



Vistoso

COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, December 7, 2023, at 5:30 P.M.

In Person at 1171 E Rancho Vistoso Blvd., #103, Oro Valley, AZ 85755

Or Via Zoom Platform

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

Meeting ID: 844 586 6556

Homeowners are encouraged to attend.

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

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

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

- I. **Board President Announcements and Remarks – Matt Wood**
- II. **Roll Call and Adopt Agenda**
- III. **Review and Approval of Previous Board Meeting Minutes**
- IV. **Consent Agenda Items**
 - A. **Ratify the Approval of the Executive Session Minutes – October 25, 2023**
 - B. **Ratify the Approval of the Compliance Committee Results/Fines for November 2023 -**
Results were presented at Executive Session meeting.
 - C. **Ratify the Approval of Fee Waivers for November 2023**
 - D. **Ratify the Variance Recommendation for November 2023**
- V. **Homeowner Forum –** Please state your name and neighborhood/address in VCA (3-minute limit per person)
- VI. **Reports (2-minute limit)**
 - A. **Manager Report –** The General Manager will provide a brief update on the status of the community.
 - B. **Financial Report of the Association & Project Tracking Tool –** Ted Dann, Treasurer
 - C. **Landscape Report – AAA Landscaping –** Hanna Delosantos
 - D. **Project Administration Report –**Anthony Martin, FirstService Residential
 - 1. Irrigation Proposals
 - 2. Gravel Replenishment Proposals
 - 3. WLB Proposal for 27 Mile Final Design Plans

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

VIII. Old Business

- A. Streetlight Survey**

IX. New Business

- A. Project Administration Proposals**
 - 1. Conclusion of FirstService Residential Service Proposals – Bridal Veil, 27 Mile, Granite Replenish, Irrigation Repairs**
 - 2. AZ Project Solutions Project Proposals – Bridal Veil, 27 Mile, Granite Replenish, Irrigation Repairs, N Big View Ct. Erosion, concrete, tennis courts, and asphalt**
- B. Moore Loop Park Common Area Transition from Mattamy Homes**
- C. Vet Sec Contract**
- D. General Counsel Contract**
- E. Wrigs Building Services Contract**
- F. Nomination & Election Committee Charter**
- G. You Tube Account**
- H. Candidate Meet & Greet**
- I. Woodburne Stump Removal Proposal**
- J. Architectural & Landscaping Guidelines Revision – Ornamentation and Decoration**

- X. Next Meeting** - The next meeting is tentatively scheduled for Thursday, January 25, 2024, at 5:30 P.M.

XII. Adjournment



Board of Directors Meeting – October 26, 2023
Via Webex Platform - GENERAL SESSION MINUTES

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

GUESTS: 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

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

II. ROLL CALL AND ADOPT AGENDA

Two topics were added under VIII. Old Business, A. Decorating Common Areas and B. Bridal Veil Fencing

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

III. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

One change was made to the September 28, 2023, minutes to remove Randy Kohout name under XII. Adjournment.

A motion was made by Dan Sturmon and seconded by Matt Wood to approve the September 28, 2023, amended, and October 9, 2023, meeting minutes as presented. The motion was approved unanimously.

IV. CONSENT AGENDA ITEMS

- A. Ratify the Approval of Executive Session Minutes: September 27, 2023
- B. Ratify the Approval of the Compliance Committee Results/Fines for October 2023 – Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for October 2023- Recommendations were presented at the Executive Session.
- D. Ratify the Variance Recommendations for October 2023

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

V. HOMEOWNER FORUM

No comments

VI. REPORTS

- A. Management Report** – Written Management report was presented and posted on the association's website.

- **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 this evening.
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 this evening.
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 tonight's meeting.
 - **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 was 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.
- 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 September 28, 2023.
- The Operating Fund balance as of September 30, 2023, is \$ 583,921. This is sufficient to meet current and foreseen cash needs.
 - The Reserve Fund balance is \$ 3,751,845.
 - The liquidity of the association is strong to meet ongoing association needs.
 - The account receivable balance is \$180,443.

DRAFT

- Total income for the month of September is \$168,043 which is \$24,355 under budget due to lower revenues from residential assessment income, late fees, and commercial assessments.
- Total expenses for September are \$218,801 which is \$595 over budget. YTD actual expenses are \$1,841,933 which is \$130,271 under budget.
- Monthly contribution of \$79,167 was made to the reserve fund making the YTD contribution at \$712,500.
- A total of \$750 was spent out of the reserve fund in September which makes a total of \$126,818 YTD.
- Reserve Investments managed by Morgan Stanley as of September 30:
 - Cash and Equivalents \$ 201,394
 - Savings & Time Deposits \$ 355,105
 - ETFs and CEFs \$ 21,021
 - Municipal Bonds \$ 39,233
 - Corporate Fixed Income \$ 202,811
 - Government Securities \$1,131,575
 - Certificates of Deposit \$1,380,417
 - Mutual Funds \$ 99,903
 - Total \$3,431,459
- Siena's operating fund balance year to date is \$6,874 and the reserve fund year to date balance is \$224,876.
A motion was made by Matt Wood and seconded by Dan Sturmon to accept the September 2023 Treasurer and 2023 September Financial Reports. The motion was approved unanimously.

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

- Trees at Hohokam Park have been structurally trimmed.
- Overseeding of turf areas has been completed as of October 19th.
- The north section of Moore Loop Park under Mattamy Homes control has been addressed.
- Responded to an emergency call to address a large Palo Verde Tree that split and was over the common area wall touching the balcony of home located in the Torreno neighborhood.
- Post-emergent has been completed.

D. Project Administration & Proposals - Anthony Martin, Project Coordinator provided a project update which the written report is posted on the association's website.

1. 27 Mile Vegetation Removal Proposals – Anthony Martin presented the two proposals from AAA Landscape and Total Maintenance Erosion Control to removal vegetation from the 27 Mile drainage channel.

A motion was made by Matt Wood and seconded by Randy Kohout to accept the \$11,300 Proposal from AAA Landscape. The motion passed unanimously.

2. N. Big View Ct. Engineer Proposal

The board reviewed and discussed the proposal from WLB to provide the final design plans to address the repairs to the drainage channel located in this neighborhood.

A motion was made by Randy Kohout and seconded by Dan Sturmon to approve the WLB proposal for \$2,750 to provide the final design plans for the N. Big View Ct. drainage channel.

VIII. COMMITTEE REPORTS

Committee Chairs provide 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 questions
- F. Governing Documents Committee** - No questions
- G. Parks & Landscape Committee** – No questions

IX. OLD BUSINESS

A. Decorating of Common Areas

Discussion ensued on permitting individuals to decorate the common areas and monuments. The following points were made.

- Liability issues
- Damage to the common area
- Discrimination and Fair Housing issues
- Utilization of staff time
- Suggest residents decorate their front yards instead.
- Legal counsel advises not to allow it.

A motion was made by Matt Wood and seconded by Dan Sturmon not to allow homeowners or residents to decorate the VCA common areas and monuments. The motion was unanimously approved.

The board requested an opinion from the association's attorney if the policy can include Sub-Association's monuments.

B. Bridal Veil Fencing

A motion was made by Matt Wood and seconded by Joe Affinati to rescind the motion made at the May 30, 2023 board meeting regarding the Bridal Veil fence and to approve the purchase of the existing American Fence with no requirements of insurance since the fence is already installed. Motion passed unanimously.

X. NEW BUSINESS

A. 2024 VCA Budget Adoption

The board reviewed and discussed the proposed VCA 2024 Budget which reflects an increase in assessments from \$87 to \$95 per quarter. The following points were made.

- Members did not understand the drainage project's scope of work.
- Reserve components have increased 15% to 20%.
- Construction and labor costs have increased dramatically.
- The association did not realize that they were responsible for drainage areas.

A motion was made by Ted Dann and seconded by Matt Wood to approve the 2024 Budget and assessment increase of \$8.00 per quarter. Motion was unanimously approved.

B. 2024 Siena Budget Adoption

The board reviewed and discussed the proposed Siena 2024 Budget which reflects an increase in assessments from \$195 to \$210 per quarter.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the 2024 Siena Budget and assessment increase of \$15 per quarter. Motion passed unanimously.

C. Reserve Study Proposal

The board discussed the reserve study options presented by Association Reserves.

A motion was made by Matt Wood and Randy Kohout to accept Option C, the Loyalty Update Plan at \$3,130 per year for three years as presented by the Association Reserves. Motion was unanimously approved.

D. Pooper Scooper Contract

The board reviewed the Pooper Scooper contract.

A motion was made by Matt Wood and seconded by Randy Kohout to approve the Pooper Scooper contract effective November 1, 2023, at an annual cost of \$22,891.08. Motion passed unanimously.

E. Streetlighting Survey

A motion was made by Matt Wood and seconded by Randy Kohout to table this topic. Motion was unanimously approved.

F. Stone Village Paint Palette

The ALRC recommends to the board approval of the new palette. It reduces the total body color to 8 with four trim color options for their community of 32 homes.

A motion was made by Matt Wood and seconded by Randy Kohout to approve the new color palette for Stone Village. Motion passed unanimously.

G. Center Pointe Flag

ALRC recommended with the following stipulations: "Flagpole shall be installed at a maximum height of 20' above

grade. Installation shall meet industry standards and shall be mounted 3' in-depth and secured with a PVC sleeve and concrete. The Flagpole shall meet Town of Oro Valley ordinances, and all permits required for installation shall be obtained before any work can commence. The project shall meet Arizona Bluestake requirements and not interfere with existing utility easements. The flagpole, flag, and flagpole light fixture shall always be maintained in good condition and not show signs of wear. The flag used shall not exceed 4'x6' with consideration of all available noise reduction measures.

A motion was made by Dan Sturmon and second by Matt wood to approve the flag for Center Pointe with stipulations recommended by the ALRC. Moton was unanimously approved.

XI. Next Meeting – The next General Session Meeting is scheduled for Thursday, December 7, 2023, at 5:30 P.M.

XII. ADJOURNMENT – ***A motion was made by Matt Wood and seconded by Dan Sturmon to adjourn the meeting at 7:04 P.M.***

Vistoso Community Association Secretary

Date



Management Report November 2023

For the Month of October 2023

ARC Submittals: 56

Denied: 2

Pending Information/Review: 14

Approved: 40

Resales: 24

Total Open Work Orders: 21

New Work Orders: 13

Closed/Completed: 9

Tennis Cards Processed

New: 4

Walk-ins: 27

Calls Received: 175

Call Center: 325

Violations- New: 42

Parking was the top compliance issue for the past month.

Total Open Violations: 504

Ranch Vistoso Blvd. Streetlights

The board has requested an estimate from the Gordley Group to conduct a statistical valid survey on the streetlights located along Rancho Vistoso Blvd. Representatives of the board and manager will meet with the Town of Oro Valley to discuss this topic to see if they would want to join in since they have a similar issue with the lights in Sun City. This topic is on the December 7 agenda for board discussion.

Entryway Monuments

The Parks & Landscape Committee continues to work with AAA Landscape and BrightView to finalize the design to refurbish the entrance monuments located on RVB & Tangerine Rd and RVB & Oracle Rd. Detailed bids were submitted in November 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. Proposals have been received from AAA



Landscape, BrightView and Complete Landscape. The board will be discussing this project at the December 7th meeting.

2024 Projects- The board will be reviewing project coordination proposals for asphalt, concrete repairs, and tennis court repairs at the December meeting.

Erosion Projects

- Big View Ct. Channel – The association is waiting for the final sealed designs from WLB. Once received, bids will be solicited for this project.
- 27 Mile – AAA Landscape will be clearing vegetation from the drainage channel. Once this is completed WLB can finalize the design plans and Total Maintenance Erosion Control will be able to provide an updated proposal to repair the channel.
- Bridal Veil – The survey should be available the week of November 27, 2023.

Builder Transitions

- The Town of Oro Valley is still holding the Pulte bond for the west side of Moore Loop Road near the Valley Vista neighborhood.
- Pulte is working with the Town of Oro Valley on the punch list items for the Valley Vista neighborhood. The Town of Oro Valley still holds this bond.
- A final inspection of Moore Loop Park was conducted with Mattamy Homes. Representatives of the Town of Oro Valley, Mattamy Homes, AAA Landscape, VCA Board, Parks and Landscape Committee, and FirstService Residential were present. The board will be discussing the acceptance of the common area from Mattamy Homes at the December 7th meeting. The Town of Oro Valley still holds the bond for this project.

2024 Budget

Assessment increase notices have been mailed to VCA members. The Siena budget reflects a \$15.00 per quarter increase and the VCA budget reflects a \$8.00 per quarter increase. The 2024 budgets were adopted by the board at the General Session meeting on Thursday, October 26, 2023. The increase takes effective January 1, 2024.

E-Statement Promotion

Congratulations to James Dillon, the winner of the E-Statement Promotion for the month of October. All members that elected to receive E-Statements will be entered into a drawing for the months of October, November and December to 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.

2024 Elections

The Nomination & Election Committee has met to discuss the details of the 2024 election. The call for board candidates mailing will be going out shortly. You will be able to access the application packet on the association's website. There will be three single -family seats (two 2-year terms until 2026 and one 1-year term until 2025) and one commercial seat (2-year term until 2026) available. Applications will be due by 5 PM on January 12, 2024. The committee will be introducing the slate of candidates at the board meeting scheduled on January 25, 2024.

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

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

- **Balance Sheet.**
 - **Operating Fund Balance.** The Fund Balance of \$714,119 – made up of Cash \$208,203 Savings \$503,041, and Due from Reserves \$2,875, is adequate to meet current and foreseen cash needs.
 - **Reserve Fund Balance.** The reserve fund ending balance is \$3,828,927 – made up of a Morgan Stanley-advised investment portfolio (including accrued interest and reduced by unrealized loss) \$3,428,116, a Money Market Account \$403,686, 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 \$119,000, is \$242,812. Total Operating Liabilities balance of \$723,056, is made up primarily of Prepaid Assessments \$125,570, Unearned Income \$471,725 and Accrued Expenses \$64,333.
- **Summary balances.** In summary: At 10/31/23 Total Assets are \$4,815,705. Total Liabilities plus Equity: Liabilities \$723,056 plus Reserves \$3,828,927 plus Surplus \$263,722 totals \$4,815,705.
- **Operating Fund Income Statement.**
 - **Income.** Total income for the month was \$174,107. This was \$27,516 under budget and is due primarily to lower revenues from Residential Assessment income, Builder Assessments and Commercial Dues. Year-to-date Income totals \$1,693,234, which is \$267,646 under budget. YTD Member assessments are \$193,391 under budget, Builder Assessments are \$52,774 under budget, and Commercial Dues are \$27,291 under budget.
 - **Expenses.** Total expenses for the month were \$215,629 - \$3,670 under budget. YTD actual expenses incurred total \$2,057,562 and are \$133,941 under budget.
 - YTD Income is \$267,646 under Budget, and while expenses have been below budget as described below, the unaudited deficit of \$364,328 is \$133,705 over the YTD budgeted deficit of \$230,623. YTD Admin Expense is \$26,226 under budget, Utilities are \$9,128 under budget, Landscaping is \$66,162 under budget and Common Area is \$32,425 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 \$791,667 has been contributed YTD. \$950,000 is Budgeted for the full year.
- **Expenditures.** Reserve Fund spending totaled \$0 in October 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 September 30, 2023, and October 31, 2023, the makeup of The Morgan Stanley managed portfolio, on marked to market basis, is:

	September 2023	October 2023
<i>Cash and equivalents:</i>	\$ 201,394	\$ 11,941
<i>Savings and Time Deposits</i>	\$ 355,105	\$ 256,453
<i>ETFs and CEFs</i>	\$ 21,021	\$ 20,447
<i>Municipal Bonds:</i>	\$ 39,233	\$ 38,747
<i>Corporate Fixed Income:</i>	\$ 202,811	\$ 202,000
<i>Government Securities:</i>	\$1,131,575	\$1,020,788
<i>Certificates of Deposit:</i>	\$1,380,417	\$1,780,031
<i>Mutual Funds:</i>	\$ 99,903	\$ 97,708
Total:	<u>\$3,431,459</u>	<u>\$3,428,116</u>

- **Siena**

- **Overall financial condition.** YTD the Operating Fund balance of \$8,600 is adequate to cover anticipated expenses. YTD the Reserve Fund balance is \$227,957 and is adequate. YTD Operating Income of \$16,101 is \$3,765 less than Operating Expenses of \$19,865. This deficit of \$3,765 is \$1,923 less than the Budgeted Deficit of \$5,688. YTD Reserve Fund income has totaled \$27,743 while Reserve Fund Expenses have totaled \$2,865, yielding a Reserve Fund Surplus totaling \$24,878. YTD Budgeted Surplus is \$13,400.

Respectfully submitted.

Ted Dann, Treasurer



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ASSETS

OPERATING FUNDS		
OPERATING - US BANK	208,202.55	
US BANK SAVINGS	503,041.25	
DUE FROM RESERVES	2,875.00	

TOTAL OPERATING FUNDS		714,118.80
RESERVE FUNDS		
DUE TO OPERATING	(2,875.00)	
RESERVE US BANK MMA	403,686.29	
MORGAN STANLEY	3,516,863.23	
RESERVES - ACCRUED INTEREST	40,120.61	
UNREALIZED RSV GAIN/LOSS	(128,867.93)	

TOTAL RESERVE FUNDS		3,828,927.20
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	

TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	361,812.09	
PRE-LEGAL RECEIVABLE	49,695.40	
CONTINGENT PAYABLE	(49,695.40)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(118,999.94)	

TOTAL ACCOUNTS RECEIVABLE		242,812.15
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	13,990.37	
PREPAID EXPENSES	12,832.55	

TOTAL OTHER ASSETS		26,822.92

TOTAL ASSETS		4,815,705.29
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LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	1,378.84	
ACCRUED EXPENSES	64,333.47	
PREPAID ASSESSMENTS	125,570.04	
REFUNDABLE DEPOSIT KEYS	9,675.00	
UNEARNED REVENUE	471,725.01	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		723,055.98
 RESERVE		
ACCUMULATED GENERAL	3,130,023.01	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	743,041.71	
UNREALIZED GAIN/LOSS INVESTMENTS	(128,867.93)	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		3,828,927.20
 OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	628,050.21	
CURRENT YEAR RESERVE EQUITY	(743,041.71)	
CURRENT SURPLUS/(DEFICIT)	378,713.61	

TOTAL SURPLUS/(DEFICIT)		263,722.11

 TOTAL LIABILITIES & EQUITY		 4,815,705.29
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**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
10/31/2023**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
172,840	192,241	(19,401)	4000	ASSESSMENT INCOME	1,729,019	1,922,410	(193,391)	2,306,892
58,622	64,089	(5,467)	4001	COMMERCIAL DUES	613,599	640,890	(27,291)	769,068
1,663	167	1,496	4030	INTEREST INCOME	17,342	1,670	15,672	2,000
0	1,250	(1,250)	4050	COLLECTION COST REIMBURSEMENT	6,701	12,500	(5,799)	15,000
250	167	83	4050FR	FILE REVIEW FEE	1,450	1,670	(220)	2,000
95	42	53	4050MU	MONITOR TRUSTEE SALE	475	420	55	504
1,235	167	1,068	4050RR	FILE TRANSFER FEES	3,611	1,670	1,941	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	400	250	150	300
6,420	2,083	4,337	4070	LATE FEE INCOME	19,367	20,830	(1,463)	25,000
350	225	125	4075	NSF FEE	1,400	900	500	900
4,401	10,000	(5,599)	4205	BUILDER ASSESSMENT	47,226	100,000	(52,774)	120,000
(583)	1,250	(1,833)	4900	VIOLATION FINES	12,361	12,500	(139)	15,000
0	83	(83)	4945	NEWSLETTER INCOME	0	830	(830)	1,000
7,980	9,000	(1,020)	4950	REBILL FEE	31,950	36,000	(4,050)	36,000
(79,167)	(79,166)	(1)	6010	GENERAL RESERVE TRANSFER	(791,667)	(791,660)	(7)	(950,000)
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174,107	201,623	(27,516)		TOTAL INCOME	1,693,234	1,960,880	(267,646)	2,345,664
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E X P E N S E S								
A D M I N I S T R A T I V E								
9,260	9,678	(418)	5000	MANAGEMENT FEE	89,608	96,780	(7,172)	116,136
3,181	3,024	157	5000RO	OFFICE LEASE	31,653	30,240	1,413	36,291
0	0	0	5005	RESERVE STUDY	2,390	2,390	0	2,390
22,845	25,833	(2,988)	5007w	SALARIES & BENEFITS	260,209	258,330	1,879	310,000
7,980	9,000	(1,020)	5009A	REBILL FEE EXPENSE	31,950	36,000	(4,050)	36,000
350	225	125	5009B	NSF FEE EXPENSE	1,400	900	500	900
2,188	3,833	(1,645)	5010	LEGAL EXPENSE	35,976	38,330	(2,354)	46,000
0	2,023	(2,023)	5014	'CC&R REVISIONS PROJECT	0	20,230	(20,230)	24,275
295	2,200	(1,905)	5020	LIEN/COLLECTION COST	33,678	22,000	11,678	26,400
250	167	83	5020F	FILE REVIEW FEE	1,450	1,670	(220)	2,000
95	42	53	5020M	MONITOR TRUSTEE SALE	475	420	55	500
1,235	292	943	5020RR	FILE TRANSFER FEE EXPENSE	3,611	2,920	691	3,500
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	400	250	150	300
0	0	0	5030	AUDIT/TAX PREPARATION	20,500	10,500	10,000	10,500
0	0	0	5033F	ADVERTISING	524	1,500	(976)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	350	350	0	420
61	0	61	5039	WEBSITE	610	1,000	(390)	1,000
7,585	7,500	85	5040	ADMINISTRATION	75,772	75,000	772	90,000
143	122	21	5046	NEWSLETTER	1,426	1,220	206	1,464
544	1,250	(706)	5047B	OFFICE EQUIPMENT RENTAL	6,303	12,500	(6,197)	15,000
2,106	398	1,708	5048	OFFICE EXPENSES	16,228	3,980	12,248	4,776
0	0	0	5052	PRINTING	1,315	0	1,315	3,000
700	1,033	(333)	5054	ARCHITECTURAL EXPENSE	6,660	10,330	(3,670)	12,400
0	0	0	5055	MEETING EXPENSE	31,979	19,000	12,979	19,000
43	500	(457)	5059	POSTAGE	1,130	5,000	(3,870)	6,000
0	208	(208)	5063	MILEAGE	0	2,080	(2,080)	2,500
0	417	(417)	5065	PROFESSIONAL FEES	4,600	4,170	430	5,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
100	0	100	5068	GIFTS	400	1,000	(600)	1,500
33	0	33	5070	PROPERTY TAXES	332	400	(68)	400
0	0	0	5080	CORPORATE TAXES	0	5,000	(5,000)	5,000
0	0	0	5088	BAD DEBT EXPENSE	19,003	20,661	(1,658)	27,548
2,798	3,133	(335)	5090	INSURANCE	27,672	30,892	(3,220)	37,158
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	1,238	4,170	(2,933)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	(15,754)	0	(15,754)	0
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61,828	71,330	(9,502)		TOTAL ADMINISTRATIVE	693,087	719,313	(26,226)	858,958

U T I L I T I E S



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 10/31/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
28,540	16,666	11,874	5100	WATER/SEWER	162,307	166,660	(4,353)	200,000
4,606	4,333	273	5120	ELECTRIC	37,185	43,330	(6,145)	52,000
0	30	(30)	5125	GAS	(114)	300	(414)	360
313	417	(104)	5151	TELEPHONE	2,974	4,170	(1,196)	5,000
333	267	66	5151B	INTERNET	3,737	2,670	1,067	3,200
207	75	132	5152	ALARM MONITORING	2,663	750	1,913	900
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33,999	21,788	12,211		TOTAL UTILITIES	208,752	217,880	(9,128)	261,460
LANDSCAPING								
104,059	104,059	0	5200	LANDSCAPE CONTRACT	1,040,592	1,040,590	2	1,248,710
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	5,000	(5,000)	5,000
1,470	4,167	(2,697)	5218	MAJOR PROJECTS	1,470	41,670	(40,200)	50,000
3,528	2,083	1,445	5220	IRRIGATION REPAIRS	6,018	20,830	(14,812)	25,000
0	167	(167)	5222	BACKFLOW INSPEC/RPRS	7,880	1,670	6,210	2,000
0	630	(630)	5228	EROSION CONTROL	0	6,300	(6,300)	7,564
1,667	2,640	(973)	5240	TREE TRIMMING/REMOVAL	20,339	26,400	(6,061)	31,677
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110,724	114,996	(4,272)		TOTAL LANDSCAPE	1,076,298	1,142,460	(66,162)	1,369,951
COMMON AREA								
365	833	(468)	5700	BUILDING MAINTENANCE	730	8,330	(7,600)	10,000
299	333	(34)	5700K	KEYS/LOCK REPAIR	8,356	3,330	5,026	4,000
0	1,208	(1,208)	5722	ELECTRIC REPAIRS/SUPPLIES	1,375	12,080	(10,705)	14,500
0	166	(166)	5740	SIGN MAINTENANCE	3,982	1,660	2,322	2,000
2,212	1,897	315	5769A	JANITORIAL	22,111	18,970	3,141	22,760
3,355	2,083	1,272	5774	PET WASTE REMOVAL	16,775	20,830	(4,055)	25,000
1,126	1,909	(783)	5779CC	SECURITY PATROL	7,060	19,090	(12,030)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	750	2,500	(1,750)	3,000
1,310	833	477	5800	COMMON AREA MAINTENANCE/REPAIRS	12,822	8,330	4,492	10,000
0	500	(500)	5845	PARK MAINT	2,450	5,000	(2,550)	6,000
411	540	(129)	5850	EXTERMINATING	3,014	5,400	(2,386)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	6,330	(6,330)	7,600
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9,078	11,185	(2,107)		TOTAL COMMON AREA	79,425	111,850	(32,425)	134,244
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215,629	219,299	(3,670)		TOTAL OPERATING EXPENSES	2,057,562	2,191,503	(133,941)	2,624,613
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(41,522)	(17,676)	(23,846)		OPERATING FUND SURPLUS/(DEFICIT)	(364,328)	(230,623)	(133,705)	(278,949)
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347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 10/31/2023

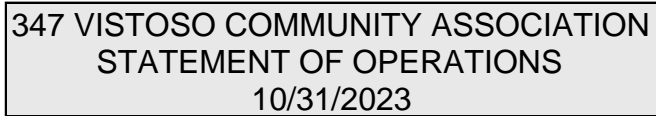
***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
I N C O M E								
79,167	79,167	0	7010	TRANSFER FROM OPERATING	791,667	791,670	(3)	950,000
9,436	2,083	7,353	7034	INTEREST RESERVE FUND	78,732	20,830	57,902	25,000
5,029	0	5,029	7069	GAIN (LOSS) ON INVESTMENTS	7,308	0	7,308	0
(827)	(1,000)	173	8537	BANK/INVESTMENT CHARGES	(7,848)	(10,000)	2,153	(12,000)
-----	-----	-----			-----	-----	-----	-----
92,806	80,250	12,556		TOTAL RESERVE INCOME	869,860	802,500	67,360	963,000
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
0	0	0	8510	GENERAL RESERVE EXPENSE	23,363	22,000	1,363	22,000
0	0	0	8520	PAINTING	7,450	11,900	(4,450)	11,900
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	261,500	(261,500)	261,500
0	0	0	8530	ASPHALT SEAL COATING	56,411	32,800	23,611	32,800
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	14,897	15,500	(603)	15,500
0	0	0	8575	IRRIGATION SYSTEMS	0	393,000	(393,000)	393,000
0	0	0	8578D	DRAINAGE	24,697	300,000	(275,303)	300,000
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0	0	0		TOTAL RESERVE EXPENDITURES	126,818	1,036,700	(909,882)	1,036,700
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92,806	80,250	12,556		RESERVE FUND SURPLUS/(DEFICIT)	743,042	(234,200)	977,242	(73,700)
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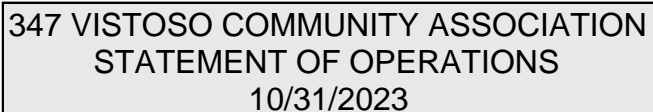
347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS
10/31/2023

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	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
I N C O M E													
ASSESSMENT INCOME	\$ 172,374	\$ 172,374	\$ 175,095	\$ 172,606	\$ 172,780	\$ 172,606	\$ 172,724	\$ 172,898	\$ 172,724	\$ 172,840	\$ 0	\$ 0	\$ 1,729,019
COMMERCIAL DUES	61,664	61,664	61,664	61,664	61,664	61,664	61,664	61,664	61,664	58,622	0	0	613,599
INTEREST INCOME	1,346	1,314	1,576	1,881	1,862	1,884	1,953	2,021	1,840	1,663	0	0	17,342
COLLECTION COST REIMBURSEMENT	931	436	651	369	983	2,733	33	565	0	0	0	0	6,701
FILE REVIEW FEE	50	350	250	0	0	0	350	150	50	250	0	0	1,450
MONITOR TRUSTEE SALE	0	143	0	48	48	95	0	48	0	95	0	0	475
FILE TRANSFER FEES	0	0	285	760	286	0	0	95	950	1,235	0	0	3,611
FORECLOSURE/TRUSTEE SALES	0	0	0	0	0	0	0	400	0	0	0	0	400
LATE FEE INCOME	5,564	(38)	(55)	3,799	(77)	(10)	3,793	(10)	(19)	6,420	0	0	19,367
NSF FEE	420	105	(35)	175	(35)	0	385	0	35	350	0	0	1,400
BUILDER ASSESSMENT	4,952	4,952	4,952	4,749	4,749	4,749	4,575	4,575	4,575	4,401	0	0	47,226
VIOLATION FINES	106	1,837	203	1,290	1,134	628	843	1,512	5,391	(583)	0	0	12,361
REBILL FEE	9,210	0	0	7,740	(120)	0	7,170	(30)	0	7,980	0	0	31,950
GENERAL RESERVE TRANSFER	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	0	0	(79,167)
TOTAL INCOME	\$ 177,450	\$ 163,969	\$ 165,419	\$ 175,913	\$ 164,107	\$ 165,182	\$ 174,323	\$ 164,721	\$ 168,043	\$ 174,107	\$ 0	\$ 0	\$ 1,693,234
E X P E N S E S													
A D M I N I S T R A T I V E													
MANAGEMENT FEE	\$ 8,042	\$ 8,061	\$ 8,715	\$ 8,710	\$ 8,724	\$ 8,722	\$ 8,049	\$ 9,404	\$ 11,921	\$ 9,260	\$ 0	\$ 0	\$ 89,608
OFFICE LEASE	2,888	3,029	3,029	3,620	3,181	3,181	3,181	3,181	3,181	3,181	0	0	31,653
RESERVE STUDY	0	0	1,195	0	0	0	0	1,195	0	0	0	0	2,390
SALARIES & BENEFITS	29,972	25,611	26,100	26,051	28,485	27,277	26,158	27,514	20,197	22,845	0	0	260,209
REBILL FEE EXPENSE	9,210	0	0	7,740	(120)	0	7,170	(30)	0	7,980	0	0	31,950
NSF FEE EXPENSE	420	105	(35)	175	(35)	0	385	0	35	350	0	0	1,400
LEGAL EXPENSE	1,781	2,500	6,561	1,870	6,545	4,823	1,210	3,278	5,220	2,188	0	0	35,976
LIEN/COLLECTION COST	931	437	651	432	1,441	3,447	375	25,545	125	295	0	0	33,678
FILE REVIEW FEE	50	350	250	0	0	0	350	150	50	250	0	0	1,450
MONITOR TRUSTEE SALE	0	143	(1)	48	48	95	0	48	0	95	0	0	475
FILE TRANSFER FEE EXPENSE	0	0	285	760	286	0	0	95	950	1,235	0	0	3,611
FORECLOSURE/TRUSTEE SALES	0	0	0	0	0	0	0	400	0	0	0	0	400
AUDIT/TAX PREPARATION	0	0	0	0	0	0	0	0	20,500	0	0	0	20,500
ADVERTISING	0	0	0	211	589	(577)	0	12	289	0	0	0	524
BANK CHARGES & CC FEES	35	35	35	35	35	35	35	35	35	35	0	0	350
WEBSITE	61	61	61	61	61	61	61	61	61	61	0	0	610
ADMINISTRATION	7,549	7,560	7,568	7,580	7,576	7,703	7,483	7,584	7,584	7,585	0	0	75,772
NEWSLETTER	143	0	285	0	143	143	143	285	143	143	0	0	1,426
OFFICE EQUIPMENT RENTAL	855	1,403	1,067	294	144	702	435	257	602	544	0	0	6,303
OFFICE EXPENSES	5,878	141	6,070	238	488	220	641	391	56	2,106	0	0	16,228
PRINTING	0	0	605	0	0	711	0	0	0	0	0	0	1,315
ARCHITECTURAL EXPENSE	0	700	0	1,000	1,060	1,220	720	600	660	700	0	0	6,660
MEETING EXPENSE	7,900	6,353	17,536	0	300	(110)	0	0	0	0	0	0	31,979
POSTAGE	32	0	0	(1,108)	222	407	602	264	667	43	0	0	1,130
PROFESSIONAL FEES	0	0	1,000	0	0	0	850	2,250	500	0	0	0	4,600
GIFTS	0	0	0	0	0	300	0	0	0	100	0	0	400
PROPERTY TAXES	0	0	0	0	0	0	8	0	291	33	0	0	332
BAD DEBT EXPENSE	0	0	163	0	0	14,686	0	0	4,154	0	0	0	19,003
INSURANCE	2,695	2,695	2,695	3,110	2,403	3,229	2,450	2,798	2,798	2,798	0	0	27,672
MISCELLANEOUS EXPENSE	1,238	0	0	0	0	0	0	0	0	0	0	0	1,238
PRIOR YEAR ADJUSTMENT/EXP	0	0	(16,354)	600	0	0	0	0	0	0	0	0	(15,754)
TOTAL ADMINISTRATIVE	\$ 79,679	\$ 59,184	\$ 67,481	\$ 61,426	\$ 61,576	\$ 76,275	\$ 60,305	\$ 85,316	\$ 80,019	\$ 61,828	\$ 0	\$ 0	\$ 693,087
U T I L I T I E S													
WATER/SEWER	\$ 8,254	\$ 10,694	\$ 11,203	\$ 9,783	\$ 20,098	\$ 17,324	\$ 21,594	\$ 21,416	\$ 13,400	\$ 28,540	\$ 0	\$ 0	\$ 162,307
ELECTRIC	4,171	3,679	3,458	3,494	3,285	3,234	4,005	2,937	4,316	4,606	0	0	37,185
GAS	(114)	0	0	0	0	0	0	0	0	0	0	0	(114)
TELEPHONE	0	0	513	1,427	0	0	112	609	0	313	0	0	2,974
INTERNET	271	0	0	0	0	0	0	2,801	333	333	0	0	3,737
ALARM MONITORING	0	0	1,997	138	0	253	0	69	0	207	0	0	2,663
TOTAL UTILITIES	\$ 12,582	\$ 14,373	\$ 17,171	\$ 14,842	\$ 23,384	\$ 20,810	\$ 25,711	\$ 27,831	\$ 18,048	\$ 33,999	\$ 0	\$ 0	\$ 208,752
L A N D S C A P I N G													
LANDSCAPE CONTRACT	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 104,059	\$ 0	\$ 0	\$ 1,040,592
MAJOR PROJECTS	0	0	0	0	0	0	0	0	0	1,470	0	0	1,470
IRRIGATION REPAIRS	0	196	299	666	528	327	0	85	388	3,528	0	0	6,018
BACKFLOW INSPEC/RPRS	0	0	119	1,555	0	0	6,206	0	0	0	0	0	7,880
TREE TRIMMING/REMOVAL	0	1,315	1,750	0	0	0	0	5,815	9,792	1,667	0	0	20,339
TOTAL LANDSCAPE	\$ 104,059	\$ 105,570	\$ 106,228	\$ 106,280	\$ 104,587	\$ 104,386	\$ 110,265	\$ 109,959	\$ 114,240	\$ 110,724	\$ 0	\$ 0	\$ 1,076,298
C O M M O N A R E A													
BUILDING MAINTENANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 365	\$ 0	\$ 0	\$ 0	\$ 0	\$ 365	\$ 0	\$ 0	\$ 730
KEYS/LOCK REPAIR	0	625	625	0	158	299	5,499	651	200	299	0	0	8,356
ELECTRIC REPAIRS/SUPPLIES	0	0	185	0	54	0	860	276	0	0	0	0	1,375



	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
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	2,212	0	0	22,111
PET WASTE REMOVAL	1,678	0	3,355	0	1,678	3,355	1,678	1,678	0	3,355	0	0	16,775
SECURITY PATROL	886	406	406	526	646	1,006	1,126	646	286	1,126	0	0	7,060
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	1,310	0	0	12,822
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	411	0	0	3,014
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TOTAL COMMON AREA	\$ 5,221	\$ 4,137	\$ 7,970	\$ 5,551	\$ 7,438	\$ 10,278	\$ 15,056	\$ 8,202	\$ 6,495	\$ 9,078	\$ 0	\$ 0	\$ 79,425
TOTAL OPERATING EXPENSES	\$ 201,541	\$ 183,264	\$ 198,849	\$ 188,099	\$ 196,986	\$ 211,749	\$ 211,337	\$ 231,308	\$ 218,801	\$ 215,629	\$ 0	\$ 0	\$ 2,057,562
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OPERATING FUND SURPLUS/(DEFICIT)	\$ (24,091)	\$ (19,295)	\$ (33,431)	\$ (12,186)	\$ (32,878)	\$ (46,567)	\$ (37,014)	\$ (66,587)	\$ (50,758)	\$ (41,522)	\$ 0	\$ 0	\$ (364,328)





**347A VISTOSO- SIENA
BALANCE SHEET
10/31/2023**

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ASSETS

OPERATING FUNDS		
OPERATING - US BANK	8,599.84	

TOTAL OPERATING FUNDS		8,599.84
RESERVE FUNDS		
RESERVE US BANK MMA	227,956.75	

TOTAL RESERVE FUNDS		227,956.75
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	205.79	
ACCOUNTS RECEIVABLE - PARCELS	674.22	

TOTAL ACCOUNTS RECEIVABLE		880.01
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	125.01	

TOTAL OTHER ASSETS		125.01

TOTAL ASSETS		237,561.61
		=====

LIABILITIES & EQUITY

OPERATING LIABILITIES		
ACCRUED EXPENSES	260.00	
PREPAID ASSESSMENTS	(1,891.02)	
PREPAID ASSESSMENTS - PARCELS	2,901.02	
UNEARNED REVENUE	7,800.00	

TOTAL OPERATING LIABILITIES		9,070.00
RESERVE		
ACCUMULATED GENERAL	203,078.61	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	24,878.14	

347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
10/31/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
3,900	3,965	(65)	4000P	PARCEL ASSESSMENTS	39,390	39,650	(260)	47,580
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(20,948)	(20,940)	(8)	(25,137)
(234)	(234)	0	P6099	P/Y RSV ALLOCATIONS	(2,342)	(2,340)	(2)	(2,810)
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1,571	1,637	(66)		TOTAL INCOME	16,101	16,370	(269)	19,633
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E X P E N S E S								
A D M I N I S T R A T I V E								
25	25	0	P5090	INSURANCE	236	250	(14)	300
0	0	0	P5099PY	P/Y ADJUSTMENT/EXP	45	0	45	0
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25	25	0		TOTAL ADMINISTRATIVE	281	250	31	300
U T I L I T I E S								
431	41	390	P5100	WATER/SEWER	2,710	418	2,292	500
47	50	(3)	P5120	ELECTRIC	465	500	(35)	600
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478	91	387		TOTAL UTILITIES	3,175	918	2,257	1,100
L A N D S C A P I N G								
0	0	0	5218	MAJOR PROJECTS	1,847	0	1,847	0
705	705	0	P5200	LANDSCAPE CONTRACT	7,051	7,050	1	8,462
0	0	0	P5220	IRRIGATION REPAIRS	0	100	(100)	100
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705	705	0		TOTAL LANDSCAPE	8,898	7,150	1,748	8,562
P O O L / S P A / C L U B H O U S E								
200	160	40	P5350	FOUNTAIN MAINTENANCE	525	6,680	(6,155)	7,000
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200	160	40		TOTAL POOLS	525	6,680	(6,155)	7,000
G A T E S								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	2,340	2,600	(260)	3,120
0	133	(133)	P5511	GATE REPAIRS	788	1,330	(543)	1,600
111	105	6	P5517	GATE PHONE	1,002	1,050	(48)	1,260
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371	498	(127)		TOTAL GATES	4,129	4,980	(851)	5,980
C O M M O N A R E A								
0	75	(75)	P5739	STREET SWEEPING	767	750	17	900
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	2,090	1,330	760	1,600
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0	208	(208)		TOTAL COMMON AREA	2,857	2,080	777	2,500
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1,779	1,687	92		TOTAL OPERATING EXPENSES	19,865	22,058	(2,193)	25,442
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(208)	(50)	(158)		OPERATING FUND SURPLUS/(DEFICIT)	(3,765)	(5,688)	1,923	(5,809)
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347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
10/31/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
I N C O M E								
2,095	2,094	1	P7010	PARCEL TRANSFER TO RESERVES	20,948	20,940	8	25,137
752	12	740	P7034	INTEREST RESERVE FUNDS	4,454	120	4,334	150
234	234	0	P7099	P/Y RSV ALLOCATIONS	2,342	2,340	2	2,810
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3,080	2,340	740		TOTAL RESERVE INCOME	27,743	23,400	4,343	28,097
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E X P E N D I T U R E S								
0	0	0	8520	PAINTING	385	0	385	0
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	2,480	10,000	(7,520)	10,000
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0	0	0		TOTAL RESERVE EXPENDITURES	2,865	10,000	(7,135)	10,000
-----	-----	----			-----	-----	-----	-----
3,080	2,340	740		RESERVE FUND SURPLUS/(DEFICIT)	24,878	13,400	11,478	18,097
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347A VISTOSO- SIENA STATEMENT OF OPERATIONS 10/31/2023

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
INCOME													
PARCEL ASSESSMENTS	\$ 3,835	\$ 3,835	\$ 4,420	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 0	\$ 0	\$ 39,390
GENERAL RESERVE TRANSFER	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	0	0	(20,948)
P/Y RSV ALLOCATIONS	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	0	0	(2,342)
TOTAL INCOME	\$ 1,506	\$ 1,506	\$ 2,091	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 0	\$ 0	\$ 16,101
EXPENSES													
ADMINISTRATIVE													
INSURANCE	\$ 21	\$ 21	\$ 21	\$ 23	\$ 27	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 0	\$ 0	\$ 236
P/Y ADJUSTMENT/EXP	0	0	0	0	0	0	0	0	45	0	0	0	45
TOTAL ADMINISTRATIVE	\$ 21	\$ 21	\$ 21	\$ 23	\$ 27	\$ 25	\$ 25	\$ 25	\$ 70	\$ 25	\$ 0	\$ 0	\$ 281
UTILITIES													
WATER/SEWER	\$ 286	\$ 180	\$ 170	\$ 184	\$ 189	\$ 213	\$ 204	\$ 422	\$ 431	\$ 431	\$ 0	\$ 0	\$ 2,710
ELECTRIC	40	46	50	47	47	47	47	47	47	47	0	0	465
TOTAL UTILITIES	\$ 326	\$ 226	\$ 220	\$ 231	\$ 236	\$ 260	\$ 251	\$ 469	\$ 478	\$ 478	\$ 0	\$ 0	\$ 3,175
LANDSCAPING													
MAJOR PROJECTS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,847	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,847
LANDSCAPE CONTRACT	705	705	705	705	705	705	705	705	705	705	0	0	7,051
TOTAL LANDSCAPE	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 2,552	\$ 705	\$ 705	\$ 0	\$ 0	\$ 8,898
POOL/SPA/CLUBHOUSE													
FOUNTAIN MAINTENANCE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 200	\$ 200	\$ 200	\$ 0	\$ 0	\$ 525
TOTAL POOLS/SPA/CLUBHOUSE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 200	\$ 200	\$ 200	\$ 0	\$ 0	\$ 525
GATES													
GATE MAINTENANCE CONTRACT	\$ 0	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 2,340
GATE REPAIRS	0	130	0	120	0	0	250	0	288	0	0	0	788
GATE PHONE	120	110	110	110	0	220	111	111	0	111	0	0	1,002
TOTAL GATES	\$ 120	\$ 500	\$ 370	\$ 490	\$ 260	\$ 480	\$ 621	\$ 371	\$ 548	\$ 371	\$ 0	\$ 0	\$ 4,129
COMMON AREA													
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	\$ 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	\$ 1,779	\$ 0	\$ 0	\$ 19,865
OPERATING FUND SURPLUS/(DEFICIT)	\$ 1,670	\$ 55	\$ 320	\$ (79)	\$ (312)	\$ (99)	\$ (555)	\$ (4,126)	\$ (430)	\$ (208)	\$ 0	\$ 0	\$ (3,765)



347A VISTOSO- SIENA STATEMENT OF OPERATIONS 10/31/2023

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
RESERVE FUND													
INCOME													
PARCEL TRANSFER TO RESERVES	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 0	\$ 0	\$ 20,948
INTEREST RESERVE FUNDS	18	67	86	121	627	655	687	725	716	752	0	0	4,454
P/Y RSV ALLOCATIONS	234	234	234	234	234	234	234	234	234	234	0	0	2,342
TOTAL RESERVE INCOME	\$ 2,347	\$ 2,396	\$ 2,415	\$ 2,450	\$ 2,956	\$ 2,984	\$ 3,016	\$ 3,053	\$ 3,045	\$ 3,080	\$ 0	\$ 0	\$ 27,743
EXPENDITURES													
PAINTING	\$ 0	\$ 0	\$ 0	\$ 0	\$ 385	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 385
PARCEL - GENERAL RESERVE EXPENSE	0	0	0	0	0	0	2,480	0	0	0	0	0	2,480
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 385	\$ 0	\$ 2,480	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,865
RESERVE FUND SURPLUS/(DEFICIT)	\$ 2,347	\$ 2,396	\$ 2,415	\$ 2,450	\$ 2,571	\$ 2,984	\$ 536	\$ 3,053	\$ 3,045	\$ 3,080	\$ 0	\$ 0	\$ 24,878



347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 10/31/2023

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ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	216,802.39
US BANK SAVINGS	503,041.25
DUE FROM RESERVES	2,875.00

TOTAL OPERATING FUNDS	722,718.64
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RESERVE FUNDS

DUE TO OPERATING	(2,875.00)
RESERVE US BANK MMA	631,643.04
MORGAN STANLEY	3,516,863.23
RESERVES - ACCRUED INTEREST	40,120.61
UNREALIZED RSV GAIN/LOSS	(128,867.93)

TOTAL RESERVE FUNDS	4,056,883.95
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DEPOSITS

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22
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TOTAL DEPOSITS	3,024.22
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ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	362,017.88
ACCOUNTS RECEIVABLE - PARCELS	674.22
PRE-LEGAL RECEIVABLE	49,695.40
CONTINGENT PAYABLE	(49,695.40)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(118,999.94)

TOTAL ACCOUNTS RECEIVABLE	243,692.16
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OTHER ASSETS

PREPAID EXPENSE INSURANCE	14,115.38
PREPAID EXPENSES	12,832.55

TOTAL OTHER ASSETS	26,947.93
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TOTAL ASSETS	5,053,266.90
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347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
10/31/2023

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LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	1,378.84	
ACCRUED EXPENSES	64,593.47	
PREPAID ASSESSMENTS	123,679.02	
PREPAID ASSESSMENTS - PARCELS	2,901.02	
REFUNDABLE DEPOSIT KEYS	9,675.00	
UNEARNED REVENUE	479,525.01	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		732,125.98
RESERVE		
ACCUMULATED GENERAL	3,333,101.62	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	767,919.85	
UNREALIZED GAIN/LOSS INVESTMENTS	(128,867.93)	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		4,056,883.95
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	632,349.65	
CURRENT YEAR RESERVE EQUITY	(767,919.85)	
CURRENT SURPLUS/(DEFICIT)	399,827.17	

TOTAL SURPLUS/(DEFICIT)		264,256.97

TOTAL LIABILITIES & EQUITY		5,053,266.90
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347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 10/31/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
172,840	192,241	(19,401)	4000	ASSESSMENT INCOME	1,729,019	1,922,410	(193,391)	2,306,892
3,900	3,965	(65)	4000P	PARCEL ASSESSMENTS	39,390	39,650	(260)	47,580
58,622	64,089	(5,467)	4001	COMMERCIAL DUES	613,599	640,890	(27,291)	769,068
1,663	167	1,496	4030	INTEREST INCOME	17,342	1,670	15,672	2,000
0	1,250	(1,250)	4050	COLLECTION COST REIMBURSEMENT	6,701	12,500	(5,799)	15,000
250	167	83	4050FR	FILE REVIEW FEE	1,450	1,670	(220)	2,000
95	42	53	4050MU	MONITOR TRUSTEE SALE	475	420	55	504
1,235	167	1,068	4050RR	FILE TRANSFER FEES	3,611	1,670	1,941	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	400	250	150	300
6,420	2,083	4,337	4070	LATE FEE INCOME	19,367	20,830	(1,463)	25,000
350	225	125	4075	FEE FEE	1,400	900	500	900
4,401	10,000	(5,599)	4205	BUILDER ASSESSMENT	47,226	100,000	(52,774)	120,000
(583)	1,250	(1,833)	4900	VIOLATION FINES	12,361	12,500	(139)	15,000
0	83	(83)	4945	NEWSLETTER INCOME	0	830	(830)	1,000
7,980	9,000	(1,020)	4950	REBILL FEE	31,950	36,000	(4,050)	36,000
(79,167)	(79,166)	(1)	6010	GENERAL RESERVE TRANSFER	(791,667)	(791,660)	(7)	(950,000)
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(20,948)	(20,940)	(8)	(25,137)
(234)	(234)	0	P6099	P/Y RSV ALLOCATIONS	(2,342)	(2,340)	(2)	(2,810)
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175,678	203,260	(27,582)		TOTAL INCOME	1,709,335	1,977,250	(267,915)	2,365,297
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E X P E N S E S								
A D M I N I S T R A T I V E								
9,260	9,678	(418)	5000	MANAGEMENT FEE	89,608	96,780	(7,172)	116,136
3,181	3,024	157	5000RO	OFFICE LEASE	31,653	30,240	1,413	36,291
0	0	0	5005	RESERVE STUDY	2,390	2,390	0	2,390
22,845	25,833	(2,988)	5007w	SALARIES & BENEFITS	260,209	258,330	1,879	310,000
7,980	9,000	(1,020)	5009A	REBILL FEE EXPENSE	31,950	36,000	(4,050)	36,000
350	225	125	5009B	NSF FEE EXPENSE	1,400	900	500	900
2,188	3,833	(1,645)	5010	LEGAL EXPENSE	35,976	38,330	(2,354)	46,000
0	2,023	(2,023)	5014	'CC&R REVISIONS PROJECT	0	20,230	(20,230)	24,275
295	2,200	(1,905)	5020	LIEN/COLLECTION COST	33,678	22,000	11,678	26,400
250	167	83	5020F	FILE REVIEW FEE	1,450	1,670	(220)	2,000
95	42	53	5020M	MONITOR TRUSTEE SALE	475	420	55	500
1,235	292	943	5020RR	FILE TRANSFER FEE EXPENSE	3,611	2,920	691	3,500
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	400	250	150	300
0	0	0	5030	AUDIT/TAX PREPARATION	20,500	10,500	10,000	10,500
0	0	0	5033F	ADVERTISING	524	1,500	(976)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	350	350	0	420
61	0	61	5039	WEBSITE	610	1,000	(390)	1,000
7,585	7,500	85	5040	ADMINISTRATION	75,772	75,000	772	90,000
143	122	21	5046	NEWSLETTER	1,426	1,220	206	1,464
544	1,250	(706)	5047B	OFFICE EQUIPMENT RENTAL	6,303	12,500	(6,197)	15,000
2,106	398	1,708	5048	OFFICE EXPENSES	16,228	3,980	12,248	4,776
0	0	0	5052	PRINTING	1,315	0	1,315	3,000
700	1,033	(333)	5054	ARCHITECTURAL EXPENSE	6,660	10,330	(3,670)	12,400
0	0	0	5055	MEETING EXPENSE	31,979	19,000	12,979	19,000
43	500	(457)	5059	POSTAGE	1,130	5,000	(3,870)	6,000
0	208	(208)	5063	MILEAGE	0	2,080	(2,080)	2,500
0	417	(417)	5065	PROFESSIONAL FEES	4,600	4,170	430	5,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
100	0	100	5068	GIFTS	400	1,000	(600)	1,500
33	0	33	5070	PROPERTY TAXES	332	400	(68)	400
0	0	0	5080	CORPORATE TAXES	0	5,000	(5,000)	5,000
0	0	0	5088	BAD DEBT EXPENSE	19,003	20,661	(1,658)	27,548
2,798	3,133	(335)	5090	INSURANCE	27,672	30,892	(3,220)	37,158
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	1,238	4,170	(2,933)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	(15,754)	0	(15,754)	0
25	25	0	P5090	INSURANCE	236	250	(14)	300
0	0	0	P5099PY	P/Y ADJUSTMENT/EXP	45	0	45	0
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61,853	71,355	(9,502)		TOTAL ADMINISTRATIVE	693,368	719,563	(26,195)	859,258
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347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 10/31/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
UTILITIES								
28,540	16,666	11,874	5100	WATER/SEWER	162,307	166,660	(4,353)	200,000
4,606	4,333	273	5120	ELECTRIC	37,185	43,330	(6,145)	52,000
0	30	(30)	5125	GAS	(114)	300	(414)	360
313	417	(104)	5151	TELEPHONE	2,974	4,170	(1,196)	5,000
333	267	66	5151B	INTERNET	3,737	2,670	1,067	3,200
207	75	132	5152	ALARM MONITORING	2,663	750	1,913	900
431	41	390	P5100	WATER/SEWER	2,710	418	2,292	500
47	50	(3)	P5120	ELECTRIC	465	500	(35)	600
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34,478	21,879	12,599		TOTAL UTILITIES	211,927	218,798	(6,871)	262,560
LANDSCAPING								
104,059	104,059	0	5200	LANDSCAPE CONTRACT	1,040,592	1,040,590	2	1,248,710
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	5,000	(5,000)	5,000
1,470	4,167	(2,697)	5218	MAJOR PROJECTS	3,317	41,670	(38,354)	50,000
3,528	2,083	1,445	5220	IRRIGATION REPAIRS	6,018	20,830	(14,812)	25,000
0	167	(167)	5222	BACKFLOW INSPEC/RPRS	7,880	1,670	6,210	2,000
0	630	(630)	5228	EROSION CONTROL	0	6,300	(6,300)	7,564
1,667	2,640	(973)	5240	TREE TRIMMING/REMOVAL	20,339	26,400	(6,061)	31,677
705	705	0	P5200	LANDSCAPE CONTRACT	7,051	7,050	1	8,462
0	0	0	P5220	IRRIGATION REPAIRS	0	100	(100)	100
-----	-----	-----			-----	-----	-----	-----
111,429	115,701	(4,272)		TOTAL LANDSCAPE	1,085,196	1,149,610	(64,414)	1,378,513
POOL / SPA / CLUBHOUSE								
200	160	40	P5350	FOUNTAIN MAINTENANCE	525	6,680	(6,155)	7,000
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200	160	40		TOTAL POOLS	525	6,680	(6,155)	7,000
GATES								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	2,340	2,600	(260)	3,120
0	133	(133)	P5511	GATE REPAIRS	788	1,330	(543)	1,600
111	105	6	P5517	GATE PHONE	1,002	1,050	(48)	1,260
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371	498	(127)		TOTAL GATES	4,129	4,980	(851)	5,980
COMMON AREA								
365	833	(468)	5700	BUILDING MAINTENANCE	730	8,330	(7,600)	10,000
299	333	(34)	5700K	KEYS/LOCK REPAIR	8,356	3,330	5,026	4,000
0	1,208	(1,208)	5722	ELECTRIC REPAIRS/SUPPLIES	1,375	12,080	(10,705)	14,500
0	166	(166)	5740	SIGN MAINTENANCE	3,982	1,660	2,322	2,000
2,212	1,897	315	5769A	JANITORIAL	22,111	18,970	3,141	22,760
3,355	2,083	1,272	5774	PET WASTE REMOVAL	16,775	20,830	(4,055)	25,000
1,126	1,909	(783)	5779CC	SECURITY PATROL	7,060	19,090	(12,030)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	750	2,500	(1,750)	3,000
1,310	833	477	5800	COMMON AREA MAINTENANCE/REPAIRS	12,822	8,330	4,492	10,000
0	500	(500)	5845	PARK MAINT	2,450	5,000	(2,550)	6,000
411	540	(129)	5850	EXTERMINATING	3,014	5,400	(2,386)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	6,330	(6,330)	7,600
0	75	(75)	P5739	STREET SWEEPING	767	750	17	900
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	2,090	1,330	760	1,600
-----	-----	-----			-----	-----	-----	-----
9,078	11,393	(2,315)		TOTAL COMMON AREA	82,281	113,930	(31,649)	136,744
-----	-----	-----			-----	-----	-----	-----
217,408	220,986	(3,578)		TOTAL OPERATING EXPENSES	2,077,427	2,213,561	(136,134)	2,650,055
-----	-----	-----			-----	-----	-----	-----
(41,730)	(17,726)	(24,004)		OPERATING FUND SURPLUS/(DEFICIT)	(368,093)	(236,311)	(131,782)	(284,758)
=====	=====	=====			=====	=====	=====	=====



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 10/31/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
I N C O M E								
79,167	79,167	0	7010	TRANSFER FROM OPERATING	791,667	791,670	(3)	950,000
9,436	2,083	7,353	7034	INTEREST RESERVE FUND	78,732	20,830	57,902	25,000
5,029	0	5,029	7069	GAIN (LOSS) ON INVESTMENTS	7,308	0	7,308	0
2,095	2,094	1	P7010	PARCEL TRANSFER TO RESERVES	20,948	20,940	8	25,137
752	12	740	P7034	INTEREST RESERVE FUNDS	4,454	120	4,334	150
(827)	(1,000)	173	8537	BANK/INVESTMENT CHARGES	(7,848)	(10,000)	2,153	(12,000)
234	234	0	P7099	P/Y RSV ALLOCATIONS	2,342	2,340	2	2,810
-----	-----	-----			-----	-----	-----	-----
95,886	82,590	13,296		TOTAL RESERVE INCOME	897,603	825,900	71,703	991,097
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
0	0	0	8510	GENERAL RESERVE EXPENSE	23,363	22,000	1,363	22,000
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
0	0	0	8578D	DRAINAGE	24,697	300,000	(275,303)	300,000
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	2,480	10,000	(7,520)	10,000
-----	-----	-----			-----	-----	-----	-----
0	0	0		TOTAL RESERVE EXPENDITURES	129,683	1,046,700	(917,017)	1,046,700
-----	-----	-----			-----	-----	-----	-----
95,886	82,590	13,296		RESERVE FUND SURPLUS/(DEFICIT)	767,920	(220,800)	988,720	(55,603)
=====	=====	=====			=====	=====	=====	=====



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 10/31/2023

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	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	\$ 111,429	\$ 0	\$ 0	\$ 1,085,196
POOL/SPA/CLUBHOUSE													
FOUNTAIN MAINTENANCE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 200	\$ 200	\$ 200	\$ 0	\$ 0	\$ 525
TOTAL POOLS/SPA/CLUBHOUSE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 200	\$ 200	\$ 200	\$ 0	\$ 0	\$ 525
GATES													
GATE MAINTENANCE CONTRACT	\$ 0	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 2,340
GATE REPAIRS	0	130	0	120	0	0	250	0	288	0	0	0	788
GATE PHONE	120	110	110	110	0	220	111	111	0	111	0	0	1,002
TOTAL GATES	\$ 120	\$ 500	\$ 370	\$ 490	\$ 260	\$ 480	\$ 621	\$ 371	\$ 548	\$ 371	\$ 0	\$ 0	\$ 4,129
COMMON AREA													
BUILDING MAINTENANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 365	\$ 0	\$ 0	\$ 0	\$ 0	\$ 365	\$ 0	\$ 0	\$ 730
KEYS/LOCK REPAIR	0	625	625	0	158	299	5,499	651	200	299	0	0	8,356
ELECTRIC REPAIRS/SUPPLIES	0	0	185	0	54	0	860	276	0	0	0	0	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	2,212	0	0	22,111
PET WASTE REMOVAL	1,678	0	3,355	0	1,678	3,355	1,678	1,678	0	3,355	0	0	16,775
SECURITY PATROL	886	406	406	526	646	1,006	1,126	646	286	1,126	0	0	7,060
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	1,310	0	0	12,822
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	411	0	0	3,014
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	\$ 9,078	\$ 0	\$ 0	\$ 82,281
TOTAL OPERATING EXPENSES	\$ 201,377	\$ 184,715	\$ 200,620	\$ 189,749	\$ 198,869	\$ 213,419	\$ 213,463	\$ 237,005	\$ 220,802	\$ 217,408	\$ 0	\$ 0	\$ 2,077,427
OPERATING FUND SURPLUS/(DEFICIT)	\$ (22,421)	\$ (19,240)	\$ (33,110)	\$ (12,264)	\$ (33,191)	\$ (46,666)	\$ (37,569)	\$ (70,713)	\$ (51,187)	\$ (41,730)	\$ 0	\$ 0	\$ (368,093)



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 10/31/2023

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
RESERVE FUND													
INCOME													
TRANSFER FROM OPERATING	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 79,167	\$ 0	\$ 0	\$ 791,667
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	9,436	0	0	78,732
GAIN (LOSS) ON INVESTMENTS	0	0	0	79,201	(735)	(79,154)	2,968	0	0	5,029	0	0	7,308
PARCEL TRANSFER TO RESERVES	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	0	0	20,948
INTEREST RESERVE FUNDS	18	67	86	121	627	655	687	725	716	752	0	0	4,454
P/Y RSV ALLOCATIONS	234	234	234	234	234	234	234	234	234	234	0	0	2,342
TOTAL RESERVE INCOME	\$ 101,171	\$ 87,151	\$ 87,591	\$ 164,650	\$ 88,329	\$ 4,189	\$ 92,568	\$ 90,621	\$ 92,468	\$ 96,713	\$ 0	\$ 0	\$ 905,451
EXPENDITURES													
GENERAL RESERVE EXPENSE	\$ 9,958	\$ 0	\$ 0	\$ 13,405	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 23,363
PAINTING	0	0	0	0	1,375	0	6,460	0	0	0	0	0	7,835
ASPHALT SEAL COATING	0	0	30,992	10,125	13,194	0	2,100	0	0	0	0	0	56,411
BANK/INVESTMENT CHARGES	2,589	(726)	625	0	825	816	837	0	2,055	827	0	0	7,848
PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	0	0	14,897	0	0	0	0	0	0	14,897
DRAINAGE	0	3,590	0	7,232	2,625	375	8,000	2,125	750	0	0	0	24,697
PARCEL - GENERAL RESERVE EXPENSE	0	0	0	0	0	0	2,480	0	0	0	0	0	2,480
TOTAL RESERVE EXPENDITURES	\$ 12,547	\$ 2,864	\$ 31,617	\$ 30,762	\$ 18,019	\$ 16,088	\$ 19,877	\$ 2,125	\$ 2,805	\$ 827	\$ 0	\$ 0	\$ 137,531
RESERVE FUND SURPLUS/(DEFICIT)	\$ 88,623	\$ 84,287	\$ 55,974	\$ 133,888	\$ 70,311	\$ (11,899)	\$ 72,691	\$ 88,496	\$ 89,663	\$ 95,886	\$ 0	\$ 0	\$ 767,920



EXECUTIVE SUMMARY	
total number of projects	20
total budget of projects	1,554,200
total of RFPs sent	9
total of current contracts	311,755
total projects completed	0
% of projects completed	0.0%
% of budget completed	4.7%

[illegible]

foot check	72,483
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Additional Unbudgeted Reserve Fund Expenditures

count/totals

RECONCILIATION		
combined total of budgeted and unbudgeted project expenditures*	126,818	OK
total reserve fund expenses YTD from financials	126,818	OK

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

VCA Landscape Report October / November 2023

Turf /Parks

- All winter rye turf areas have all received the first mow this month and are currently being irrigated 3 to 4 times a week. The first fertilizer application for this season was completed. We also included Moore Loop Park north (Mattamy) portion turf to stay within our schedule and will be considered as added value

Chemical

- Post-emergent for winter weeds is continuously being applied throughout VCA.

- **Site damage**

- A large 4-armed Saguaro had fallen due to Bacterial necrosis. This Saguaro was located just north of the Woodshade trail parking lot in an RVB median earlier in November AAA Road crew had it removed and hauled away (added value).
- Vehicle damage was located on an RVB median south of Woodburne Ave. 6 - Golden barrels, 1 - large Agave Perri and a 12ft Saguaro spear were damaged, and all vegetation was unsalvageable.
- Hohokam Park had some vehicle damage to the first turf area closest to the parking lot next to sidewalk, tire ruts were evident. AAA crew repaired the area as best as possible.
- Saguaro in curb strip was reported that it had fallen a in bike lane on the south side of Vistoso Highlands across from the old golf course lake. The crew was immediately dispatched to remove.

Proposals submitted and signed.

- 27-mile wash. **Work is currently in progress.**
- Big wash park drinking fountain backflow install. **No start date is available.**
- Sediment removal from culvert locate at N. Vistoso Park Rd. **Work is schedule for December 8th**

Work orders

- Nine work orders have been completed.

Added Value

See attachment.



October - November, 2023
Barbara Daoust First Service Residentail
VCA communitty

We hereby submit the landscape proposal. 1. Removed and hauled away a large down Saguaro on Rancho Vistoso Blvd median. 2. Repaired erosion at 13975 Bigwash Overlook at northwest corner of view fence hauling soil in and adding and mixing in 240lbs of dry sketecrete concete. 3. Fertilized Mattamy portion Moore loop park turf 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
5	\$49.50	Crew Leader hrs	\$	222.75
11	\$24.79	3 man crew Labor hrs	\$	272.69
			\$	-
3	\$34.62	Fertilizer 21-7-14	\$	103.86
			\$	-
			\$	-
			\$	-
			\$	-
		NO CHARGE	: \$	599.30

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

We Beautify the World

Vistoso Projects Update

November 27, 2023

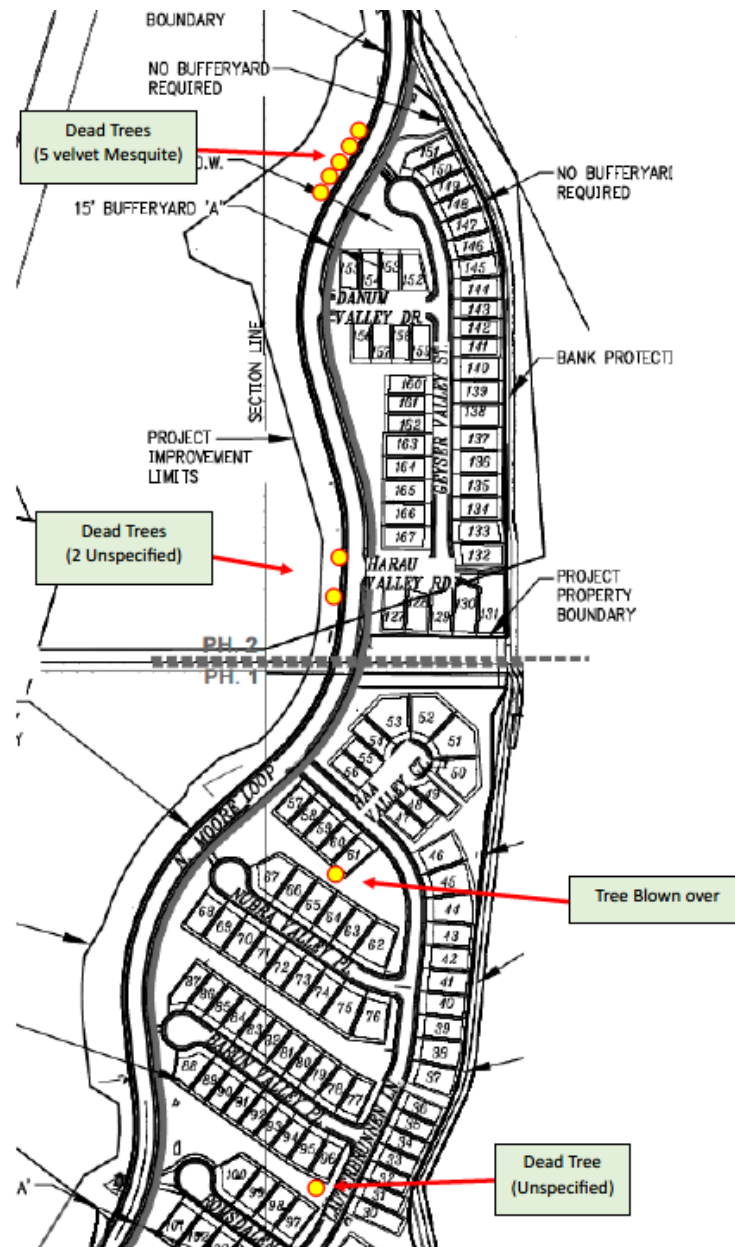
- Parcel Turnovers (**In Progress**)

- 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.
- The Vistoso Community Association sent a request to Andy Martinez (Pulte Homes) to replace 9 trees to affect the completion of the outstanding items.

- Nov 27:

- Andy responded on Nov 27 to say he will be working with the TOV to complete the punch list.



- Nov 27:



Vistoso Projects Update

November 27, 2023

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

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

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

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

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



Vistoso Projects Update

November 27, 2023

○ April 18, 2023

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

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

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

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

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

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

○ May 16, 2023

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

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

○ June 20

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

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

○ June 5

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

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

○ Oct 18

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

○ Nov 27

- We are expecting the Bridal Veil survey the week on Nov 27, 2023.

Vistoso Projects Update

November 27, 2023

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

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

- **May 16, 2023**

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

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

- **June 20**

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

- **July 14**

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

- **August 22**

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

- **Oct 18**

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

- **Nov 27**

We received the preliminary updated plans. John Wise will be sending the final version of the updated plans the week of Nov 27.

- **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**)

Vistoso Projects Update

November 27, 2023

- We are waiting for the contract.
- Need to adjust plan for safer walkway from parking lot to trail
 - John Wise (WLB has sent a proposal to adjust the plans for \$2,500)
 - John has requested an on-site meeting with BOD liaison's to confirm the extent of making the slope safer.
- May 16, 2023

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

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

- June 20

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

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

- July 14

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

- August 22
Total Maintenance Erosion Control (TMEC), have been tentatively selected to complete the 27 Mile Project

Vistoso Projects Update

November 27, 2023

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 2nd bid for the vegetation removal.

- Oct 18

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

- Nov 27

- AAA started the removal of Vegetation on Nov 20 and are scheduled to be completed 1st week of December.
- Upon Completion, WLB will update their Plan to include more detail for the contractor.
- The contractor, TMEC, will be updating their proposal based on the new plan from WLB.

Irrigation Replacement (**In progress**)

- #320

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

- #1032

- Desert Fairway Dr.
- Common areas bordering Desert Fairways Dr (between La Canada Dr & Hidden Springs Dr.

- 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.

Vistoso Projects Update

November 27, 2023

- 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

- Nov 27, 2023

- The comparison Matrix and proposals have been submitted for consideration by the BOD.

- **Granite Replenishment (In progress)**

- Sept 20, 2023

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

- 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

- Nov 27, 2023

- We are hoping to have the Granite Proposals back the week of Nov 27, 2023

- **2024 Project Proposals from AZ Project Solutions:**

- Proposals for a continuation of service have been submitted to the BOD for consideration. They Are:
 - 1007 – Bridal Veil Erosion (continuation of current project)
 - 1008 – 27 Mile Erosion (continuation of current project)
 - 1009 – Granite Replenishment (continuation of current project)
 - 1010 – Irrigation Repair (continuation of current project)
 - 1011 – Concrete Repairs (2024)



Vistoso Projects Update November 27, 2023

- 1012 – Tennis Court Resurface (2024)
- 1013 – Mirabella Asphalt (2024)
- 1014 – Big View Ct Erosion.

Architectural Landscape Review Committee
November 8, 2023 Meeting Report

Gateway at Preserve Vistoso – Updated Conceptual Plans

The A23 Studios' /Planning Center team latest presentation on the 132 apartment design was early October. They did not submit the items requested during the review session. The committee requested these items be sent before November's scheduled committee meeting. The committee also asked for a copy of the Traffic Study results requested by the Oro Valley Planning & Zoning Department. Both requests have not been received. Residents can find the revised project documents on the Association's website at www.ranchovistosohoa.com.

Variance Requests – Pergola Location & Landscape Holes in Backyard

The committee cited that not enough information was provided to make a final recommendation on the 5-foot variance for Pergola from the residence. The committee declined a resident's request to prepared several holes for trees in the backyard that would be planted in early 2024.

VCA Monuments – Decorations & Ornamentations Prohibited

The ARLC committee approved a guideline addition to clarify on the restriction of decorating entry monuments leading into their communities. The decoration restriction will be placed on page 15, under the heading, "Decorations & Ornamentation" section in the Architectural & Landscaping Review Committee Guidelines.

ALRC's next monthly meeting is December 13, 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 December 2023 Report to the VCA BOD

1. Unique user **Newsletter clicks from Google analytics** by subject for the last five months. Members Corner was introduced in August. Oddly, in the Winter months, we traditionally get fewer clicks.

	23-Jun	23-Jul	23-Aug	23-Sep	23-Oct
Greetings from the board	463	164	468	306	105
Did you know	109	128	135	152	76
Snapshot	41	100	66	122	75
Critter of the month	201	46	13	50	20
AAA Landscaping	117	89	42	45	52
Members Corner			64	71	86

2. The November VCA Newsletter

- The **VCA Master Association will increase by \$8.00 per quarter**. The **Siena neighborhood will increase by \$15.00 per quarter** to the benefitted parcel assessment beginning January 2024.
- Dan Sturmon and Susan Wood authored the **Message from the Board**
 - The article focused on our Community Parks
 - Examples of park improvements in 2023 were spotlighted
 - Members were provided information for reserving park ramadas
 - Links to Park Rules and Regulations were provided
- The **“Did You Know”** page included additional facts regarding community recreational facilities including parks and trails.
- The **Member’s Corner** provided a reminder of Parking Rules and Practices
- A brief recap of the **VCA Fall Festival** was provided including photos of participants.
- The Town of Oro Valley Planning Department submitted information regarding the **OV’s Path Forward** process to create the community’s next 10-year action plan.
- James Dillon was announced as the **October winner of the E-Statement enrollment contest**.

Respectfully submitted,
Randy Kohout

Finance Committee report for November 2023

November 21, 2023, Committee Meeting

Members

- ❖ Ted Dann (Chair). He was traveling and monitored the meeting.
- ❖ Barbara Stough
- ❖ Paige Shockley
- ❖ Joan Sauer
- ❖ Linda Corsey
- ❖ Matt Wood “volunteered” to run the meeting.
- ❖ Staff present (Barbara Daoust, Kimberly Breland & Colin Rinne)

We met quorum and Matt Wood Chaired the meeting.

We reviewed the October 2023 Treasurer’s Report, The Morgan Stanley Report and the Financials and all were approved by the committee.

We reviewed 2024 budget follow up and the reserve tracking tool updates.

The updated version of the Project Tracking Spreadsheet will be used going forward.

Matt

Governing Doc's Committee report for November 2023

November 1, 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. I asked Mark Sahl (at the FSR symposium in Scottsdale, November 10th) if he knew of any HOA's that had, or were about to, conduct a vote on the parking issue and he said not yet.

Review of Park Rules and Regulations: We reviewed the current document and made recommendations to the Parks and Landscape committee for their input.

VCA Common Area and Monuments: The BOD voted to prohibit residents or homeowners from decorating VCA common areas and monuments. The ALRC will make changes to the Guidelines Document and refer it back to Governing Docs to approve and send to the BOD for final approval.

We held an HOA Forum for the Presidents or designees of the VCA Sub HOA's on November 13th with Mark Sahl of Carpenter Hazelwood as the keynote speaker. He covered AZ 2298 along with other issues facing HOA's including short term housing rules and regulations.

Matt

Annual Nomination & Election Committee

November 16, 2023 Meeting Report

2023-24 Nomination/Election Committee Charter

In reviewing the Nomination/Election committee charter, the 2023-24 committee members felt certain responsibilities versus tasks needed to be clarified in the current charter as presented. The proposed chart revision listed seven specific committee responsibilities. The charter revisions will be forwarded to the Board of Directors final approval in January 2024.

2024 Board Election Timeline Process

The Nomination committee members reviewed the election schedule and updated the first mailing being sent to the Association membership. The first document mailed titled, "Interested in Becoming a Board Member", was edited for better clarity, as well as updated changes in the schedule listed in the document.

The committee reviewed possible ideas to introduce the slate of candidates – i.e., candidate videos, expand meet & greet format/questions, and candidate outreach efforts. In discussing, the pros and the cons the committee felt the work effort would not be beneficial and the complexity of tasks on First Service Residential and the committee members do not exist to manage efforts required.

Nomination/Election Committee monthly meeting is scheduled December 11, 2023 at 3 pm. Hybrid (Zoom) meetings are provided by the VCA office at 1171 E Rancho Vistoso Blvd, Suite #103, located inside the Mountain View Plaza.

Parks and Landscape Committee Report
Thursday, November 9th, 2023 at 3:15 pm
(scheduled date, November 2nd)
Hybrid and Zoom attendance

Called to order at 3:15pm

In Attendance: Committee Members, Susan Wood, Joan Sauer, Lynn Huebner, Sheryl Forte, Debbie Gann. Staff, Priscilla Harris. Guest, Hanna Delosantos fro AAA Landscape

Adopted an amended agenda, Remove VI. B. Monument Proposals. Add VII. 52 Yucca Cove, Moore Loop Dog Park, Viewpoint.

Approved October 5th meeting minutes as presented.

No Opening remarks or Guests in attendance.

VI. Old Business

- A. AAA Landscape Report, Hanna Delosantos, see Board packet. Committee requested assessment of the Siena Neighborhood monument plants in the median.
- B. Resident tree request, Whitlock Canyon. Committee directed AAA arborist to trim branches from tree. Homeowner will be informed work will be the week of 11/27.

VII. New Business

- A. A&L Guideline update, Committee approved Verbiage that was approved by ARLC
- B. Tree removal request, 700 Regulation. Committee agreed on tree removal and requested a bid from AAA. Recommendation pending receipt of bid.
- C. Committee recommends the bid for stump (4) removal along Woodburne Ave.
- D. Committee did not recommend planting a replacement tree behind the home at 12775 Pioneer Way. The tree lost in storm has been removed by AAA.
- E. The committee reviewed Park Rules & Regulations, made other suggested changes and recommends Board approval.
- F. Homeowner request for tree maintenance at 52 E Yucca. Committee directed AAA to trim branches that encroach on property and remove any diseased branches.
- G. The committee reviewed View Point neighborhood request to plant 8 Golden Barrel cactus at their monument entrance. It was determined that some areas are TOV right of way and some are sub association property. Request was tabled for further information of ownership.
- H. Erosion damage at Moore Loop Dog Park. Large ruts in the south dog park are a safety hazard for dogs and pet owners. The committee directed AAA to asses damage for cause and give us a bid for repair options. Directed staff to put up safety barrier.
- I. Rescheduled our regular December 7th meeting to December 14th at 3:15 pm
As well as rescheduling VI. B. Tangerine/Oracle Monument Vendor Proposal Review.
This meeting will be Monday, November 27th at 1 pm.

Meeting was adjourned at 5:09 pm

Submitted by Susan Wood 11/10/23