

COMMUNITY ASSOCIATION

**Board of Directors Meeting** 

Thursday, September 28, 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 <u>AskVCA@ranchovistosohoa.com</u>

#### ৯ 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 August 30, 2023
  - **B.** Ratify the Approval of the Compliance Committee Results/Fines for September 2023 Results were presented at Executive Session meeting.
  - C. Ratify the Approval of Fee Waivers for September 2023
  - D. Ratify the Variance Recommendation for September 2023
- Homeowner Forum Please state your name and neighorhood/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
- 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. Violation/Fine Policy
  - B. VCA Homeowners Welcome Packet
  - C. Reserve Study
  - **X. Next Meeting** The next meeting is tentatively scheduled for Thursday, October 26, 2023, at 5:30 P.M.

#### XII. Adjournment



## <u>Board of Directors Meeting – August 31, 2023</u> 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: Jeff Hatfield and Hanna Delosantos from AAA Landscape

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

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

### II. ROLL CALL AND ADOPT AGENDA

One topic was added to IV. Consent Agenda, D. ratify to cease resale inspections and to follow AZ state statute. A motion was made by Matt Wood and seconded by Randy Kohout to approve the agenda as amended. Motion was approved unanimously.

### III. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

A motion was made by Matt Wood and seconded by Randy Kohout to approve the July 27, 2023, meeting minutes as presented. Motion was approved unanimously.

### IV. 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.
- D. Approval to cease resale inspection and to follow AZ state statute.

A motion was made by Dan Sturmon, seconded by Randy Kohout to approve the consent agenda items A-D. The motion passed unanimously.

### V. HOMEOWNER FORUM

- > A homeowner from Fairfield requested information about the sod at the front entryway monuments.
- > Cathy Polito requested an update on the status of two trees requested.

#### VI. REPORTS

- A. Management Report Management reported on the following topics:
  - 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 relandscape 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 refurnishing 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 <u>https://ranchovistosohoa.com</u> or contact the office either at <u>askvca@ranchovistosohoa.com</u> 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. More details will be shared later in the meeting.

## DRAFT

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 July 31, 2023.

- The Operating Fund balance as of July 31, 2023, is \$ \$958,525. This is sufficient to meet current and foreseen cash needs.
- The Reserve Fund balance is \$ \$3,593,041.
- > The liquidity of the association is strong to meet ongoing association needs.
- The account receivable balance is \$221,401.
- Total income for the month of July is \$174,323 which is \$27,300 under budget due to lower revenues from residential assessment income, late fees, and commercial assessments.
- Total expenses for July are \$211,337 which is \$8,012 under budget. YTD actual expenses are \$1,391,824 which is \$153,350 under budget.
- Monthly contribution of \$79,167 was made to the reserve fund making the YTD contribution at \$554,167.
- A total of \$16,560 was spent out of the reserve fund in July which makes a total of \$123,943 YTD.
- Reserve Investments managed by Morgan Stanley as of July 31:
  - Cash and Equivalents \$ 564,815
  - ETFs and CEFs \$ 7,384
  - Municipal Bonds \$ 38,962
  - Corporate Fixed Income \$ 230,921
  - Government Securities \$1,167,995
  - Certificates of Deposit \$1,372,980
  - Mutal Funds
     \$ 46,793
  - Total \$3,429,849
- Siena's operating fund balance year to date is \$16,437 and the reserve fund year to date balance is \$218,778.
   A motion was made by Matt Wood and seconded by Randy Kohout to accept the July 2023 Treasurer and 2023 July Financial Reports. Motion was approved unanimously.

C. Landscape Report – Hanna Delosantos from AAA Landscape reported on the following items:

- Pre-emergent application was started at the new sub-division Valley Vista and should be completed by the end of the month.
- Addressing storm damage throughout the community. A lot of this work was done as added value at no cost to the association.
- > The irrigation timer located at Valley Vista was replaced under warranty.
- > IPM turf post emergent and pest application was applied at Hohokam Park.
  - 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. Landscape/Irrigation Project-** The board reviewed the three bids received to develop a landscape plan for Innovation Park and Desert Fairview Drives which is required by the township. Management presented an alternative plan to repair only the sections of lines that are in dire need of attention. Replacement shrubs will be addressed through major project budget line item over a two-year period. The board reviewed the RFP and the consensus was to move forward to bid this project as presented.

**2. 27 Mile Proposals** – Management and WLB met with representatives from Total Maintenance Erosion Control to inspect the site. It was recommended to remove the overgrown vegetation to get a more accurate estimate so that the engineer could update the design plan.

### 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. Proposal for Big Wash Overlook and Scenic Overlook Place Entryways

The board discussed the proposal submitted by AAA Landscape to replant at a cost of \$1,470 approximately 63 plants from the temporary nursey to the entryways at Big Wash Overlook Place and Scenic Overlook Place. This project has been reviewed by the Parks & Landscape Committee and is recommending approval.

A motion was made by Matt Wood and seconded by Randy Kohout to approve the AAA Landscape proposal to replant the plants at the entryways of Big Wash Overlook Place and Scenic Overlook Place. Motion was unanimously approved.

### B. Audits

The board reviewed and discussed the audit and tax return engagement letters from Butler Hansen. *A motion was made by Ted Dann and seconded by Dan Sturmon to approve the proposals for 2021, 2022 and 2023 audit and tax services presented by Butler Hansen for a total of \$34,800. Motion passed unanimously.* C. Fall Event

A motion was made by Matt Wood and Dan Sturmon to approve the Fall Community Event scheduled for Saturday, October 21 at the Moore Loop Park from 8:00 A.M. until 11:00 A.M. and the purchase of \$100 worth of gift cards for winners of a costume contest. Motion was unanimously approved.

### D. New Signage for 1850 E Innovation Park

The request meets all guideline requirements and is recommended by the ALRC.

A motion was made by Randy Kohout and seconded by Dan Sturmon to approve the new signage for 1850 *E* Innovation Park as recommended by the ALRC. Motion passed unanimously.

### E. Common Area Rock for Pulte Tranquillo/Vistoso Canyon Estates

A motion was made by Dan Sturmon and seconded by Randy Kohout to approve the common area rock color, Desert Brown and size ¾ for the Pulte Tranquillo/Vistoso Canyon Estates Sub-Association as recommended by the ALRC. Motion was unanimously approved.

F. New Office Builds at Vistoso Commerce Plaza

A motion was made by Dan Sturmon and seconded by Randy Kohout to approve the new office builds at Vistoso Commerce Plaza as recommended by the ALRC. Motion passed unanimously.

G. Moore Loop Park Water Meters

A motion made by Ted Dann and seconded by Randy Kohout to accept the three water meters that service Moore Loop Park from Mattamy Homes. Motion was unanimously approved.

H. Treasury Note Maturity 7/31/23

A motion was made by Ted Dann and seconded by Matt Wood to instruct Morgan Stanley to place the funds from the treasury note that matured on July 31, 2023, into a money market. Motion passed unanimously.

XI. Next Meeting – The next General Session Meeting is scheduled for Thursday, September 28, 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 6:22 P.M.



#### Via Webex Platform

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

**ABSENT:** Randy Kohout, Secretary

**FIRST SERVICE RESIDENTIAL:** Barbara Daoust, General Manager; and Priscilla Harris, Assistant Community Manager **GUEST:** Chris Monrad from Monrad Engineering

The meeting was called to order at 9:02 AM by Board President Matt Wood.

### Adopt Agenda

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

#### Streetlighting

Chris Monrad from Monrad Engineering summarized the research on this project.

- > The current fixtures are in disrepair due to age and damage caused by rodent activity.
- The most recent report identifies the current condition of the system and provides cost estimates to replace the fixtures, cabling and refurbishment for electrical services and pull boxes (\$635,000) along with the option to remove the street fixtures and poles which includes the abandonment of the concrete foundations and pulled boxes (\$250,000).
- > Costs should not vary if the project takes two to three years to complete.
- Additional information was requested from the Town of Oro Valley on number of accidents and animals that have died.
- Investigate funding options.

Discussion ensued on the Town of Oro Valley's position on repairing the lights maintained in the Sun City location. The town has not come to a decision on this project. The Town has agreed to conduct an analysis of the streetlights maintained by the VCA to recommend what streetlight should remain for safety concerns if the community decides to remove the fixtures and poles.

Note: Sonia Suri joined the meeting at 9:24 AM.

The board reviewed and discussed the proposed survey to solicit member input on this subject. The communication committee will fine tune the language and provide a copy to the board for final review.

#### Investments

Matt Wood reported that Morgan Stanley has recommended placing excessive funds in a money market since it will only take two days to have the money transferred to the US Bank when needed.

A motion was made by Matt Wood and seconded by Joe Affinati to place the excessive funds in a money market. Amendment was made and accepted by both Matt Wood and Joe Affinati to add "to authorize Board President Matt Wood to make the transfer of funds, when necessary, from money market accounts set up by Morgan Stanley to VCA's US Bank checking account. Motion was unanimously approved.

### NEXT MEETING

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

#### ADJOURNMENT

A motion was made by Matt Wood and seconded by Rob Feltes to adjourn the meeting at 9:38 AM.

Vistoso Community Association Secretary

Date



# Management Report September 2023

For the Month of August 2023

<u>ARC Submittals</u>: 57 Denied: 4 Pending Information/Review: 7 Withdrawn: 4 Approved: 42

Resales: 27

<u>Total Open Work Orders</u>: 26 New Work Orders: 21 Closed/Completed: 5

Tennis Cards Processed New: 3

Walk-ins: 33

Calls Received: 237 Call Center: 296

<u>Violations</u>- New: 75 Landscaping followed by parking are the top compliance issues this past month. Total Open Violations: 629

#### **RVB Street Lights**

Chris Monrad from Monrad Engineering will be meeting with the board on Wednesday, September 20 to discuss his report identifying the conditions of the current lights and providing recommendations and estimates for either replacing or removing the existing fixtures and poles. Today's cost estimate to replace the existing fixtures would be about \$635,000 and the removal & abandonment costs would be \$250,000. The board is encouraging resident feedback on this issue and is planning to survey the community on this topic.

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

The relandscaping project for the entryways at Big Wash Overlook Place and Scenic Overlook Place started on September 18.



#### **Entryway Monuments**

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

#### **Capital Projects**

Irrigation – Proposals are currently being solicited to repair approximately 2,100 linear feet of irrigation line along Innovation Drive between Rancho Vistoso Blvd. & Tangerine Rd. and about 2,300 linear feet on Desert Fairway Dr. between La Canada Dr. and Hidden Springs Dr. After completion of the project the landscape in these locations will be assessed and if necessary, replaced with drought resistant shrubs.

#### **Erosion Projects**

- Big View Ct. Channel A meeting took place with John Spider, Town of Oro Valley Engineer, John Wise from WLB and VCA representatives to discuss this project. Since there was a preliminary approval on the plan to repair the channel, John Wise will submit a proposal to complete the designs for final approval.
- 27 Mile Total Maintenance Erosion Control has submitted a proposal to clear out the vegetation to start work for this project. AAA Landscape has also been asked to submit a bid.
- Bridal Veil The completion of the Bridal Veil plans is expected the week of October 23, 2023, from Bogardus Engineering.

#### **Builder Transitions**

- The Town of Oro Valley is still holding the bond and has not accepted the west side of Moore Loop Road across from Valley Vista neighborhood. The town has directed Pulte to maintain the curb strip along this location. Pulte has contracted with AAA Landscape to have this work completed. Improvements in this area should be seen within the next week.
- Also, the Town of Oro Valley is holding the bond on the common area landscaping for Valley Vista. Pulte has received a list of items to resolve for the release of this bond.
- The Town of Oro Valley is also holding the bond on the Moore Loop Park. Mattamy Homes has addressed the drainage issue but still needs to replace some trees and clean up the sod area. They have agreed to extend the railing along the sidewalk near the playground area.

#### **Reserve Study**

The Finance Committee and the Board has reviewed the draft copy of the reserve study for 2024 completed by Association Reserve. This topic is on the September 28, 2023, meeting for board discussion. Once approved a copy will be posted on the association's website.

#### 2024 Budget

The Finance Committee has reviewed the 2024 draft budgets for VCA and Siena. The committee will be meeting with the board in early October to review the budget. This meeting is open to members. Both budgets will be adopted by the board at the General Session meeting on Thursday, 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 <a href="https://ranchovistosohoa.com">https://ranchovistosohoa.com</a> or contact the office either at <a href="https://askvca@ranchovistosohoa.com">askvca@ranchovistosohoa.com</a> 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. Remember to contact your Sub-Association if you reside in one, to confirm that the gates for your community will be open for this event.
- On Saturday, October 21, 2023, from 8:00 AM until 11:00 AM the VCA will be having a Fall Festival at Moore Loop Park. Come dress in your Halloween best for this event. Prizes will be given for the best costumes. Police, Fire, AAA Landscape, VCA Board members and FSR management team will be present. Beverages and snacks will be provided. This event is sponsored by AAA Landscape.

# Vistoso Community Association Financial Condition as of August 31, 2023 Treasurer's Report FINAL

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

- Balance Sheet.
  - **Operating Fund Balance.** The Fund Balance of \$662,294,99 made up of Cash \$35,632, Savings \$624,537, and Due from Reserves \$2,125, is adequate to meet current and foreseen cash needs.
  - **Reserve Fund Balance.** The reserve fund ending balance is \$3,677,045 made up of a Morgan Stanley-advised investment portfolio (including accrued interest and reduced by unrealized loss) \$3,435,992, a Money Market Account \$243,178, and offset by Due to Operating \$2,125.
  - 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 \$115,228, is \$189,306. Total Operating Liabilities balance of \$531,164, is made up primarily of Prepaid Assessments \$163,158, Unearned Revenue \$238,963, and Accrued Expenses \$69,547. 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 as Revenue, and have not yet been paid.
- Summary balances. In summary: At 8/31/23 Total Assets are \$4,564,211. Liabilities of \$531,164 plus Reserves of \$3,677,045 plus Surplus of \$356,002 totals \$4,564,211.
- Operating Fund Income Statement.
  - Income. Total income for the month was \$164,721. This was \$27,677 under budget and is due primarily to lower revenues from residential assessment income, late fees, and commercial assessments. Year-to-date Income totals \$1,351,084, which is \$215,775 under budget. YTD Member assessments are \$154,473 under budget, builder assessments are \$41,749 under budget, and Commercial Dues are \$19,399 under budget.
  - **Expenses.** Total expenses for the month were \$231,308 -\$22,484 over budget. YTD actual expenses incurred total \$1,623,132 and are \$130,866 under budget.
  - YTD Income is \$215,775 under Budget, and while expenses have been below budget as described below, the unaudited deficit of \$272,048 is \$84,909 over the YTD budgeted deficit of \$187,139. YTD Admin Expense is \$25,255 under budget, Utilities are \$17,599

under budget, Landscaping is \$62,384 under budget and Common Area is \$25,628 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 \$633,333 has been contributed YTD. \$950,000 is Budgeted for the full year.
- **Expenditures.** Reserve Fund spending totaled \$2,125 in August, and has totaled \$126,068 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 July 31, 2023 and August 31, 2023 the makeup of The Morgan Stanley managed portfolio, on marked to market basis, is:

	July 2023	August 2023
Cash and equivalents:	\$ 564,815	\$ 321,934
Savings and Time Deposits	\$0	\$ 353,684
ETFs and CEFs	\$ 7,384	\$ 12,048
Municipal Bonds:	\$ 38,962	\$ 39,185
Corporate Fixed Income:	\$ 230,921	\$ 204,198
Government Securities:	\$1,167,995	\$1,067,250
Certificates of Deposit:	\$1,372,980	\$1,376,651
Mutual Funds:	\$ 46,793	\$ 61,043
Total:	<u>\$3,429,849</u>	<u>\$3,435,992</u>

<sup>•</sup> Siena

• Overall financial condition. YTD the Operating Fund balance is \$6,043, and is adequate to cover anticipated expenses. YTD the Reserve Fund balance is \$221,831 and is adequate. YTD Operating Income of \$12,959 is \$3,127 less than Operating Expenses of \$16,085. YTD Reserve Fund income has totaled \$21,618 while Reserve Fund Expenses have totaled \$2,865, yielding a Reserve Fund Surplus totaling \$18,753.

#### Respectfully submitted.

Ted Dann, Treasurer

## 347 VISTOSO COMMUNITY ASSOCIATION BALANCE SHEET 08/31/2023

ASSETS		
OPERATING FUNDS		
OPERATING - US BANK	35,632.52	
US BANK SAVINGS	624,537.47	
DUE FROM RESERVES	2,125.00	
TOTAL OPERATING FUNDS		662,294.99
RESERVE FUNDS		
DUE TO OPERATING	(2,125.00)	
RESERVE US BANK MMA	243,178.03	
MORGAN STANLEY	3,409,649.53	
RESERVES - ACCRUED INTEREST	26,342.06	
TOTAL RESERVE FUNDS		3,677,044.6
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	
TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	304,533.63	
PRE-LEGAL RECEIVABLE	49,113.30	
CONTINGENT PAYABLE	(49,113.30)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(115,227.73)	
TOTAL ACCOUNTS RECEIVABLE		189,305.9
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	19,586.55	
PREPAID EXPENSES	12,954.63	
TOTAL OTHER ASSETS		32,541.1
TOTAL ASSETS		4,564,210.9

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	BALANCE SHEET
	08/31/2023
e	

OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(176.17)	
ACCRUED EXPENSES	69,546.53	
PREPAID ASSESSMENTS	163,157.53	
REFUNDABLE DEPOSIT KEYS	9,300.00	
UNEARNED REVENUE	238,962.83	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	
TOTAL OPERATING LIABILITIES		531,164.34
RESERVE		
ACCUMULATED GENERAL	3,130,023.01	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	563,617.78	
UNREALIZED GAIN/LOSS INVESTMENTS	(101,326.58)	
GAIN (LOSS) ON INVESTMENT	84,730.41	
TOTAL RESERVE		3,677,044.62
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	628,050.21	
CURRENT YEAR RESERVE EQUITY	(563,617.78)	
CURRENT SURPLUS/(DEFICIT)	291,569.52	
TOTAL SURPLUS/(DEFICIT)		356,001.95
TOTAL LIABILITIES & EQUITY		4,564,210.91





## 347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 08/31/2023

Page: 1

61,664         64,089         (z.425)         4001         COMMERCIAL DUES         493,313         512,712         (19,399)         768           266         1,260         (685)         4060         COLLECTION COST REIMBURSEMENT         6,701         10,000         (3,229)         15           150         167         (17)         450,674         11,800         1,338         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (14,77)         (17,17)	ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	ANN BUD	
61,664         64,069         (2,425)         4001         COMMERCIAL DUES         493,313         512,712         (19,399)         762           586         1,250         (685)         4800         COLLECTION COST REIMBURSEMENT         6,701         10,000         (3,229)         15           150         167         167         4606         FILE REVEW FEE         3.80         3.33         44           200         75         4050M         MONTOR TRUSTEE SALE         3.80         3.33         44           200         2         70         4050M         MONTOR TRUSTEE SALE         3.80         3.33         44           200         2         2.07         4050M         MONTOR TRUSTEE SALE         3.80         3.33         44           1,512         1,520         2.82         4900         VIOLATION FINES         7.553         10,000         (4,47)         15           1,512         1,520         2.82         4900         VIOLATION FINES         7.553         10,000         (2,47)         15           1,512         1,520         2.44         NEWSLETTER INCOME         0         664         (664)         1           1,510         9.073         100         G80					INCOME					
61,664         64,089         (z.425)         4001         COMMERCIAL DUES         493,313         512,712         (19,399)         768           266         1,260         (685)         4060         COLLECTION COST REIMBURSEMENT         6,701         10,000         (3,229)         15           150         167         (17)         450,674         11,800         1,338         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (13,38)         (14,77)         (17,17)	172,898	192,241	(19,343)	4000	ASSESSMENT INCOME	1,383,455	1,537,928	(154,473)	2,306,8	
566         1,250         (685)         4050         COLLECTION COST REIMBURSEMENT         6,701         10,000         (3,229)         15           150         167         (17)         4050 FF FLE REVEW FEE         336         336         44           35         167         (22)         4000 MINOR TRUSTEE SALE         338         90         2           400         25         375         4050T         FORECLOSURE/TRUSTEE SALES         400         200         200           101         2,033         4034         4077         NO.FEE         1,051         1,336         (18,09)         120           1512         1,250         262         4900         VIOLATION FINES         7,553         10000         (2,47,17)         15           1512         1,250         262         4900         NOLFEE         2,3970         27,000         (3,00)         336           1512         1,250         833         444         NEBILL TRENSOME         9,553         10000         (2,47,17)         15           1300         0         (30)         4567         NOLFEE         23,970         27,000         (3,030)         36           1457         50000         MANAGEMENT FEE				4001	COMMERCIAL DUES				769,0	
150         167         (17)         4050FR         FILE REVIEW FEE         1,150         1,336         (186)         2.3           46         42         6         4050MM         MONITOR TRUSTEE SALE         330         336         44           95         167         (72)         4050RF         FILE TRANSFER FEES         1,428         1,336         90         2           100         25         375         4050T         FORECLOSURE TRUSTEE SALES         400         200         20           101         2.083         (2.24)         400         200         20         20           1,512         1,500         (6.42)         4205         BUILDER ASSESSMENT         38,251         80,000         (2,447)         15           0         83         (495         NEWSLETTE NICOME         23,670         27,000         (3,030)         33,239         (6)         (50)           164,721         192,384         (27,677)         TOTAL INCOME         1,351,84         1,566,853         (27,577,5)         2,345           1,415         0         1,155         5000         MANAGEMENT FEE         58,427         77,424         (8,997)         116         3,181         3,024         1,55	2,021	167	1,854	4030	INTEREST INCOME	13,838	1,336		2,0	
48         42         6         400MU MONITOR TRUSTEE SALE         380         336         44           95         167         (72)         4050R         FILE TRANSFER FEES         1,426         1,336         90         2           400         25         375         4050T         FORECLOSURE/TRUSTEE SALES         400         200         200           0         0         0         4475         NSF FEE         1,015         675         340           1,515         1,283         26.26         60,000         (1,149)         120.000         (2,147)         110.094         (2,167)         15.000         (3,030)         35         36         (3,030)         35         (3,030)         36         (3,030)         36         (3,030)         35         (3,030)         35         (3,030)         35         (3,030)         35         (3,030)         36         (3,030)         35         (3,024)         156         (3,030)         35         (4,177)         TOTAL INCOME         1,351,064         1,566,859         (215,775)         2,345           1164,721         192,398         (27,677)         TOTAL INCOME         1,351,064         1,566,859         (215,775)         2,345         1,165	565	1,250	(685)	4050	COLLECTION COST REIMBURSEMENT	6,701	10,000	(3,299)	15,0	
95         167         (72)         4000         25         357         4050         757         4050         750         4050         750         4050         750         4050         750         4050         750         4050         750         4050         750         4050         750         4050         7500         7500         75000	150	167	(17)	4050FR	FILE REVIEW FEE	1,150	1,336	(186)	2,0	
400         25         375         4050T         FORECLOSURE/TRUSTEE SALES         400         200         200           0         0         0         4075         NSF FEE         1,015         675         340           1,512         1,250         262         4900         VIOLATION FINES         7,553         10,000         (2,447)         15           0         83         (83)         4945         NEWSLETTER INCOME         0         6644         (664)         1           (30)         0         (30)         4960         REBILL FEE         23,370         27,000         (3,030)         36           (72,167)			6	4050MU	MONITOR TRUSTEE SALE	380	336	44	5	
(10)         2.083         (2.083)         4070         LATE FEE INCOME         12,866         16,664         (3,688)         25           4.575         10,000         (5,425)         4205         BUILDER ASSESSMENT         38,251         80,000         (41,749)         120           0         83         (83)         4945         NEWSLETTER INCOME         0         664         (6664)         1           (30)         0         (30)         4965         REBILL FEE         23,070         27,000         (3,030)         36           (30)         0         604         REBILL FEE         23,070         27,000         (3,030)         36           (16,721)         172,157)         (17,165)          1,351,084         1,566,859         (215,775)         2,345           154,721         192,338         (27,677)         TOTAL INCOME         1,351,084         1,566,859         (215,775)         2,345           154,721         192,338         (27,41)         5000RO         OFFICE LEAPS FE         25,291         2,492         1,695         1,195         1,195         1,195         2,17,167         2,360         1,195         1,195         2,2361         2,7000         (3,030)         36<		167	(72)	4050RR	FILE TRANSFER FEES	1,426		90	2,0	
0         0         0         4075         NSF FEE         1.015         675         340           4575         10.000         (6425)         4200         VIOLATION FINES         7.553         10.000         (24,174)         152           0         83         (83)         4945         NEWBLAR SESSMENT         38.251         80.000         (24,477)         152           0         0         (30)         0         (30)         4950         REBILL FEE         23.970         27.000         (3030)         38           154,721         192.398         (27,677)         TOTAL INCOME         1.351.084         1.566.859         (215,775)         2.345           EXPENSES           AD IN IS T R A T I V E           SADORNO OFFICE LEASE         56.427         77.424         (8,997)         116           3.181         3.024         157         5000RO         ROSERVE STUDY         2.330         1.615         1.966         1.956.033         310           (30)         0         0         0         5009B         RSERVE STUDY         2.330         1.681         1.666.44         1.6503         310           (33)         0         0 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>3</td></t<>									3	
4.575       10.000       (6.4.25)       4205       BUILDER ASSESSMENT       38.251       80.000       (41.749)       120         1.512       1.250       262       4900       VICLATION FINES       7.553       10.000       (2.447)       15         (30)       0       (30.4945       NEWSLETTER INCOME       0       664       (664)       (1.67)         (79.167)       (77.166)       (1)       6010       GENERAL RESERVE TRANSFER       (633.323)       (633.328)       (5)       (950)         164.721       192.398       (27.677)       TOTAL INCOME       1.351.084       1.566.859       (215.775)       2.345         EXPENSES         AD MINISTRATIVE         SUBSECTION       2.346       1.956.859       (215.775)       2.345         SUBSECTION       2.3501       1.956       1.996       3.6         AD MINISTRATIVE         SUBSECTION       2.346       1.956       1.996       3.6         NEW SES       2.360       1.956       1.996       3.6         1.967       2.368       3.0644       2.996       4.6         2.5431       2.1677 <t< td=""><td></td><td>,</td><td>· · · /</td><td></td><td></td><td></td><td>,</td><td>( . ,</td><td>25,0</td></t<>		,	· · · /				,	( . ,	25,0	
1.512       1.280       262       4900       VICLATION FINES       7.553       10.000       (2.447)       16         0       83       (83)       4950       REBILL FTER INCOME       0       664       (664)       1         (30)       0       (30)       4950       REBILL FTER INCOME       23.970       27.000       (3.030)       36         (72,167)       TOTAL INCOME       1.351,084       1.566,859       (215,775)       2.345         EXPENSES         AD MINISTRATIVE         B,404       9.678       (274)       5000       ORANAGEMENT FFEE       88.427       77.424       (8.977)       116         3,181       3.024       157       5000RO       OFFICE LEASE       25.291       2.340       1,195       1,195       1,195       1,195       1,195       0.0       S009A       REBLEVE STUDY       2.330       1,195       1,195       3.404       0.664       (2.096)       3.61         3.01       0       0       0       0.005009B       NSF FEE EXPENSE       2.1015       675       340         3.181       3.0281       5050       NEESEVE STUDY       2.380       1,6164       (2.00)       3.30			-		-	,			5	
0         83         (83)         4945         NEWSLETTER INCOME         0         664         (664)         1           (30)         0         (30)         4945         REBILIFEE         23,372         70,00         (3,30,32)         (65)         (95)           164,721         192,398         (27,677)         TOTAL INCOME         1,351,084         1,566,859         (215,775)         2,345           EXPENSES           AD MINISTRATIVE           SACT 77,424         (8,997)         116           3,181         3,024         157         5000RO         OFFICE LEASE         25,291         24,192         1,999         36           1,195         0         1,195         5000RO         OFFICE LEASE         217,170         20,4640         1,533,39         (3,0)         36           0         0         0         0         0         0         0         0         0         30,444         1,565,859         217,170         20,4640         1,530,30         36           27,514         28,863         1,664         1,614,414         1,414,414         44         1,415,414         44         44         1,550,413,414         1,416,414,414		,	( , ,					,	120,0	
(30)         0         (30)         4950         REBIL FEE         23,970         27,000         (3,030)         86           (79,167)         (79,166)         (1)         6010         GENERAL RESERVE TRANSFER         (63,3333)         (63,3332)         (5)         (950)           164,721         192,398         (27,677)         TOTAL INCOME         1,351,064         1,566,659         (215,775)         2,345           EX PENSES           AD M INISTRATIVE           9,404         9,678         (27,4)         5000         MANAGEMENT FEE         68,427         77,424         (8,997)         116           3,181         3,024         157         5000R         OFFICE LEASE         22,391         24,192         1,099         36           1,195         0         1,195         5005         RESERVE STUDY         2,390         1,195         1,195         2         27,164         (3,03)         30         30         0         30,008         NS         77,000         (3,03)         30         30,664         (2,096)         46           1,27,781         3,833         (556)         5010         LEGAPENSE         1,3414         (16,144)         (16,144)         (16,	,	,				,	,	( . ,	15,0	
(79,167)         (79,166)         (1)         6010         GENERAL RESERVE TRANSFER         (633,332)         (633,322)         (5)         (950)           164,721         192,398         (27,677)         TOTAL INCOME         1,351,064         1,566,659         (215,775)         2,345           EX PENSES           AD MINISTRATIVE           9,404         9,678         (27,477)         MANAGEMENT FEE         68,427         77,424         (8,977)         116           3,181         3,024         157         50000         MANAGEMENT FEE         25,291         24,192         1,099         36           1,195         0         1,195         5005         RESERVE STUDY         2,390         1,195         1,195         2           (30)         0         0         50098         NSF FEE EXPENSE         217,167         206,664         10,503         310           0         2,023         (2,023)         5014         CCRA REVISIONS PROJECT         0         16,184         (16,184)         24           0         2,023         (2,023)         5014         CCRA REVISIONS PROJECT         0         16,184         (16,184)         24			· · ·					. ,	1,0	
International control         Internatenal contenal control         Internatinteranal control<	. ,	-							36,0	
EXPENSES           EXPENSES           ADMINISTRATIVE           SOORD OFFICE LEASE         Colspan="2">Colspan="2"           SOOR OFFICE LEASE         Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2"           SOOR Colspan="2"         Colspan="2"         Colspan="2"         Colspan="2"           SOOR Colspan="2"         Colspan="2"         Colspan="2"         Colspan="2"           SOOR Colspan="2"         Colspan="2"         Colspan="2"           Colspan="2"         Colspan="2"         Colspan="2"         Colspan="2"           SOOR Colspan="2"         Colspan="2"         Colspan="2"           Colspan="2"         Colspan="2"            Colspan="2"           Colspan="2" <th col<="" td=""><td>(79,167)</td><td>(79,166)</td><td>(1)</td><td>6010</td><td>GENERAL RESERVE TRANSFER</td><td>(633,333)</td><td>(633,328)</td><td>(5)</td><td>(950,0</td></th>	<td>(79,167)</td> <td>(79,166)</td> <td>(1)</td> <td>6010</td> <td>GENERAL RESERVE TRANSFER</td> <td>(633,333)</td> <td>(633,328)</td> <td>(5)</td> <td>(950,0</td>	(79,167)	(79,166)	(1)	6010	GENERAL RESERVE TRANSFER	(633,333)	(633,328)	(5)	(950,0
9,404         9,678         (274)         5000         MANAGEMENT FEE         68,427         77,424         (8,997)         116           3,181         3,024         157         5000RO         OFFICE LEASE         22,291         24,192         1,099         58           27,514         25,833         1,681         5007W         SALARIES & BENEFITS         217,167         206,664         10,503         310           (30)         0         0,0050M         REBENEFITS         217,167         206,664         10,503         310           3,278         3,333         (556)         5010         LEGAL REVISIONS PROJECT         0         16,184         (16,184)         24           25,545         2,200         23,345         5020P         LIENVCOLLECTION COST         32,258         17,600         15,658         26           150         167         (17)         5020RF         FIE EXPENSE         1,400         336         44         4         95         292         (197)         5020RF         1,286         30,664         (2,086)         60         1,336         (16,184)         140         96         1,336         (16,184)         140         1,336         (16,184)         1,345         1,366 <td>164,721</td> <td>192,398</td> <td>(27,677)</td> <td></td> <td>TOTAL INCOME</td> <td>1,351,084</td> <td>1,566,859</td> <td>(215,775)</td> <td>2,345,0</td>	164,721	192,398	(27,677)		TOTAL INCOME	1,351,084	1,566,859	(215,775)	2,345,0	
9.404         9.678         (274)         5000         MANAGEMENT FEE         68.427         77.424         (8.997)         116           3.181         3.024         157         5000RO         OFFICE LEASE         25.291         24.192         1.099         36           1.195         0         1.195         5005         RESERVE STUDY         2.390         1.195         1.195         2           2.7514         25.833         1.681         5007w         SALARIE'S & BENEFITS         217.167         20.6664         10.503         310           (30)         0         (30)         5009A         REBILL FEE EXPENSE         1.015         675         340           3.278         3.833         (556)         5010         LEGAL EXPENSE         2.8,568         30.664         (2.096)         46           0         2.022         (2.023)         5014         'CC&R REVISIONS PROJECT         0         16.184         (46.184)         24           25,545         2.200         2.345         5020         FILE REVIEW FEE         1.150         1.336         (166)         2           48         42         6         5020R         FILE REVIEW FEE         1.426         2.336         (110)					EXPENSES					
3.181       3.024       157       5000RO       OFFICE LEASE       25.291       24.192       1.095       36         1.195       0       1.95       5005       RESERVE STUDY       2.390       1.195       1.195       310         (30)       0       (30)       5009A       RESELVE STUDY       2.3970       27.000       (3.030)       360         0       0       0       5009B       REBIL FEE EXPENSE       1.015       675       340         3.273       3.833       (566)       5010       LECAL EXPENSE       28.568       30.664       (2.096)       46         0       2.022       (2.023)       5014       TCC&R REVISIONS PROJECT       0       16.164       16.1614       16.164       46         24.545       2.200       23.345       502.0       LIENCOLLECTION COST       33.258       17.600       15.658       262         48       42       6       502.0M       MONITOR TRUSTEE SALE       380       336       44       95       292       (197)       502.0R       11.161.0       15.056       11.16       11.35       36       0       10.500       10.500       10.500       10.500       10.500       10.500       10.500					ADMINISTRATIVE					
1.195       0       1.195       5005       RESERVE STUDY       2.390       1.195       1.195       1.195       2         27,514       25,833       1.681       5007w       SALARIES & BENEFITS       217,167       206,664       10,503       310         (30)       0       0       0       0       5009A       REBILL FEE EXPENSE       2.3,970       27,000       (3,030)       36         0       0       0       5009B       NSF FEE EXPENSE       1.015       675       340         0       2.023       (2,023)       5014       TCC&R REVISIONS PROJECT       0       16,164       (16,184)       24         25,545       2.200       23,345       5020       ILENYCOLLECTION COST       3.3,258       17,600       15,658       26         148       42       6       5020M       MONITOR TRUSTEE SALE       380       336       44         95       292       (197)       5020RF       FILE TRANSFER FEE EXPENSE       1.426       2.336       (910)       3         400       0       0       0       0       0       1.0500       10.500       10         12       0       12       5033       BANK CHARGES & CFEES </td <td>9,404</td> <td>9,678</td> <td>(274)</td> <td>5000</td> <td>MANAGEMENT FEE</td> <td>68,427</td> <td>77,424</td> <td>(8,997)</td> <td>116,</td>	9,404	9,678	(274)	5000	MANAGEMENT FEE	68,427	77,424	(8,997)	116,	
27,514       25,833       1,681       5007W       SALARIES & BENEFITS       217,167       206,664       10,503       310         (30)       0       0       5009A       REBILL FEE EXPENSE       23,970       27,000       (3,030)       36         3,278       3,833       (566)       5010       LEGAL EXPENSE       28,568       30,664       (2,096)       46         0       2,023       5014       CCRR REVISIONS PROJECT       0       16,184       (16,184)       24         25,545       2,200       23,345       5020       LIEN/COLLECTION COST       33,258       17,600       15,658       26         150       167       (17)       5020F       FILE REVIEW FEE       1,150       1,336       (186)       2         48       42       6       5020M       MONITOR TRUSTEE SALES       3400       20       200	3,181	3,024	157	5000RO	OFFICE LEASE	25,291	24,192	1,099	36,2	
(30)       0       (30)       5009A       REBILL FEE EXPENSE       23,970       27,000       (3,030)       36         3,278       3,833       (556)       5010       LEGAL EXPENSE       1,015       675       340         0       2,023       (2,023)       5014       CC&R REVISIONS PROJECT       0       16,184       (16,184)       24         25,545       2,200       23,3455       5020 LIEN/COLLECTION COST       33,258       17,600       15,668       26         150       167       (17)       5020F       FILE REVIEW FEE       1,150       1,336       (186)       22         48       42       6       5020M       MONITOR TRUSTEE SALE       380       36       44         95       292       (197)       5020RF       FILE TRANSFER FEE EXPENSE       1,426       2,336       (910)       3         400       0       00       0       0       0       0       10,500       (10,500)       10         12       0       12       5033F       ADVERTING       235       750       (515)       1         35       35       0       5037       BANK CHARGES & CC FEES       280       280       0       0	1,195	0	1,195	5005	RESERVE STUDY	2,390	1,195	1,195	2,3	
0         0         0         5009B         NSF FEE EXPENSE         1.015         675         340           3,278         3.833         (556)         5010         LEGAL EXPENSE         28,568         30,664         (2,096)         46           0         2,023         (2,023)         5014         'CC&R REVISIONS PROJECT         0         16,184         (16,184)         24           25,545         2,200         23,345         5020         LIEIN/COLLECTION COST         33,258         17,500         15,658         26           150         167         (17)         5020 F         FILE REVIEW FEE         3180         336         44           95         292         (197)         5020RR         FILE TRANSFER FEE EXPENSE         1,426         2,336         (910)         3           400         0         0         0         0         10,500         (10,500)         10           12         0         12         5033         ADVERTISING         235         750         (515)         1           35         35         0         5037         BANK CHARGES & CC FEES         280         280         0         0           12         0         61	27,514	25,833	1,681	5007w	SALARIES & BENEFITS	217,167	206,664	10,503	310,	
3.278       3.833       (556)       5010       LEGAL EXPENSE       28,568       30,664       (2,096)       46         0       2,023       (2,023)       5014       CC&R REVISIONS PROJECT       0       16,184       (16,184)       24         25,545       2,200       23,345       5020       LIEN/COLLECTION COST       33,258       17,600       15,658       26         150       167       (17)       5020F       FILE REVIEW FEE       1,150       1,336       (186)       2         48       42       6       5020M       MONITOR TRUSTEE SALE       380       336       44         95       292       (197)       5020R       FILE TRANSFER FEE EXPENSE       1,426       2,336       (910)       3         400       0       400       5020T       FORECLOSURE/TRUSTEE SALES       400       200 <td< td=""><td>(30)</td><td>0</td><td>(30)</td><td>5009A</td><td>REBILL FEE EXPENSE</td><td>23,970</td><td>27,000</td><td>(3,030)</td><td>36,</td></td<>	(30)	0	(30)	5009A	REBILL FEE EXPENSE	23,970	27,000	(3,030)	36,	
0         2.023         (2.023)         5014         'CC&R REVISIONS PROJECT         0         16,184         (16,184)         24           25,545         2.200         23,345         5020         LIEN/COLLECTION COST         33,258         17,600         15,658         26           150         167         (17)         5020F         FILE REVIEW FEE         1,150         1,336         (186)         22           48         42         6         5020M         MONITOR TRUSTEE SALE         380         336         444           95         292         (197)         5020RR         FILE TRANSFER FEE EXPENSE         1,426         2,336         (910)         3           400         0         400         5020T         FORECLOSURE/TRUSTEE SALES         400         200         200           0         0         0         5033         ADVERTISING         2335         750         (515)         1           35         35         0         5037         BANK CHARGES & CC FEES         280         280         0         0           15,557         1,000         (4.843)         15         1,557         1,0000         (4.843)         15           381         398	0	0	0	5009B	NSF FEE EXPENSE	1,015	675	340	1	
25,545         2,200         23,345         5020         LIENCOLLECTION COST         33,258         17,600         15,658         26           150         167         (17)         5020F         FILE REVIEW FEE         1,150         1,336         (186)         2           48         42         6         5020M         MONITOR TRUSTEE SALE         380         336         44           95         292         (197)         5020R         FILE TRANSFER FEE EXPENSE         1,426         2,336         (910)         3           400         0         400         5020T         FORECLOSURE/TRUSTEE SALES         400         200         200           0         0         0         5030         AUDIT/TAX PREPARATION         0         10,500         (10,500)         10           12         0         12         5033F         ADVERTISING         235         750         (515)         1           7,584         7,500         84         5040         ADMINISTRATION         60,600         602         90           285         122         163         5046         NEWSLETTER         1,140         976         164         1           257         1,250         (933	3,278		(556)			28,568	,	(2,096)	46,	
150       167       (17)       5020F       FILE REVIEW FEE       1,150       1,336       (186)       2         48       42       6       5020M       MONITOR TRUSTEE SALE       380       336       44         95       292       (197)       5020RR       FILE TRANSFER FEE EXPENSE       1,426       2,336       (910)       3         400       0       400       5020R       FILE TRANSFER FEE EXPENSE       400       200       200       200         0       0       5030       AUDIT/TAX PREPARATION       0       10,500       (10,500)       10         12       0       12       5033F       ADVERTISING       235       750       (515)       1         35       35       0       5037       BANK CHARGES & CC FEES       280       280       0       0         135       35       0       5037       BANK CHARGES & CC FEES       280       280       0       0       0       612       90         285       122       163       5046       NEWSLETTER       1,140       976       164       1         391       398       (7)       5048       OFFICE EQUIPMENT RENTAL       5,157       10,000 </td <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>24,2</td>	-								24,2	
48         42         6         5020M         MONITOR TRUSTEE SALE         380         336         44           95         292         (197)         5020RR         FILE TRANSFER FEE EXPENSE         1,426         2,336         (910)         3           400         0         400         5020T         FORECLOSURE/TRUSTEE SALES         400         200         200           0         0         0         5030         AUDIT/TAX PREPARATION         0         10,500         (10,500)         10           12         0         12         5033F         ADVERTISING         235         750         (515)         1           35         35         0         5037         BANK CHARGES & CC FEES         280         280         0           61         0         61         5039         WEBSITE         488         1,000         (512)         1           7,584         7,500         84         5040         ADMINISTRATION         60,602         60,000         602         90           285         122         163         5046         NEWSLETTER         1,140         976         164         1           257         1,250         (993)         5047B	-								26,4	
95         292         (197)         5020RR         FILE TRANSFER FEE EXPENSE         1,426         2,336         (910)         3           400         0         400         5020T         FORECLOSURE/TRUSTEE SALES         400         200         200           0         0         0         5030         AUDIT/TAX PREPARATION         0         10,500         (10,500)         10           12         0         12         5033F         ADVERTISING         235         750         (515)         1           35         35         0         5037         BANK CHARGES & CC FEES         280         280         0         0           61         0         61         5039         WEBSITE         488         1,000         (612)         4           7,584         7,500         84         5040         ADMINISTRATION         60,602         60,000         602         90           285         122         163         5047         OFFICE EQUIPMENT RENTAL         5,157         10,000         (4,843)         15           391         398         (7)         5048         OFFICE EXPENSE         1,315         0         1,315         3           600 <td< td=""><td></td><td></td><td>· · ·</td><td></td><td></td><td>,</td><td></td><td></td><td>2,</td></td<>			· · ·			,			2,	
400       0       400       5020T       FORECLOSURE/TRUSTEE SALES       400       200       200         0       0       0       5030       AUDIT/TAX PREPARATION       0       10,500       (10,500)       10         12       0       12       5033F       ADVERTISING       235       750       (515)       1         35       35       0       5037       BANK CHARGES & CC FEES       280       280       0       0         61       0       61       5039       WEBSITE       448       1,000       (512)       1         7,584       7,500       84       5040       ADMINISTRATION       60,602       60,000       60,20       90         285       122       163       5046       NEWSLETTER       1,140       976       164       1         257       1,250       (993)       5047B       OFFICE EXPENSES       14,067       3,184       10,883       4         0       0       0       5052       PRINTING       1,315       0       1,315       3         600       1,033       (433)       5054       ARCHITECTURAL EXPENSE       5,300       8,264       (2,964)       12										
0         0         0         5030         AUDIT/TAX PREPARATION         0         10,500         (10,500)         10           12         0         12         5033F         ADVERTISING         235         750         (515)         1           35         35         0         5037         BANK CHARGES & CC FEES         280         280         0           61         0         61         5039         WEBSITE         488         1,000         (512)         1           7,584         7,500         84         5040         ADMINISTRATION         60,602         60,000         602         90           285         122         163         5046         NEWSLETTER         1,140         976         164         1           391         398         (7)         5048         OFFICE EQUIPMENT RENTAL         5,157         10,000         (4,843)         15           391         398         (7)         5048         OFFICE EXPENSES         14,067         3,184         10,883         4           0         0         0         5055         MEETING EXPENSE         5,300         8,264         (2,964)         12           0         0         0 </td <td></td> <td></td> <td>. ,</td> <td></td> <td></td> <td>,</td> <td></td> <td>. ,</td> <td>3,</td>			. ,			,		. ,	3,	
12       0       12       5033F       ADVERTISING       235       750       (515)       1         35       35       0       5037       BANK CHARGES & CC FEES       280       280       0       0         7,584       7,500       84       5040       ADMINISTRATION       60,602       60,000       602       90         285       122       163       5046       NEWSLETTER       1,140       976       164       1         257       1,250       (993)       5047B       OFFICE EQUIPMENT RENTAL       5,157       10,000       (4,843)       15         391       398       (7)       5048       OFFICE EQUIPMENT RENTAL       5,157       10,000       (4,843)       15         391       398       (7)       5048       OFFICE EXPENSES       14,067       3,184       10,883       4         0       0       0       5055       PRINTING       1,315       0       1,315       3         600       1,033       (433)       5054       ARCHITECTURAL EXPENSE       3,1979       19,000       12,979       19         264       500       (236)       5053       MILEAGE       0       10       1,664 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>										
35         35         0         5037         BANK CHARGES & CC FEES         280         280         0           61         0         61         5039         WEBSITE         488         1,000         (512)         1           7,584         7,500         84         5040         ADMINISTRATION         60,602         60,000         602         90           285         122         163         5046         NEWSLETTER         1,140         976         164         1           257         1,250         (993)         5047B         OFFICE EQUIPMENT RENTAL         5,157         10,000         (4,843)         15           391         398         (7)         5048         OFFICE EXPENSES         14,067         3,184         10,883         4           0         0         0         5055         MEETING         1,315         0         1,315         3           600         1,033         (433)         5054         ARCHITECTURAL EXPENSE         5,300         8,264         (2,964)         12           0         0         0         5055         MEETING EXPENSE         31,979         19,000         12,979         19           264         500								,	10,	
61       0       61       5039       WEBSITE       488       1,000       (512)       1         7,584       7,500       84       5040       ADMINISTRATION       60,602       60,000       602       90         285       122       163       5046       NEWSLETTER       1,140       976       164       1         257       1,250       (993)       5047B       OFFICE EQUIPMENT RENTAL       5,157       10,000       (4,843)       15         391       398       (7)       5048       OFFICE EXPENSES       14,067       3,184       10,883       44         0       0       0       5052       PRINTING       1,315       0       1,315       3         600       1,033       (433)       5054       ARCHITECTURAL EXPENSE       5,300       8,264       (2,964)       12         0       0       0       5055       MEETING EXPENSE       31,979       19,000       12,979       19         264       500       (236)       5059       POSTAGE       419       4,000       (3,581)       6         0       0       0       5065       STATUTORY AGENT FEE       0       10       0       100 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>, ,</td> <td>1,</td>								, ,	1,	
7,584       7,500       84       5040       ADMINISTRATION       60,602       60,000       602       90         285       122       163       5046       NEWSLETTER       1,140       976       164       1         257       1,250       (993)       5047B       OFFICE EQUIPMENT RENTAL       5,157       10,000       (4,843)       15         391       398       (7)       5048       OFFICE EXPENSES       14,067       3,184       10,883       4         0       0       0       5052       PRINTING       1,315       0       1,315       3         600       1,033       (433)       5054       ARCHITECTURAL EXPENSE       5,300       8,264       (2,964)       12         0       0       0       5055       MEETING EXPENSE       31,979       19,000       12,979       19         264       500       (236)       5059       POSTAGE       419       4,000       (3,581)       6         0       0       0       5065       STATUTORY AGENT FEE       0       100       100         0       0       0       5065       STATUTORY AGENT FEE       300       5000       (200)       1     <								-		
285       122       163       5046       NEWSLETTER       1,140       976       164       1         257       1,250       (993)       5047B       OFFICE EQUIPMENT RENTAL       5,157       10,000       (4,843)       15         391       398       (7)       5048       OFFICE EXPENSES       14,067       3,184       10,883       4         0       0       0       5052       PRINTING       1,315       0       1,315       3         600       1,033       (433)       5054       ARCHITECTURAL EXPENSE       5,300       8,264       (2,964)       12         0       0       0       5055       MEETING EXPENSE       31,979       19,000       12,979       19         264       500       (236)       5059       POSTAGE       419       4,000       (3,581)       6         0       208       (208)       5063       MILEAGE       0       1,664       (1,664)       2         2,250       417       1,833       5065       PROFESSIONAL FEES       4,100       3,336       764       5         0       0       0       5065       STATUTORY AGENT FEE       0       100       (100)       <					-		,	. ,	,	
257       1,250       (993)       5047B       OFFICE EQUIPMENT RENTAL       5,157       10,000       (4,843)       15         391       398       (7)       5048       OFFICE EXPENSES       14,067       3,184       10,883       44         0       0       0       5052       PRINTING       1,315       0       1,315       3         600       1,033       (433)       5054       ARCHITECTURAL EXPENSE       5,300       8,264       (2,964)       12         0       0       0       5055       MEETING EXPENSE       31,979       19,000       12,979       19         264       500       (236)       5059       POSTAGE       419       4,000       (3,581)       6         0       208       (208)       5063       MILEAGE       0       1,664       (1,664)       2         2,250       417       1,833       5065       PROFESSIONAL FEES       4,100       3,336       764       5         0       0       0       5065S       STATUTORY AGENT FEE       0       100       (100)         0       0       0       5070       PROPERTY TAXES       8       400       (392)       10 <td>'</td> <td></td> <td>-</td> <td></td> <td></td> <td>,</td> <td>,</td> <td></td> <td>,</td>	'		-			,	,		,	
391       398       (7)       5048       OFFICE EXPENSES       14,067       3,184       10,883       4         0       0       0       5052       PRINTING       1,315       0       1,315       3         600       1,033       (433)       5054       ARCHITECTURAL EXPENSE       5,300       8,264       (2,964)       12         0       0       0       5055       MEETING EXPENSE       31,979       19,000       12,979       19         264       500       (236)       5059       POSTAGE       419       4,000       (3,581)       6         0       208       (208)       5063       MILEAGE       0       1,664       (1,664)       2         2,250       417       1,833       5065       PROFESSIONAL FEES       4,100       3,336       764       5         0       0       0       5068       GIFTS       300       500       (200)       1         0       0       0       5070       PROPERTY TAXES       8       400       (392)       0         0       0       0       5080       CORPORATE TAXES       0       5,000       (5,000)       5         0<										
0         0         5052         PRINTING         1,315         0         1,315         3           600         1,033         (433)         5054         ARCHITECTURAL EXPENSE         5,300         8,264         (2,964)         12           0         0         0         5055         MEETING EXPENSE         31,979         19,000         12,979         19           264         500         (236)         5059         POSTAGE         419         4,000         (3,581)         6           0         208         (208)         5063         MILEAGE         0         1,664         (1,664)         2           2,250         417         1,833         5065         PROFESSIONAL FEES         4,100         3,336         764         5           0         0         0         5065S         STATUTORY AGENT FEE         0         100         (100)           0         0         0         5068         GIFTS         300         5000         (200)         1           0         0         0         5080         CORPORATE TAXES         8         400         (392)           0         0         0         5080         INSURANCE         22,07		,	· · · · ·			,		( . ,	,	
600         1,033         (433)         5054         ARCHITECTURAL EXPENSE         5,300         8,264         (2,964)         12           0         0         0         5055         MEETING EXPENSE         31,979         19,000         12,979         19           264         500         (236)         5059         POSTAGE         419         4,000         (3,581)         6           0         208         (208)         5063         MILEAGE         0         1,664         (1,664)         2           2,250         417         1,833         5065         PROFESSIONAL FEES         4,100         3,336         764         5           0         0         0         50658         STATUTORY AGENT FEE         0         100         (100)           0         0         0         50668         GIFTS         300         5000         (200)         1           0         0         0         5070         PROPERTY TAXES         8         400         (392)           0         0         0         5080         CORPORATE TAXES         0         5,000         (5,000)         5           0         0         0         5088         BAD										
0         0         0         5055         MEETING EXPENSE         31,979         19,000         12,979         19           264         500         (236)         5059         POSTAGE         419         4,000         (3,581)         6           0         208         (208)         5063         MILEAGE         0         1,664         (1,664)         2           2,250         417         1,833         5065         PROFESSIONAL FEES         4,100         3,336         764         5           0         0         0         50658         STATUTORY AGENT FEE         0         100         (100)           0         0         0         50668         GIFTS         300         5000         (200)         1           0         0         0         5070         PROPERTY TAXES         8         400         (392)           0         0         0         5080         CORPORATE TAXES         0         5,000         (5,000)         5           0         0         0         5088         BAD DEBT EXPENSE         14,849         13,774         1,075         27           2,798         3,133         (335)         5090         INSURAN										
264       500       (236)       5059       POSTAGE       419       4,000       (3,581)       6         0       208       (208)       5063       MILEAGE       0       1,664       (1,664)       2         2,250       417       1,833       5065       PROFESSIONAL FEES       4,100       3,336       764       5         0       0       0       5065S       STATUTORY AGENT FEE       0       100       (100)         0       0       0       5068       GIFTS       300       5000       (200)       1         0       0       0       5070       PROPERTY TAXES       8       400       (392)       0         0       0       0       5080       CORPORATE TAXES       0       5,000       (5,000)       5         0       0       0       5088       BAD DEBT EXPENSE       14,849       13,774       1,075       27         2,798       3,133       (335)       5090       INSURANCE       22,076       24,626       (2,550)       37         0       0       0       5099D       INSURANCE DEDUCTIBLE       0       0       0       5         0       0										
0         208         (208)         5063         MILEAGE         0         1,664         (1,664)         2           2,250         417         1,833         5065         PROFESSIONAL FEES         4,100         3,336         764         5           0         0         0         5065S         STATUTORY AGENT FEE         0         100         (100)           0         0         0         5066S         STATUTORY AGENT FEE         0         100         (100)           0         0         0         5066S         GIFTS         300         5000         (200)         1           0         0         0         5070         PROPERTY TAXES         8         400         (392)           0         0         0         5080         CORPORATE TAXES         0         5,000         (5,000)         5           0         0         0         5088         BAD DEBT EXPENSE         14,849         13,774         1,075         27           2,798         3,133         (335)         5090         INSURANCE         22,076         24,626         (2,550)         37           0         0         0         50990         INSURANCE DEDUCTIBLE									6,	
2,250       417       1,833       5065       PROFESSIONAL FEES       4,100       3,336       764       5         0       0       0       5065S       STATUTORY AGENT FEE       0       100       (100)         0       0       0       5068       GIFTS       300       500       (200)       1         0       0       0       5070       PROPERTY TAXES       8       400       (392)         0       0       0       5080       CORPORATE TAXES       0       5,000       (5,000)       5         0       0       0       5088       BAD DEBT EXPENSE       14,849       13,774       1,075       27         2,798       3,133       (335)       5090       INSURANCE       22,076       24,626       (2,550)       37         0       0       0       5090D       INSURANCE DEDUCTIBLE       0       0       0       5         0       417       (417)       5099       MISCELLANEOUS EXPENSE       1,238       3,336       (2,099)       5         0       0       0       5099PY       PRIOR YEAR ADJUSTMENT/EXP       (15,754)       0       (15,754)									2,	
0         0         0         5065S         STATUTORY AGENT FEE         0         100         (100)           0         0         0         5068         GIFTS         300         500         (200)         1           0         0         0         5070         PROPERTY TAXES         8         400         (392)           0         0         0         5080         CORPORATE TAXES         0         5,000         (5,000)         5           0         0         0         5088         BAD DEBT EXPENSE         14,849         13,774         1,075         27           2,798         3,133         (335)         5090         INSURANCE         22,076         24,626         (2,550)         37           0         0         0         5090D         INSURANCE DEDUCTIBLE         0         0         0         5           0         417         (417)         5099         MISCELLANEOUS EXPENSE         1,238         3,336         (2,099)         5           0         0         0         5099PY         PRIOR YEAR ADJUSTMENT/EXP         (15,754)         0         (15,754)									5,	
0         0         0         5068         GIFTS         300         500         (200)         1           0         0         0         5070         PROPERTY TAXES         8         400         (392)           0         0         0         5080         CORPORATE TAXES         0         5,000         (5,000)         5           0         0         0         5088         BAD DEBT EXPENSE         14,849         13,774         1,075         27           2,798         3,133         (335)         5090         INSURANCE         22,076         24,626         (2,550)         37           0         0         0         5090D         INSURANCE DEDUCTIBLE         0         0         0         5           0         417         (417)         5099         MISCELLANEOUS EXPENSE         1,238         3,336         (2,099)         5           0         0         0         5099PY         PRIOR YEAR ADJUSTMENT/EXP         (15,754)         0         (15,754)									0,	
0         0         0         5070         PROPERTY TAXES         8         400         (392)           0         0         0         5080         CORPORATE TAXES         0         5,000         (5,000)         5           0         0         0         5088         BAD DEBT EXPENSE         14,849         13,774         1,075         27           2,798         3,133         (335)         5090         INSURANCE         22,076         24,626         (2,550)         37           0         0         0         5090D         INSURANCE DEDUCTIBLE         0         0         0         5           0         417         (417)         5099         MISCELLANEOUS EXPENSE         1,238         3,336         (2,099)         5           0         0         0         5099PY         PRIOR YEAR ADJUSTMENT/EXP         (15,754)         0         (15,754)								. ,	1,	
0         0         0         5080         CORPORATE TAXES         0         5,000         (5,000)         5           0         0         0         5088         BAD DEBT EXPENSE         14,849         13,774         1,075         27           2,798         3,133         (335)         5090         INSURANCE         22,076         24,626         (2,550)         37           0         0         0         5090D         INSURANCE DEDUCTIBLE         0         0         0         5           0         417         (417)         5099         MISCELLANEOUS EXPENSE         1,238         3,336         (2,099)         5           0         0         0         5099PY         PRIOR YEAR ADJUSTMENT/EXP         (15,754)         0         (15,754)									.,	
0         0         0         5088         BAD DEBT EXPENSE         14,849         13,774         1,075         27           2,798         3,133         (335)         5090         INSURANCE         22,076         24,626         (2,550)         37           0         0         0         5090D         INSURANCE DEDUCTIBLE         0         0         0         5           0         417         (417)         5099         MISCELLANEOUS EXPENSE         1,238         3,336         (2,099)         5           0         0         0         5099PY         PRIOR YEAR ADJUSTMENT/EXP         (15,754)         0         (15,754)									5,	
2,798         3,133         (335)         5090         INSURANCE         22,076         24,626         (2,550)         37           0         0         0         5090D         INSURANCE DEDUCTIBLE         0         0         0         5           0         417         (417)         5099         MISCELLANEOUS EXPENSE         1,238         3,336         (2,099)         5           0         0         0         5099PY         PRIOR YEAR ADJUSTMENT/EXP         (15,754)         0         (15,754)									27,	
0         0         5090D         INSURANCE DEDUCTIBLE         0         0         0         5           0         417         (417)         5099         MISCELLANEOUS EXPENSE         1,238         3,336         (2,099)         5           0         0         0         5099PY         PRIOR YEAR ADJUSTMENT/EXP         (15,754)         0         (15,754)					-				37,	
0         417         (417)         5099         MISCELLANEOUS EXPENSE         1,238         3,336         (2,099)         5           0         0         0         5099PY         PRIOR YEAR ADJUSTMENT/EXP         (15,754)         0         (15,754)									5,	
0 0 0 5099PY PRIOR YEAR ADJUSTMENT/EXP (15,754) 0 (15,754)									5,	
								( . ,	5,	
85,316 62,105 23,211 TOTAL ADMINISTRATIVE 551,241 576,496 (25,255) 858	85,316		23,211				576,496	(25,255)	858,9	

#### UTILITIES



## 347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 08/31/2023

Page: 2

ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	Al BL
ACTUAL	BODGET	OVER (UNDER)			ACTUAL	BODGET	OVER (UNDER)	DI
04 440	40.000	4 750	5400		400.007	400.000	(40.004)	000
21,416	16,666	4,750	5100	WATER/SEWER	120,367	133,328	(12,961)	200
2,937	4,333	(1,396)	5120	ELECTRIC	28,263	34,664	(6,401)	52
0	30	(30)	5125	GAS	(114)	240	(354)	_
609	417	192	5151	TELEPHONE	2,660	3,336	(676)	5
2,801	267	2,534	5151B	INTERNET	3,072	2,136	936	3
69	75	(6)	5152	ALARM MONITORING	2,456	600	1,856	
27,831	21,788	6,043		TOTAL UTILITIES	156,705	174,304	(17,599)	261
				LANDSCAPING				
104,059	104,059	0	5200	LANDSCAPE CONTRACT	832,474	832,472	2	1,248
0	0	0	5210	LANDSCAPE SUPPLIES/MATERIAL	0	3,750	(3,750)	5
0 0	4,167	(4,167)	5218	MAJOR PROJECTS	0	33,336	(33,336)	50
85	2,083	(1,998)	5220	IRRIGATION REPAIRS	2,101	16,664	(14,563)	25
0	167	(1,000)	5222	BACKFLOW INSPEC/RPRS	7,880	1,336	6,544	2
0	630	(630)	5228	EROSION CONTROL	0,000	5,040	(5,040)	7
-								
5,815	2,640	3,175	5240	TREE TRIMMING/REMOVAL	8,880	21,120	(12,240)	31
109,959	113,746	(3,787)		TOTAL LANDSCAPE	851,334	913,718	(62,384)	1,369
				COMMON AREA				
0	833	(833)	5700	BUILDING MAINTENANCE	365	6,664	(6,299)	10
651	333	318	5700K	KEYS/LOCK REPAIR	7,857	2,664	5,193	4
276	1,208	(932)	5722	ELECTRIC REPAIRS/SUPPLIES	1,375	9,664	(8,289)	14
1,310	166	1,144	5740	SIGN MAINTENANCE	3,889	1,328	2,561	2
2,212	1,897	315	5769A	JANITORIAL	17,688	15,176	2,512	22
1,678	2,083	(406)	5774	PET WASTE REMOVAL	13,420	16,664	(3,244)	25
646	1,909	(1,263)	5779CC	SECURITY PATROL	5,648	15,272	(9,624)	22
040	250	(1,203)	5794A	SIDEWALK REPAIR	0,040	2,000	(2,000)	22
980	833	(250)	5794A 5800	COMMON AREA MAINTENANCE/REPAIRS	8,837	2,000 6,664	(2,000) 2,173	10
					,			
0	500	(500)	5845		2,450	4,000	(1,550)	6
450	540	(90)	5850	EXTERMINATING	2,324	4,320	(1,997)	6
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	5,064	(5,064)	7
8,202	11,185	(2,983)		TOTAL COMMON AREA	63,852	89,480	(25,628)	_134
231,308	208,824	_22,484		TOTAL OPERATING EXPENSES	1,623,132	1,753,998	(130,866)	2,624

FirstService

## 347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 08/31/2023

********	CURRENT PERIOD	*********			********	YEAR-TO-DATE	*****	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				RESERVE FUND				
				INCOME				
79,167	79,167	0	7010	TRANSFER FROM OPERATING	633,333	633,336	(3)	950,000
8,401	2,083	6,318	7034	INTEREST RESERVE FUND	59,039	16,664	42,375	25,000
0	0	0	7069	GAIN (LOSS) ON INVESTMENTS	2,279	0	2,279	0
0	(1,000)	1,000	8537	BANK/INVESTMENT CHARGES	(4,966)	(8,000)	3,034	(12,000)
87,567	80,250	7,317		TOTAL RESERVE INCOME	689,686	642,000	47,686	963,000
				EXPENDITURES				
0	0	0	8510	GENERAL RESERVE EXPENSE	23,363	22,000	1,363	22,000
0	0	0	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
0	0	0	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
2,125	0	2,125	8578D	DRAINAGE	23,947	300,000	(276,053)	300,000
2,125	0	2,125		TOTAL RESERVE EXPENDITURES	126,068	1,036,700	(910,632)	1,036,700
85,442	80,250	5,192		RESERVE FUND SURPLUS/(DEFICIT)	563,618	(394,700)	958,318	(73,700)



## 347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF OPERATIONS 08/31/2023

	January	February	March		May	June	July	August	Septemb		October	Novemb				TO-DATE
INCOME																
ASSESSMENT INCOME COMMERCIAL DUES INTEREST INCOME COLLECTION COST REIMBURSEMENT FILE REVIEW FEE MONITOR TRUSTEE SALE FILE TRANSFER FEES FORECLOSURE/TRUSTEE SALES LATE FEE INCOME NSF FEE BUILDER ASSESSMENT VIOLATION FINES REBILL FEE GENERAL RESERVE TRANSFER	61,664 1,346 931 50 0 0 5,564 420 4,952 106 9,210 (79,167)	61,664 1,314 436 350 143 0 0 (38) 105 4,952 1,837 0 (79,167)	61,664 1,576 651 250 0 285 0 (55) (35) 4,952 203 0 (79,167)	\$ 172,606 61,664 1,881 369 0 48 760 0 3,799 175 4,749 1,290 7,740 (79,167)	61,664 1,862 983 0 48 286 0 (77) (35) 4,749 1,134 (120) (79,167)	61,664 1,884 2,733 0 95 0 0 (10) 0 4,749 628 0 (79,167)	\$ 172,724 61,664 1,953 33 350 0 0 0 3,793 385 4,575 843 7,170 (79,167)	61,664 2,021 565 150 48 95 400 (10) 0 4,575 1,512 (30) (79,167)			\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				(6	883,455 193,313 13,838 6,701 1,150 380 1,426 400 12,966 1,015 38,251 7,553 23,970 333,333)
TOTAL INCOME	\$ 177,450	\$ 163,969	\$ 165,419	\$ 175,913	\$ 164,107	\$ 165,182	\$ 174,323	\$ 164,721	\$	0	\$ 0	\$	D \$	0	\$ 1,3	351,084
E X P E N S E S A D M I N I S T R A T I V E MANAGEMENT FEE OFFICE LEASE	\$ 8,042 2,888	\$ 8,061 3,029	\$ 8,715 3,029	\$ 8,710 3,620	\$ 8,724 3,181	\$ 8,722 3,181	\$ 8,049 3,181	\$ 9,404 3,181	\$	0	\$ 0 0	-	D \$	0	\$	68,427 25,291
RESERVE STUDY SALARIES & BENEFITS REBILL FEE EXPENSE NSF FEE EXPENSE LEGAL EXPENSE LIEN/COLLECTION COST FILE REVIEW FEE MONITOR TRUSTEE SALE FILE TRANSFER FEE EXPENSE FORECLOSURE/TRUSTEE SALES ADVERTISING BANK CHARGES & CC FEES WEBSITE ADMINISTRATION NEWSLETTER OFFICE EQUIPMENT RENTAL OFFICE EQUIPMENT RENTAL OFFICE EXPENSES PRINTING ARCHITECTURAL EXPENSE MEETING EXPENSE POSTAGE PROFESSIONAL FEES GIFTS PROPERTY TAXES BAD DEBT EXPENSE INSURANCE MISCELLANEOUS EXPENSE PRIOR YEAR ADJUSTMENT/EXP	0 29,972 9,210 420 1,781 931 50 0 0 0 0 35 5,61 7,549 143 855 5,878 0 0 0 0 7,900 7,900 32 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 $25,611$ $0$ $105$ $2,500$ $437$ $350$ $143$ $0$ $0$ $0$ $355$ $611$ $7,560$ $0$ $1,403$ $141$ $0$ $700$ $6,353$ $0$ $0$ $0$ $0$ $2,695$ $0$ $0$ $0$ $0$ $0$ $0$ $0$ $0$ $0$ $0$	$\begin{array}{c} 1,195\\ 26,100\\ 0\\ (35)\\ 6,561\\ 651\\ 250\\ (1)\\ 285\\ 0\\ 0\\ 0\\ 35\\ 611\\ 7,568\\ 285\\ 1,067\\ 6,070\\ 605\\ 0\\ 1,7,568\\ 0\\ 0\\ 17,568\\ 0\\ 0\\ 17,56\\ 0\\ 0\\ 17,56\\ 0\\ 0\\ 17,56\\ 0\\ 0\\ 17,56\\ 0\\ 0\\ 0\\ 163\\ 2,695\\ 0\\ 0\\ (16,354)\\ 0\\ 0\\ (16,354)\\ 0\\ 0\\ 163\\ 3\\ 2,695\\ 0\\ 0\\ (16,354)\\ 0\\ 0\\ 16,354\\ 0\\ 0\\ 0\\ 0\\ 0\\ 16,354\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\$	$\begin{array}{c} 0\\ 26,051\\ 7,740\\ 175\\ 1,870\\ 432\\ 0\\ 0\\ 48\\ 760\\ 0\\ 211\\ 35\\ 61\\ 7,580\\ 0\\ 294\\ 238\\ 0\\ 0\\ 294\\ 238\\ 0\\ 0\\ (1,108)\\ 0\\ 0\\ (1,108)\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\$	0 28,485 (120) (35) 6,545 1,441 0 48 286 0 589 35 61 7,576 143 144 488 0 0 1,060 300 2222 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	$\begin{array}{c} 0\\ 27,277\\ 0\\ 0\\ 0\\ 4,823\\ 3,447\\ 0\\ 95\\ 0\\ 0\\ 0\\ (577)\\ 35\\ 61\\ 7,703\\ 143\\ 702\\ 220\\ 711\\ 1,220\\ (110)\\ 407\\ 0\\ 14,686\\ 3,229\\ 0\\ 0\\ 14,686\\ 3,229\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\$	$\begin{array}{c} 0\\ 26,158\\ 7,170\\ 385\\ 1,210\\ 375\\ 350\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0$	$\begin{array}{c} 1,195\\ 27,514\\ (30)\\ 0\\ 3,278\\ 25,545\\ 150\\ 48\\ 95\\ 400\\ 12\\ 35\\ 61\\ 7,584\\ 285\\ 257\\ 391\\ 0\\ 600\\ 0\\ 264\\ 2,250\\ 0\\ 0\\ 0\\ 264\\ 2,250\\ 0\\ 0\\ 0\\ 0\\ 0\\ 2,798\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\$		000000000000000000000000000000000000000						2,390 217,167 23,970 1,015 28,568 33,258 33,258 1,150 1,426 400 235 280 400 235 280 400 235 280 400 235 280 400 235 280 400 235 280 41,407 1,4067 1,4067 1,4067 14,075 23,070 23,578 14,075 23,070 23,578 23,578 23,578 24,07524,075 24,07524,075 24,075 24,07524,075 24,075 24,07524,
TOTAL ADMINISTRATIVE	\$ 79,679	\$ 59,184	\$ 67,481	\$ 61,426	\$ 61,576	\$ 76,275	\$ 60,305	\$ 85,316	\$	0	\$ 0	\$	D \$	0	\$ 5	551,241
UTILITIES WATER/SEWER ELECTRIC GAS TELEPHONE INTERNET ALARM MONITORING	\$ 8,254 4,171 (114) 0 271 0	\$ 10,694 3,679 0 0 0 0	\$ 11,203 3,458 0 513 0 1,997	\$ 9,783 3,494 0 1,427 0 138	\$ 20,098 3,285 0 0 0 0	\$ 17,324 3,234 0 0 253	\$ 21,594 4,005 0 112 0 0	\$ 21,416 2,937 0 609 2,801 69		0 0 0 0 0	\$ 0 0 0 0 0 0	·	) ) ) )	0 0 0 0 0	\$ 1	20,367 28,263 (114) 2,660 3,072 2,456
TOTAL UTILITIES	\$ 12,582	\$ 14,373	\$ 17,171	\$ 14,842	\$ 23,384	\$ 20,810	\$ 25,711	\$ 27,831	\$	0	\$ 0	\$	 D \$	0	\$ 1	156,705
LANDSCAPING																
LANDSCAPE CONTRACT IRRIGATION REPAIRS BACKFLOW INSPEC/RPRS TREE TRIMMING/REMOVAL	\$ 104,059 0 0 0	\$ 104,059 196 0 1,315	\$ 104,059 299 119 1,750	\$ 104,059 666 1,555 0	\$ 104,059 528 0 0	\$ 104,059 327 0 0	\$ 104,059 0 6,206 0	\$ 104,059 85 0 5,815		0 0 0	\$ 0 0 0 0	·	) ) ) )	0 0 0 0	\$ 8	332,474 2,101 7,880 8,880
TOTAL LANDSCAPE	\$ 104,059	\$ 105,570	\$ 106,228	\$ 106,280	\$ 104,587	\$ 104,386	\$ 110,265	\$ 109,959	\$	0	\$ 0	\$	D \$	0	\$8	351,334
COMMONAREA																
BUILDING MAINTENANCE KEYS/LOCK REPAIR ELECTRIC REPAIRS/SUPPLIES SIGN MAINTENANCE JANITORIAL	\$ 0 0 0 1,612	\$0 625 0 2,692	\$0 625 185 0 2,212	\$ 0 0 0 2,212	\$ 365 158 54 0 2,212	\$0 299 0 1,636 2,327	\$0 5,499 860 944 2,212	\$0 651 276 1,310 2,212		0 0 0 0 0	\$ 0 0 0 0 0	·	) ) ) )	0 0 0 0	\$	365 7,857 1,375 3,889 17,688



## 347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF OPERATIONS 08/31/2023

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
PET WASTE REMOVAL	1,678	0	3,355	0	1,678	3,355	1,678	1,678	0	0	0	0	13,420
SECURITY PATROL	886	406	406	526	646	1,006	1,126	646	Ő	Ő	Ő	õ	5,648
COMMON AREA MAINTENANCE/REPAIRS	650	415	786	1,180	1,778	985	2,063	980	0	0	0	0	8,837
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	450	0	0	0	0	2,324
TOTAL COMMON AREA	\$ 5,221	\$ 4,137	\$ 7,970	\$ 5,551	\$ 7,438	\$ 10,278	\$ 15,056	\$ 8,202	\$ 0	\$ 0	\$ 0	\$ 0	\$ 63,852
TOTAL OPERATING EXPENSES	\$ 201,541	\$ 183,264	\$ 198,849	\$ 188,099	\$ 196,986	\$ 211,749	\$ 211,337	\$ 231,308	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,623,132
OPERATING FUND SURPLUS/(DEFICIT)	\$ (24,091)	\$ (19,295)	\$ (33,431)	\$ (12,186)	\$ (32,878)	\$ (46,567)	\$ (37,014)	\$ (66,587)	\$ 0	\$ 0	\$ 0	\$ 0	\$ (272,048)



## 347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF OPERATIONS 08/31/2023

	January	February	March	April	May	June	July	August	Septer		tober	Nover	mber	Dece	mber	YEA	AR-TO-DATE
RESERVE FUND																	
INCOME																	
TRANSFER FROM OPERATING	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$	0	\$ 0	\$	0	\$	0	\$	633,333
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	8,401		0	0		0		0		59,039
GAIN (LOSS) ON INVESTMENTS	0	0	0	79,201	(735)	(79,154)	2,968	0		0	 				0		2,279
TOTAL RESERVE INCOME	\$ 98,824	\$ 84,755	\$ 85,176	\$ 162,200	\$ 85,373	\$ 1,205	\$ 89,552	\$ 87,567	\$	0	\$ 0	\$	0	\$	0	\$	694,652
EXPENDITURES																	
GENERAL RESERVE EXPENSE	\$ 9,958	\$ 0	\$ 0	\$ 13,405	\$ 0	\$ 0	\$ 0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$	23,363
PAINTING	0	0	0	0	990	0	6,460	0		0	0		0		0		7,450
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 DRAINAGE	0	0	0	7 222	0 2,625	14,897 375	0 8,000	0 2,125		0	0		0		0		14,897
DRAINAGE		3,590		7,232	2,625	3/5	8,000	2,125			 						23,947
TOTAL RESERVE EXPENDITURES	\$ 12,547	\$ 2,864	\$ 31,617	\$ 30,762	\$ 17,634	\$ 16,088	\$ 17,397	\$ 2,125	\$	0	\$ 0	\$	0	\$	0	\$	131,034
RESERVE FUND SURPLUS/(DEFICIT)	\$ 86.277	\$ 81.891	\$ 53.558		\$ 67.740	\$ (14.883)	\$ 72.155	\$ 85.442	\$		\$ 0	\$	0	\$		\$	563,618



## 347A VISTOSO- SIENA BALANCE SHEET 08/31/2023

ASSETS		
OPERATING FUNDS OPERATING - US BANK	6,042.92	
TOTAL OPERATING FUNDS		6,042.92
RESERVE FUNDS RESERVE US BANK MMA	221,831.24	
TOTAL RESERVE FUNDS		221,831.24
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE ACCOUNTS RECEIVABLE - PARCELS	(3.25) 415.22	
TOTAL ACCOUNTS RECEIVABLE		411.97
OTHER ASSETS PREPAID EXPENSE INSURANCE	175.01	
TOTAL OTHER ASSETS		175.01
TOTAL ASSETS		228,461.14 
LIABILITIES & EQUITY OPERATING LIABILITIES ACCRUED EXPENSES PREPAID ASSESSMENTS PREPAID ASSESSMENTS - PARCELS UNEARNED REVENUE	260.00 (1,852.02) 3,149.02 3,900.00	
TOTAL OPERATING LIABILITIES		5,457.00
RESERVE ACCUMULATED GENERAL C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	203,078.61 18,752.63	

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## 347A VISTOSO- SIENA BALANCE SHEET 08/31/2023

TOTAL RESERVE	221,83 <sup>-</sup>	1.24
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT) CURRENT YEAR RESERVE EQUITY CURRENT SURPLUS/(DEFICIT)	4,299.44 (18,752.63) 15,626.09	
TOTAL SURPLUS/(DEFICIT)	1,172	2.90
TOTAL LIABILITIES & EQUITY	228,46 <sup></sup>	1.14



## 347A VISTOSO- SIENA STATEMENT OF REVENUES & EXPENSES 08/31/2023

					ACTUAL	BUDGET	OVER (UNDER)	BU
				ΙΝΟΟΜΕ				
3,900 (2,095) (234)	3,965 (2,094) (234)	(65) (1) 0	4000P P6010 P6099	PARCEL ASSESSMENTS GENERAL RESERVE TRANSFER P/Y RSV ALLOCATIONS	31,590 (16,758) (1,873)	31,720 (16,752) (1,872)	(130) (6) (1)	47 (25, (2,
1,571	1,637	(66)		TOTAL INCOME	12,959	13,096	(137)	19
				EXPENSES				
				ADMINISTRATIVE				
25	25	0	P5090	INSURANCE	186	200	(14)	
25	25	0		TOTAL ADMINISTRATIVE	186	200	(14)	
				UTILITIES				
422 47	42 50	380 (3)	P5100 P5120	WATER/SEWER ELECTRIC	1,847 371	336 400	1,511 (29)	
469	92	377		TOTAL UTILITIES	2,218	736	1,482	
				LANDSCAPING				
1,847 705 0	0 705 0	1,847 0 0	5218 P5200 P5220	MAJOR PROJECTS LANDSCAPE CONTRACT IRRIGATION REPAIRS	1,847 5,641 0	0 5,640 50	1,847 1 (50)	
2,552	705	1,847		TOTAL LANDSCAPE	7,488	5,690	1,798	
				POOL/SPA/CLUBHOUSE				
200	160	40	P5350	FOUNTAIN MAINTENANCE	125	6,360	(6,235)	
200	160	40		TOTAL POOLS	125	6,360	(6,235)	
				GATES				
260 0 111	260 133 105	0 (133) 6	P5500 P5511 P5517	GATE MAINTENANCE CONTRACT GATE REPAIRS GATE PHONE	1,820 500 891	2,080 1,064 840	(260) (564) 51	
371	498	(127)		TOTAL GATES	3,211	3,984	(773)	
				COMMON AREA				
256 1,825	75 133	181 1,692	P5739 P5800	STREET SWEEPING COMMON AREA MAINTAINENCE	767 2,090	600 1,064	167 1,026	
2,081	208	1,873		TOTAL COMMON AREA	2,857	1,664	1,193	
5,697	1,688	4,009		TOTAL OPERATING EXPENSES	16,085	18,634	(2,549)	2
(4,126)	(51)	(4,075)		OPERATING FUND SURPLUS/(DEFICIT)	(3,127)	(5,538)	2,411	(!



## 347A VISTOSO- SIENA STATEMENT OF REVENUES & EXPENSES 08/31/2023

*******	CURRENT PERIOD	*********			*********	YEAR-TO-DATE	********	
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	
				RESERVE FUND				
				INCOME				
2,095	2,094	1	P7010	PARCEL TRANSFER TO RESERVES	16,758	16,752	6	2
725	12	713	P7034	INTEREST RESERVE FUNDS	2,986	96	2,890	
234	234	0	P7099	P/Y RSV ALLOCATIONS	1,873	1,872	<sup>′</sup> 1	
3,053	2,340	713		TOTAL RESERVE INCOME	21,618	18,720	2,898	2
				EXPENDITURES				
0	0	0	8520	PAINTING	385	0	385	
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	2,480	10,000	(7,520)	1
0	0	0		TOTAL RESERVE EXPENDITURES	2,865	10,000	(7,135)	1
							(1,100)	
3,053	2,340	713		RESERVE FUND SURPLUS/(DEFICIT)	18,753	8,720	10,033	
3,055	2,340	713		RESERVET OND SORFLOS/(DEFICIT)	10,755	0,720	10,033	



### 347A VISTOSO- SIENA STATEMENT OF OPERATIONS 08/31/2023

March January April May June July February October August November INCOME PARCEL ASSESSMENTS \$ 3,835 \$ 3,835 \$ 4,420 \$ 3,900 \$ 3,900 \$ 3,900 \$ 3,900 \$ 3,900 \$ 0 \$ 0 \$ 0 \$ 31,590 0 \$ GENERAL RESERVE TRANSFER (2,095) (2,095) (2,095) (2,095) (2,095) (2,095) (2,095) (2,095) 0 0 0 0 (16,758) (234) (234) (234) (234) (234) P/Y RSV ALLOCATIONS (234) (234) (234) 0 0 0 0 (1,873) TOTAL INCOME \$ 1,506 \$ 1,506 \$ 2,091 \$ 1,571 \$ 1,571 \$ 1,571 \$ 1,571 \$ 1,571 \$ 0 \$ 0 \$ 0 \$ 0 \$ 12,959 EXPENSES ADMINISTRATIVE INSURANCE 186 21 \$ 21 23 27 \$ 25 \$ \$ 25 \$ 0 \$ 0 \$ \$ \$ \$ 21 \$ \$ 25 0 \$ 0 \$ \$ TOTAL ADMINISTRATIVE \$ 21 \$ 21 \$ 21 \$ 23 \$ 27 \$ 25 \$ 25 25 \$ Λ \$ ٥ \$ 0 0 \$ 186 UTILITIES WATER/SEWER \$ 286 \$ 180 \$ 170 \$ 184 \$ 189 \$ 213 \$ 204 \$ 422 \$ 0 \$ 0 \$ 0 \$ 0 \$ 1.847 ELECTRIC 40 46 50 47 47 47 47 47 0 0 0 0 371 TOTAL UTILITIES \$ 326 \$ 226 \$ 220 \$ 231 \$ 236 \$ 260 \$ 251 \$ 469 \$ 0 \$ 0 \$ 0 \$ 0 \$ 2,218 LANDSCAPING MAJOR PROJECTS \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 1.847 \$ 0 \$ 0 \$ 0 \$ 0 \$ 1 847 705 705 705 705 LANDSCAPE CONTRACT 705 705 705 705 0 0 0 0 5,641 TOTAL LANDSCAPE \$ 705 \$ 705 \$ 705 \$ 705 \$ 705 \$ 705 \$ 705 \$ 2,552 \$ 0 \$ 0 \$ 0 \$ 0 \$ 7,488 POOL/SPA/ CLUBHOUSE FOUNTAIN MAINTENANCE \$ (1,600) \$ 0 \$ 200 \$ 200 \$ 400 \$ 200 \$ 525 \$ 200 \$ 0 0 \$ 0 \$ 0 \$ 125 \$ TOTAL POOLS/SPA/CLUBHOUSE \$ (1,600) \$ 200 \$ \$ \$ \$ 0 \$ \$ 125 \$ 0 200 400 \$ 200 \$ 525 \$ 200 \$ 0 0 0 GATES GATE MAINTENANCE CONTRACT 0 \$ 260 \$ 260 \$ 260 260 260 \$ 260 260 0 \$ 0 0 \$ 0 \$ 1,820 \$ \$ \$ \$ \$ \$ GATE REPAIRS 500 0 130 0 120 0 0 250 0 0 0 0 0 GATE PHONE 120 110 110 110 0 220 111 111 0 0 0 0 891 TOTAL GATES 120 \$ 500 \$ 370 \$ 490 \$ 260 480 621 371 0 0 0 3,211 \$ \$ \$ \$ \$ \$ \$ \$ 0 \$ COMMON AREA STREET SWEEPING \$ 0 256 \$ \$ \$ \$ 0 \$ 0 \$ 256 \$ 0 \$ 256 0 \$ \$ \$ 0 0 0 0 \$ 767 COMMON AREA MAINTAINENCE 265 0 0 0 0 0 0 1,825 0 0 0 0 2,090 ----------------\$ 2,081 TOTAL COMMON AREA 265 256 \$ \$ \$ \$ 256 \$ \$ \$ 0 \$ \$ \$ \$ \$ 0 0 0 0 0 0 0 2,857 TOTAL OPERATING EXPENSES \$ (164) \$ 1,451 \$ 1,771 \$ 1,650 \$ 1,883 \$ 1,670 \$ 2,127 \$ 5,697 \$ 0 \$ 0 \$ 0 \$ 0 \$ 16,085 OPERATING FUND SURPLUS/(DEFICIT) \$ 1,670 \$ 55 \$ 320 \$ (79) \$ (312) \$ (99) \$ (555) \$ (4,126) \$ 0 \$ 0 \$ 0 \$ 0 \$ (3,127)

Page: 1

YEAR-TO-DATE

December

September



## 347A VISTOSO- SIENA STATEMENT OF OPERATIONS 08/31/2023

	January	February	March	April	May	June ********	July	August	September	October	November	December	YEAR-TO-DATE
RESERVE FUND													
INCOME													
PARCEL TRANSFER TO RESERVES INTEREST RESERVE FUNDS P/Y RSV ALLOCATIONS	\$ 2,095 18 234	\$ 2,095 67 234	\$ 2,095 86 234	\$ 2,095 121 234	\$ 2,095 627 234	\$ 2,095 655 234	\$ 2,095 687 234	\$ 2,095 725 234	\$ 0 0 0	\$0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 16,758 2,986 1,873
TOTAL RESERVE INCOME	\$_2,347	\$ 2,396	\$ 2,415	\$ 2,450	\$ 2,956	\$ 2,984	\$ 3,016	\$ 3,053	\$ 0	\$ 0	\$ 0	\$ 0	\$ 21,618
EXPENDITURES													
PAINTING PARCEL - GENERAL RESERVE EXPENSE	\$ 0 0	\$0 0	\$0 0	\$ 0 0	\$ 385 0	\$0 0	\$0 2,480	\$0 0	\$ 0 0	\$0 0	\$0 0	\$0 0	\$ 385 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	\$ 3,053	\$ 0	\$ 0	\$ 0	\$ 0	\$ 18,753



## 347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 08/31/2023

ASSETS		
OPERATING FUNDS		
US BANK - OPERATING CHECKING	41,630.79	
OPERATING - US BANK	44.65	
US BANK SAVINGS	624,537.47	
DUE FROM RESERVES	2,125.00	
TOTAL OPERATING FUNDS		668,337.91
RESERVE FUNDS		
DUE TO OPERATING	(2,125.00)	
RESERVE US BANK MMA	465,009.27	
MORGAN STANLEY	3,409,649.53	
RESERVES - ACCRUED INTEREST	26,342.06	
TOTAL RESERVE FUNDS		3,898,875.86
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	
TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	304,530.38	
ACCOUNTS RECEIVABLE - PARCELS	415.22	
PRE-LEGAL RECEIVABLE	49,113.30	
CONTINGENT PAYABLE	(49,113.30)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(115,227.73)	
TOTAL ACCOUNTS RECEIVABLE		189,717.87
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	19,761.56	
PREPAID EXPENSES	12,954.63	
TOTAL OTHER ASSETS		32,716.19
TOTAL ASSETS		4,792,672.05



## 347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 08/31/2023

LIABILITIES & EQUITY **OPERATING LIABILITIES** ACCOUNTS PAYABLE (176.17)ACCRUED EXPENSES 69,806.53 PREPAID ASSESSMENTS 161,305.51 **PREPAID ASSESSMENTS - PARCELS** 3,149.02 **REFUNDABLE DEPOSIT KEYS** 9,300.00 **UNEARNED REVENUE** 242,862.83 UNCLAIMED PROPERTY 20,406.62 SECURITY DEPOSITS 29,967.00 TOTAL OPERATING LIABILITIES 536,621.34 RESERVE ACCUMULATED GENERAL 3,333,101.62 C/Y GENERAL RESERVE SURPLUS/(DEFICIT) 582,370.41 (101, 326.58)**UNREALIZED GAIN/LOSS INVESTMENTS** GAIN (LOSS) ON INVESTMENT 84,730.41 **TOTAL RESERVE** 3,898,875.86 **OPERATING SURPLUS (DEFICIT)** ACCUMULATED SURPLUS (DEFICIT) 632,349.65 **CURRENT YEAR RESERVE EQUITY** (582, 370.41)CURRENT SURPLUS/(DEFICIT) 307,195.61 TOTAL SURPLUS/(DEFICIT) 357,174.85 **TOTAL LIABILITIES & EQUITY** 4,792,672.05



## 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 08/31/2023

ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	ANN BUD
				INCOME				
172,898	192,241	(19,343)	4000	ASSESSMENT INCOME	1,383,455	1,537,928	(154,473)	2,306,8
3,900	3,965	(65)	4000P	PARCEL ASSESSMENTS	31,590	31,720	(130)	47,5
61,664	64,089	(2,425)	4001	COMMERCIAL DUES	493,313	512,712	(19,399)	769,0
2,021	167	1,854	4030	INTEREST INCOME	13,838	1,336	12,502	2,0
565	1,250	(685)	4050	COLLECTION COST REIMBURSEMENT	6,701	10,000	(3,299)	15,0
150	167	(17)	4050FR	FILE REVIEW FEE	1,150	1,336	(186)	2,0
48	42	6	4050MU	MONITOR TRUSTEE SALE	380	336	44	5
95	167	(72)	4050RR	FILE TRANSFER FEES	1,426	1,336	90	2,0
400	25	375	4050T	FORECLOSURE/TRUSTEE SALES	400	200	200	3
(10)	2,083	(2,093)	4070	LATE FEE INCOME	12,966	16,664	(3,698)	25.0
Ó	0	0 Ú	4075	NSF FEE	1,015	675	340	g
4,575	10,000	(5,425)	4205	BUILDER ASSESSMENT	38,251	80,000	(41,749)	120,0
1,512	1,250	262	4900	VIOLATION FINES	7,553	10,000	(2,447)	15,0
0	83	(83)	4945	NEWSLETTER INCOME	0	664	(664)	1,0
(30)	0	(30)	4950	REBILL FEE	23,970	27,000	(3,030)	36,0
(79,167)	(79,166)	<b>`</b> (1)	6010	GENERAL RESERVE TRANSFER	(633,333)	(633,328)	(5)	(950,0
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(16,758)	(16,752)	(6)	(25,1
(234)	(234)	Ó	P6099	P/Y RSV ALLOCATIONS	(1,873)	(1,872)	(1)	<b>(2,</b> 8
166,292	194,035	(27,743)		TOTAL INCOME	1,364,042	1,579,955	(215,913)	2,365,2
				EXPENSES				
				ADMINISTRATIVE				
9,404	9,678	(274)	5000	MANAGEMENT FEE	68,427	77,424	(8,997)	116,1
3,181	3,024	157	5000RO	OFFICE LEASE	25,291	24,192	1,099	36,2
1,195	0	1,195	5005	RESERVE STUDY	2,390	1,195	1,195	2,3
27,514	25,833	1,681	5007w	SALARIES & BENEFITS	217,167	206,664	10,503	310,0
(30)	0	(30)	5009A	REBILL FEE EXPENSE	23,970	27,000	(3,030)	36,0
Ó	0	Ó	5009B	NSF FEE EXPENSE	1,015	675	340	Ş
3,278	3,833	(556)	5010	LEGAL EXPENSE	28,568	30,664	(2,096)	46,0
0	2,023	(2,023)	5014	CC&R REVISIONS PROJECT	0	16,184	(16,184)	24,2
25,545	2,200	23,345	5020	LIEN/COLLECTION COST	33,258	17,600	15,658	26,4
150	167	(17)	5020F	FILE REVIEW FEE	1,150	1,336	(186)	2,0
48	42	6	5020M	MONITOR TRUSTEE SALE	380	336	44	ł
95	292	(197)	5020RR	FILE TRANSFER FEE EXPENSE	1,426	2,336	(910)	3,5
400	0	400	5020T	FORECLOSURE/TRUSTEE SALES	400	200	200	
0	0	0	5030	AUDIT/TAX PREPARATION	0	10,500	(10,500)	10,
12	0	12	5033F	ADVERTISING	235	750	(515)	1,5
35	35	0	5037	BANK CHARGES & CC FEES	280	280	Ó	4
61	0	61	5039	WEBSITE	488	1,000	(512)	1,0
7,584	7,500	84	5040	ADMINISTRATION	60,602	60,000	602	90,0
285	122	163	5046	NEWSLETTER	1,140	976	164	1,4
257	1,250	(993)	5047B	OFFICE EQUIPMENT RENTAL	5,157	10,000	(4,843)	15,0
391	398	(7)	5048	OFFICE EXPENSES	14,067	3,184	10,883	4,7
0	0	0	5052	PRINTING	1,315	0	1,315	3,0
600	1,033	(433)	5054	ARCHITECTURAL EXPENSE	5,300	8,264	(2,964)	12,4
0	0	Ó	5055	MEETING EXPENSE	31,979	19,000	12,979	19,0
264	500	(236)	5059	POSTAGE	419	4,000	(3,581)	6,0
0	208	(208)	5063	MILEAGE	0	1,664	(1,664)	2,5
2,250	417	1,833	5065	PROFESSIONAL FEES	4,100	3,336	764	5,0
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	
0	0	0	5068	GIFTS	300	500	(200)	1,5
0	0	0	5070	PROPERTY TAXES	8	400	(392)	4
0	0	0	5080	CORPORATE TAXES	0	5,000	(5,000)	5,0
0	0	0	5088	BAD DEBT EXPENSE	14,849	13,774	1,075	27,5
2,798	3,133	(335)	5090	INSURANCE	22,076	24,626	(2,550)	37,1
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,0
0	417	(417)	5099	MISCELLANEOUS EXPENSE	1,238	3,336	(2,099)	5,0
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	(15,754)	0	(15,754)	- ) -
25	25	0	P5090	INSURANCE	186	200	(14)	3
	62,130	23,211						859,2
85,341				TOTAL ADMINISTRATIVE	551,427	576,696	(25,269)	

FirstService

## 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 08/31/2023

ACTUAL	URRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	ANNUAL BUDGET
				UTILITIES				
21,416 2,937 0 609 2,801 69 422 47	16,666 4,333 30 417 267 75 42 50	4,750 (1,396) (30) 192 2,534 (6) 380 (3)	5100 5120 5125 5151 5151B 5152 P5100 P5120	WATER/SEWER ELECTRIC GAS TELEPHONE INTERNET ALARM MONITORING WATER/SEWER ELECTRIC	120,367 28,263 (114) 2,660 3,072 2,456 1,847 371	133,328 34,664 240 3,336 2,136 600 336 400	(12,961) (6,401) (354) (676) 936 1,856 1,511 (29)	200,000 52,000 360 5,000 3,200 900 500 600
28,300	21,880	6,420		TOTAL UTILITIES	158,923	175,040	(16,117)	262,560
				LANDSCAPING				
104,059 0 1,847 85 0 0 5,815 705 0	104,059 0 4,167 2,083 167 630 2,640 705 0	0 (2,321) (1,998) (167) (630) 3,175 0 0	5200 5210 5218 5220 5222 5228 5240 P5200 P5220	LANDSCAPE CONTRACT LANDSCAPE SUPPLIES/MATERIAL MAJOR PROJECTS IRRIGATION REPAIRS BACKFLOW INSPEC/RPRS EROSION CONTROL TREE TRIMMING/REMOVAL LANDSCAPE CONTRACT IRRIGATION REPAIRS	832,474 0 1,847 2,101 7,880 0 8,880 5,641 0	832,472 3,750 33,336 16,664 1,336 5,040 21,120 5,640 50	2 (3,750) (31,490) (14,563) 6,544 (5,040) (12,240) 1 (50)	1,248,710 5,000 50,000 25,000 2,000 7,564 31,677 8,462 100
112,510	114,451	(1,941)		TOTAL LANDSCAPE	858,822	919,408	(60,586)	1,378,513
				POOL/SPA/CLUBHOUSE				
200	160	40	P5350	FOUNTAIN MAINTENANCE	125	6,360	(6,235)	7,000
200		40		TOTAL POOLS	125	6,360	(6,235)	7,000
				GATES		,		,
260 0 111	260 133 105	0 (133) 6	P5500 P5511 P5517	GATE MAINTENANCE CONTRACT GATE REPAIRS GATE PHONE	1,820 500 891	2,080 1,064 840	(260) (564) 51	3,120 1,600 1,260
371	498	(127)		TOTAL GATES	3,211	3,984	(773)	5,980
				COMMON AREA				
0 651 276 1,310 2,212 1,678 646 0 980	833 333 1,208 166 1,897 2,083 1,909 250 833	(833) 318 (932) 1,144 315 (406) (1,263) (250) 147	5700 5700K 5722 5740 5769A 5774 5779CC 5794A 5800	BUILDING MAINTENANCE KEYS/LOCK REPAIR ELECTRIC REPAIRS/SUPPLIES SIGN MAINTENANCE JANITORIAL PET WASTE REMOVAL SECURITY PATROL SIDEWALK REPAIR COMMON AREA MAINTENANCE/REPAIRS	365 7,857 1,375 3,889 17,688 13,420 5,648 0 8,837	6,664 2,664 9,664 1,328 15,176 16,664 15,272 2,000 6,664	(6,299) 5,193 (8,289) 2,561 2,512 (3,244) (9,624) (2,000) 2,173	10,000 4,000 14,500 2,000 22,760 25,000 22,904 3,000 10,000
0 450 0 256 1,825	500 540 633 75 133	(500) (90) (633) 181 1,692	5845 5850 5895 P5739 P5800	PARK MAINT EXTERMINATING TENNIS COURT MAINTENANCE STREET SWEEPING COMMON AREA MAINTAINENCE	2,450 2,324 0 767 2,090	4,000 4,320 5,064 600 1,064	(1,550) (1,997) (5,064) 167 1,026	6,000 6,480 7,600 900 1,600
10,283	11,393	(1,110)	1 0000	TOTAL COMMON AREA	66,709	91,144	(24,435)	136,744
237,005	210,512	26,493		TOTAL OPERATING EXPENSES	1,639,217	1,772,632	(133,415)	2,650,055
(70,713)	(16,477)	(54,236)		OPERATING FUND SURPLUS/(DEFICIT)	(275,175)	(192,677)	(82,498)	(284,758)



## 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 08/31/2023

	JRRENT PERIOD	********			********	YEAR-TO-DATE	********	ANNU
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDG
				RESERVE FUND				
				ΙΝΟΟΜΕ				
79,167	79,167	0	7010	TRANSFER FROM OPERATING	633,333	633,336	(3)	950,00
8,401	2,083	6,318	7034	INTEREST RESERVE FUND	59,039	16,664	42,375	25,0
0	0	0	7069	GAIN (LOSS) ON INVESTMENTS	2,279	0	2,279	
2,095	2,094	1	P7010	PARCEL TRANSFER TO RESERVES	16,758	16,752	6	25,1
725	12	713	P7034	INTEREST RESERVE FUNDS	2,986	96	2,890	1
0	(1,000)	1,000	8537	BANK/INVESTMENT CHARGES	(4,966)	(8,000)	3,034	(12,0
234	234	0	P7099	P/Y RSV ALLOCATIONS	1,873	1,872	1	2,8
90,621	82,590	8,031		TOTAL RESERVE INCOME	711,304	660,720	50,584	991,0
				EXPENDITURES				
0	0	0	8510	GENERAL RESERVE EXPENSE	23.363	22.000	1.363	22.0
0	0	0	8520	PAINTING	7.835	11,900	(4,065)	11.9
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	261,500	(261,500)	261,5
0	0	0	8530	ASPHALT SEAL COATING	56,411	32,800	23,611	32,8
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	14,897	15,500	(603)	15,5
0	0	0	8575	IRRIGATION SYSTEMS	0	393,000	(393,000)	393.0
2,125	0	2,125	8578D	DRAINAGE	23,947	300,000	(276,053)	300.0
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	2,480	10,000	(7,520)	10,0
2,125	0	2,125		TOTAL RESERVE EXPENDITURES	128,933	1,046,700	(917,767)	1,046,7



## 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 08/31/2023

	January	February	March	April	May	June	July	August	Septem		October	Nover		Decemb			TO-DATE
INCOME																	
ASSESSMENT INCOME PARCEL ASSESSMENTS COMMERCIAL DUES INTEREST INCOME COLLECTION COST REIMBURSEMENT FILE REVIEW FEE MONITOR TRUSTEE SALE FILE TRANSFER FEES FORECLOSURE/TRUSTEE SALES LATE FEE INCOME NSF FEE BUILDER ASSESSMENT VIOLATION FINES REBILL FEE GENERAL RESERVE TRANSFER GENERAL RESERVE TRANSFER P/Y RSV ALLOCATIONS TOTAL INCOME	\$ 172,374 3,835 61,664 1,346 931 50 0 0 0 5,564 420 4,952 106 9,210 (79,167) (2,095) (234) \$ 178,956	\$ 172,374 3,835 61,664 1,314 436 350 143 0 0 (38) 105 4,952 1,837 0 (79,167) (2,095) (234) \$ 165,475	\$ 175,095 4,420 61,664 1,576 651 250 0 285 0 (55) (35) 4,952 203 0 (79,167) (2,095) (234) \$ 167,510	\$ 172,606 3,900 61,664 1,881 369 0 48 760 0 3,799 1,75 4,749 1,290 7,740 (79,167) (2,095) (234) \$ 177,484	\$ 172,780 3,900 61,664 1,862 983 0 48 286 0 (77) (35) 4,749 1,134 (120) (79,167) (2,095) (234) \$ 165,678	\$ 172,606 3,900 61,664 1,884 2,733 0 95 0 (10) 0 4,749 628 0 (79,167) (2,095) (234) \$ 166,753	\$ 172,724 3,900 61,664 1,953 33 350 0 0 0 3,793 385 4,575 843 7,170 (79,167) (2,095) (234) \$ 175,894	\$ 172,898 3,900 61,664 2,021 565 150 48 95 400 (10) 0 4,575 1,512 (30) (79,167) (2,095) (234) \$ 166,292		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$				(6	383,455 31,590 493,313 13,838 6,701 1,150 1,150 1,426 400 12,966 1,015 38,251 23,970 333,333) (16,758) (18,73) 364,042
EXPENSES																	
MANAGEMENT FEE OFFICE LEASE RESERVE STUDY SALARIES & BENEFITS REBILL FEE EXPENSE LEGAL EXPENSE LEGAL EXPENSE LIEN/COLLECTION COST FILE REVIEW FEE MONITOR TRUSTEE SALE FILE TRANSFER FEE EXPENSE FORECLOSURE/TRUSTEE SALES ADVERTISING BANK CHARGES & CC FEES WEBSITE ADMINISTRATION NEWSLETTER OFFICE EQUIPMENT RENTAL OFFICE EXPENSES PRINTING ARCHITECTURAL EXPENSE MEETING EXPENSE MEETING EXPENSE PROFESSIONAL FEES GIFTS PROPERTY TAXES BAD DEBT EXPENSE INSURANCE MISCELLANEOUS EXPENSE PROFESE	\$ 8,042 2,888 0 29,972 9,210 420 1,781 931 50 0 0 0 0 0 0 35 61 7,549 143 855 5,878 0 0 7,900 32 0 0 7,900 32 0 0 0 0 2,695 1,238 0 0 2	$         \begin{tabular}{c}         \begin{tabular}{c}         \begin{tabular}{c}         & 8,061 \\         & 3,029 \\         & 0 \\         & 0 \\         & 25,611 \\         & 0 \\         & 105 \\         & 2,500 \\         & 437 \\         & 350 \\         & 143 \\         & 0 \\         & 0 \\         & 0 \\         & 0 \\         & 0 \\         & 0 \\         & 0 \\         & 0 \\         & 0 \\         & 0 \\         & 0 \\         & 1,403 \\         & 141 \\         & 0 \\         & 700 \\         & 6,353 \\         & 0 \\        $	$         \begin{tabular}{lllllllllllllllllllllllllllllllllll$	\$ 8,710 3,620 0 26,051 7,740 432 0 432 0 432 0 211 35 61 7,580 0 294 238 0 0 294 238 0 0 (1,108) 0 0 (1,108) 0 0 0 0 3,110 0 0 0 0 23	$         \begin{tabular}{lllllllllllllllllllllllllllllllllll$	\$ 8,722 3,181 0 27,277 0 0 4,823 3,447 0 95 0 0 (577) 35 61 7,703 143 702 220 711 1,220 (110) 407 0 300 0 14,686 3,229 0 0 0 25	\$ 8,049 3,181 0 26,158 7,170 385 1,210 375 350 0 0 0 0 0 35 61 7,483 143 435 641 7,483 143 435 641 0 720 0 602 850 0 850 0 850 0 850 0 2,450 0 0 2,450	\$ 9,404 3,181 1,195 27,514 (30) 0 3,278 25,545 150 48 95 400 12 35 61 7,584 285 257 391 0 600 0 264 2,250 0 0 2,798 0 0 2,798 0 0 25		000000000000000000000000000000000000000	\$ 000000000000000000000000000000000000	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				68,427 25,291 2,390 217,167 23,970 1,015 28,568 33,258 1,150 380 1,426 400 235 280 488 60,602 1,140 5,157 14,067 1,315 5,300 31,979 4,190 4,100 8 14,849 22,076 1,238 (15,754) 186
TOTAL ADMINISTRATIVE	\$ 79,699	\$ 59,204	\$ 67,501	\$ 61,450	\$ 61,602	\$ 76,300	\$ 60,330	\$ 85,341	\$	0	\$ 0	\$	0	\$	- 0	\$	551,427
UTILITIES WATER/SEWER ELECTRIC GAS TELEPHONE INTERNET ALARM MONITORING WATER/SEWER ELECTRIC	\$ 8,254 4,171 (114) 0 271 0 286 40	\$ 10,694 3,679 0 0 0 0 0 180 46	\$ 11,203 3,458 0 513 0 1,997 170 50	\$ 9,783 3,494 0 1,427 0 138 184 47	\$ 20,098 3,285 0 0 0 0 189 47	\$ 17,324 3,234 0 0 253 213 47	\$ 21,594 4,005 0 112 0 0 204 47	\$ 21,416 2,937 0 609 2,801 69 422 47		0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0		0 0 0	\$	120,367 28,263 (114) 2,660 3,072 2,456 1,847 371
TOTAL UTILITIES	\$ 12,908	\$ 14,599	\$ 17,391	\$ 15,074	\$ 23,620	\$ 21,071	\$ 25,961	\$ 28,300	\$	0	\$ 0	\$	0	\$	0	\$	158,923
L A N D S C A P I N G LANDSCAPE CONTRACT MAJOR PROJECTS IRRIGATION REPAIRS BACKFLOW INSPEC/RPRS TREE TRIMMING/REMOVAL LANDSCAPE CONTRACT	\$ 104,059 0 0 0 0 705	\$ 104,059 0 196 0 1,315 705	\$ 104,059 0 299 119 1,750 705	\$ 104,059 0 666 1,555 0 705	\$ 104,059 0 528 0 0 705	\$ 104,059 0 327 0 0 705	\$ 104,059 0 6,206 0 705	\$ 104,059 1,847 85 0 5,815 705		0 0 0 0 0 0	\$0 0 0 0 0	\$	0 0 0 0 0		-	\$	832,474 1,847 2,101 7,880 8,880 5,641
TOTAL LANDSCAPE	\$ 104,764	\$ 106,275	\$ 106,933	\$ 106,985	\$ 105,293	\$ 105,092	\$ 110,970	\$ 112,510	\$	0	\$0	\$	0	\$	0	\$ 8	858,822



### 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 08/31/2023

March April May June July YEAR-TO-DATE January February October November December August September POOL/SPA/ CLUBHOUSE FOUNTAIN MAINTENANCE \$ (1,600) \$ 0 \$ 200 200 \$ 400 \$ 200 525 200 \$ \$ \$ 0 \$ 0 \$ 125 \$ \$ \$ 0 0 TOTAL POOLS/SPA/CLUBHOUSE \$ \$ \$ \$ \$ (1,600) \$ 0 200 \$ 200 \$ 400 \$ 200 \$ 525 \$ 200 \$ 0 0 0 0 \$ 125 GATES GATE MAINTENANCE CONTRACT \$ 0 \$ 260 \$ 260 \$ 260 \$ 260 \$ 260 \$ 260 \$ 260 \$ 0 \$ 0 \$ 0 \$ 0 \$ 1,820 GATE REPAIRS 0 130 0 120 0 0 250 0 0 0 0 0 500 GATE PHONE 120 110 220 0 0 891 110 110 0 111 111 0 0 TOTAL GATES \$ 120 \$ 500 \$ 370 \$ 490 \$ 260 \$ 480 \$ 621 \$ 371 \$ 0 \$ 0 \$ 0 \$ 0 \$ 3.211 COMMON AREA **BUILDING MAINTENANCE** \$ \$ \$ \$ 0 \$ 0 \$ 0 0 \$ 365 \$ 0 \$ 0 0 \$ \$ 0 0 \$ 365 0 \$ 0 KEYS/LOCK REPAIR 0 625 625 0 158 299 5,499 651 Ō 0 0 Ō 7,857 ELECTRIC REPAIRS/SUPPLIES 0 0 185 0 54 0 860 276 0 0 0 0 1,375 SIGN MAINTENANCE 0 0 0 0 Λ 1,636 944 1,310 0 0 0 0 0 3,889 17,688 JANITORIAL 2,212 2,212 1.612 2.692 2.212 2.212 2.327 2.212 0 0 0 PET WASTE REMOVAL 3,355 3,355 1,678 0 13,420 1,678 0 0 1,678 1,678 0 0 0 SECURITY PATROL 886 406 406 526 646 1,006 1,126 646 0 0 0 0 5,648 COMMON AREA MAINTENANCE/REPAIRS 8,837 2,450 650 415 786 1.180 1,778 985 2.063 980 0 0 0 0 PARK MAINT 408 0 0 0 0 1,633 408 0 0 0 0 0 EXTERMINATING 396 0 402 140 262 675 450 0 Ō 0 2,324 0 0 767 2,090 STREET SWEEPING 0 0 256 0 256 0 0 256 0 0 0 0 COMMON AREA MAINTAINENCE 265 1,825 0 0 0 0 0 0 0 0 0 0 TOTAL COMMON AREA \$ 5,486 \$ 4,137 \$ 7,694 \$ 10,278 \$ 15,056 \$ 10,283 0 0 0 0 66,709 \$ 8,225 \$ 5,551 \$ \$ \$ \$ \$ TOTAL OPERATING EXPENSES \$ 201,377 \$ 184,715 \$ 200,620 \$ 189,749 \$ 198,869 \$213,419 \$213,463 \$ 237,005 \$ 0 \$ 0 \$ 0 \$ 0 \$ 1,639,217 OPERATING FUND SURPLUS/(DEFICIT) \$ (22,421) \$ (19,240) \$ (33,110) \$ (12,264) \$ (33,191) \$ (46,666) \$ (37,569) \$ (70,713) \$ 0 \$ 0 \$ 0 \$ 0 \$ (275,175)



## 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 08/31/2023

	January	February	March	April	May	June *********	July	August	September		October	Nove	mber	Decer		R-TO-DATE
RESERVE FUND																
INCOME																
TRANSFER FROM OPERATING	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 0	9	0	\$	0	\$	0	\$ 633,333
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	8,401	0		0		0		0	59,039
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	2,095	0		0		0		0	16,758
INTEREST RESERVE FUNDS	18	67	86	121	627	655	687	725	0		0		0		0	2,986
P/Y RSV ALLOCATIONS	234	234	234	234	234	234	234	234	0		0		0		0	 1,873
TOTAL RESERVE INCOME	\$ 101,171	\$ 87,151	\$ 87,591	\$ 164,650	\$ 88,329	\$ 4,189	\$ 92,568	\$ 90,621	\$ 0	\$	0	\$	0	\$	0	\$ 716,270
EXPENDITURES																
GENERAL RESERVE EXPENSE	\$ 9,958	\$0	\$ 0	\$ 13,405	\$ 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	2,125	0		0		0		0	23,947
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	\$ 2,125	\$ 0	<b>\$</b>	0	\$	0	\$	0	\$ 133,899
RESERVE FUND SURPLUS/(DEFICIT)	\$ 88,623	\$ 84,287	\$ 55,974	\$ 133,888	\$ 70,311	\$ (11,899)	\$ 72,691	\$ 88,496	\$0	9	0	\$	0	\$	0	\$ 582,370



Updated 9.18.23

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



		-							HLY PROGRESS AND EX						running			
GL code	component #	component description	RFP sent	budget	contract \$	JAN	FEB	MAR	APR MAY	JUN	JUL	AUG SEP	ОСТ	NOV DEC	total	budget2	completed	
8525	100	Monuments - Renovate	4/21	261,500											-	0.0%		Architectural Landscape Bids were solicted 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 Submath Apphalt and project start date to be in 2023 Scheduled for the end of March 2023. This project thad 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	2,125			23,947	8.0%		27 Mile erosion bids have been solicited. Board will be considering proposals at the March Board meeting, Board choose Rockridge Construction (8146,380) at the March 23,2023 meeting, In Agril, Engineering costs for 27 Mile (\$3,87) and "Vision Visitae at North Big View (1,53,26)". For May 2023, Engineering costs for N Big View (1,52,62)", For July an additional \$375 for engineering service on the N Big View C1 project was expended \$3,000 for Bridal Veil Engineering work by Bogatous and \$2,125 for engineering service for the N Big Wiew C1 by VEB and Agust.
8578D	190 (B)	Drainage Mitgate/Repair (annual)		56,000											-	0.0%		
8530	200	Asphalt - Resurface (2022)		7,800											-	0.0%		Proposits 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. Recomment to defer this project until after the Wildlife Fencing Project and the 27 mile Erosion project 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 awared to Facelift Painting.
8541	730	Landscape Granite - Replenish		108,800											-	0.0%		
8530	741	Asphalt - Seal/Repair (2022)	6/22	5,000	4,752				4,752						4,752	95.0%		Proposals will be submitted to the board for review & consideration at the August 2022 meeting. Board tabled until the September 29 board meeting. Proposals will be presented to the Board at the December 8, 2022 for consideration. Board selected Submit A sphith 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 28, 26, 2023 due to low temperatures. Project completed in April 2023, and in May 2023.
8541	794	Landscape Granite - Replenish		58,000											-	0.0%		
8541	1030	Landscape granite - Replenish (C) (2022)		94,300											-	0.0%		Placed on hold. Board requested 3 bids for project management to oversee this project.Projected completion of project 2023. Board engaged FSR to oversee project. Projected completiuon of project 2024.
8575	1032	Irrigation System - Replace (2022)		161,000											-	0.0%		Bids solicited in August 2022. After reserch and discussion it has been suggested to update the system. This topic is on the P&L agenda for discussion for November 3. This project is deferred until feedback and a revised RFP is developed.

8530	1102	Asphalt - Seal/Repair (2022)	6/22	11,000	10,125		10,125								10,125	92.0%	2	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 & 2022 for consideration. Board selected Sunland Asphalt and project start date to be in 2023. (This project was formely 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 was a scheduled to April 6, 2023. due to low temperatures. Project Completed was a scheduled to April 6, 2023. due to low temperatures. Project Completed was a scheduled to April 6, 2023. due to low temperatures. Project Completed was a scheduled to April 6, 2023. due to low temperatures. Project Completed was a scheduled to April 6, 2023. due to low temperatures. Project Completed was a scheduled to April 6, 2023. due to low temperatures. Project Completed was a scheduled to April 6, 2023. due to low temperatures. Project Completed was a scheduled to April 6, 2023. due to low temperatures. Project Completed was temperatures. Project is scheduled to project was a scheduled by the scheduled by the scheduled to project was provided by the scheduled by the scheduled by project was project was project was scheduled by project was project was scheduled by
8541	1160	Landscape Granite - Replenish		60,000											-	0.0%	2	
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)
		RVE FUND EXPENDITURE TOTALS	9	1,554,200	311,755	- 3,590 -	17,357	16,809	15,272	16,560	2,125	-	-		71,713	4.6%	i (	0
count	20												foot c	heck 71,713				

Additional Unbudgeted Reserve Fund Expenditures

			actual cost	reserve study	RS projected	posting		
GL code	component #	component description	amount	projection?	date	date	notes	
8543P	1214	Sunset Park Playgrd. Rubber Bridge Repl.	×1500	62,400	2034	July	bridge replaced early due to damage	
8543P	1048	Monticello Park Playground equipment	×11000	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	1
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RECONCILIATION		
combined total of budgeted and unbudgeted project expenditures*	126,068	ОК
total reserve fund expenses YTD from financials	126,068	
*THE COMBINED TOTALS OF THE BUDGETED PROJECT EXPENDITUR		
UNBUDGETED RESERVE FUND EXPENDITURES SHOULD BE RECONC	LED WITH	THE PREVIOU
MONTH'S FINANCIALS		

	Rails - repaint was completed in 2022
1200 Asphalt	- Resurface is scheduled for 2026 but was done in 2022
200 Asphalt	- Resurface is scheduled for 2026 but was done in 2022

## VCA Landscape Report August / September 2023

## **Irrigation**

- Located main line leak located on Desert Fairway at Sand Rake along common wall.
- Located main line leak located at Splendido at north entrance curb strip of Property.

## Turf /Parks

- AAA pest management IPM did a second application for grubs has been applied at Hohokam, Sunset, and Wildlife Parks in September.
- Turf sabbatical will continue at both Oracle and tangerine monuments including Monticello Park, these areas will not be over seeded, allowing the Bermuda grass to remain green until Bermuda grass goes dormant due to the cooler weather.
- Scalping of turf areas and irrigation total shut down will happen next week.

### **Chemical**

- Post emergent / weed spraying was completed in Valley Vistas subdivision and will continue Moore loop park and Moore Loop and Arrowsmith roadsides and medians.
- Located and treated Buffelgrass in two areas 1. Woodburne Ave south roadside east of Fire Station 2. Along Rancho Vistoso Blvd in open native area in front of Monterey HOA.

### Site damage

- Hunter irrigation controller at Moore Loop Park was vandalized cabinet and solar components were damaged needs to be replaced. The Timer had to be special ordered.
- Large leaning Saguaros on RVB east of Sun City proposal request was sent.

### Proposals submitted and signed.

Bigwash Overlook and Scenic Overlook Plant replacement proposal. Bigwash Overlook and Scenic Overlook irrigation replacement proposal. Scenic Overlook irrigation repairs have been completed and are currently working at Bigwash Overlook.

### Work orders

• Six work orders have been completed.

Added Value

See attachment.



Aug / Sept, 2023 Barbara Daoust First Service Residentail VCA community

We hereby submit the landscape proposal. 4 man crew was brought in to clear open native area out side of Vistoso Village common wall. Lifting of trees, cut back of perennial plants and weedeat any tall summer wild flower that had gone to seed and or grasses. The below listed work includes all material, equipment and labor required to complete the work requested.

Our proposal includes the following items: TO BE CONCIDERED ADDED VALUE

Qty	Unit	Description		Total Price
8	\$49.50	Crew Leader hrs		\$ 396.00
24	\$24.79	3 man crew Labor hrs		\$ 594.96
				\$ -
		NO CHAF	GE :	\$ 990.96

#### **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.

Phoenix Office 3747 E. Southern Ave. Phoenix, AZ 85040 P 602, 437, 2690

San Antonio Office 10930 Wye Drive Suite 108 San Antonio, TX 78217 P 210 650 0909

Tucson Office 4742 N. Romero Rd. Tucson, AZ 85705 P 520.696.3223

aaalandscape.com

Authorized Signature:

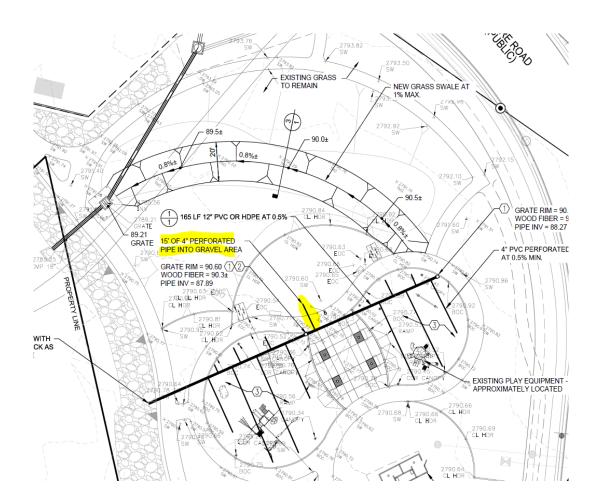


## • Parcel Turnovers (In Progress)

- 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.
  - Michael is still working with Pulte Homes on the final punch list.

### • Altera at Vistoso Trails (Mattamy – John Ward)

- John will be submitting a request to turn over the park on Sept 21.
- The following items are to be completed prior to a final walkthrough:
  - AAA will get a price to replace 3 trees.
  - Mattamy have contracted with AAA to clean up park by Sept 22.
- Mattamy to install a 117" railing on the West side of the park.
- Barbara is working on a resolution to the meter billing question.





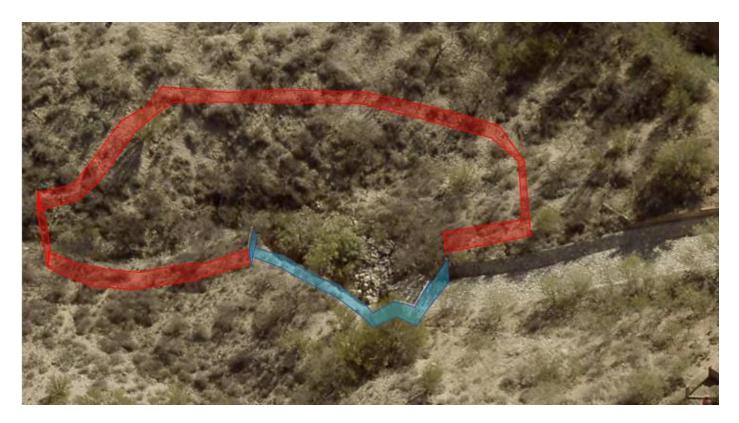
## • Bridal Veil Erosion (In progress)

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

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

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

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





#### • April 18, 2023

The TOV and members of the BOD and management met to discuss moving the Bridal Veil project forward.

To date, the engineer, Tracy Bogardus has completed his report and preliminary proposal.

The developer of the adjoining land, Paradigm, have agreed to accept the flow of water and combine it into their G&D plans. This is contingent on the acceptance of the zoning change to move their development forward.

The Association will meet again with Tracy Bogardus to explore the most cost-effective erosion repair plan to move forward and submit this to the Board of Directors.

A preliminary version of this plan will need to be endorsed by the TOV prior to submission.

- The Town of Oro are meeting with the members of the BOD, management and representative from the adjoining property owner, "paradigm".
  - This meeting will be to discuss possible options on the repair of the Bridal Veil Erosion.

#### o May 16, 2023

A meeting is scheduled for May 30, 2023 at the Vistoso Association office. The agenda items are:

- Discuss plan options for the minimum specifications.
- Discuss cost estimate (best guess from engineer) for the a minimum plan to be constructed.
- Discuss cost of annual ongoing maintenance of the minimum plan.
  - o 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.

#### o 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.

## o Sept 20

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



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

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

### o 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.

o 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.
- o 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.

o Sept 20

John Wise (WLB Engineering) will have the updated plans submitted by Oct 5.

## 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.
- $\circ$   $\;$  The RFP was completed and the scope of work endorsed by John Wise.
  - BOD Approved Rockridge Construction (Bid Received)
    - We are waiting for the contract.
  - Need to adjust plan for safer walkway from parking lot to trail
    - John Wise (WLB has sent a proposal to adjust the plans for \$2,500)



- John has requested an on-site meeting with BOD liaison's to confirm the extent of making the slope safer.
- o May 16, 2023

We are waiting on the draft contract to be reviewed by the attorney, Mark Sahl.

Members of the Board and Management met onsite with the engineer, John Wise. The BOD agreed to move forward with the slope plan for \$2,500. John Wise will have the updated plan ready by May 30.

June 20

Unfortunately, Rockridge Construction was not able to commit to a date to start at the 27 mile.

We are urgently seeking alternative contractors to move forward with this project.

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



#### Sept 20

Barbara, John Wise and I met onsite with James Bello (TMEC) to walk through the logistics.

Additional vegetation clearing will be required to update the plan for WLB to give a more accurate scope of work.

We received a price from TMEC and will be meeting with AAA the week of the 25th to receive a  $2^{nd}$  bid for the vegetation removal.

## Landscape Plan/Irrigation Replacement (In progress)

#### o **#320**

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

#### o **#1032**

- Desert Fairway Dr.
- Common areas bordering Desert Fairways Dr (between La Canada Dr & Hidden Springs Dr.
- I have scheduled a pre "Pre-application" meeting with the TOV for Thursday, April 20.
- This meeting will establish the minimum requirements for the plans to submit to the Town.
- o May 16, 2023
  - Barbara and I met with the TOV planning group on April 20.
  - The TOV group submitted their comments. An RFP has been created and consists of the following documents: (attached)
    - Vistoso Landscape RFP
    - TOV Landscape Plan Requirements
    - TOV approved Plant List
    - Desert Fairways comments
    - Innovation Park comments
    - Aerial Map Comments



o July 14, 2023

Company	<b>RFP Sent</b>	Description
Complete Landscape	Х	DECLINED TO BID
Horticulture Unlimited	Х	DECLINED TO BID
Wilder Landscape Architects	Х	WILL HAVE BID BY 7.21.23
Custom Desert Landscape	Х	NO RESPONSE
Cherry Landscape	Х	DECLINED TO BID
True Form Landscape	Х	DECLINED TO BID
Sonoran Oasis	Х	DECLINED TO BID
Santa Rita Landscape	Х	DECLINED TO BID
Thomas & Crowley Landscape	Х	DECLINED TO BID
Greey Picket Landscape Architects	Х	DECLINED TO BID
Steve Acuna Landscape Architect	Х	DECLINED TO BID
AAA Landscape	Х	Bid Received
BrightView	Х	Bid Received
Wilder Landscape Architects	Х	Bid Received

- o August 22, 2023
  - We received bids from the following Contractors:
- o 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.

#### Sept 20, 2023

- The BOD have agreed to a repair plan for two areas within the original scope of the project.
- A repair RFP is being completed and will be sent out for these repairs week of Sept 25.



# Granite Replenishment (In progress)

### Sept 20, 2023

• The Granite Replacement RFP is being created and will be sent out to contractors the week of Sept 25.

#### Architectural Landscape Review Committee September 19, 2023 Meeting Report

#### Gateway at Preserve Vistoso – Revised Conceptual Plans

The A23 Studios' design and architectural team presented a revised 132 apartment conceptual design & landscape plans to the Vistoso Community Association (VCA) Architectural Landscape Review Committee members. The initial 132 apartment conceptual design & landscape plans given to the committee were considered non-conforming to the Rancho Vistoso planned area development. The revised plans were considered acceptable with specific items needing further evaluation by the committee members. The committee will submit comments to A23 Studios' staff before October's scheduled committee meeting. Residents can find the revised project documents on the Association's website at *www.ranchovistosohoa.com*.

#### **Driveway Protective Coatings**

The committee was asked to address a property owner's request to apply a protective coating on the residence's entry driveway. The committee declined the request referencing the Architectural Landscape Guidelines' prohibiting "protective finishes/coatings" on resident walkways and driveways.

ALRC's next monthly meeting is October 11, 2023 at 3 PM. Hybrid (Zoom) meetings are provided by the VCA office at 1171 E Rancho Vistoso Blvd, Suite #103, located inside the Mountain View Plaza.

#### **Communications Committee September 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-Jun	23-Jul	Aug-23
Greetings from the board	463	164	468
Did you know	109	128	135
Snapshot	41	100	66
Critter of the month	201	46	13
AAA Landscape	117	89	42
Members Corner			64

#### 2. The August VCA Newsletter

- Matt Wood, Randy Kohout, and Monrad Engineering contributed to the Message from the Board informing VCA members of the status of the demonstration project of 12 LED streetlights.
  - The purpose of the article was to clarify the status of new lights and lights that are not functional.
  - o Currently, 226 induction fluorescent streetlights need replacement.
  - The current state of the lighting project and advising the membership to stay posted for meetings to obtain member feedback.
  - Clarify which streetlights are VCA compared to those owned by Oro Valley or Sun City.
- The Newsletter now includes two new content areas: What's Happening Around Rancho Vistoso and The Member's Corner. The Member's Corner ranked 4<sup>th</sup> in popularity in its first month.
- 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 ensure that links to the RanchoVistosoHOA.Com website within their Committee Meeting Minutes and Reports are complete and will take the reader to the website.
- 4. The Committee continues exploring the possibility of including local Commercial advertising in the newsletter and/or the VCA website.
- 5. The Committee reviewed, edited, and recommended a new Homeowner PowerPoint presentation and PDF packet to the VCA Board of Directors.

Respectfully submitted, Priscilla Harris

## **Compliance Committee Report**

Committee met on Tuesday September 12

Normal volume seen across monthly violations.

Top violation categories for month were Weeds (seasonal norm) and Parking.

Discussed plan to review habitual violators at the next meeting to determine recommendation / strategy toward compliance.

## September 19, 2023, VCA Finance Committee Report

On September 19 the Finance Committee met with a quorum of four members (chair Ted Dann, Paige Shockley, Joan Sauer and Linda Corsey). Attending staff included GM Barbara Daoust, and FSR Accounting Managers Kim Breland and Colin Rinne.

- 1. **Review of financial statements.** The August 2023 financial statements and Treasurer's Report were reviewed and approved.
- 2. **Capital Project Tracking Tool.** Discussion occurred regarding the current status of budgeted and unbudgeted capital projects.
- **3. Reserve Study.** The Reserve Study Report was reviewed and discussed with a view to assessing needed contributions to Reserve funding for 2024.
- 4. Commercial Assessments. The status of net acreage allocations among commercial occupants was discussed, it was reported that the process of review was nearing completion the results of which will be communicated to outside auditors as they commence the audit process.
- 5. **2024 Budget.** The Proposed 2024 Budget was extensively analyzed, discussed and approved for submission to the BOD at a review meeting to be held October 9, 2023.
- 6. **Reserve Fund Investment.** Discussion occurred regarding the investment of Reserve Funds, management fees charged by Morgan Stanley, and presentation of those fees in VCA internal financial statements.
- **7.** Unclaimed Property/Security Deposits. Status unchanged, proper financial statement treatment will be determined by the outside auditors.
- 8. Audits and Tax Returns. It was reported that engagement letters have been executed to conduct all required audits and file all required tax returns. The process will commence in November 2023, and should be complete by mid-2024.
- **9.** Board and Finance Committee Budget Meeting. A review meeting has been scheduled for October 9, 2023, the goal being to complete the 2024 Budget and submit to the BOD for formal approval at its regularly scheduled meeting in October.
- **10. Schedule.** The next regularly scheduled meeting of the Finance Committee will occur on October 17.

Respectfully submitted, Ted Dann

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

#### September 6, 2023 Committee Meeting

#### **Members**

- Matt Wood (Chair)
- Robert Forman
- Dan Sturman
- Joan Sauer

We met quorum and Matt Wood was a non-voting member.

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" he requested and received several leads on streets from Joe Watson (VCA staff). We also hope to pick up a few trailers and/or RV's or boats to add emphasis.

We confirmed the plan to 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 Meeting Thursday, September 7th, at 3:15 pm Hybrid and Zoom attendance

Called to order at 3:17 pm

In attendance: Susan Wood, Deb Gann, Joan Sauer, Lynn Huebner, Sheryl Forte, Linda Corsey, and Dan Sturmon. Staff, Priscilla Harris Guests, three community members from Vistoso Village HOA.

Minutes approval of August 3rd P&L meeting. Also special Monument Refurbishment meetings of August 25th and 28th.

#### Guest Forum

Three members of the Vistoso Village community spoke on the request that the common area along Vistoso Highland Blvd in front of their community needs maintenance. Concerned about weeds, snakes and rodents. They would like it manicured like the community across the Blvd.

#### Old Business

-AAA Landscape: continue storm damage cleanup, grass over seeding, and the Hohokum park new trees are doing well.

-Wildlife fence plants will be replanted and irrigation repaired.

-27 mile trail erosion project is moving forward, clean out brush to assess what work is needed.

#### New Business

-Vistoso Village request to do a cleanup of the area in front of their wall on RVB. VV is a platted area that is to be left as natural desert. AAA does maintain twice yearly, cutting a 3ft area along wall and keeps branches and brush off the sidewalk. Due to storm damage clean up they are running behind schedule. The committee voted to send Hanna, AAA supervisor to assess the area and report back to staff and committee. The area is slated for work in early November. We will not manicure the property, but keep it in a natural desert state while removing anything unsafe.

-Park Ramada Assessment, 2024. Volunteer committee members will do site visits to each park Ramada to assess what maintenance needs to be done. This is scheduled for the morning of Saturday October 1st. A comprehensive report will be written and submitted to staff.

Meeting was adjourned at 4:36 pm. The next meeting is scheduled for Thursday, October 5th 2023, at 3:15 pm.

Submitted by Susan Wood 9/13/23