

COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, October 26, 2023, beginning at 5:30 P.M.
In Person at 1171 E Rancho Vistoso Blvd., #103, Oro Valley, AZ 85755
Or Via Zoom Platform

https://us02web.zoom.us/j/8445866556

Meeting ID: 844 586 6556

Homeowners are encouraged to attend.

Questions can also be submitted in advance at AskVCA@ranchovistosohoa.com

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

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 September 27, 2023
 - **B.** Ratify the Approval of the Compliance Committee Results/Fines for October 2023 Results were presented at Executive Session meeting.
 - C. Ratify the Approval of Fee Waivers for October 2023
 - D. Ratify the Variance Recommendation for October 2023
- V. Homeowner Forum Please state your name and neighbrhood/address in VCA (3-minute limit per person)
- VI. Reports (2-minute limit)
 - **A.** Manager Report The General Manager will provide a brief update on the status of the community.
 - B. Financial Report of the Association & Project Tracking Tool Ted Dann, Treasurer
 - C. Landscape Report AAA Landscaping Hanna Delosantos
 - **D. Project Administration Report** –Anthony Martin, FirstService Residential
 - 1. 27 Mile Vegetation Removal Proposal
 - 2. N Big View Ct Engineer Proposal
- 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
- G. Parks & Landscaping Committee

VIII. Old Business

- IX. New Business
 - A. 2024 VCA Budget Adoption
 - B. 2024 Siena Budget Adoption
 - C. Reserve Study Proposal
 - D. Pooper Scooper Contract
 - E. Streetlighting Survey
 - F. Stone Village Paint Palette
 - G. Center Pointe Flag
- **X. Next Meeting** The next meeting is tentatively scheduled for Thursday, December 7, 2023, at 5:30 P.M.
- XII. Adjournment



<u>Board of Directors Meeting – September 28, 2023</u> Via Webex Platform - GENERAL SESSION MINUTES

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

Director; and Sonia Suri, Director

ABSENT: Randy Kohout, Secretary; and Rob Feltes, Director

GUESTS: Hanna Delosantos from AAA Landscape

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

Anthony Martin, Project Administration Manager

I. BOARD PRESIDENT ANNOUNCEMENT AND REMARKS

Board President Matt Wood reported that the Town of Oro Valley addressed the pond and sidewalk area along Vistoso Highlands Dr.

The meeting was called to order by Board President Matt Wood at 5:30 PM.

II. ROLL CALL AND ADOPT AGENDA

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

III. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the August 31, and September 20, 2023, meeting minutes as presented. Motion was approved unanimously.

IV. CONSENT AGENDA ITEMS

- A. Ratify the Approval of Executive Session Minutes: August 30, 2023
- B. Ratify the Approval of the Compliance Committee Results/Fines for September 2023 Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for September 2023- Recommendations were presented at the Executive Session.
- D. Ratify the Variance Recommendation for September 2023

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

V. HOMEOWNER FORUM

No comments

VI. REPORTS

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

RVB Street Lights - Chris Monrad from Monrad Engineering Met 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 on October 9 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 https://ranchovistosohoa.com or contact the office either at askvca@ranchovistosohoa.com or call 520-354-2729.

Community Events

- The Fall Yard Sale is scheduled on Saturday, October 14 from 7:00 AM until 2:00 PM. 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.

- 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 August 31, 2023.
- The Operating Fund balance as of August 31, 2023, is \$ \$662,294.99. This is sufficient to meet current and foreseen cash needs.
- The Reserve Fund balance is \$ \$3,677,045.
- The liquidity of the association is strong to meet ongoing association needs.
- The account receivable balance is \$189,306.
- Total income for the month of August is \$164,721 which is \$27,677 under budget due to lower revenues from residential assessment income, late fees, and commercial assessments.
- Total expenses for August are \$231,308 which is \$22,484 over budget. YTD actual expenses are \$1,623,132 which is \$130,866 under budget.
- Monthly contribution of \$79,167 was made to the reserve fund making the YTD contribution at \$633,333.
- A total of \$2,125 was spent out of the reserve fund in August which makes a total of \$126,068 YTD.
- Reserve Investments managed by Morgan Stanley as of August 31:
 - Cash and Equivalents \$ 321,934
 Savings & Time Deposits\$ 353,684
 ETFs and CEFs \$ 12,048
 Municipal Bonds \$ 39,185
 - Corporate Fixed Income \$ 204,198Government Securities \$1,067,250
 - Certificates of Deposit \$1,376,651Mutal Funds \$ 61,043
 - Total \$3,435,992
- Siena's operating fund balance year to date is \$6,043 and the reserve fund year to date balance is \$221,831.

 A motion was made by Ted Dann and seconded by Matt Wood to accept the August 2023 Treasurer and 2023

 August Financial Reports. Motion was approved unanimously.
 - C. Landscape Report Hanna Delosantos from AAA Landscape reported on the following items:
- Reported two main leaks on Desert Fairway and RVB.
- Second application for grubs at Hohokam, Sunset Ridge and Wildlife Ridge Parks.
- Oracle and Tangerine monuments including Monticello Park will not be over seeded.
- Post emergent/weed spraying has been completed in the Valley Vista neighborhood.
- The irrigation controller at Moore Loop Road was vandalized.

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.

Physical inspection for the 2024 capital projects has been completed.

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. Violation/Fine Policy

The board reviewed and discussed the revised policy.

A motion was made by Matt Wood and seconded by Ted Dann to approve the revised violation and fine policy as presented. Motion was unanimously approved.

B. VCA Homeowner Welcome Packet

The board reviewed and discussed the power point presentation for homeowners.

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

C. Reserve Study

A motion was made by Matt Wood and Ted Dann to accept the 2024 Reserve Study as presented by Association Reserves. Motion was unanimously approved.

Board Treasurer Ted Dann will provide an article on this topic for the next newsletter.

- XI. Next Meeting The next General Session Meeting is scheduled for Thursday, October 26, 2023, at 5:30 P.M.
- XII. ADJOURNMENT A motion was made by Joe Affinati and seconded by Matt Wood Randy Kohout to adjourn the meeting at 6:03 P.M.

Vistoso Community Association Secretary	Date	



Board of Directors Meeting – October 9, 2023

Via Webex Platform

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

Secretary; Joe Affinati, Director; and Robert Feltes, Director

ABSENT: Sonia Suri, Director

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

The meeting was called to order at 3:00 PM by Board President Matt Wood.

Adopt Agenda

A motion was made by Matt Wood and seconded by Randy Kohout to change the order of the agenda so that the Vistoso Vistas Neighborhood Request would be the first topic to be discussed. Motion was unanimously approved.

Vistoso Vistas Neighborhood Request

A motion was made by Dan Sturmon and seconded by Matt Wood to approve the special request to allow the Vistoso Vistas Monument to be decorated for this Halloween only.

The following points were discussed by the board:

- Potential damage to the monuments
- Liability issues
- > Interference to maintenance schedules
- Not all members appreciate the decorations or celebrate Halloween.
- Setting a precedence
- Explore idea as a community.
- Committee involvement in establishing policy.

Community members James Doughtery, Carsen Kipley, Luke Baer, Jay Cangemi and Scott Hall spoke in favor of letting members decorate the Vistoso Vistas monument for Halloween.

Dan Sturmon amended the motion with Matt Wood's acceptance, to approve the decoration of the Vistoso Vistas Monument for Halloween with the following stipulations: that the VCA receive a sign agreement and is indemnified by the parties involved, take responsibility for damages, monument and grounds must be restored to original condition, and decorations are to remove on November 1, 2023. Motion carried with four votes in favor and two opposing votes casted by Joe Affinati and Rob Feltes.

Furthermore the board directed the association attorney to draw up the agreement and indemnification for signature.

2024 Draft VCA Budget

The board reviewed the 2024 Draft VCA Budget and the following topics were discussed.

- Board Treasurer Ted Dann presented the 2024 proposed budget which reflects a \$8.00 per quarter increase.
- ➤ Discussion ensued on the security patrol services. The board requested management to have a discussion with the current contractor and to get a commitment that they patrol the number of times set in the contract. The expense for 2024 will be revised to reflect the 2023 budget number.
- The water/sewer expense line item was discussed. The water meters for Moore Loop Park transition to the VCA. Also, the reduction of turf at the entryway monuments will have a reduce water costs.
- > The Administrative line item reflects VCA dedicated staff salaries, benefits and taxes.
- Insurance costs were discussed and the VCA broker advised a 20% increase.

2024 Draft Siena Budget

The board reviewed and discussed the following points on the proposed Siena budget.

- ➤ The draft budget presented reflects a \$5.00 per quarter increase.
- There are no reserve projects scheduled for 2024. However, two areas of sidewalk will need to be addressed when the VCA concrete repairs occur.
- > Discussion ensued about the reserve interest and management was directed to add \$9,000 to the budget for GL code P7034.

With no further questions, the Finance Committee will review the revisions to both the VCA and Siena budget at their October 17, 2023, meeting. Afterwards it will be presented to the board of directors on October 26, 2023, for adoption.

NEXT MEETING

ADIOLIDAMAENT

The next General Session Meeting is scheduled for Thursday, October 26, 2023, at 5:30 PM.

A motion was made by Dan Sturmon and seconded	by Rob Feltes to adjourn the meeting at 4:22 PM.
Vistoso Community Association Secretary	Date



Management Report October 2023

For the Month of September 2023

ARC Submittals: 51

Denied: 4

Pending Information/Review: 16

Withdrawn: 2 Approved: 29

Resales: 28

<u>Total Open Work Orders</u>: 27 New Work Orders: 15 Closed/Completed: 14

Tennis Cards Processed

New: 6

Walk-ins: 33

Calls Received
Call Center: 261

Violations- New: 114

Landscaping followed by parking are the top compliance issues this past month.

Total Open Violations: 569

RVB Street Lights

The board on September 20 met with Chris Monrad from Monrad Engineering to discuss the conditions of the current lights and recommendations and estimates for either replacing or removing the existing fixtures and poles. Mr. Monrad's report can be found on the association website at https://ranchovistosohoa.com.

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 has decided to survey the members for feedback on this important subject. The Communication Committee has been tasked to work on this project.

Entryway Monuments

The Parks & Landscape Committee has met with AAA Landscape and BrightView to finalize the design to refurbish the entrance monuments located on RVB & Tangerine Rd and RVB & Oracle Rd. All Terrain Creations has been eliminated from the project since they have been nonresponsive. Detail bids are to be submitted by November 2, 2023, for review.



Capital Projects

Irrigation – RFPs were sent out 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. Once the proposals are received copies will be presented to the board for review and consideration.

2024 Projects- A review and inspection of the site for capital projects slated for 2024 was completed. The board will be reviewing project coordination proposals for asphalt, concrete repairs, and tennis court repairs.

Erosion Projects

- ➢ Big View Ct. Channel WLB has submitted a proposal to complete the final design plans for the drainage channel at Big View Ct. The board will be reviewing the proposal at the October 26th meeting.
- ➤ 27 Mile Bids from Total Maintenance Erosion Control and AAA Landscape were received to clear out the vegetation in part of the drainage channel for this project. The board will be reviewing and considering the proposals at the October 26th meeting.
- ➤ Bridal Veil The Bridal Veil design plans is expected the week of October 23, 2023, from Bogardus Engineering.

Builder Transitions

- > The bond for the west side of Moore Loop Road near the Valley Vista neighborhood still has not been released by the Town of Oro Valley. The town has required Pulte to address the curb strip in this area. Pulte did contract directly with AAA Landscape to address this area.
- Pulte is required to complete a list of landscaping items in Valley Vista before the Town of Oro Valley will release the bond for this project.
- Mattamy Homes has contracted with AAA Landscape to replace some trees and clean up the sod area at Moore Loop Park. They will also extend the railing along the sidewalk near the playground area. The Town of Oro Valley is holding the bond for this project.

Reserve Study

The updated copy of the reserve study for 2024 is now on the association website. https://ranchovistosohoa.com/yourvca/finance-and-reserves/

2024 Budget

The Board met with the Finance Committee to review the 2024 draft budgets for VCA and Siena. The proposed Siena budget reflects a \$15.00 per quarter increase and the VCA budget reflects a \$8.00 per quarter increase budget. The 2024 budgets will be discussed and 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 https://ranchovistosohoa.com or contact the office either at askvca@ranchovistosohoa.com or call 520-354-2729.

Community Events

- ➤ The Fall Yard Sale was held on Saturday, October 14 from 7:00 AM until 2:00 PM.
- ➤ The Fall Festival is scheduled on Saturday, October 21, 2023, from 8:00 AM until 11:00 AM at Moore Loop Park. Police, Fire, AAA Landscape, VCA Board members, and FSR management team will be present. Beverages and snacks will be provided. There will be prizes for the best Halloween costumes. This event is sponsored by AAA Landscape.

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

Final

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

Balance Sheet.

- Operating Fund Balance. The Fund Balance of \$583,921 made up of Cash \$79,668, Savings \$501,378, and Due from Reserves \$2,875, is adequate to meet current and foreseen cash needs.
- Reserve Fund Balance. The reserve fund ending balance is \$3,751,845 made up of a
 Morgan Stanley-advised investment portfolio (including accrued interest and reduced by
 unrealized loss) \$3,431,459, a Money Market Account \$323,261, and offset by Due to
 Operating \$2,875.
- **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 \$119,220, is \$180,443. Total Operating Liabilities balance of \$491,825, is made up primarily of Prepaid Assessments \$378,349, and Accrued Expenses \$53,704. Note: Prepaid Assessments are Assessments that have been paid before being Invoiced, are carried as a current liability, and will be recognized as Income earned by VCA as time passes and Quarterly Invoices are issued. Unearned Revenue is made up of Assessments that have been Invoiced and paid Quarterly, are carried as a current liability and will be recognized as Income as the Quarter progresses.
- Summary balances. In summary: At 9/30/23 Total Assets are \$4,548,914. Total Liabilities plus Equity: Liabilities \$491,825 plus Reserves \$3,751,845 plus Surplus \$305,244 totals \$4,548,914.

• Operating Fund Income Statement.

- Income. Total income for the month was \$168,043. This was \$24,355 under budget and is due primarily to lower revenues from Residential Assessment income, Builder Assessments and Commercial Dues. Year-to-date Income totals \$1,519,127, which is \$240,130 under budget. YTD Member assessments are \$173,990 under budget, Builder Assessments are \$47,174 under budget, and Commercial Dues are \$21,824 under budget.
- **Expenses.** Total expenses for the month were \$218,801 \$595 over budget. YTD actual expenses incurred total \$1,841,933 and are \$130,271 under budget.
- YTD Income is \$240,130 under Budget, and while expenses have been below budget as described below, the unaudited deficit of \$322,806 is \$109,859 over the YTD budgeted

deficit of \$212,947. YTD Admin Expense is \$16,724 under budget, Utilities are \$21,339 under budget, Landscaping is \$61,890 under budget and Common Area is \$30,318 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 \$712,500 has been contributed YTD. \$950,000 is Budgeted for the full year.
- **Expenditures.** Reserve Fund spending totaled \$750 in September, and has totaled \$126,818 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 August 31, 2023 and September 30, 2023 the makeup of The Morgan Stanley managed portfolio, on marked to market basis, is:

	August 2023	September 2023
Cash and equivalents:	\$ 321,934	\$ 201,394
Savings and Time Deposits	\$ 353,684	\$ 355,105
ETFs and CEFs	\$ 12,048	\$ 21,021
Municipal Bonds:	\$ 39,185	\$ 39,233
Corporate Fixed Income:	\$ 204,198	\$ 202,811
Government Securities:	\$1,067,250	\$1,131,575
Certificates of Deposit:	\$1,376,651	\$1,380,417
Mutual Funds:	\$ 61,043	\$ 99,903
Total:	\$3,435,992	\$3,431,459

Siena

Overall financial condition. YTD the Operating Fund balance of \$6,874 is adequate to cover anticipated expenses. YTD the Reserve Fund balance is \$224,876 and is adequate. YTD Operating Income of \$14,530 is \$3,556 less than Operating Expenses of \$18,086. This deficit of \$3,556 is \$2,082 less than the Budgeted Deficit of \$5,638. YTD Reserve Fund income has totaled \$24,663 while Reserve Fund Expenses have totaled \$2,865, yielding a Reserve Fund Surplus totaling \$21,798. YTD Budgeted Surplus is \$11,060.

Respectfully submitted.

Ted Dann, Treasurer



347 VISTOSO COMMUNITY ASSOCIATION BALANCE SHEET 09/30/2023

ASSETS		
OPERATING FUNDS		
OPERATING - US BANK	79,667.75	
US BANK SAVINGS	501,377.86	
DUE FROM RESERVES	2,875.00	
TOTAL OPERATING FUNDS		583,920.61
RESERVE FUNDS		
DUE TO OPERATING	(2,875.00)	
RESERVE US BANK MMA	323,260.86	
MORGAN STANLEY	3,511,677.04	
RESERVES - ACCRUED INTEREST	32,926.45	
UNREALIZED RSV GAIN/LOSS	(113,144.36)	
TOTAL RESERVE FUNDS		3,751,844.99
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	
TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	299,662.97	
PRE-LEGAL RECEIVABLE	48,115.44	
CONTINGENT PAYABLE	(48,115.44)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(119,220.42)	
TOTAL ACCOUNTS RECEIVABLE		180,442.55
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	16,788.46	
PREPAID EXPENSES	12,893.59	
TOTAL OTHER ASSETS		29,682.05
TOTAL ASSETS		4,548,914.42



347 VISTOSO COMMUNITY ASSOCIATION BALANCE SHEET 09/30/2023

LIADULTICS & FOLLITY		
LIABILITIES & EQUITY OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(51.67)	
ACCRUED EXPENSES	53,704.24	
PREPAID ASSESSMENTS	378,349.04	
REFUNDABLE DEPOSIT KEYS	9,450.00	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	
	-	
TOTAL OPERATING LIABILITIES		491,825.23
RESERVE		
ACCUMULATED GENERAL	3,130,023.01	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	650,235.93	
UNREALIZED GAIN/LOSS INVESTMENTS	(113,144.36)	
GAIN (LOSS) ON INVESTMENT	84,730.41	
TOTAL RESERVE		3,751,844.99
TOTAL RESERVE		0,701,044.00
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	628,050.21	
CURRENT YEAR RESERVE EQUITY	(650,235.93)	
CURRENT SURPLUS/(DEFICIT)	327,429.92	
TOTAL SURPLUS/(DEFICIT)		305,244.20
TOTAL LIABILITIES & EQUITY		4,548,914.42



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 09/30/2023

*********	CONNENT LINOD	**************************************			*********	ILAK-10-DAIL	**************************************	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				INCOME				
172,724	192,241	(19,517)	4000	ASSESSMENT INCOME	1,556,179	1,730,169	(173,990)	2,306,892
61,664	64,089	(2,425)	4001	COMMERCIAL DUES	554,977	576,801	(21,824)	769,068
1,840	167	1,673	4030	INTEREST INCOME	15,678	1,503	14,175	2,000
0	1,250	(1,250)	4050	COLLECTION COST REIMBURSEMENT	6,701	11,250	(4,549)	15,000
50 0	167 42	(117) (42)	4050FR 4050MU	FILE REVIEW FEE MONITOR TRUSTEE SALE	1,200 380	1,503 378	(303) 2	2,000 504
950	167	783	4050NO 4050RR	FILE TRANSFER FEES	2,376	1,503	873	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	400	225	175	300
(19)	2,083	(2,102)	4070	LATE FEE INCOME	12,947	18,747	(5,800)	25,000
`35	0	35	4075	NSF FEE	1,050	675	375	900
4,575	10,000	(5,425)	4205	BUILDER ASSESSMENT	42,826	90,000	(47,174)	120,000
5,391	1,250	4,141	4900	VIOLATION FINES	12,944	11,250	1,694	15,000
0	83	(83)	4945	NEWSLETTER INCOME	0	747	(747)	1,000
0 (79,167)	0 (79,166)	0 (1)	4950 6010	REBILL FEE GENERAL RESERVE TRANSFER	23,970 (712,500)	27,000 (712,494)	(3,030)	36,000 (950,000)
(73,107)	(73,100)		0010	GENERAL RESERVE TRANSPER	(712,300)	(112,434)	(6) 	(330,000)
168,043	192,398	(24,355)		TOTAL INCOME	1,519,127	1,759,257	(240,130)	2,345,664
		22					22	
				EXPENSES				
				EXPENSES				
				ADMINISTRATIVE				
11,921	9,678	2,243	5000	MANAGEMENT FEE	80,348	87,102	(6,754)	116,136
3,181	3,024	157	5000RO	OFFICE LEASE	28,472	27,216	1,256	36,291
0	1,195	(1,195)	5005	RESERVE STUDY	2,390	2,390	0	2,390
20,197	25,833	(5,636)	5007w	SALARIES & BENEFITS	237,364	232,497	4,867	310,000
0	0	0	5009A	REBILL FEE EXPENSE	23,970	27,000	(3,030)	36,000
35	0	35	5009B	NSF FEE EXPENSE	1,050	675	375	900
5,220 0	3,833 2,023	1,387 (2,023)	5010 5014	LEGAL EXPENSE 'CC&R REVISIONS PROJECT	33,788 0	34,497 18,207	(709) (18,207)	46,000 24,275
125	2,200	(2,023)	5020	LIEN/COLLECTION COST	33,383	19,800	13,583	26,400
50	167	(117)	5020F	FILE REVIEW FEE	1,200	1,503	(303)	2,000
0	42	`(42)	5020M	MONITOR TRUSTEE SALE	380	378	` 2	500
950	292	658	5020RR	FILE TRANSFER FEE EXPENSE	2,376	2,628	(252)	3,500
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	400	250	150	300
20,500	0	20,500	5030	AUDIT/TAX PREPARATION	20,500	10,500	10,000	10,500
289 35	750 35	(461) 0	5033F 5037	ADVERTISING BANK CHARGES & CC FEES	524 315	1,500 315	(976) 0	1,500 420
61	0	61	5037	WEBSITE	549	1,000	(451)	1,000
7,584	7,500	84	5040	ADMINISTRATION	68,186	67,500	686	90,000
143	122	21	5046	NEWSLETTER	1,283	1,098	185	1,464
602	1,250	(648)	5047B	OFFICE EQUIPMENT RENTAL	5,759	11,250	(5,491)	15,000
56	398	(342)	5048	OFFICE EXPENSES	14,123	3,582	10,541	4,776
0	0	0	5052	PRINTING	1,315	0	1,315	3,000
660	1,033	(373)	5054	ARCHITECTURAL EXPENSE	5,960	9,297	(3,337)	12,400
0 667	0 500	0 167	5055 5059	MEETING EXPENSE POSTAGE	31,979 1,086	19,000 4,500	12,979 (3,414)	19,000 6,000
0	208	(208)	5063	MILEAGE	0	4,500 1,872	(3,414)	2,500
500	417	83	5065	PROFESSIONAL FEES	4,600	3,753	847	5,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	500	(500)	5068	GIFTS	300	1,000	(700)	1,500
291	0	291	5070	PROPERTY TAXES	299	400	(101)	400
0	0	(2.722)	5080	CORPORATE TAXES	10.003	5,000	(5,000)	5,000
4,154 2,798	6,887 3,133	(2,733) (335)	5088 5090	BAD DEBT EXPENSE INSURANCE	19,003 24,874	20,661 27,759	(1,658) (2,885)	27,548 37,158
2,790	3,133 0	(335)	5090 5090D	INSURANCE DEDUCTIBLE	24,674	27,759	(2,005)	5,000
0	417	(417)	5090D	MISCELLANEOUS EXPENSE	1,238	3,753	(2,516)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	(15,754)	0	(15,754)	0
80,019	71,487	8,532		TOTAL ADMINISTRATIVE	631,259	647,983	(16,724)	858,958
55,019	, 1, 4 0,	0,002		10 IAE ADMINIOTIVE	001,203	U-T1, UUU	(10,724)	000,000



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 09/30/2023

*********	CURRENT PERIOD	******			********	YEAR-TO-DATE	*********	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
13,400	16,666	(3,267)	5100	WATER/SEWER	133,767	149,994	(16,227)	200,000
4,316	4,333	(17)	5120	ELECTRIC	32,579	38,997	(6,418)	52,000
0	30	(30)	5125	GAS	(114)	270	(384)	360
0	417	(417)	5151	TELEPHONE	2,660	3,753	(1,093)	5,000
333	267	66	5151B	INTERNET	3,404	2,403	1,001	3,200
0	75 	(75)	5152	ALARM MONITORING	2,456	675	1,781	900
18,048	21,788	(3,740)		TOTAL UTILITIES	174,753	196,092	(21,339)	261,460
				LANDSCAPING				
104,059	104,059	0	5200	LANDSCAPE CONTRACT	936,533	936,531	2	1,248,710
0	0	0	5210	LANDSCAPE SUPPLIES/MATERIAL	0	3,750	(3,750)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	0	37,503	(37,503)	50,000
388	2,083	(1,695)	5220	IRRIGATION REPAIRS	2,489	18,747	(16,258)	25,000
0	167	(167)	5222	BACKFLOW INSPEC/RPRS	7,880	1,503	6,377	2,000
0	630	(630)	5228	EROSION CONTROL	0	5,670	(5,670)	7,564
9,792	2,640	7,152	5240	TREE TRIMMING/REMOVAL	18,672	23,760	(5,088)	31,677
114,240	113,746	494		TOTAL LANDSCAPE	965,574	1,027,464	(61,890)	1,369,951
				COMMON AREA				
0	833	(833)	5700	BUILDING MAINTENANCE	365	7,497	(7,132)	10,000
200	333	(133)	5700K	KEYS/LOCK REPAIR	8,057	2,997	5,060	4,000
0	1,208	(1,208)	5722	ELECTRIC REPAIRS/SUPPLIES	1,375	10,872	(9,497)	14,500
92	166	(74)	5740	SIGN MAINTENANCE	3,982	1,494	2,488	2,000
2,212	1,897	315	5769A	JANITORIAL	19,899	17,073	2,826	22,760
0	2,083	(2,083)	5774	PET WASTE REMOVAL	13,420	18,747	(5,327)	25,000
286	1,909	(1,623)	5779CC	SECURITY PATROL	5,934	17,181	(11,247)	22,904
750	250	500	5794A	SIDEWALK REPAIR	750	2,250	(1,500)	3,000
2,675	833	1,842	5800	COMMON AREA MAINTENANCE/REPAIRS	11,512	7,497	4,015	10,000
0	500	(500)	5845	PARK MAINT	2,450	4,500	(2,050)	6,000
280	540	(261)	5850	EXTERMINATING	2,603	4,860	(2,257)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	5,697 	(5,697)	7,600
6,495	11,185	(4,691)		TOTAL COMMON AREA	70,347	100,665	(30,318)	134,244
218,801	218,206	595		TOTAL OPERATING EXPENSES	1,841,933	1,972,204	(130,271)	2,624,613
(50,758)	(25,808)	(24,950)		OPERATING FUND SURPLUS/(DEFICIT)	(322,806)	(212,947)	(109,859)	(278,949
(55,755)	(20,000)	(24,550)		3. 2.3.11110 1 3115 3311 2001(DE1 1011)	(022,000)	(212,071)	(100,000)	(270,040)



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 09/30/2023

**********	CURRENT PERIOD	**************************************			***********	YEAR-TO-DATE	**************************************	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				RESERVE FUND				
				INCOME				
79,167 10,257 0 (2,055)	79,167 2,083 0 (1,000)	0 8,174 0 (1,055)	7010 7034 7069 8537	TRANSFER FROM OPERATING INTEREST RESERVE FUND GAIN (LOSS) ON INVESTMENTS BANK/INVESTMENT CHARGES	712,500 69,296 2,279 (7,021)	712,503 18,747 0 (9,000)	(3) 50,549 2,279 1,979	950,000 25,000 0 (12,000)
87,368	80,250	7,118		TOTAL RESERVE INCOME	777,054	722,250	54,804	963,000
				EXPENDITURES				
0 0 0 0 0 0 0 750	0 0 0 0 0 0	0 0 0 0 0 0 0 750	8510 8520 8525 8530 8550 8575 8578D	GENERAL RESERVE EXPENSE PAINTING MONUMENT SIGNS RESERVE EXPENDITU ASPHALT SEAL COATING PLAY STRUCTURE RPRS/ REPLACEMENT IRRIGATION SYSTEMS DRAINAGE	23,363 7,450 0 56,411 14,897 0 24,697	22,000 11,900 261,500 32,800 15,500 393,000 300,000	1,363 (4,450) (261,500) 23,611 (603) (393,000) (275,303)	22,000 11,900 261,500 32,800 15,500 393,000 300,000
750	0	750		TOTAL RESERVE EXPENDITURES	126,818	1,036,700	(909,882)	1,036,700
86,618 ———	80,250	6,368		RESERVE FUND SURPLUS/(DEFICIT)	650,236	(314,450)	964,686	(73,700)



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF OPERATIONS 09/30/2023

	January *******	February	March	April	May	June *******	July ******	August	September ********	Oct	ober *****	November	December	YEAR-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 TOTAL INCOME	\$ 172,374 61,664 1,346 931 50 0 0 5,564 420 4,952 106 9,210 (79,167)	\$ 172,374 61,664 1,314 436 350 143 0 (38) 105 4,952 1,837 0 (79,167) \$ 163,969	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) \$ 175,913	\$ 172,780 61,664 1,862 983 0 48 286 0 (77) (35) 4,749 1,134 (120) (79,167) \$ 164,107	\$ 172,606 61,664 1,884 2,733 0 95 0 (10) 0 4,749 628 0 (79,167) \$ 165,182	\$ 172,724 61,664 1,953 33 350 0 0 0 3,793 385 4,575 843 7,170 (79,167) (79,167)	\$ 172,898 61,664 2,021 565 150 48 95 400 (10) 0 4,575 1,512 (30) (79,167) \$ 164,721	\$ 172,724 61,664 1,840 0 50 0 950 0 (19) 35 4,575 5,391 0 (79,167) \$ 168,043	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 1,556,179 554,977 15,678 6,701 1,200 380 2,376 400 12,947 1,050 42,826 12,944 23,970 (712,500
EXPENSES														
ADMINISTRATIVE														
MANAGEMENT FEE OFFICE LEASE RESERVE STUDY SALARIES & BENEFITS REBILL FEE EXPENSE NSF FEE EXPENSE LEGAL EXPENSE LIENCOLLECTION COST FILE REVIEW FEE MONITOR TRUSTEE SALE FILE TRANSFER FEE EXPENSE FORECLOSURE/TRUSTEE SALES AUDIT/TAX PREPARATION ADVERTISING BANK CHARGES & CC FEES WEBSITE ADMINISTRATION NEWSLETTER OFFICE EQUIPMENT RENTAL OFFICE EXPENSES PRINTING ARCHITECTURAL EXPENSE MEETING EXPENSE MEETING EXPENSE POSTAGE PROFESSIONAL FEES GIFTS ROPERTY TAXES BAD DEBT EXPENSE INSURANCE MISCELLANEOUS EXPENSE PRIOR YEAR ADJUSTMENT/EXP	\$ 8,042 2,888 0 29,972 9,210 420 1,781 50 0 0 0 0 35 61 7,549 143 855 5,878 0 7,900 32 0 0 0 0 2,695 1,238	\$ 8,061 3,029 0 25,611 105 2,500 437 350 143 0 0 0 35 61 7,560 0 1,403 141 0 0 700 6,353 0 0 0 0 2,695	\$ 8,715 3,029 1,195 26,100 0 (35) 6,561 651 250 (1) 285 0 0 35 61 7,568 285 1,067 6,070 605 0 17,536 0 1,000 0 163 2,695 0 (16,354)	\$ 8,710 3,620 0 26,051 7,740 175 1,870 432 0 48 760 0 211 35 61 7,580 0 294 238 0 1,000 0 (1,108) 0 0 3,110 600	\$ 8,724 3,181 0 28,485 (120) (35) 6,545 1,441 0 48 286 0 0 589 35 61 7,576 143 144 488 0 0 1,060 300 2222 0 0 2,403 0 0	\$ 8,722 3,181 0 27,277 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	\$ 8,049 3,181 0 26,158 7,170 385 1,210 0 0 0 0 0 0 35 61 7,483 143 435 641 0 720 0 602 850 0 8 0 2,450 0 0	\$ 9,404 3,181 1,195 27,514 (30) 0 3,278 25,545 150 48 95 400 0 12 35 61 7,584 285 257 391 0 600 60 0 264 4 2,250 0 0 2,798	\$ 11,921 3,181 0 20,197 0 35 5,220 125 50 0 950 0 20,500 289 35 61 7,584 143 602 56 0 660 0 667 500 0 291 4,154 2,798 0	\$		\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 00 00 00 00 00 00 00 00 00 00 00 00 00	\$ 80,348 28,472 2,390 237,364 23,970 1,050 33,788 33,383 1,200 20,500 524 315 549 68,186 1,283 5,759 14,123 1,315 5,960 31,979 1,086 4,600 299 19,003 24,874 1,238 (15,754)
TOTAL ADMINISTRATIVE	\$ 79,679	\$ 59,184	\$ 67,481	\$ 61,426	\$ 61,576	\$ 76,275	\$ 60,305	\$ 85,316	\$ 80,019	\$	0	\$ 0	\$ 0	\$ 631,259
WATER/SEWER ELECTRIC GAS TELEPHONE INTERNET ALARM MONITORING	\$ 8,254 4,171 (114) 0 271	\$ 10,694 3,679 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	\$ 17,324 3,234 0 0 0 253	\$ 21,594 4,005 0 112 0	\$ 21,416 2,937 0 609 2,801 69	\$ 13,400 4,316 0 0 333 0	\$	0 0 0 0	\$ 0 0 0 0 0	\$ 0 0 0 0 0	\$ 133,767 32,579 (114) 2,660 3,404 2,456
TOTAL UTILITIES	\$ 12,582	\$ 14,373	\$ 17,171	\$ 14,842	\$ 23,384	\$ 20,810	\$ 25,711	\$ 27,831	\$ 18,048	\$	0	\$ 0	\$ 0	\$ 174,753
LANDSCAPING														
LANDSCAPE CONTRACT IRRIGATION REPAIRS BACKFLOW INSPEC/RPRS TREE TRIMMING/REMOVAL	\$ 104,059 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	\$ 104,059 388 0 9,792	\$	0 0 0 0	\$ 0 0 0 0	\$ 0 0 0	\$ 936,533 2,489 7,880 18,672
TOTAL LANDSCAPE	\$ 104,059	\$ 105,570	\$ 106,228	\$ 106,280	\$ 104,587	\$ 104,386	\$ 110,265	\$ 109,959	\$ 114,240	\$	0	\$ 0	\$ 0	\$ 965,574
COMMON AREA														
BUILDING MAINTENANCE KEYS/LOCK REPAIR ELECTRIC REPAIRS/SUPPLIES SIGN MAINTENANCE	\$ 0 0 0 0	\$ 0 625 0	\$ 0 625 185 0	\$ 0 0 0	\$ 365 158 54 0	\$ 0 299 0 1,636	\$ 0 5,499 860 944	\$ 0 651 276 1,310	\$ 0 200 0 92	\$	0 0 0	\$ 0 0 0 0	\$ 0 0 0	\$ 365 8,057 1,375 3,982



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF OPERATIONS 09/30/2023

	January *******	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
JANITORIAL	1,612	2.692	2.212	2.212	2.212	2.327	2.212	2,212	2.212	0	0	0	19,899
PET WASTE REMOVAL	1,678	2,002	3,355	2,2.12	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	286	Ō	0	Ō	5,934
SIDEWALK REPAIR	0	0	0	0	0	0	0	0	750	0	0	0	750
COMMON AREA MAINTENANCE/REPAIRS	650	415	786	1,180	1,778	985	2,063	980	2,675	0	0	0	11,512
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	280	0	0	0	2,603
TOTAL COMMON AREA	\$ 5,221	\$ 4,137	\$ 7,970	\$ 5,551	\$ 7,438	\$ 10,278	\$ 15,056	\$ 8,202	\$ 6,495	\$ 0	\$ 0	\$ 0	\$ 70,347
TOTAL OPERATING EXPENSES	\$ 201,541	\$ 183,264	\$ 198,849	\$ 188,099	\$ 196,986	\$ 211,749	\$ 211,337	\$ 231,308	\$ 218,801	\$ 0	\$ 0	\$ 0	\$ 1,841,933
OPERATING FUND SURPLUS/(DEFICIT)	\$ (24,091)	\$ (19,295)	\$ (33,431)	\$ (12,186)	\$ (32,878)	\$ (46,567)	\$ (37,014)	\$ (66,587)	\$ (50,758)	\$ 0	\$ 0	\$ 0	\$ (322,806)



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF OPERATIONS 09/30/2023

	January ********	February	March	April	May	June ********	July	August	September *********		ober	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	\$ 79,167	\$	0	\$	0	\$	0	\$	712,500
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	10,257		0		0		0		69,296
GAIN (LOSS) ON INVESTMENTS				79,201	(735)	(79,154)	2,968										2,279
TOTAL RESERVE INCOME	\$ 98,824	\$ 84,755	\$ 85,176	\$ 162,200	\$ 85,373	\$ 1,205	\$ 89,552	\$ 87,567	\$ 89,423	\$	0	\$	0	\$	0	\$	784,075
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 0	816	837	0	2,055		0		0		0		7,021
PLAY STRUCTURE RPRS/ REPLACEMENT DRAINAGE	0	0 3,590	0	7,232	2,625	14,897 375	0 8.000	2,125	750		0		0		0		14,897 24,697
DIVAINAGE		3,390			2,023			2,123									
TOTAL RESERVE EXPENDITURES	\$ 12,547	\$ 2,864	\$ 31,617	\$ 30,762	\$ 17,634	\$ 16,088	\$ 17,397	\$ 2,125	\$ 2,805	\$	0	\$	0	\$	0	\$	133,839
RESERVE FUND SURPLUS/(DEFICIT)	\$ 86.277	\$ 81.891	\$ 53 558	\$ 131,438	\$ 67,740	\$ (14,883)	\$ 72,155	\$ 85,442	\$ 86,618	\$	0	\$	0	2	0	2	650,236
TEGETTE I GIAD GOTT EGGT(DET TOTT)	Ψ 00,277	Ψ 01,001 	Ψ 00,000 —————	Ψ 101, 1 30	Ψ 01,1 1 0	Ψ (1 1 ,003)	Ψ 12,133 —————	Ψ 00,772	Ψ 00,010	Ψ		Ψ		Ψ		Ψ	



347A VISTOSO- SIENA BALANCE SHEET 09/30/2023

ASSETS		
OPERATING FUNDS		
OPERATING - US BANK	6,874.27 	
TOTAL OPERATING FUNDS		6,874.27
RESERVE FUNDS		
RESERVE US BANK MMA	224,876.31	
TOTAL RESERVE FUNDS		224,876.31
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	(90.25)	
ACCOUNTS RECEIVABLE - PARCELS	220.22	
TOTAL ACCOUNTS RECEIVABLE		129.97
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	150.01	
TOTAL OTHER ASSETS		150.01
TOTAL ASSETS		232,030.56
LIABILITIES & EQUITY		
OPERATING LIABILITIES	200.00	
ACCRUED EXPENSES PREPAID ASSESSMENTS	260.00 (313.02)	
PREPAID ASSESSMENTS - PARCELS	6,464.02	
TOTAL OPERATING LIABILITIES		6,411.00
RESERVE		
ACCUMULATED GENERAL	203,078.61	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	21,797.70	
TOTAL RESERVE		224,876.31



347A VISTOSO- SIENA BALANCE SHEET 09/30/2023

Page: 2

OPERATING SURPLUS (DEFICIT)

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

4,299.44 (21,797.70) 18,241.51

TOTAL SURPLUS/(DEFICIT)

743.25

TOTAL LIABILITIES & EQUITY

232,030.56



347A VISTOSO- SIENA STATEMENT OF REVENUES & EXPENSES 09/30/2023

ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	ANNI BUDO
				INCOME				
3,900 (2,095) (234)	3,965 (2,094) (234)	(65) (1) 0	4000P P6010 P6099	PARCEL ASSESSMENTS GENERAL RESERVE TRANSFER P/Y RSV ALLOCATIONS	35,490 (18,853) (2,107)	35,685 (18,846) (2,106)	(195) (7) (1)	47,56 (25,13 (2,8
1,571	1,637	(66)		TOTAL INCOME	14,530	14,733	(203)	19,6
				EXPENSES				
				ADMINISTRATIVE				
25 45	25 0	0 45	P5090 P5099PY	INSURANCE P/Y ADJUSTMENT/EXP	211 45	225 0	(14) 45	3
70	25	45		TOTAL ADMINISTRATIVE	256	225	31	3
				UTILITIES				
431 47	41 50	390 (3)	P5100 P5120	WATER/SEWER ELECTRIC	2,279 418	377 450	1,902 (32)	5
478	91	387		TOTAL UTILITIES	2,697	827	1,870	1,1
				LANDSCAPING				
0 705 0	0 705 50	0 0 (50)	5218 P5200 P5220	MAJOR PROJECTS LANDSCAPE CONTRACT IRRIGATION REPAIRS	1,847 6,346 0	0 6,345 100	1,847 1 (100)	8,4 1
705	755	(50)		TOTAL LANDSCAPE	8,193	6,445	1,748	8,5
				POOL/SPA/CLUBHOUSE				
200	160	40	P5350	FOUNTAIN MAINTENANCE	325	6,520	(6,195)	7,0
200	160	40		TOTAL POOLS	325	6,520	(6,195)	7,0
				GATES				
260 288 0	260 133 105	0 155 (105)	P5500 P5511 P5517	GATE MAINTENANCE CONTRACT GATE REPAIRS GATE PHONE	2,080 788 891	2,340 1,197 945	(260) (410) (54)	3,1 1,6 1,2
548	498	50		TOTAL GATES	3,759	4,482	(724)	5,9
				COMMON AREA				
0	75 133	(75) (133)	P5739 P5800	STREET SWEEPING COMMON AREA MAINTAINENCE	767 2,090	675 1,197	92 893	9 1,6
0	208	(208)		TOTAL COMMON AREA	2,857	1,872	985	2,5
2,001	1,737	264		TOTAL OPERATING EXPENSES	18,086	20,371	(2,285)	25,4
(430)	(100)	(330)		OPERATING FUND SURPLUS/(DEFICIT)	(3,556)	(5,638)	2,082	(5,8



347A VISTOSO- SIENA STATEMENT OF REVENUES & EXPENSES 09/30/2023

*********	CURRENT PERIOD	*******			********	YEAR-TO-DATE	********	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				RESERVE FUND				
				INCOME				
2,095	2,094	1	P7010	PARCEL TRANSFER TO RESERVES	18,853	18,846	7	25,137
716	12	704	P7034	INTEREST RESERVE FUNDS	3,703	108	3,595	150
234	234	0	P7099	P/Y RSV ALLOCATIONS	2,107	2,106	1	2,810
3,045	2,340	705		TOTAL RESERVE INCOME	24,663	21,060	3,603	28,097
				EXPENDITURES				
0	0	0	8520	PAINTING	385	0	385	0
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	2,480	10,000	(7,520)	10,000
					<u>-</u>			
0	0	0		TOTAL RESERVE EXPENDITURES	2,865	10,000	(7,135)	10,000
3,045	2,340	705		RESERVE FUND SURPLUS/(DEFICIT)	21,798	11,060	10,738	18,097
				· · · · · · · · · · · · · · · · · · ·				



347A VISTOSO- SIENA STATEMENT OF OPERATIONS 09/30/2023

	January **********	February	March	April	May	June	July	August	September **********	October ********	November ********	December ********	YEAR-TO-DATE
INCOME													
PARCEL ASSESSMENTS GENERAL RESERVE TRANSFER P/Y RSV ALLOCATIONS	\$ 3,835 (2,095) (234)	\$ 3,835 (2,095) (234)	\$ 4,420 (2,095) (234)	\$ 3,900 (2,095) (234)	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 35,490 (18,853) (2,107)					
TOTAL INCOME	\$ 1,506	\$ 1,506	\$ 2,091	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 0	\$ 0	\$ 0	\$ 14,530
EXPENSES													
ADMINISTRATIVE													
INSURANCE P/Y ADJUSTMENT/EXP	\$ 21 0	\$ 21 0	\$ 21 0	\$ 23 0	\$ 27 0	\$ 25 0	\$ 25 0	\$ 25 0	\$ 25 45	\$ 0 0	\$ 0 0	\$ 0 0	\$ 211 45
TOTAL ADMINISTRATIVE	\$ 21	\$ 21	\$ 21	\$ 23	\$ 27	\$ 25	\$ 25	\$ 25	\$ 70	\$ 0	\$ 0	\$ 0	\$ 256
UTILITIES													
WATER/SEWER ELECTRIC	\$ 286 40	\$ 180 46	\$ 170 50	\$ 184 47	\$ 189 47	\$ 213 47	\$ 204 47	\$ 422 47	\$ 431 47	\$ 0 0	\$ 0 0	\$ 0 0	\$ 2,279 418
TOTAL UTILITIES	\$ 326	\$ 226	\$ 220	\$ 231	\$ 236	\$ 260	\$ 251	\$ 469	\$ 478	\$ 0	\$ 0	\$ 0	\$ 2,697
LANDSCAPING													
MAJOR PROJECTS LANDSCAPE CONTRACT	\$ 0 705	\$ 1,847 705	\$ 0 705	\$ 0 0	\$ 0 0	\$ 0 0	\$ 1,847 6,346						
TOTAL LANDSCAPE	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 2,552	\$ 705	\$ 0	\$ 0	\$ 0	\$ 8,193
POOL/SPA/ CLUBHOUSE													
FOUNTAIN MAINTENANCE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 200	\$ 200	\$ 0	\$ 0	\$ 0	\$ 325
TOTAL POOLS/SPA/CLUBHOUSE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 200	\$ 200	\$ 0	\$ 0	\$ 0	\$ 325
GATES													
GATE MAINTENANCE CONTRACT GATE REPAIRS GATE PHONE	\$ 0 0 120	\$ 260 130 110	\$ 260 0 110	\$ 260 120 110	\$ 260 0 0	\$ 260 0 220	\$ 260 250 111	\$ 260 0 111	\$ 260 288 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 2,080 788 891
TOTAL GATES	\$ 120	\$ 500	\$ 370	\$ 490	\$ 260	\$ 480	\$ 621	\$ 371	\$ 548	\$ 0	\$ 0	\$ 0	\$ 3,759
COMMON AREA													
STREET SWEEPING COMMON AREA MAINTAINENCE	\$ 0 265	\$ 0 0	\$ 256 0	\$ 0 0	\$ 256 0	\$ 0 0	\$ 0 0	\$ 256 1,825	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 767 2,090
TOTAL COMMON AREA	\$ 265	\$ 0	\$ 256	\$ 0	\$ 256	\$ 0	\$ 0	\$ 2,081	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,857
TOTAL OPERATING EXPENSES	\$ (164)	\$ 1,451	\$ 1,771	\$ 1,650	\$ 1,883	\$ 1,670	\$ 2,127	\$ 5,697	\$ 2,001	\$ 0	\$ 0	\$ 0	\$ 18,086
OPERATING FUND SURPLUS/(DEFICIT)	\$ 1,670 	\$ 55 	\$ 320	\$ (79)	\$ (312)	\$ (99)	\$ (555)	\$ (4,126)	\$ (430)	\$ 0 	\$ 0	\$ 0	\$ (3,556)



347A VISTOSO- SIENA STATEMENT OF OPERATIONS 09/30/2023

	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	\$ 2,095 716 234	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 18,853 3,703 2,107
TOTAL RESERVE INCOME	\$ 2,347	\$ 2,396	\$ 2,415	\$ 2,450	\$ 2,956	\$ 2,984	\$ 3,016	\$ 3,053	\$ 3,045	\$ 0	\$ 0	\$ 0	\$ 24,663
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	\$ 3,045	\$ 0	\$ 0	\$ 0	\$ 21,798



347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 09/30/2023

Page: 1

AGGETO		
OPERATING FUNDS		
US BANK - OPERATING CHECKING	86,542.02	
US BANK SAVINGS	501,377.86	
DUE FROM RESERVES	2,875.00	
TOTAL OPERATING FUNDS		590,794.88
RESERVE FUNDS		
DUE TO OPERATING	(2,875.00)	
RESERVE US BANK MMA	548,137.17	
MORGAN STANLEY	3,511,677.04	
RESERVES - ACCRUED INTEREST	32,926.45	
UNREALIZED RSV GAIN/LOSS	(113,144.36)	
TOTAL RESERVE FUNDS		3,976,721.30
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	
TOTAL DEPOSITS		3,024.22

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	299,572.72
ACCOUNTS RECEIVABLE - PARCELS	220.22
PRE-LEGAL RECEIVABLE	48,115.44
CONTINGENT PAYABLE	(48,115.44)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(119,220.42)

TOTAL ACCOUNTS RECEIVABLE 180,572.52

OTHER ASSETS	
PREPAID EXPENSE INSURANCE	16,938.47
PREPAID EXPENSES	12,893.59

TOTAL OTHER ASSETS 29,832.06

TOTAL ASSETS 4,780,944.98



347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 09/30/2023

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(51.67)	
ACCRUED EXPENSES	53,964.24	
PREPAID ASSESSMENTS	378,036.02	
PREPAID ASSESSMENTS - PARCELS	6,464.02	
REFUNDABLE DEPOSIT KEYS UNCLAIMED PROPERTY	9,450.00 20,406.62	
SECURITY DEPOSITS	20,406.62 29,967.00	
SECORITI DEFOSITS	29,967.00	
TOTAL OPERATING LIABILITIES		498,236.23
RESERVE		
ACCUMULATED GENERAL	3,333,101.62	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	672,033.63	
UNREALIZED GAIN/LOSS INVESTMENTS	(113,144.36)	
GAIN (LOSS) ON INVESTMENT	84,730.41	
TOTAL RESERVE		3,976,721.30
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	632,349.65	
CURRENT YEAR RESERVE EQUITY	(672,033.63)	
CURRENT SURPLUS/(DEFICIT)	345,671.43	
TOTAL SURPLUS/(DEFICIT)		305,987.45
TOTAL LIABILITIES & EQUITY		4,780,944.98



ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)			******************ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	ANNUAL BUDGET
				INCOME				
172,724	192,241	(19,517)	4000	ASSESSMENT INCOME	1,556,179	1,730,169	(173,990)	2,306,892
3,900	3,965	(65)	4000P	PARCEL ASSESSMENTS	35,490	35,685	(195)	47,580
61,664	64,089	(2,425)	4001	COMMERCIAL DUES	554,977	576,801	(21,824)	769,068
1,840	167	1,673	4030	INTEREST INCOME	15,678	1,503	14,175	2,000
0	1,250	(1,250)	4050	COLLECTION COST REIMBURSEMENT	6,701	11,250	(4,549)	15,000
50	167	(117)	4050FR	FILE REVIEW FEE	1,200	1,503	(303)	2,000
0 950	42 167	(42) 783	4050MU 4050RR	MONITOR TRUSTEE SALE FILE TRANSFER FEES	380 2,376	378 1,503	2 873	504 2,000
950	25	(25)	4050KK 4050T	FORECLOSURE/TRUSTEE SALES	400	1,303 225	175	300
(19)	2,083	(2,102)	4070	LATE FEE INCOME	12,947	18,747	(5,800)	25,000
35	0	35	4075	NSF FEE	1,050	675	375	900
4,575	10,000	(5,425)	4205	BUILDER ASSESSMENT	42,826	90,000	(47,174)	120,000
5,391	1,250	4,141	4900	VIOLATION FINES	12,944	11,250	1,694	15,000
0	83	(83)	4945	NEWSLETTER INCOME	0	747	(747)	1,000
0	0	0	4950	REBILL FEE	23,970	27,000	(3,030)	36,000
(79,167)	(79,166)	(1)	6010 B0040	GENERAL RESERVE TRANSFER	(712,500)	(712,494)	(6)	(950,000)
(2,095)	(2,094)	(1) 0	P6010 P6099	GENERAL RESERVE TRANSFER P/Y RSV ALLOCATIONS	(18,853)	(18,846)	(7)	(25,137)
(234)	(234)		P6099	P/T KSV ALLOCATIONS	(2,107)	(2,106)	(1)	(2,810)
169,615	194,035	(24,421)		TOTAL INCOME	1,533,657	1,773,990	(240,333)	2,365,297
				EXPENSES				
				ADMINISTRATIVE				
11,921	9,678	2,243	5000	MANAGEMENT FEE	80,348	87,102	(6,754)	116,136
3,181	3,024	157	5000RO	OFFICE LEASE	28,472	27,216	1,256	36,291
0	1,195	(1,195)	5005	RESERVE STUDY	2,390	2,390	0	2,390
20,197	25,833	(5,636)	5007w	SALARIES & BENEFITS	237,364	232,497	4,867	310,000
0	0	0	5009A	REBILL FEE EXPENSE	23,970	27,000	(3,030)	36,000
35 5,220	0 3,833	35 1,387	5009B 5010	NSF FEE EXPENSE LEGAL EXPENSE	1,050 33,788	675 34,497	375 (709)	900 46,000
0,220	2,023	(2,023)	5014	CC&R REVISIONS PROJECT	0	18,207	(18,207)	24,275
125	2,200	(2,075)	5020	LIEN/COLLECTION COST	33,383	19,800	13,583	26,400
50	167	(117)	5020F	FILE REVIEW FEE	1,200	1,503	(303)	2,000
0	42	(42)	5020M	MONITOR TRUSTEE SALE	380	378	` 2	500
950	292	658	5020RR	FILE TRANSFER FEE EXPENSE	2,376	2,628	(252)	3,500
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	400	250	150	300
20,500	0	20,500	5030	AUDIT/TAX PREPARATION	20,500	10,500	10,000	10,500
289	750	(461)	5033F	ADVERTISING	524	1,500	(976)	1,500
35 61	35 0	0 61	5037 5039	BANK CHARGES & CC FEES WEBSITE	315 549	315 1,000	0 (451)	420 1,000
7,584	7,500	84	5040	ADMINISTRATION	68,186	67,500	686	90,000
143	122	21	5046	NEWSLETTER	1,283	1,098	185	1,464
602	1,250	(648)	5047B	OFFICE EQUIPMENT RENTAL	5,759	11,250	(5,491)	15,000
56	398	(342)	5048	OFFICE EXPENSES	14,123	3,582	10,541	4,776
0	0	0	5052	PRINTING	1,315	0	1,315	3,000
660	1,033	(373)	5054	ARCHITECTURAL EXPENSE	5,960	9,297	(3,337)	12,400
0	0 500	0 167	5055 5050	MEETING EXPENSE	31,979	19,000	12,979	19,000
667 0	500 208	167 (208)	5059 5063	POSTAGE MILEAGE	1,086 0	4,500 1,872	(3,414) (1,872)	6,000 2,500
500	417	83	5065	PROFESSIONAL FEES	4,600	3,753	847	5,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	500	(500)	5068	GIFTS	300	1,000	(700)	1,500
291	0	291	5070	PROPERTY TAXES	299	400	(101)	400
0	0	0	5080	CORPORATE TAXES	0	5,000	(5,000)	5,000
4,154	6,887	(2,733)	5088	BAD DEBT EXPENSE	19,003	20,661	(1,658)	27,548
2,798	3,133	(335)	5090 5000D	INSURANCE DEDUCTIBLE	24,874	27,759	(2,885)	37,158
0	0 417	0 (417)	5090D 5099	INSURANCE DEDUCTIBLE MISCELLANEOUS EXPENSE	0 1,238	0 3,753	0 (2,516)	5,000 5,000
0	0	(417)	5099 5099PY	PRIOR YEAR ADJUSTMENT/EXP	(15,754)	3,733	(15,754)	5,000
25	25	0	P5090	INSURANCE	211	225	(13,734)	300
45	0	45	P5099PY	P/Y ADJUSTMENT/EXP	45	0	45	0
80,088	71,512	8,576		TOTAL ADMINISTRATIVE	631,516	648,208	(16,692)	859,258



ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	ANNUAL BUDGET
				UTILITIES				
13,400	16,666	(3,267)	5100	WATER/SEWER	133,767	149,994	(16,227)	200,000
4,316 0	4,333 30	(17) (30)	5120 5125	ELECTRIC GAS	32,579 (114)	38,997 270	(6,418) (384)	52,000 360
Ö	417	(417)	5151	TELEPHONE	2,660	3,753	(1,093)	5,000
333	267	66	5151B	INTERNET	3,404	2,403	1,001	3,200
0 431	75 41	(75) 390	5152 P5100	ALARM MONITORING WATER/SEWER	2,456 2,279	675 377	1,781 1,902	900 500
47	50	(3)	P5120	ELECTRIC	418	450	(32)	600
18,526	21,879	(3,353)		TOTAL UTILITIES	177,449	196,919	(19,470)	262,560
				LANDSCAPING				
104,059	104,059	0	5200	LANDSCAPE CONTRACT	936,533	936,531	2	1,248,710
0	0	0	5210	LANDSCAPE SUPPLIES/MATERIAL	0	3,750	(3,750)	5,000
0 388	4,167 2,083	(4,167) (1,695)	5218 5220	MAJOR PROJECTS IRRIGATION REPAIRS	1,847	37,503 18,747	(35,657)	50,000 25,000
0	2,063 167	(1,695)	5220	BACKFLOW INSPEC/RPRS	2,489 7,880	1,503	(16,258) 6,377	25,000
0	630	(630)	5228	EROSION CONTROL	0	5,670	(5,670)	7,564
9,792 705	2,640 705	7,152 0	5240 P5200	TREE TRIMMING/REMOVAL LANDSCAPE CONTRACT	18,672 6,346	23,760 6,345	(5,088) 1	31,677 8,462
0	703 50	(50)	P5220	IRRIGATION REPAIRS	0,540	100	(100)	100
114,945	114,501	444		TOTAL LANDSCAPE	973,767	1,033,909	(60,142)	1,378,513
				POOL/SPA/CLUBHOUSE				
200	160	40	P5350	FOUNTAIN MAINTENANCE	325	6,520	(6,195)	7,000
200	160	40		TOTAL POOLS	325	6,520	(6,195)	7,000
				GATES			,	
260	260	0	P5500	GATE MAINTENANCE CONTRACT	2.080	2 240	(360)	2 120
288	133	0 155	P5511	GATE REPAIRS	2,080 788	2,340 1,197	(260) (410)	3,120 1,600
0	105	(105)	P5517	GATE PHONE	891	945	(54)	1,260
548	498	50		TOTAL GATES	3,759	4,482	(724)	5,980
				COMMON AREA				
0	833	(833)	5700	BUILDING MAINTENANCE	365	7,497	(7,132)	10,000
200	333	(133)	5700K	KEYS/LOCK REPAIR	8,057	2,997	5,060	4,000
0 92	1,208 166	(1,208) (74)	5722 5740	ELECTRIC REPAIRS/SUPPLIES SIGN MAINTENANCE	1,375 3,982	10,872 1,494	(9,497) 2,488	14,500 2,000
2,212	1,897	315	5769A	JANITORIAL	19,899	17,073	2,826	22,760
0	2,083	(2,083)	5774	PET WASTE REMOVAL	13,420	18,747	(5,327)	25,000
286 750	1,909 250	(1,623) 500	5779CC 5794A	SECURITY PATROL SIDEWALK REPAIR	5,934 750	17,181 2,250	(11,247) (1,500)	22,904 3,000
2,675	833	1,842	5800	COMMON AREA MAINTENANCE/REPAIRS	11,512	7,497	4,015	10,000
0	500	(500)	5845	PARK MAINT	2,450	4,500	(2,050)	6,000
280 0	540 633	(261) (633)	5850 5895	EXTERMINATING TENNIS COURT MAINTENANCE	2,603 0	4,860 5,697	(2,257) (5,697)	6,480 7,600
Ő	75	(75)	P5739	STREET SWEEPING	767	675	92	900
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	2,090	1,197	893	1,600
6,495	11,393	(4,899)		TOTAL COMMON AREA	73,204	102,537	(29,333)	136,744
220,802	219,943	859		TOTAL OPERATING EXPENSES	1,860,019	1,992,575	(132,556)	2,650,055
(51,187)	(25,908)	(25,279)		OPERATING FUND SURPLUS/(DEFICIT)	(326,362)	(218,585)	(107,777)	(284,758)
<u></u>					<u></u>			



*******	CURRENT PERIOD	********	***********	YEAR-TO-DATE	********	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)	ACTUAL	BUDGET	OVER (UNDER)	BUDGET



*******	* CURRENT PERIOD	******			*******	YEAR-TO-DATE	*******	ANNUAL
ACTUA		OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				RESERVE FUND				
				11100115				
				INCOME				
79,167	79,167	0	7010	TRANSFER FROM OPERATING	712,500	712,503	(3)	950,000
10,257	,	8.174	7034	INTEREST RESERVE FUND	69.296	18.747	50,549	25,000
0	0	0,	7069	GAIN (LOSS) ON INVESTMENTS	2,279	0	2,279	0
2,095	2,094	1	P7010	PARCEL TRANSFER TO RESERVES	18,853	18,846	7	25,137
716		704	P7034	INTEREST RESERVE FUNDS	3,703	108	3,595	150
(2,055		(1,055)	8537	BANK/INVESTMENT CHARGES	(7,021)	(9,000)	1,979	(12,000)
234		(1,000)	P7099	P/Y RSV ALLOCATIONS	2,107	2,106	1,070	2,810
			1 7000	171 ROV REESONTIONS				
90,413	82,590	7,823		TOTAL RESERVE INCOME	801,717	743,310	58,407	991,097
				EXPENDITURES				
0	0	0	8510	GENERAL RESERVE EXPENSE	23,363	22.000	1.363	22,000
0	0	0	8520	PAINTING	7,835	11,900	(4,065)	11,900
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	261,500	(261,500)	261,500
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
750	0	750	8578D	DRAINAGE	24,697	300.000	(275,303)	300,000
0	~	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	2,480	10,000	(7,520)	10,000
				.,				
750	0	750		TOTAL RESERVE EXPENDITURES	129,683	1,046,700	(917,017)	1,046,700
89,663	82,590	7,073		RESERVE FUND SURPLUS/(DEFICIT)	672,034	(303,390)	975,424	(55,603)
09,003	02,590	7,073		RESERVE FUND SURPLUS/(DEFICIT)	012,034	(303,390)	913,424	(55,603)



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 09/30/2023

	January	February	March	April	May	June	July	August	September	Octo		November	Decemb	er ***	YEAR-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 P/Y RSV ALLOCATIONS	\$ 172,374 3,835 61,664 1,346 931 50 0 0 5,564 420 4,952 106 9,210 (79,167) (2,095)	\$ 172,374 3,835 61,664 1,314 436 350 0 0 (38) 105 4,952 1,837 0 (79,167) (2,095) (234)	\$ 175,095 4,420 61,664 1,576 651 250 0 (55) (35) 4,952 203 0 (79,167) (2,095) (234)	\$ 172,606 3,900 61,664 1,881 369 0 48 760 0 3,799 175 4,749 1,290 7,740 (79,167) (2,095) (234)	\$ 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)	\$ 172,606 3,900 61,664 1,884 2,733 0 95 0 (10) 0 4,749 628 0 (79,167) (2,095) (234)	\$ 172,724 3,900 61,664 1,953 33 350 0 0 3,793 385 4,575 843 7,170 (79,167) (2,095) (234)	\$ 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)	\$ 172,724 3,900 61,664 1,840 0 50 0 950 0 (19) 35 4,575 5,391 0 (79,167) (2,095) (234)	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 1,556,179 35,490 554,977 15,678 6,701 1,200 380 2,376 400 12,947 1,050 42,826 12,944 23,970 (712,500) (18,853) (2,107)
TOTAL INCOME	\$ 178,956	\$ 165,475	\$ 167,510	\$ 177,484	\$ 165,678	\$ 166,753	\$ 175,894	\$ 166,292	\$ 169,615	\$	0	\$ 0	\$	0	\$ 1,533,657
EXPENSES ADMINISTRATIVE															
MANAGEMENT FEE OFFICE LEASE RESERVE STUDY SALARIES & BENEFITS REBILL FEE EXPENSE NSF FEE EXPENSE LEGAL EXPENSE LIEN/COLLECTION COST FILE REVIEW FEE MONITOR TRUSTEE SALE FILE TRANSFER FEE EXPENSE FORECLOSURE/TRUSTEE SALES AUDIT/TAX PREPARATION ADVERTISING BANK CHARGES & CC FEES WEBSITE ADMINISTRATION NEWSLETTER 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 INSURANCE PI/Y ADJUSTMENT/EXP	\$ 8,042 2,888 0 29,972 9,210 420 1,781 931 50 0 0 0 0 355 61 7,549 143 855 5,878 0 0 7,900 0 0 0 0 2,695 1,238 0	\$ 8,061 3,029 0 25,611 0 105 2,500 437 350 143 0 0 0 355 61 7,560 0 1,403 141 40 700 6,353 0 0 0 2,695 0 0 2,695	\$ 8,715 3,029 1,195 26,100 0 (35) 6,561 651 250 (1) 285 0 0 0 355 61 7,568 285 1,067 6,070 605 0 17,536 0 1,000 0 163 2,695 0 (16,354) 21	\$ 8,710 3,620 0 26,051 7,740 175 1,870 432 0 48 760 0 211 335 61 7,580 0 294 238 0 1,000 0 (1,108) 0 0 3,110 600 23	\$ 8,724 3,181 0 28,485 (120) (35) 6,545 1,441 0 48 286 0 589 35 61 7,576 143 144 488 0 1,060 300 222 0 0 0 2,403 0 0 2,703	\$ 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 25	\$ 8,049 3,181 0 26,158 7,170 385 1,210 375 350 0 0 0 355 61 7,483 143 435 641 0 720 0 602 850 0 2,450 0 0 2,450 0 0 25 0	\$ 9,404 3,181 1,195 27,514 (30) 0 3,278 25,545 150 400 0 12 35 61 7,584 285 257 391 0 600 0 264 2,250 0 0 2,798 0 0 2,798 0 0 2,798	\$ 11,921 3,181 0 20,197 0 35 5,220 125 50 0 20,500 289 35 61 7,584 143 602 56 0 660 0 667 500 0 291 4,154 2,798 0 0	\$		\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		000000000000000000000000000000000000000	\$ 80,348 28,472 2,390 237,364 23,970 1,050 33,788 33,383 1,200 20,500 20,500 524 315 549 68,186 1,283 5,759 14,123 1,315 5,960 31,979 1,086 4,600 300 299 19,003 24,874 1,238 (15,754)
TOTAL ADMINISTRATIVE	\$ 79,699	\$ 59,204	\$ 67,501		\$ 61,602		\$ 60,330	\$ 85,341	\$ 80,088	\$	0	\$ 0		0	45 \$ 631,516
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 0 180 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 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	\$ 13,400 4,316 0 0 333 0 431 47	\$	0 0 0 0 0	\$ 0 0 0 0 0 0		0 0 0 0 0 0	\$ 133,767 32,579 (114) 2,660 3,404 2,456 2,279 418
TOTAL UTILITIES	\$ 12,908	\$ 14,599	\$ 17,391	\$ 15,074	\$ 23,620	\$ 21,071	\$ 25,961	\$ 28,300	\$ 18,526	\$	0	\$ 0	\$	0	\$ 177,449
LANDSCAPING															
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 0 6,206 0 705	\$ 104,059 1,847 85 0 5,815 705	\$ 104,059 0 388 0 9,792 705	\$	0 0 0 0 0	\$ 0 0 0 0 0		0 0 0 0 0	\$ 936,533 1,847 2,489 7,880 18,672 6,346



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 09/30/2023

	January *******	February	March	April	May	June	July		September *******	October	November	December	YEAR-TO-DATE
TOTAL LANDSCAPE	\$ 104,764	\$ 106,275	\$ 106,933	\$ 106,985	\$ 105,293	\$ 105,092	\$ 110,970	\$ 112,510	\$ 114,945	\$ 0	\$ 0	\$ 0	\$ 973,767
POOL/SPA/ CLUBHOUSE													
FOUNTAIN MAINTENANCE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 200	\$ 200	\$ 0	\$ 0	\$ 0	\$ 325
TOTAL POOLS/SPA/CLUBHOUSE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 200	\$ 200	\$ 0	\$ 0	\$ 0	\$ 325
GATES													
GATE MAINTENANCE CONTRACT	\$ 0	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 2,080
GATE REPAIRS GATE PHONE	0 120	130 110	0 110	120 110	0	0 220	250 111	0 111	288 0	0	0	0 0	788 891
TOTAL GATES	\$ 120	\$ 500	\$ 370	\$ 490	\$ 260	\$ 480	\$ 621	\$ 371	\$ 548	\$ 0	\$ 0	\$ 0	\$ 3,759
COMMON AREA													
BUILDING MAINTENANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 365	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 365
KEYS/LOCK REPAIR ELECTRIC REPAIRS/SUPPLIES	0	625 0	625 185	0	158 54	299 0	5,499 860	651 276	200 0	0	0	0	8,057 1,375
SIGN MAINTENANCE	0	0	0	0	0	1.636	944	1.310	92	0	0	0	3,982
JANITORIAL	1,612	2,692	2,212	2,212	2,212	2,327	2,212	2,212	2,212	Ö	Ö	Ö	19,899
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	286	0	0	0	5,934
SIDEWALK REPAIR	0	0	0	0	0	0	0	0	750	0	0	0	750
COMMON AREA MAINTENANCE/REPAIRS	650	415	786	1,180	1,778	985	2,063	980	2,675	0	0	0	11,512
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	280	0	0	0	2,603
STREET SWEEPING	0	0	256	0	256	0	0	256	0	0	0	0	767
COMMON AREA MAINTAINENCE	265	0	0	0	0	0	0	1,825	0	0	0	0	2,090
TOTAL COMMON AREA	\$ 5,486	\$ 4,137	\$ 8,225	\$ 5,551	\$ 7,694	\$ 10,278	\$ 15,056	\$ 10,283	\$ 6,495	\$ 0	\$ 0	\$ 0	\$ 73,204
TOTAL OPERATING EXPENSES	\$ 201,377	\$ 184,715	\$ 200,620	\$ 189,749	\$ 198,869	\$ 213,419	\$ 213,463	\$ 237,005	\$ 220,802	\$ 0	\$ 0	\$ 0	\$ 1,860,019
OPERATING FUND SURPLUS/(DEFICIT)	\$ (22,421)	\$ (19,240)	\$ (33,110)	\$ (12,264)	\$ (33,191)	\$ (46,666)	\$ (37,569)	\$ (70,713)	\$ (51,187)	\$ 0	\$ 0	\$ 0	\$ (326,362)



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 09/30/2023

	January **********	February	March		May	June *******	July ******	August	September	Octobe		November **********	December **********	YEAR-TO-DATE
RESERVE FUND														
INCOME														
TRANSFER FROM OPERATING	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ ()	\$ 0	\$ 0	\$ 712,500
UNREALIZED GAIN/(LOSS) ON INVEST	12,942	(7,366)	0	0	0	(5,576)	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	10,257	(0	0	69,296
GAIN (LOSS) ON INVESTMENTS	0	0	0	79,201	(735)	(79,154)	2,968	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	2,095	(0	0	18,853
INTEREST RESERVE FUNDS	18	67	86	121	627	655	687	725	716	(0	0	3,703
P/Y RSV ALLOCATIONS	234	234	234	234	234	234	234	234	234		-	0		2,107
TOTAL RESERVE INCOME	\$ 101,171	\$ 87,151	\$ 87,591	\$ 164,650	\$ 88,329	\$ 4,189	\$ 92,568	\$ 90,621	\$ 92,468	\$ () _	\$ 0	\$ 0	\$ 808,738
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	7,835
ASPHALT SEAL COATING	0	0	30,992	10,125	13,194	0	2,100	0	0	(0	0	56,411
BANK/INVESTMENT CHARGES	2,589	(726)	625	0	825	816	837	0	2,055	(0	0	7,021
PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	0	0	14,897	0	0	0	(0	0	14,897
DRAINAGE	0	3,590	0	7,232	2,625	375	8,000	2,125	750	(0	0	24,697
PARCEL - GENERAL RESERVE EXPENSE		0	0	0	0	0	2,480	0	0		-		0	2,480
TOTAL RESERVE EXPENDITURES	\$ 12,547	\$ 2,864	\$ 31,617	\$ 30,762	\$ 18,019	\$ 16,088	\$ 19,877	\$ 2,125	\$ 2,805	\$ () -	\$ 0	\$ 0	\$ 136,704
RESERVE FUND SURPLUS/(DEFICIT)	\$ 88,623	\$ 84,287	\$ 55,974	\$ 133,888	\$ 70,311	\$ (11,899)	\$ 72,691	\$ 88,496	\$ 89,663	\$ ()	\$ 0	\$ 0	\$ 672,034



2023 RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

Updated 10.13.23

EXECUTIVE SUMMARY

total number of projects
total budget of projects
1,554,200
total of RPs sent
9
total of current contracts
1311,755
total projects completed
0,0%
% of projects completed
4,7%

								MONT			PENDITURES						running	% of		
GL code	component#	component description	RFP sent	budget	contract \$	JAN	FEB	MAR	APR APR	MAY MAY	JUN JUN	JUL	AUG	SEP	OCT	NOV DEC	total		completed?	comments
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 Sunland Asphalt and project start date to be in 2023 Scheduled for the end of March 2023. This project had to be rescheduled to April 25 & 26, 2023 due to low temperatures. Project completed in April 2023 and gold 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	750			24,697	8.2%		27 Mile erosion bids have been solicted. Board will be considering proposals at the March Board meeting, Board choose Rockridge Construction (\$148,350) at the March 23, 2025 meeting, In April, Engineering costs for 27 Mile (\$3,357) and Vistoo Vistas at North Big View C (\$3,375). For May 2025, Engineering and Vistoo Vistas at North Big View C (\$3,375). For May 2025, Engineering service on the Nis (b) View C (\$70,900 was expended \$8,000 for British View (Engineering work by Bogardus and \$2,125 for engineering service for the N Big View C (\$70,900 m). An uputs. P Led \$75,000 WILB.
8578D	190 (B)	Drainage Mitgate/Repair (annual)		56,000													-	0.0%		
8530	200	Asphalt - Resurface (2022)		7,800													-	0.0%		Proposals will be submitted to the board for review & consideration at the August 2022 meeting. Discussion on whether this part of the project should be defer to after completion of the 27 Mile Erosion project will take place at the August 2022 board meeting. Recommend to defer this project until after the Wildlife Fencing Project and the 27 mile Erosion project is completed:
8550	286	Shade Sails - Replace	2/23	15,500	14,897						14,897						14,897	96.1%		
8575	320	Irrigation Replacement System(Innovation Pk) (2022)		232,000													-	0.0%		Bids solicited in August 2022. After research and discussion it has been suggested to update the system. This topic is on the P&L agenda for discussion for November 3. This project is deferred until feedback and a revised RFP is developed.
8541	322	Landscape granite - Replenish (A) (2022)		256,000													-	0.0%		Placed on hold. Board requested 3 bids for project management to oversee this project. Board engaged FSR to oversee project. Anticipated completion of project 2024.
8520	510	Metal Fence - Replace	2/23	3,400	680							680					680	20.0%		The railing does not need to be replaced. It will be painted as part of the painting project in 2023. Proposals to be considered by the board at the April 27, 2023 meeting. Project awarded to Facelift Painting. Completed
8541	530	Landscape Granite - Replenish (A)		16,000													-	0.0%		
8520	710	Metal Fence - Replace	2/23	18,600	2,800							2,800					2,800	15.1%		The railing does not need to be replaced. It will be painted as part of the painting project in 2023. Proposals to be considered by the board at the April 27, 2023 meeting. Project 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 Sulnaid Asphalt and project start date to be in 2023. [This project was formerly part of #15017his is scheduled for the end of March. The project was rescheduled to April 25 & 26, 2023 due to low temperatures. Project completed in April 2023, paid in May 2023.
8541	794	Landscape Granite - Replenish		58,000													-	0.0%		
8541	1030	Landscape granite - Replenish (C) (2022)		94,300													-	0.0%		Placed on hold. Board requested 3 bids for project management to oversee this project.Projected completion of project 2023. Board engaged FSR to oversee project. Projected completiuon of project 2024.
8575	1032	Irrigation System - Replace (2022)		161,000													-	0.0%		Bids sollicited 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%	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 Suniand Asphalia and project start date to be in 2023. (This project was formerly part of #150) This project is scheduled for the end of March 2023. The project was rescheduled to April 6, 2023. due to low temperatures. Project Completed.
8541	1160	Landscape Granite - Replenish		60,000														-	0.0%	
8541	1230	Landscape Granite - Replenish		60,600														-	0.0%	
8541	1250	Landscape Granite - Replenish		31,300															0.0%	
8520	1320	Metal Fence - Repaint	2/23	2,800	2,980							2,980						2,980	106.4%	
8575		Project Management - Irrigation Replacement		16,650	16,650														0.0%	
8541		Project Management - Granite Replacement		12,100	12,100														0.0%	
8520		Project Management - Paint		2,750	2,750					990								990		
8530		Project Management - Asphalt		4,200	4,200							2,100						2,100		
	RESER 20	RVE FUND EXPENDITURE TOTALS	9	1,554,200	311,755	-	3,590	-	17,357	16,809	15,272	16,560	2,125	750	-	-	-	72,463	4.7%	0

Additional Unbudgeted Reserve Fund Expenditures

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

RECONCILIATION combined total of budgeted and unbudgeted project expenditures*
total reserve fund expenses YTD from financials *THE COMBINED TOTALS OF THE BUDGETED PROJECT EXPENDITURES AND ADDITIONAL UNBUDGETED RESERVE FUND EXPENDITURES SHOULD BE RECONCILED WITH THE PREVIOUS MONTH'S FINANCIALS

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

Turf /Parks

- Hohokam Parks trees have been structurally trimmed removing mistletoe and dead wood making sure they are away from the ramadas, restrooms, and light poles.
- All winter rye overseeding of turf areas has been completed as of October 19th. Sunset Park was the last Park and Moore Loop Park was the first on September 26th to be overseeded. With the warmer daytime temperatures irrigation has been scheduled accordingly and will be monitored and adjusted when possible to allow proper germination.
- Moore Loop Park north (Mattamy) portion / The cleanup that included, plant rejuvenation, tree replacement, turf posting, and winter rye overseeding has been completed with some minor irrigation still scheduled. To date, AAA has invoiced Mattamy almost 8,000.00 dollars.
- Lost a large Palo Verde Tree at Torreno (East). Reported as an emergency on Sunday 10/15 by First Service due to branches over the common wall and touching the balcony of the home. AAA was onsite within the hour. All branches were cut away from the home and away from the wall.

Chemical

• Post-emergent / weed spraying was completed throughout VCA and we have seen good results with the pre-emergent so far although Vistoso has yet to receive any fall precipitation. We will begin the rounds again in the newer developed subdivisions and roadsides and move forward.

Site damage

- The Hunter irrigation controller at Moore Loop Park that was vandalized was replaced. Paid for by Mattamy.
- Reported erosion in Valley Vista at Harua Valley along Moore Rd in the common area small wash.
- The Wildlife Park Volleyball net is torn, can not say if it was caused by vandalism.
- Sunset Park looks as though motorized bikes have been ridden through the park causing small ruts but easily repaired before overseeding.

Proposals submitted and signed.

Bigwash Overlook and Scenic Overlook Plant replacement proposal. Work completed.

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

Work orders

• Eight work orders have been completed.

Added Value

See attachment.



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

We hereby submit the landscape proposal. 3 man crew removed two damaged trees within Vistoso. Removed wildcat dumping of yard debris while doing view fence work. 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
_	2	\$49.50	Crew Leader hrs		\$	99.00
	8	\$24.79	3 man crew Labor hrs		\$	198.32
					\$	-
					\$	-
					\$	-
					\$	-
					\$	-
			N	IO CHARGE	: \$	297.32

CLARIFICATIONS:

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

EXCLUSIONS:

Overtime or Accelerated schedule

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

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

Sincerely.

Hanna Delosantos

Account Manager

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

Authorized Signature:	Date:
_	

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

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



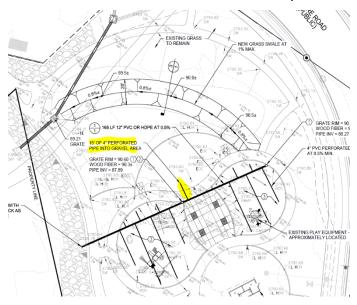
Parcel Turnovers (In Progress)

Valley Vista:

- Michael Spaeth (principal planner TOV) sent the final plan on Aug 16. It included items to be completed prior to releasing Pulte from responsibility.
- Andy Martinez (Pulte Homes) requested VCA replace 9 trees to effect the completion of the outstanding items. We responded by pointing out that only one tree was in the Valley Vista serviceable area, and requested Pulte replace it.

Altera at Vistoso Trails (Mattamy – John Ward)

- John ward submitted a request to turn over the park on Sept 28.
- The following items were called out in the request:
- Drainage Issues: Mattamy has completed drainage repairs to the play structure areas as well as the grass field area. The passage of this summer's monsoon season has demonstrated that these corrections have performed well.
- Water Meter Transfers: All three waters have been transferred to the Association, and Mattamy is in the process of making payments to the Alterra Association for water fees they should not have been responsible to pay.
- Missing Tree(s): Mattamy is coordinating with AAA Landscaping directly for missing trees to be installed. Authorization to proceed will be granted as soon as a proposal is received from AAA.
- Recent Storm Damaged Trees: Mattamy is coordinating with AAA Landscaping directly for payment for the removal of fallen trees and the replacement of those trees. Authorization to proceed will be granted as soon as a proposal is received from AAA.
- General Park Maintenance: Mattamy has contracted with AAA and work has been in progress for the establishment of a "maintained status" of the park. Next step will be a pre-emergent treatment that is scheduled for Monday, October 2.
- Handrail along Channel: Mattamy is processing a contract with Design In Iron to install the missing +/100 linear feet of hand rail. This work is scheduled to be complete on or around October 20, 2023.





Bridal Veil Erosion (In progress)

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

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

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

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





o April 18, 2023

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

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

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

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

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

- The Town of Oro are meeting with the members of the BOD, management and representative from the adjoining property owner, "paradigm".
 - This meeting will be to discuss possible options on the repair of the Bridal Veil Erosion.
- o May 16, 2023

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

- Discuss plan options for the minimum specifications.
- Discuss cost estimate (best guess from engineer) for the a minimum plan to be constructed.
- Discuss cost of annual ongoing maintenance of the minimum plan.
 - June 20

Tracy Bogardus Engineering submitted an addendum to the originally approved estimate.

- The updated plan will design the channel so we do not have to rely on "tying in" with the newly planned "Paradigm" development to the East.
- The additional cost for the updated plan is \$1,920.
 - 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.

Oct 18

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)

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

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.

Oct 18

John Wise (WLB Engineering) will have the updated plans submitted by week of Oct 16.

27 Mile Erosion Project (In progress)

- Barbara, John Wise and I met with the Town of Oro (John Spiker) to discuss the completed preliminary repair plans from WLB. John Spiker was happy with these plans.
- The RFP was completed and the scope of work endorsed by John Wise.
 - BOD Approved Rockridge Construction (Bid Received)
 - We are waiting for the contract.
 - Need to adjust plan for safer walkway from parking lot to trail
 - John Wise (WLB has sent a proposal to adjust the plans for \$2,500)



• John has requested an on-site meeting with BOD liaison's to confirm the extent of making the slope safer.

o May 16, 2023

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

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

June 20

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

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

• July 14

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

Oct 18

The AAA bid for the vegetation removal is expected by Oct 24.

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.

o 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.

Oct 18 2023

RFP's have been sent out for the two areas (N Innovation & Desert Fairway) to the following contractors:

- AAA Landscaping
- Brightview Landscaping
- Complete Landscaping



Granite Replenishment (In progress)

- o Sept 20, 2023
 - The Granite Replacement RFP is being created and will be sent out to contractors the week of Sept 25.

o Oct 18, 2023

RFP's have been sent out for the 10 areas of granite replenishment to the following contractors:

- AAA Landscaping
- Brightview Landscaping
- Complete Landscaping

2024 Project Proposals from the PAD:

Proposals for the following projects will be provided for consideration for the October 26 meeting:

- Component # 156 Concrete Repairs
- Component # 201 Repave parking lot at Big Wash Overlook Pl. (after 27 mile improvements).
- Component 1151 Hohokam Tennis resurface.

Architectural Landscape Review Committee October 11, 2023 Meeting Report

<u>Gateway at Preserve Vistoso – Updated Conceptual Plans</u>

The A23 Studios' /Planning Center team presented an updated 132 apartment design & landscape plans to the Vistoso Community Association (VCA) Architectural Landscape Review Committee members. The initial 132 apartment design & landscape plans given to the committee were considered unacceptable for the Rancho Vistoso Planned Area Development and did not comply with the Architectural and Landscape Guidelines. The updated plans were reviewed with specific items in mind that needed further evaluation by the committee members. The committee's primary focus was to clarify the type of patio enclosure being planned on the second floor patio baloneys and adding "pop-outs" for both upper and lower window casting. Requests were also made for further details on the roof mechanical equipment layout, the entry marquee design, specifics on outside building electrical fixtures and landscape lighting placements, the location of pet debris stations and pet areas. The committee requested submittal items mentioned before the November 8th scheduled committee meeting. The committee also asked for a copy of the Traffic Study results requested by the Oro Valley Planning & Zoning Department. Residents can find the revised project documents on the Association's website at www.ranchovistosohoa.com.

Variance Requests - Driveway Protective Coatings & Backyard Shed Placement

The committee was asked again to address property owners' request for a variance to apply a protective coating on the residence's entry driveway, and allow a variance for a backyard shed higher than the resident's 6 foot backyard wall. The committee declined both variance requests referencing the Architectural Landscape Guidelines' and forwarded their recommendation to the VCA Board.

<u>Center Pointe Vistoso – Flag Pole Installation at Center Park Common Area Entry</u>

The Center Pointe Vistoso (sub-association) Board requested approval of installing a 20-foot tall flag pole at its Center Park common entry. The VCA (Master Association) approved the installation with stipulation to comply with nationwide flag pole Industry Standards and insure to file with Oro Valley for a permit and conduct a blue line area inspection with TEP. The approval recommendation was forwarded to the VCA Board for final approval.

<u>Stone Village – Paint Palette Additions</u>

The Stone Village Board (sub-association) requested additions to their existing paint palette. The ARLC committee approved the additions to their paint palette, which did not exceed the Master Association's paint palette.

ALRC's next monthly meeting is November 8, 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 October 2023 Report to the VCA BOD

1. Unique user Newsletter clicks from Google analytics by subject for the last four months. Members Corner was introduced in August.

	23-Jun	23-Jul	Aug- 23	23-Sep
Greetings from the				_
board	463	164	468	306
Did you know	109	128	135	152
Snapshot	41	100	66	122
Critter of the month	201	46	13	50
AAA Landscaping	117	89	42	45
Members Corner			64	71

2. The October VCA Newsletter

- Ted Dann authored the Message from the Board
 - The article focused on the budget components and process
 - Examples of Income, Operating Expenses and Capital Investments from reserves were provided
 - Members were provided information regarding the 2003 Reserve Study
 - Key budget process activities and dates were identified
- The "Did You Know" page included additional facts regarding the Reserve Study
- Since the Snapshot in September received a high number of clicks it was decided once again to provide the unedited General Manager's report again this month.
- With Halloween just around the corner some gentle safety reminders were highlighted.
- 3. A strategy and sample membership survey for guidance regarding Rancho Vistoso Lighting was submitted to the Board President and the General Manager for review and inclusion on the October Board meeting agenda.
- 4. The Committee is continuing to explore the possibility of including local Commercial advertising in the newsletter and/or on the VCA website. The purpose of the advertising is to provide currently unbudgeted funds for website improvements. We have approval from legal counsel for wording identifying these as commercial advertisements. Pricing is being researched before a proposal is sent to the Board.

Respectfully submitted, Randy Kohout

Compliance Committee 10/10/2023 3:00pm

Normal number of violations for the season, weeds and parking were the top categories.

Reviewed status of violations at a level to assess fines and made fine recommendations to the board.

Reviewing cases to ensure notices / fines continue after household enters collections with HOA.

October 17, 2023 VCA Finance Committee Report

On October 17, 2023 the Finance Committee met with a quorum of five members (chair Ted Dann, Paige Shockley, Joan Sauer, Linda Corsey and Barbara Stough). Attending management staff included GM Barbara Daoust, and FSR Accounting Manager Kim Breland.

- **1. Review of financial statements.** The September 2023 financial statements, Treasurer's Report, and Morgan Stanley Account Statement were reviewed and approved.
- **2. Capital Project Tracking Tool.** Capital spending amounts stated in the Tool tie to September financial statements. Discussion occurred regarding the current status of budgeted and unbudgeted capital projects.
- **3. Reserve Study.** The Reserve Study vendor has presented a proposal for future services. This proposal was reviewed and discussed. The vendor has offered three Options with three different pricing scenarios. Option C a three year contractual commitment- is recommended.
- **4. 2024 Budget.** The Proposed 2024 Budget has been reviewed by the Finance Committee, and has been further reviewed by the BOD in an Open Workshop Board Meeting held on October 9, pursuant to notice given to the entire VCA community. The Committee unanimously recommended approval of the Budget as presented by the BOD at its regularly scheduled meeting to be held on October 26, 2023.
- **5. Reserve Fund Investment.** Discussion occurred regarding the investment of Reserve Funds.
- **6. Audits and Tax Returns.** It was reported that the outside auditors have begun working with management to obtain all needed information, including information on unclaimed deposits, and Commercial Net Acres occupied.
- **7. Schedule.** The next regularly scheduled meeting of the Finance Committee will occur on November 21, 2023.

Respectfully submitted, Ted Dann

Governing Doc's Committee report for October 2023

October 4, 2023 Committee Meeting

Members

- Matt Wood (Chair)
- Barbara Stough
- Dan Sturman
- ❖ Joan Sauer

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

We continued to discuss 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 has some footage and plans to add more pictures as time permits.

We confirmed the plan to hold a hybrid zoom meeting on November 13th 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. We added a topic: How the VCA and the sub associations interact with their respective CC&R's and Design Guidelines and the ALRC's of each.

Matt

Annual Nomination & Election Committee

October 16, 2023 Meeting Report

2023-24 Nomination/Election Committee

As prescribed by the Association CC&Rs, the Nomination/Election committee membership must be established and approved by the Board of Directors prior to the next year Board election. In this incidence, the new 2023-24 Nomination/Election committee members were approved at the February 23, 2023 Board of Directors meeting. The new committee members are: Dan Sturmon (Chair), Joan Sauer, Susan Wood, and Gayle Lopez.

2024 Board Election Timeline Process

The Nomination committee members met to begin the 2-phase election process. The committee reviewed pertinent documents: Committee Chart, Calendar of Events, expand the Candidate Meet & Greet segment and confirm the Auditing Ballots. The committee plans to update the Charter for clarity before the next scheduled meeting, and develop a new approach to introduce Board candidates to the Association members.

Residents can expect to receive in the fourth quarter (November/December) a "Call for Candidates" notification for the 2024 open Board seats. Resident and commercial members are sent on-line electronic voting and mail-in paper ballot information approximately four weeks prior to the Annual meeting. The voting period lasts approximately three weeks.

The First Service Residential Staff receives and counts these ballots. An independent audit of the ballot process is conducted after the close of the on-line and mail-in voting period and prior to the Annual meeting. Statute requires that members are also provided the opportunity to cast their ballots the day of the annual meeting. Staff collects those ballots and adds those votes to the electronic and mailed ballots. The final vote total is provided during the Annual meeting and the new Board of Directors' are seated. One of the first duties of the new Board is to appoint the Nominating and Election Committee members for the upcoming year.

Nomination/Election Committee monthly meeting is scheduled November 16, 2023. Hybrid (Zoom) meetings are provided by the VCA office at 1171 E Rancho Vistoso Blvd, Suite #103, located inside the Mountain View Plaza.

Parks and Landscape Committee Meeting Thursday, October 5th, 2023 at 3:15 pm Hybrid and zoom attendance

Called to order at 3:17 pm

In attendance: Committee members, Susan Wood, Joan Sauer, Sheryl Forte, Lynn Huebner, Debbie Gann, Linda Corsey. Guest, Dan Sturmon. Staff, Priscilla Harris. Presenters, AAA Landscape, Hanna Delosantos and BrightView Landscape Jitka Patakova

The agenda was approved with the amendment of residents landscaping tree request.

Minutes from the September 7th meeting were approved with the addition, Sheryl Forte was in attendance.

Old Business

Monuments vendor update: The vendor, All Terrain who was chosen by the committee to move forward with refurbishment plans did not meet our deadlines, and did not communicate with staff. Due to their lack of communication and the loss of crew staffing, the committee felt a lack of confidence in the company's ability to do the work. Voting unanimously to rescind our request for monument project bid. The positive outcome was we have a plan to move forward with and can present this plan to the two other vendors. This will give us an 'apples to apples' bid to review and move forward.

AAA Landscape report: Hanna Delosantos. >Over-seeding Moore loop park in prep for community event, >developer is planting missing trees, >IPM program for grubs in parks, >new Hohokum park trees are thriving, >they found and removed Buffelgrass along Woodburn and will check other areas, >Wildlife fence project entrance has been replanted and nursery area removed, >they will not be over seeding the 4 monuments or Monticello Park, >As per Vistoso Village request crew cleanup areas along RVB community entrance, Committee requested Hanna to go check on health of new plants at Siena and weeds in urns.

Tangerine and Oracle Monuments: discuss the new monuments plans with AAA Landscape and BrightView Landscape and requesting bids from each company by our November 2nd meeting. As a side note, the natural grass should be sprayed with herbicide and killed while still growing and our time window is closing. A motion was made and passed to obtain a bid from AAA to treat and kill the grass proactively. Staff will advise committee and Board.

New Business

On Sunday October 1, 2023 a group of committee members surveyed and assessed the condition of the Hohokum and Wildlife Park ramada's, restrooms and water fountains. The committee has requested additional funds for repairs from the 2024 budget. A report of our findings was submitted to staff, as to best determine the amount and type of repairs needed to go out for bid. Items found, resident use damage, pest intrusion, holes in wood blocking and caulking at eaves. Electrical deficiencies, and landscape tree trimming. (full report available)

A resident request: at Whitlock Canyon Dr. requested a tree removed behind her home on Moore RD. They questioned health of the tree. The committee directed AAA to assess the tree and get back to us on tree status. Hanna said the Arborist crew would be in the area and look at the tree. Staff will communicate with the resident about work request status. It is the committee's position to not remove trees, only if dead, severely damaged or diseased.

Meeting was adjourned at approximately 4:45 pm The next meeting is scheduled for Thursday, November 2nd 2023 at 3:15 pm Submitted by Susan Wood 10/6/23