	25,137
687	12	675	P7034	INTEREST RESERVE FUNDS	2,262	84	2,178	150
(837)	(1,000)	163	8537	BANK/INVESTMENT CHARGES	(4,966)	(7,000)	2,034	(12,000)
234	234	0	P7099	P/Y RSV ALLOCATIONS	1,639	1,638	1	2,810
-----	-----	-----			-----	-----	-----	-----
91,731	82,590	9,141		TOTAL RESERVE INCOME	620,683	578,130	42,553	991,097
-----	-----	-----			-----	-----	-----	-----
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
6,460	0	6,460	8520	PAINTING	7,835	11,900	(4,065)	11,900
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	261,500	(261,500)	261,500
2,100	0	2,100	8530	ASPHALT SEAL COATING	56,411	32,800	23,611	32,800
0	0	0	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
8,000	0	8,000	8578D	DRAINAGE	21,822	300,000	(278,178)	300,000
2,480	0	2,480	P8510	PARCEL - GENERAL RESERVE EXPENSE	2,480	10,000	(7,520)	10,000
-----	-----	-----			-----	-----	-----	-----
19,040	0	19,040		TOTAL RESERVE EXPENDITURES	126,808	1,046,700	(919,892)	1,046,700
-----	-----	-----			-----	-----	-----	-----
72,691	82,590	(9,899)		RESERVE FUND SURPLUS/(DEFICIT)	493,875	(468,570)	962,445	(55,603)
=====	=====	=====			=====	=====	=====	=====



	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	\$ 172,724	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,210,557
PARCEL ASSESSMENTS	3,835	3,835	4,420	3,900	3,900	3,900	3,900	0	0	0	0	0	27,690
COMMERCIAL DUES	61,664	61,664	61,664	61,664	61,664	61,664	61,664	0	0	0	0	0	431,649
INTEREST INCOME	1,346	1,314	1,576	1,881	1,862	1,884	1,953	0	0	0	0	0	11,817
COLLECTION COST REIMBURSEMENT	931	436	651	369	983	2,733	33	0	0	0	0	0	6,136
FILE REVIEW FEE	50	350	250	0	0	0	350	0	0	0	0	0	1,000
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)	3,793	0	0	0	0	0	12,976
NSF FEE	420	105	(35)	175	(35)	0	385	0	0	0	0	0	1,015
BUILDER ASSESSMENT	4,952	4,952	4,952	4,749	4,749	4,749	4,575	0	0	0	0	0	33,676
VIOLATION FINES	106	1,837	203	1,290	1,134	628	843	0	0	0	0	0	6,041
REBILL FEE	9,210	0	0	7,740	(120)	0	7,170	0	0	0	0	0	24,000
GENERAL RESERVE TRANSFER	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	0	0	0	0	0	(554,167)
GENERAL RESERVE TRANSFER	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	0	0	0	0	0	(14,663)
P/Y RSV ALLOCATIONS	(234)	(234)	(234)	(234)	(234)	(234)	(234)	0	0	0	0	0	(1,639)
TOTAL INCOME	\$ 178,956	\$ 165,475	\$ 167,510	\$ 177,484	\$ 165,678	\$ 166,753	\$ 175,894	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,197,751
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 8,042	\$ 8,061	\$ 8,715	\$ 8,710	\$ 8,724	\$ 8,722	\$ 8,049	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 59,023
OFFICE LEASE	2,888	3,029	3,029	3,620	3,181	3,181	3,181	0	0	0	0	0	22,109
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	26,158	0	0	0	0	0	189,654
REBILL FEE EXPENSE	9,210	0	0	7,740	(120)	0	7,170	0	0	0	0	0	24,000
NSF FEE EXPENSE	420	105	(35)	175	(35)	0	385	0	0	0	0	0	1,015
LEGAL EXPENSE	1,781	2,500	6,561	1,870	6,545	4,823	1,210	0	0	0	0	0	25,290
LIEN/COLLECTION COST	931	437	651	432	1,441	3,447	375	0	0	0	0	0	7,713
FILE REVIEW FEE	50	350	250	0	0	0	350	0	0	0	0	0	1,000
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	35	0	0	0	0	0	245
WEBSITE	61	61	61	61	61	61	61	0	0	0	0	0	427
ADMINISTRATION	7,549	7,560	7,568	7,580	7,576	7,703	7,483	0	0	0	0	0	53,018
NEWSLETTER	143	0	285	0	143	143	143	0	0	0	0	0	855
OFFICE EQUIPMENT RENTAL	855	1,403	1,067	294	144	702	435	0	0	0	0	0	4,900
OFFICE EXPENSE	5,878	141	6,070	238	488	220	641	0	0	0	0	0	13,676
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	720	0	0	0	0	0	4,700
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	602	0	0	0	0	0	155
PROFESSIONAL FEES	0	0	1,000	0	0	0	850	0	0	0	0	0	1,850
GIFTS	0	0	0	0	0	300	0	0	0	0	0	0	300
PROPERTY TAXES	0	0	0	0	0	0	8	0	0	0	0	0	8
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	2,450	0	0	0	0	0	19,278
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	25	0	0	0	0	0	161
TOTAL ADMINISTRATIVE	\$ 79,699	\$ 59,204	\$ 67,501	\$ 61,450	\$ 61,602	\$ 76,300	\$ 60,330	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 466,087
UTILITIES													
WATER/SEWER	\$ 8,254	\$ 10,694	\$ 11,203	\$ 9,783	\$ 20,098	\$ 17,324	\$ 21,594	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 98,951
ELECTRIC	4,171	3,679	3,458	3,494	3,285	3,234	4,005	0	0	0	0	0	25,326
GAS	(114)	0	0	0	0	0	0	0	0	0	0	0	(114)
TELEPHONE	0	0	513	1,427	0	0	112	0	0	0	0	0	2,052
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	204	0	0	0	0	0	1,425
ELECTRIC	40	46	50	47	47	47	47	0	0	0	0	0	324
TOTAL UTILITIES	\$ 12,908	\$ 14,599	\$ 17,391	\$ 15,074	\$ 23,620	\$ 21,071	\$ 25,961	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 130,623
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 728,414
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	6,206	0	0	0	0	0	7,880
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	705	0	0	0	0	0	4,936
TOTAL LANDSCAPE	\$ 104,764	\$ 106,275	\$ 106,933	\$ 106,985	\$ 105,293	\$ 105,092	\$ 110,970	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 746,311
POOL/SPA/ CLUBHOUSE													





# 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 07/31/2023

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
FOUNTAIN MAINTENANCE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (75)
TOTAL POOLS/SPA/CLUBHOUSE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (75)
G A T E S													
GATE MAINTENANCE CONTRACT	\$ 0	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,560
GATE REPAIRS	0	130	0	120	0	0	250	0	0	0	0	0	500
GATE PHONE	120	110	110	110	0	220	111	0	0	0	0	0	780
TOTAL GATES	\$ 120	\$ 500	\$ 370	\$ 490	\$ 260	\$ 480	\$ 621	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,840
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	5,499	0	0	0	0	0	7,206
ELECTRIC REPAIRS/SUPPLIES	0	0	185	0	54	0	860	0	0	0	0	0	1,099
SIGN MAINTENANCE	0	0	0	0	0	1,636	944	0	0	0	0	0	2,580
JANITORIAL	1,612	2,692	2,212	2,212	2,212	2,327	2,212	0	0	0	0	0	15,476
PET WASTE REMOVAL	1,678	0	3,355	0	1,678	3,355	1,678	0	0	0	0	0	11,743
SECURITY PATROL	886	406	406	526	646	1,006	1,126	0	0	0	0	0	5,002
COMMON AREA MAINTENANCE/REPAIRS	650	415	786	1,180	1,778	985	2,063	0	0	0	0	0	7,857
PARK MAINT	0	0	0	1,633	408	408	0	0	0	0	0	0	2,450
EXTERMINATING	396	0	402	0	140	262	675	0	0	0	0	0	1,874
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	\$ 15,056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 56,427
TOTAL OPERATING EXPENSES	\$ 201,377	\$ 184,715	\$ 200,620	\$ 189,749	\$ 198,869	\$ 213,419	\$ 213,463	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,402,213
OPERATING FUND SURPLUS/(DEFICIT)	\$ (22,421)	\$ (19,240)	\$ (33,110)	\$ (12,264)	\$ (33,191)	\$ (46,666)	\$ (37,569)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (204,462)





# 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 07/31/2023

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
RESERVE FUND													
INCOME													
TRANSFER FROM OPERATING	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 554,167
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	7,418	0	0	0	0	0	50,639
GAIN (LOSS) ON INVESTMENTS	0	0	0	79,201	(735)	(79,154)	2,968	0	0	0	0	0	2,279
PARCEL TRANSFER TO RESERVES	2,095	2,095	2,095	2,095	2,095	2,095	2,095	0	0	0	0	0	14,663
INTEREST RESERVE FUNDS	18	67	86	121	627	655	687	0	0	0	0	0	2,262
P/Y RSV ALLOCATIONS	234	234	234	234	234	234	234	0	0	0	0	0	1,639
TOTAL RESERVE INCOME	\$ 101,171	\$ 87,151	\$ 87,591	\$ 164,650	\$ 88,329	\$ 4,189	\$ 92,568	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 625,649
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	6,460	0	0	0	0	0	7,835
ASPHALT SEAL COATING	0	0	30,992	10,125	13,194	0	2,100	0	0	0	0	0	56,411
BANK/INVESTMENT CHARGES	2,589	(726)	625	0	825	816	837	0	0	0	0	0	4,966
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	8,000	0	0	0	0	0	21,822
PARCEL - GENERAL RESERVE EXPENSE	0	0	0	0	0	0	2,480	0	0	0	0	0	2,480
TOTAL RESERVE EXPENDITURES	\$ 12,547	\$ 2,864	\$ 31,617	\$ 30,762	\$ 18,019	\$ 16,088	\$ 19,877	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 131,774
RESERVE FUND SURPLUS/(DEFICIT)	\$ 88,623	\$ 84,287	\$ 55,974	\$ 133,888	\$ 70,311	\$ (11,899)	\$ 72,691	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 493,875



## VCA Landscape Report July/August 2023

### **Irrigation**

- The Leit solar irrigation timer located at Valley Vistas has been replaced with a new timer from the manufacturer.
- We found and repaired main line leak located on RVB at the north end of Splendido.

### **Turf /Parks**

IPM turf post emergent and IPM pest application at Hohokam park August.

### **Chemical**

- VCA pre-emergent application will be completed by August 28<sup>th</sup>. Pre-emergent application began in the most recent addition to VCA common areas Valley Vistas subdivision, Moore loop park and Moore Loop and Arrowsmith roadsides and medians.

### **Site damage**

- Hunter irrigation controller at Moore Loop Park was vandalized cabinet and solar components were damaged needs to be replaced.
- Large 1 of 2 leaning Saguaro on RVB fell over the weekend and before proposal was signed. AAA Arbor Care was dispatched to remove.

### **Storm Damage**

- 8 large trees were uprooted during storm and had to be removed by AAA Arbor Care was dispatched, Maintenance crews provided sidewalk and roadside clearance were needed. Locations of trees are as follows.
  1. Woodburne Ave by New Dawn Ave (Mesquite),
  2. Vistoso Village Dr,
  3. Rancho Vistoso Blvd behind 13150 Pioneer (Palo Verde on common wall),
  4. Vistoso Village Dr / Tubular (Mesquite)
  5. large broken branch hanging (Acacia)
  6. Vistoso Park Rd / 1 Mesquite and 2 Palo Verdes

### **Proposals submitted.**

Bigwash Overlook and Scenic Overlook Plant replacement proposal.

Bigwash Overlook and Scenic Overlook irrigation replacement proposal.

RVB Saguaro Removal



### **Work orders**

- 5 work orders have been completed.

### **Added Value**

See attachment.





July / Aug, 2023  
Barbara Daoust First Service Residentail  
VCA communitty

We hereby submit the landscape proposal to remove Storm damage removing small trees down trees, large branches, sidewalk and roadside clearance. The below listed work includes all material, equipment and labor required to complete the work requested.

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

Qty	Unit	Description		Total Price
16	\$49.50	Crew Leader hrs	\$	792.00
30	\$24.79	Labor hrs	\$	743.70
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
		NO CHARGE	: \$	1,535.70

**CLARIFICATIONS:**

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

**EXCLUSIONS:**

Overtime or Accelerated schedule

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

If you have any questions, please feel free to call. (520) 336-5279

Sincerely,

**Hanna Delosantos**  
Account Manager

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

Authorized Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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

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Suite 108  
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P 520.696.3223

[aaalandscape.com](http://aaalandscape.com)

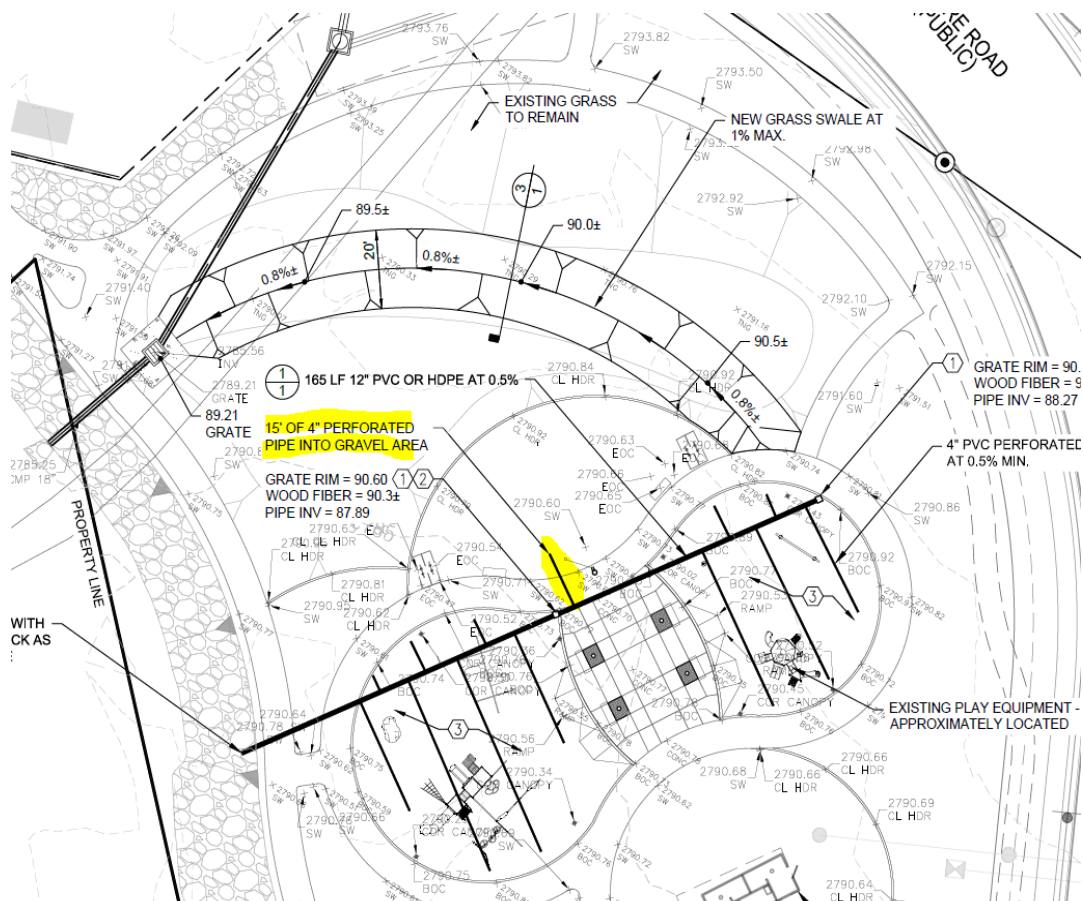


# Vistoso Projects Update

## August 22, 2023

- **Parcel Turnovers (In Progress)**

- **Valley Vista:**
  - Barbara Daoust, Matt wood, Hana Delosantos (AAA) and I met with Michael Spaeth (principal planner TOV) on Aug 16 to discuss the final punch list.
  - Hana will get back to us by Aug 25 on any outstanding areas of concern.
  - Michael will update his plan and send to Pulte for repairs before releasing the bond.
- **Altera at Vistoso Trails** (Mattamy – John Ward)
  - We are waiting for the final tree installations and irrigation repair before scheduling a final walkthrough.
    - AAA will get a price to replace 3 trees.
  - We did receive the As-Builts
  - Mattamy have agreed to install a 117” railing on the West side of the park.
  - Barbara is working on a resolution to the meter billing question.





# Vistoso Projects Update

## August 22, 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 fenced 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

## August 22, 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.

### ○ August 22

Bogardus Engineering have received their deposit and will be completing their updated plans tentatively by the week of October 23.



# Vistoso Projects Update

## August 22, 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.

- August 22

We received an updated preliminary plan on Aug 21 from John Wise (WLB Engineering). A meeting is being scheduled to meet with John Spiker (TOV) to discuss our next steps.

- **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

## August 22, 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

- **August 22**

Total Maintenance Erosion Control (TMEC), have been tentatively selected to complete the 27 Mile Project

Barbara Daoust, Matt Wood, John Wise (WLB) and I are meeting with James Bello (TMEC) on Aug 23.

The purpose of this meeting is to discuss options for equipment access and staging.



# Vistoso Projects Update

## August 22, 2023

- **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.
- 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



## Vistoso Projects Update

### August 22, 2023

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	Bid Received
BrightView	X	Bid Received
Wilder Landscape Architects	X	Bid Received

#### ○ August 22, 2023

- We received bids from the following Contractors:

- AAA:
- Brightview:
- Wilder:

See the attached bids and comparison matrix.

- A meeting with Barbara and AAA will be held to discuss options for accomplishing the irrigation/landscaping goals along Innovation Dr. and Desert Fairway on Aug 23.

○

#### • Granite Replenishment (**In progress**)

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



ALRC Meeting Report  
Wednesday, August 9th, 2023 at 3:00pm  
Hybrid Meeting  
Report VCA Board 8.31.23 Meeting

In Attendance- Members, Lynn Huebner, Susan Wood, Linda Corsey, Sheryl Forte  
Staff, Priscilla Harris and AAA Rep. Hanna Delosantos  
Guest, homeowner, Chris Morton  
Absent- Chair, Dan Sturmon, Susan Osiago

It was noted, Susan Osiago has resigned from the committee effective immediately.

Quorum met, meeting called to order 3:01 pm

AGENDA amended, added homeowner revised request at Bellbird Dr. and commercial signage at Innovation Park Office.

MINUTES from 7.12.23 meeting reviewed and amended. Noting error to A23 Studio report, correcting three story structure to two stories. Amended agenda approved.

CONSENT AGENDA, was approved after questions on several items, clarifications. Noted a glitch in the reporting system gave incorrect information, eg AC v Solar.

No Guest Forum

Review of Homeowner revised request for a variance. Homeowner, Chris Morton, Bellbird Dr. spoke on his amended request for a backyard pergola. Reducing structure in size to his previously approved plan 7/15/20. The committee approved his revised plan and recommended for Board approval.

P&L committee Report from August 3, 2023, see board packet.

Decorative Gravel: Pulte Home, Vistoso Canyon Estates, Tranquilo at Rancho Vistoso. Request and approved for gravel color and size, 3/4" screened Desert Brown color for the common area. Recommended for approval by the Board.

Request for new office signage at Innovation Park office, was reviewed and approved, recommended for Board Approval.

New office buildings, Vistoso Commerce Loop. Committee reviewed and recommended for Board approval.

Meeting was adjourned at approximately 4:30 pm. The next ALRC meeting September 13th, 2023 at 3 pm

Submitted by  
Susan Wood



## Communications Committee August 2023 Report to the VCA BOD

1. Newsletter clicks by subject for the last three months. (*Note: engagement dropped slightly in July compared to June*)

	23-May	23-Jun	23-Jul
<b>Greetings from the board</b>	153	463	164
<b>Did you know</b>	147	109	128
<b>Snapshot</b>	80	41	100
<b>Critter of the month</b>	33	201	46
<b>AAA Landscaping</b>	71	117	89

### 2. The August VCA Newsletter

- Matt Wood and Bayer Vella of the Town of Oro Valley contributed to the Message from the Board informing VCA members of the status of the proposed 132-unit residential apartment development along West Vistoso Highlands Drive.
  - The purpose of the article was to clear-up some confusion by members regarding the role of the VCA related to the zoning of the property
  - Matt and Bayer clarified the history behind the zoning of this apartment project.
  - The current state of the proposed development, including the ALRC review and briefing of the developer design team, was provided.
  - The future opportunities for members to provide input to the Town of Oro Valley were described.
  - Also, as a result of discussions regarding traffic along W Vistoso Highlands Drive, the Town has placed mobile traffic control devices on the road and is planning to paint No Parking markings on the curb on the approach to the Stone Canyon gate.
- The “Did You Know” page included the facts that in addition to their VCA Board positions, Matt Wood is the Chair of the Town of Oro Valley Parks & Recreation Advisory Board and Dan Sturmon serves as the Vice Chair of the Town of Oro Valley Planning and Zoning Commission.
- The Newsletter now includes two new content areas: What’s Happening Around Rancho Vistoso and The Member’s Corner.

3. **Web Master.** Tim O’Keefe, changed the menu option ‘Board Meeting Minutes’ to ‘Board Meeting Packets and Minutes’ and added in the packets for 2023 to the website. Note: These are the draft packets that are attached to the minutes and do not include any updates made later during the board meeting. Also, **Committee Chairs are reminded to make sure that links to the relevant RanchoVistosoHOA.Com website page within their Committee Meeting Minutes and Reports are complete and will take the reader to the appropriate information.**

4. The Committee is continuing to explore the possibility of including local Commercial advertising in the newsletter and/or on the VCA website.

*Respectfully submitted,*  
*Randy Kohout*



## **Compliance Committee Report**

Meeting date: 8/8/2023

Normal levels seen across violation types. Street parking continues to be top violation. Parking violations are a good sign that VET SEC security are making regular patrols.

The committee had a member resign, so we are actively looking for a new member.



## August 22, 2023, VCA Finance Committee Report

On August 22, 2023 the Finance Committee met with a quorum of all 5 members attending. Attending staff included GM Barbara Daoust, and FSR accountant Colin Rinne.

1. **Introductory.** The Meeting was called to order at 3pm MST. The Meeting Agenda was approved. The Minutes of the July 18, 2023 Meeting were approved.
2. **Review of financial statements.** The July 2023 financial statements and Treasurer's Report were reviewed and approved. The Reserve Fund investment report was reviewed and discussed.
3. **Collections Files.** All collections files have been transferred to the current service provider.
4. **Capital Project Tracking Tool.** Discussion occurred regarding the current status of budgeted and unbudgeted approved projects, and progress made in getting contracts in place with vendors.
5. **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. FC review of the proposed 2024 Budget will occur at its regularly scheduled meeting to be held on Sept. 19, 2023.
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 and outside auditors to confirm that net acreage attributed to commercial properties is accurate and adequate for audit. Discussion occurred regarding the status of that process.
8. **Unclaimed property.** The status of unclaimed property was discussed, including whether such fees are in fact income earned by VCA for plan review, etc.
9. **Audits.** An effort is underway to secure Financial Statement Audit review in a timely fashion.
10. **Siena Draft Budget.** The 2024 proposed Budget for Siena as a benefitted parcel of VCA was reviewed and approved for submission into the overall 2024 Budget process which is currently underway.

*Respectfully submitted*

*Ted Dann*



## **Governing Doc's Committee report for August 2023**

### **August 2, 2023 Committee Meeting**

#### **Members**

- ❖ Matt Wood (Chair)
- ❖ Robert Forman
- ❖ Barbara Stough
- ❖ 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 collaboration with the Communications Committee. Rob Forman volunteered to obtain drone footage of some of the streets with "lots of cars parked on them during the day". We also hope to pick up a few trailers and/or RV's or boats to add emphasis.

We agreed hold a hybrid zoom meeting on November 13<sup>th</sup> at 3 pm featuring Mark Sahl of Carpenter Hazelwood, bringing the President's Sub Associations forum group up to speed on the latest legislative news with a special emphasis on HB 2298.

Budget request for 2024: We discussed builders' rights and declarant rights and we agreed it was a very important issue and voted to submit a budget request of \$15,000 for attorney's fees to research and report on this issue.

Matt



Parks and Landscape Committee Report  
Thursday August 3, 2023 at 3:15 pm  
Hybrid meeting  
Report to ALRC 8/9/23 and VCA Board 8/31/23

In attendance- Members, Susan Wood, Lynn Huebner, Deb Gann, Joan Sauer, Linda Corsey,  
Sheryl Forte- Absent member Susan Osiago  
Staff, Priscilla Harris and AAA representative, Hanna Delosantos  
No guests were in attendance

Quorum was met and Called to Order at 3:20 pm

Amended agenda was adopted, adding Chair Opening remarks.

Minutes for the June 1st meeting and July 6th meeting were approved as written.

Chair opening remarks, follow up on restroom and park signage installation, restroom cleanliness.

#### Old Business

>AAA report, iron treatment to turf areas (IPM program) and watering enough to keep green and alive. Pre emergent program, starting with newer areas. Some tree storm damage, crews are working on cleanup. Mainline water leak on RVB, repaired. Report of erosion on common area off the parking lot behind OOROO Automotive and Walgreens at RVB. AAA will assess and propose a plan, possibly adding riprap.

>Siena Entrance landscaping and irrigation has been completed, with the exception of cutting the fountain Yuccas due to extreme heat. Waiting for cooler temps for them to hopefully rejuvenate. Next year if funds available, remove and plant appropriate vegetation in planters.

>Wildlife Fencing project, plant relocation. The committee approved the funds of \$1,470 for AAA to replant the vegetation that were saved from RTAs fence construction project. The number of plants may vary as we don't know when they can be replanted, and some may die off. This is dependent on when or if we receive funds from the town of Oro Valley to replace the irrigation that was damaged and removed during the wall, fence construction.

>27 mile Trail and Erosion project is hopefully moving forward with a new contractor, but no contract at this time.

>Two requests from residents for tree replacement.

752 E Romsdalen RD, Valley Vista common area. This was denied due to no funds for replacement and there is no water at the site. All common area trees in VV are being assessed by AAA and will report back with situation and numbers. The builder planted trees, but were not watered, so many have died. Staff will explore going back to the builder.

12455 N Wayfarer Wy, backs to Woodburn Ave. This request was denied due to no funds for trees. It was discussed that Woodburn Ave was planted with trees not appropriate for the area. The committee with AAA will look at possible appropriate vegetation in the future and assess the irrigation to support new plants. At this time we have no funds available. Future assessment of the area is needed.

#### New Business

P&L Budget request for 2024. Projects: >Neighborhood and Parks Monument signage, structure and landscape. >Funds to replace plants lost due to disease, damage or aged out. >Park Ramada refurbishment, (3)Hohokum and (1)Wildlife parks. >Water fountain replacement, Wildlife, Hohokum and Big Wash parks. >Repair and Paint restroom doors, Wildlife, Hohokum parks. Total request, \$20,500. The 2024 Reserve study funds information was not available at the meeting time.

Tangerine Rd and Oracle Rd Monuments Refurbishment RFP Presentations Meeting, August 10th at 1pm. All committee members are encouraged to attend. If you can't be present, please review the RFPs and submit any questions, opinions or concerns via email to Priscilla prior to the meeting.

Meeting adjourned at 5:20 pm. The next hybrid meeting September 7th, 2023, at 3:15 pm. Susan Wood 8/5/23