



Vistoso

COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, January 25, 2024, 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 – December 6, 2023**
 - B. **Ratify the Approval of the Compliance Committee Results/Fines for December 2023/January 2024** - Results were presented at Executive Session meeting.
 - C. **Ratify the Approval of Fee Waivers for December 2023/January 2024**
- 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, AZ Project Solutions
 1. **Gravel Replenishment Proposals**
- 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

- A. Streetlights

IX. New Business

- A. Parks Rules & Regulations
- B. Woodburne Stump Removal Proposal
- C. 2021 Audit
- D. Carpenter Hazlewood Public Street Regulation
- E. Janitorial Service Agreement
- F. 2024 Yard Sale Dates
- G. Pima Eye Institute Sign
- H. Sunterra Entry Monument Metal Art
- I. Tree Removal Behind 700 W Regulation Pl
- J. Water Meter #81747540

X. Introduction of 2024 Board Candidates – Dan Sturmon

XI. Next Meeting - The next meeting is tentatively scheduled for Thursday, February 29, 2024, at 5:30 P.M.

XII. Adjournment



Board of Directors Meeting – December 7, 2023
Via Webex Platform - GENERAL SESSION MINUTES

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

ABSENT: Sonia Suri, Director; and Rob Feltes, Director

GUESTS: Jeff Hatfield and Hanna Delosantos from AAA Landscape

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

I. 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

One topic was deleted from the agenda: under VI. Reports, D.2. Gravel Replenishment Proposals

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

A motion was made by Matt Wood and seconded by Randy Kohout to approve the October 26, 2023, meeting minutes as presented. The motion was approved unanimously.

IV. CONSENT AGENDA ITEMS

- A. Ratify the Approval of Executive Session Minutes: October 25, 2023
- B. Ratify the Approval of the Compliance Committee Results/Fines for November 2023 – Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for November 2023- Recommendations were presented at the Executive Session.
- D. Ratify the Variance Recommendations for November 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

Homeowner of 1257 W. Versilia Dr. spoke about the conditions of her neighbor concerning landscaping, missing trees and parking on the street.

VI. REPORTS

- A. **Management Report** – Written Management report was presented and posted on the association's website.
 - **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.
 - **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.
2024 Projects- The board will be reviewing project coordination proposals for asphalt, concrete repairs, and tennis court repairs at this 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 this 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 and Barry Bender for November.
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.
- 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 October 31, 2023.
- The Operating Fund balance as of October 31, 2023, is \$ \$714,119. This is sufficient to meet current and foreseen cash needs.
 - The Reserve Fund balance is \$ \$3,828,927.
 - The liquidity of the association is strong to meet ongoing association needs.
 - The account receivable balance is \$242,812.
 - Total income for the month of October is \$174,107 which is \$27,516 under budget due to lower revenues from residential assessment income, late fees, and commercial assessments.

DRAFT

- Total expenses for October are \$215,629 which is \$3,670 under budget. YTD actual expenses are \$2,057,562 which is \$133,941 under budget.
- Monthly contribution of \$79,167 was made to the reserve fund making the YTD contribution at \$791,667.
- There were no expenses out of the reserve fund in October which makes a total of \$126,818 YTD.
- Reserve Investments managed by Morgan Stanley as of October 31:
 - Cash and Equivalents \$ 11,941
 - Savings & Time Deposits \$ 256,453
 - ETFs and CEFs \$ 20,447
 - Municipal Bonds \$ 38,747
 - Corporate Fixed Income \$ 202,000
 - Government Securities \$1,020,788
 - Certificates of Deposit \$1,780,031
 - Mutual Funds \$ 97,708
 - Total \$3,428,116
- Siena's operating fund balance year to date is \$8,600 and the reserve fund year to date balance is \$227,957.
- The Board Treasurer commented that looking at the CPI and assessments starting at 2014 through October 2023, the CPI has risen about 30% and the VCA assessments has risen about 31%.

A motion was made by Matt Wood and seconded by Randy Kohout to accept the October 2023 Treasurer and 2023 October Financial Reports. The motion was approved unanimously.
- C. Landscape Report** – Hanna Delosantos from AAA Landscape reported on the following items:
 - All winter rye areas have been mowed.
 - Post-emergent is being applied for winter weeds.
 - Road crew had cleaned up a fallen Saguaro located in the RVB median just north of Woodshade Trail Parking lot.
 - Vehicle damage to the RVB median just south of Woodburne Ave. was identified.
 - Vehicle damage was identified to the turf at Hohokam Park. Area has been repaired.
 - Saguaro fell in bike lane along Vistoso Highlands across from the old golf course lake. Crews cleaned up the area.
 - Sediment was removed from the Greenway Channel culvert located off N Vistoso Park Rd.
 - Backflow was installed to Big Wash Park fountain.
- D. Project Administration & Proposals** - Anthony Martin, Project Coordinator provided a project update which the written report is posted on the association's website.
 - 1. Irrigation Proposals** – Anthony Martin presented the three proposals from AAA Landscape (\$69,129), Brightview Landscaping (\$133,153), and Complete Landscaping (\$67,865). It was pointed out that AAA Landscape provides a one-year warranty where the other companies do not. Also, AAA Landscape is familiar with the current system.

A motion was made by Matt Wood and seconded by Randy Kohout to approve the AAA Landscape irrigation repair proposal for \$69,129. The motion passed unanimously.
 - 3. WLB Proposal for 27 Mile Final Design Plans**

The board reviewed and discussed the proposal from WLB to provide the final design plans for 27 Mile.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the WLB proposal for \$3,450 to provide the final design plans for 27 Mile. Motion was unanimously approved.

VII. 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

VIII. OLD BUSINESS

A. Street Survey

Matt Wood reported that the association will be meeting with the Oro Valley Police to discuss crime statistics in the community. The board did get costs from the Gordley Group for conducting a survey. Currently the board is still collecting information on this topic. Approximately seven VCA members did speak on the subject and supported shutting off the streetlights. Points that were discussed: conduct test with shutting off lights, solar lights, deactivate a portion of the lights, reduce speed limit during nighttime. The group expressed concern with the financial burden of maintenance and operation of the streetlights.

IX. NEW BUSINESS

A. Project Administration Proposals

1. Conclusion of FirstService Residential Proposals – Bridal Veil, 27 Mile, Granite Replenish, Irrigation Repairs

Since FirstService Residential has announced that the Project Administration Department will be closing effective December 31, 2023, the association will be concluding these proposals. The association will be receiving reimbursement of \$8,650 for incomplete services.

A motion was made by Matt Wood and seconded by Ted Dann to approve the FirstService Residential conclusion agreement for the Bridal Veil, 27 Mile, Granite Replenish and Irrigation Projects. Motion was unanimously approved.

2. AZ Project Solutions Proposals – Bridal Veil, 27 Mile, Granite Replenish, Irrigation Repairs, N Big View Ct. Erosion, Concrete, Tennis Courts, and Asphalt

The board reviewed and discussed the proposals from AZ Project Solutions to provide project coordination for the reserve projects. The company has been vetted through FirstService Residential vendor portal.

A motion was made by Ted Dann and seconded by Matt Wood to approve the proposals as presented by AZ Project Solutions for Bridal Veil, 27 Mile, Granite Replenish, and Irrigation Repairs. Motion was unanimously approved.

A motion was made by Matt Wood and seconded by Randy Kohout to approve the proposals presented by AZ Project Solutions for N Big View Ct, Concrete, Tennis Courts and Asphalt projects. Motion passed unanimously.

B. Moore Loop Park Common Area Transition from Mattamy Homes

The Moore Loop Park walk through with Mattamy Homes was conducted on November 29th. It was noted that the irrigation system needs to be separated to adequately water the different sections. The board reviewed the proposal to accomplish this project from AAA Landscape.

A motion was made by Matt Wood and seconded by Dan Sturmon to accept the Moore Loop Park common areas with the stipulation that the irrigation system is fixed to the VCA's satisfaction. Motion passed unanimously.

C. Vet Sec Contract

The board reviewed the Vet Sec amended contract.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the amended Vet Sec Contract effective January 1, 2024. Motion was unanimously approved.

D. General Counsel Contract

The board reviewed the Carpenter Hazlewood contract.

A motion was made by Matt Wood and seconded by Randy Kohout to approve the Carpenter Hazlewood contract effective January 1, 2024. Motion passed unanimously.

E. Wrigs Building Services Contract

The board reviewed the Wrigs Building Services contract.

A motion was made by Matt Wood and seconded by Randy Kohout to approve the Wrigs Building Services contract effective January 1, 2024. Motion was unanimously approved.

F. Nomination & Election Committee Charter

A motion was made by Dan Sturmon and seconded by Matt Wood to approve the revised Nomination & Election Committee Charter as presented. Motion passed unanimously.

G. YouTube Account

Communication Committee is requesting the board to approve the creation of a YouTube Account that will be password secured by the active webmaster and management, and commenting will be disabled. No content will be released on the VCA YouTube account without prior review and authorization from the Communication Committee.

A motion was made by Randy Kohout and seconded by Matt Wood to approve the YouTube account with the stipulations drafted by the communications Committee. Motion was approved unanimously.

H. Candidate Meet & Greet

A motion was made by Matt Wood and seconded by Dan Sturmon to approve having the candidate meet & greet during the announcement of the candidate's names at the general session board meeting scheduled on January 25, 2024. Motion passed unanimously.

I. Woodburne Stump Removal Proposal

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the AAA Landscape proposal to remove the Woodburne tree. Motion was approved unanimously.

J. Architectural & Landscaping Guidelines Revision – Ornamentation and Decoration

The following Section G Ornamentation and Decoration will be considered by the board as an addition to the Architectural & Landscaping Review Committee Guidelines: Specific approval conditions, exclusions:

7. No permanent or temporary additions, ornamentation or alterations shall be made to or on VCA common area property; such as and not exclusive to, open space, entry marquees, monuments or parks. This includes holiday or event decorations, as well as additions or changes to the landscape.

Homeowner James Dougherty from Vistoso Vistas expressed that he was against the motion of not permitting residents to decorate the common area monuments.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the proposed language recommended by the ALRC for Section G., Ornamentation and Decoration of the Architectural & Landscape Review Committee Guidelines. Motion passed unanimously.

X. Next Meeting – The next General Session Meeting is scheduled for Thursday, January 25, 2024, at 5:30 P.M.

XI. ADJOURNMENT – *A motion was made by Dan Sturmon and seconded by Randy Kohout to adjourn the meeting at 7:24 P.M.*

Vistoso Community Association Secretary

Date



Management Report January 2024

For the Months of November/December 2023

ARC Submittals: 38/30

Denied: 2/1

Pending Information/Review: 12/11

Approved: 24/18

Resales: 16/24

Total Open Work Orders: 11/18

New Work Orders: 15/3

Closed/Completed: 4/6

Tennis Cards Processed

New: 3/5

Walk-ins: 40/80

Calls Received: 297/235

Call Center: 406/299

Violations- New: 44/87

Parking was the top compliance issue for the past month.

Total Open Violations: 1,466

Ranch Vistoso Blvd. Streetlights

The VCA has met with the Oro Valley Police to discuss crime statistics and found there was no difference in crime activity between lighted and unlighted areas of the community. The board is considering costs and safety factors in replacing or removing the light fixtures. At the January 25th meeting the board will discuss turning the lights off for a few weeks as a demonstration project and will solicit membership feedback afterwards.

Entryway Monuments

Management is in the process of finalizing estimates to refurbish the entrance monuments located on RVB & Tangerine Rd and RVB & Oracle Rd based on the Parks & Landscape Committee final design plans.

Capital Projects

Irrigation – At the December board meeting, AAA Landscape was awarded the contract 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. The tentative start date for the project is March 4, 2024. Notice will be emailed to members.



Granite Replenish Project – At the January 25 meeting, the board will discuss proposals received from AAA Landscape, BrightView, and Complete Landscaping. The project covers granite replenishment in the following locations:

- Common areas bordering Innovation Park Drive between Rancho Vistoso Blvd & Tangerine
- Common areas bordering the perimeters of Bella Vista, St Andrews Ph1 & Ph2
- Eastern corner of Innovation and Rancho Vistoso Blvd
- Common areas tracts at Horizons & Vistoso Heights
- Common area tracts bordering streets (W Moore Rd, Rancho Vistoso Blvd, Arrowsmith, and Woodburne Ave) throughout neighborhood 7
- Wildlife Ridge Park
- Hohokam Park
- Sunset Ridge Park
- Woodshade Trail – Sunset Ridge Park to Rancho Vistoso Blvd

2024 Projects- VCA management has met with AZ Project Solution to review and plan the 2024 projects slated for this year. These include 27 Mile, Bridal Veil, Big View Ct drainage channels, granite replenishment, irrigation repairs, asphalt, concrete repairs, and tennis court repairs.

Erosion Projects

- Big View Ct. Channel – The final sealed designs from WLB have been received. Copies have been forwarded to the Town of Oro Valley for review. Once we receive approval from the town, AZ Project Solution will prepare the RFP to solicit bids.
- 27 Mile – WLB is in the process of finalizing the design plans for the town's approval. Once this occurs Total Maintenance Erosion Control will be able to provide an updated proposal to repair the channel.
- Bridal Veil – The survey has been completed and Bogardus Engineering should have a preliminary plan completed by the beginning of February 2024.

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 Town of Oro Valley still holds the bond for this project.

E-Statement Promotion

Congratulations to Jacqueline Kold, the winner of the E-Statement Promotion for the month of December.

During the promotion there were 169 additional members that elected to sign up for E-Statements. Currently we have 29.2% of the members participating in the E-Statement platform.

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**

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. Board Application Forms were due by 5 PM on January 12, 2024. The Nomination & Election Committee will be introducing the slate of candidates at the board meeting scheduled for January 25, 2024. There are four candidates for the single-family voting category and one candidate for the commercial category. Members attending will have an opportunity to ask the candidates questions.

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

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

- **Balance Sheet.**
 - **Operating Fund Balance.** The Fund Balance of \$480,526 – made up of Cash \$25,875 and Savings \$454,651, is adequate to meet current and foreseen cash needs.
 - **Reserve Fund Balance.** The reserve fund ending balance is \$3,948,053 – made up of a Morgan Stanley-advised investment portfolio (including accrued interest and reduced by unrealized loss) \$3,467,960, and a Money Market Account \$480,093.
 - **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 \$118,953, is \$214,227. Total Operating Liabilities balance of \$496,754, is made up primarily of Prepaid Assessments \$146,318, Unearned Income \$235,863 and Accrued Expenses \$54,592.
- **Summary balances.** In summary: At 11/30/23 Total Assets are \$4,669,794. Total Liabilities plus Equity: Liabilities \$496,754 plus Reserves \$3,948,053 plus Surplus \$224,987 totals \$4,669,794.
- **Operating Fund Income Statement.**
 - **Income.** Total income for the month was \$161,158. This was \$31,240 under budget and is due primarily to lower revenues from Residential Assessment income, Builder Assessments and Commercial Dues. Year-to-date Income totals \$1,854,391 which is \$298,887 under budget. YTD Member assessments are \$212,618 under budget, Builder Assessments are \$58,373 under budget, and Commercial Dues are \$32,759 under budget.
 - **Expenses.** Total expenses for the month were \$199,893 - \$11,981 under budget. YTD actual expenses incurred total \$2,257,455 and are \$145,922 under budget.
 - YTD Income is \$298,887 under Budget, and while expenses have been below budget as described below, the unaudited deficit of \$403,063 is \$152,964 over the YTD budgeted deficit of \$250,099. YTD Admin Expense is \$25,950 under budget, Utilities are \$5,857 under budget, Landscaping is \$74,777 under budget and Common Area is \$39,338 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 \$870,833 has been contributed YTD. \$950,000 is Budgeted for the full year.
- **Expenditures.** Reserve Fund spending totaled \$1,375 in November, and has totaled \$128,193 YTD. Budgeted Reserve Fund spending YTD totals \$1,036,700. Several large project spends will likely occur in Q1 and Q2 2024.
- **Reserve Investments.** As of August 31, 2023 and October 31, 2023 the makeup of The Morgan Stanley managed portfolio, on marked to market basis, is:

- **September 2023**

	October 2023	November 2023
<i>Cash and equivalents:</i>	\$ 11,941	\$ 43,065
<i>Savings and Time Deposits</i>	\$ 256,453	\$ 257,484
<i>ETFs and CEFs</i>	\$ 20,447	\$ 21,855
<i>Municipal Bonds:</i>	\$ 38,747	\$ 39,096
<i>Corporate Fixed Income:</i>	\$ 202,000	\$ 204,166
<i>Government Securities:</i>	\$1,020,788	\$1,033,049
<i>Certificates of Deposit:</i>	\$1,780,031	\$1,765,803
<i>Mutual Funds:</i>	\$ 97,708	\$ 103,442
Total:	<u>\$3,428,115</u>	<u>\$3,467,960</u>

- **Siena**

- **Overall financial condition.** At 11/30/23 the Operating Fund balance is \$1,530, and the Reserve Fund balance is \$231,023 through 11/30/23. Operating Income of \$19,037 is \$5,507 less than Operating Expenses of \$24,544. This deficit of \$5,507 is \$231 less than the Budgeted Deficit of \$5,738. YTD Reserve Fund income has totaled \$30,810 while Reserve Fund Expenses have totaled \$2,865, yielding a Reserve Fund Surplus totaling \$27,945 versus a Budget of \$15,740.

Respectfully submitted.

Ted Dann, Treasurer

Vistoso Community Association
Financial Condition as December 31, 2023
Treasurer's Report
Final

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

- **Balance Sheet.**
 - **Operating Fund Balance.** The Fund Balance of \$596,729 – made up of Cash \$219,631, Savings \$376,849 and due from Reserves \$250 - is adequate to meet current and foreseen cash needs.
 - **Reserve Fund Balance.** The reserve fund ending balance is \$4,071,191 – made up of a Morgan Stanley-advised investment portfolio (including accrued interest and unrealized gains and losses) \$3,521,766, a Money Market Account \$549,674, and less due to Operating \$250.
 - **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 \$120,605, is \$186,280. Total Operating Liabilities balance of \$622,650, is made up primarily of Prepaid Assessments \$506,881 and Accrued Expenses \$55,309.
- **Summary balances.** In summary: At 11/30/23 Total Assets were \$4,878,329. Total Liabilities plus Equity: Liabilities \$622,650 plus Reserves \$4,071,191 plus Surplus \$184,488 totals \$4,878,329.
- **Operating Fund Income Statement.**
 - **Income.** Total income for the month was \$159,949. This was \$32,437 under budget and is due primarily to lower revenues from Residential Assessment Income, Builder Assessments and Commercial Dues. Year-to-date Income totals \$2,014,340 which is \$331,324 under budget. YTD Member assessments are \$232,019 under budget, Builder Assessments are \$63,972 under budget, and Commercial Dues are \$ 38,226 under budget.
 - **Expenses.** Total expenses for the month were \$200,447 - \$20,789 under budget. YTD actual expenses incurred total \$2,457,902 and are \$166,711 under budget.
 - YTD Income is \$331,324 under Budget, and while expenses have been below budget as described below, the unaudited deficit of \$443,562 is \$164,613 over the YTD budgeted deficit of \$278,949. YTD Admin Expense is \$42,962 under budget, Utilities are \$7,724

under budget, Landscaping is \$76,213 under budget and Common Area is \$39,811 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 \$950,000 has been contributed YTD and is at Budget.
- **Expenditures.** Reserve Fund spending totaled \$11,550 in December and has totaled \$139,743 YTD. Budgeted Reserve Fund spending YTD totals \$1,036,700. Several large project spends will likely occur in Q1 and Q2 2024.
- **Reserve Investments.** As of November 30, 2023, and December 31, 2023, the makeup of The Morgan Stanley managed portfolio, on marked to market basis, is:

	November 2023	December 2023
<i>Cash and equivalents:</i>	\$ 43,065	\$ 12,507
<i>Savings and Time Deposits</i>	\$ 257,484	\$ 38,019
<i>ETFs and CEFs</i>	\$ 21,855	\$ 22,882
<i>Municipal Bonds:</i>	\$ 39,096	\$ 39,453
<i>Corporate Fixed Income:</i>	\$ 204,166	\$ 194,844
<i>Government Securities:</i>	\$1,033,049	\$ 1,552,105
<i>Certificates of Deposit:</i>	\$1,765,803	\$ 1,795,302
<i>Mutual Funds:</i>	\$ 103,442	\$ 107,931
<i>Net Unsettled Purchases/Sales</i>	\$ -	\$ (241,279)
<i>Total:</i>	<u>\$3,467,960</u>	<u>\$ 3,521,766</u>

- **Siena**

- **Overall financial condition.** At 12/31/23 the Operating Fund balance is \$1,642, and the Reserve Fund balance is \$234,124 through 12/31/23. Operating Income of \$20,608 is \$5,571 less than Operating Expenses of \$26,179. This deficit of \$5,571 is \$238 less than the Budgeted Deficit of \$5,809. YTD Reserve Fund income has totaled \$33,911 while Reserve Fund Expenses have totaled \$2,865, yielding a Reserve Fund Surplus totaling \$31,046 versus a Budget of \$18,097.

Respectfully submitted.

Ted Dann, Treasurer



347 VISTOSO COMMUNITY ASSOCIATION BALANCE SHEET 11/30/2023

Page: 1

ASSETS

OPERATING FUNDS
OPERATING - US BANK
US BANK SAVINGS

25,874.59

454,650.89

TOTAL OPERATING FUNDS

480,525.48

RESERVE FUNDS
RESERVE US BANK MMA
MORGAN STANLEY
RESERVES - ACCRUED INTEREST
UNREALIZED RSV GAIN/LOSS

480,092.85

3,548,339.20

17,649.59

(98,028.30)

TOTAL RESERVE FUNDS

3,948,053.34

DEPOSITS
REFUNDABLE DEPOSITS SECURITY DEPOSITS

3,024.22

TOTAL DEPOSITS

3,024.22

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE
PRE-LEGAL RECEIVABLE
CONTINGENT PAYABLE
ALLOWANCE FOR DOUBTFUL ACCOUNTS

333,179.59

53,627.48

(53,627.48)

(118,952.86)

TOTAL ACCOUNTS RECEIVABLE

214,226.73

OTHER ASSETS
PREPAID EXPENSE INSURANCE
PREPAID EXPENSES

11,192.28

12,771.51

TOTAL OTHER ASSETS

23,963.79

TOTAL ASSETS

4,669,793.56

LIABILITIES & EQUITY
OPERATING LIABILITIES



347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
11/30/2023

Page: 2

ACCOUNTS PAYABLE	(517.29)	
ACCRUED EXPENSES	54,591.81	
PREPAID ASSESSMENTS	146,317.85	
REFUNDABLE DEPOSIT KEYS	10,125.00	
UNEARNED REVENUE	235,862.51	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		496,753.50
RESERVE		
ACCUMULATED GENERAL	3,130,023.01	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	831,328.22	
UNREALIZED GAIN/LOSS INVESTMENTS	(98,028.30)	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		3,948,053.34
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	628,050.21	
CURRENT YEAR RESERVE EQUITY	(831,328.22)	
CURRENT SURPLUS/(DEFICIT)	428,264.73	

TOTAL SURPLUS/(DEFICIT)		224,986.72
TOTAL LIABILITIES & EQUITY		4,669,793.56
		=====

347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
11/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
173,014	192,241	(19,227)	4000	ASSESSMENT INCOME	1,902,033	2,114,651	(212,618)	2,306,892
58,622	64,089	(5,467)	4001	COMMERCIAL DUES	672,220	704,979	(32,759)	769,068
1,610	167	1,443	4030	INTEREST INCOME	18,951	1,837	17,114	2,000
0	1,250	(1,250)	4050	COLLECTION COST REIMBURSEMENT	6,701	13,750	(7,049)	15,000
50	167	(117)	4050FR	FILE REVIEW FEE	1,500	1,837	(337)	2,000
0	42	(42)	4050MU	MONITOR TRUSTEE SALE	475	462	13	504
0	167	(167)	4050RR	FILE TRANSFER FEES	3,611	1,837	1,774	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	400	275	125	300
(1)	2,083	(2,084)	4070	LATE FEE INCOME	19,366	22,913	(3,547)	25,000
105	0	105	4075	NSF FEE	1,505	900	605	900
4,401	10,000	(5,599)	4205	BUILDER ASSESSMENT	51,627	110,000	(58,373)	120,000
2,524	1,250	1,274	4900	VIOLATION FINES	14,885	13,750	1,135	15,000
0	83	(83)	4945	NEWSLETTER INCOME	0	913	(913)	1,000
0	0	0	4950	REBILL FEE	31,950	36,000	(4,050)	36,000
(79,167)	(79,166)	(1)	6010	GENERAL RESERVE TRANSFER	(870,833)	(870,826)	(7)	(950,000)
161,158	192,398	(31,240)		TOTAL INCOME	1,854,391	2,153,278	(298,887)	2,345,664
E X P E N S E S								
A D M I N I S T R A T I V E								
9,267	9,678	(411)	5000	MANAGEMENT FEE	98,875	106,458	(7,583)	116,136
3,181	3,024	157	5000RO	OFFICE LEASE	34,835	33,264	1,571	36,291
0	0	0	5005	RESERVE STUDY	2,390	2,390	0	2,390
29,114	25,833	3,281	5007w	SALARIES & BENEFITS	289,323	284,163	5,160	310,000
0	0	0	5009A	REBILL FEE EXPENSE	31,950	36,000	(4,050)	36,000
105	0	105	5009B	NSF FEE EXPENSE	1,505	900	605	900
3,165	3,833	(669)	5010	LEGAL EXPENSE	39,141	42,163	(3,022)	46,000
0	2,023	(2,023)	5014	'CC&R REVISIONS PROJECT	0	22,253	(22,253)	24,275
0	2,200	(2,200)	5020	LIEN/COLLECTION COST	33,678	24,200	9,478	26,400
50	167	(117)	5020F	FILE REVIEW FEE	1,500	1,837	(337)	2,000
0	42	(42)	5020M	MONITOR TRUSTEE SALE	475	462	13	500
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	3,611	3,212	399	3,500
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	400	300	100	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	385	385	0	420
61	0	61	5039	WEBSITE	671	1,000	(329)	1,000
7,589	7,500	89	5040	ADMINISTRATION	83,361	82,500	861	90,000
0	122	(122)	5046	NEWSLETTER	1,426	1,342	84	1,464
460	1,250	(790)	5047B	OFFICE EQUIPMENT RENTAL	6,763	13,750	(6,987)	15,000
276	398	(122)	5048	OFFICE EXPENSES	16,504	4,378	12,126	4,776
7,144	3,000	4,144	5052	PRINTING	8,459	3,000	5,459	3,000
780	1,033	(253)	5054	ARCHITECTURAL EXPENSE	7,440	11,363	(3,923)	12,400
0	0	0	5055	MEETING EXPENSE	31,979	19,000	12,979	19,000
1,413	500	913	5059	POSTAGE	2,542	5,500	(2,958)	6,000
0	208	(208)	5063	MILEAGE	0	2,288	(2,288)	2,500
0	417	(417)	5065	PROFESSIONAL FEES	4,600	4,587	13	5,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	0	0	5068	GIFTS	400	1,000	(600)	1,500
(7)	0	(7)	5070	PROPERTY TAXES	324	400	(76)	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	30,470	34,025	(3,555)	37,158
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	1,238	4,587	(3,350)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	(15,754)	0	(15,754)	0
65,430	65,155	275		TOTAL ADMINISTRATIVE	758,518	784,468	(25,950)	858,958

U T I L I T I E S



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 11/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
20,067	16,666	3,401	5100	WATER/SEWER	182,373	183,326	(953)	200,000
4,366	4,333	33	5120	ELECTRIC	41,551	47,663	(6,112)	52,000
0	30	(30)	5125	GAS	(114)	330	(444)	360
348	417	(69)	5151	TELEPHONE	3,322	4,587	(1,265)	5,000
279	267	12	5151B	INTERNET	4,016	2,937	1,079	3,200
0	75	(75)	5152	ALARM MONITORING	2,663	825	1,838	900
-----	-----	-----			-----	-----	-----	-----
25,060	21,788	3,272		TOTAL UTILITIES	233,811	239,668	(5,857)	261,460
LANDSCAPING								
104,059	104,059	0	5200	LANDSCAPE CONTRACT	1,144,651	1,144,649	2	1,248,710
0	0	0	5210	LANDSCAPE SUPPLIES/MATERIAL	0	5,000	(5,000)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	1,470	45,837	(44,367)	50,000
1,071	2,083	(1,012)	5220	IRRIGATION REPAIRS	7,089	22,913	(15,824)	25,000
0	167	(167)	5222	BACKFLOW INSPEC/RPRS	7,880	1,837	6,043	2,000
0	630	(630)	5228	EROSION CONTROL	0	6,930	(6,930)	7,564
0	2,640	(2,640)	5240	TREE TRIMMING/REMOVAL	20,339	29,040	(8,701)	31,677
-----	-----	-----			-----	-----	-----	-----
105,130	113,746	(8,616)		TOTAL LANDSCAPE	1,181,429	1,256,206	(74,777)	1,369,951
COMMON AREA								
0	833	(833)	5700	BUILDING MAINTENANCE	730	9,163	(8,433)	10,000
160	333	(173)	5700K	KEYS/LOCK REPAIR	8,516	3,663	4,853	4,000
0	1,208	(1,208)	5722	ELECTRIC REPAIRS/SUPPLIES	1,375	13,288	(11,913)	14,500
0	166	(166)	5740	SIGN MAINTENANCE	3,982	1,826	2,156	2,000
2,212	1,897	315	5769A	JANITORIAL	24,323	20,867	3,456	22,760
11	0	11	5770	GENERAL MAINTENANCE	11	0	11	0
0	2,083	(2,083)	5774	PET WASTE REMOVAL	16,775	22,913	(6,138)	25,000
886	1,909	(1,023)	5779CC	SECURITY PATROL	7,946	20,999	(13,053)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	750	2,750	(2,000)	3,000
779	833	(54)	5800	COMMON AREA MAINTENANCE/REPAIRS	13,601	9,163	4,438	10,000
0	500	(500)	5845	PARK MAINT	2,450	5,500	(3,050)	6,000
225	540	(315)	5850	EXTERMINATING	3,239	5,940	(2,701)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	6,963	(6,963)	7,600
-----	-----	-----			-----	-----	-----	-----
4,273	11,185	(6,912)		TOTAL COMMON AREA	83,697	123,035	(39,338)	134,244
-----	-----	-----			-----	-----	-----	-----
199,893	211,874	(11,981)		TOTAL OPERATING EXPENSES	2,257,455	2,403,377	(145,922)	2,624,613
-----	-----	-----			-----	-----	-----	-----
(38,735)	(19,476)	(19,259)		OPERATING FUND SURPLUS/(DEFICIT)	(403,063)	(250,099)	(152,964)	(278,949)
=====	=====	=====			=====	=====	=====	=====



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 11/30/2023

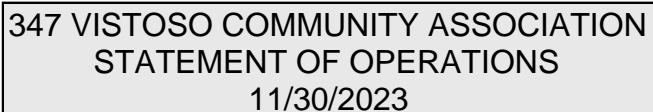
***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
I N C O M E								
79,167	79,167	0	7010	TRANSFER FROM OPERATING	870,833	870,837	(4)	950,000
11,290	2,083	9,207	7034	INTEREST RESERVE FUND	90,022	22,913	67,109	25,000
0	0	0	7069	GAIN (LOSS) ON INVESTMENTS	7,308	0	7,308	0
(795)	(1,000)	205	8537	BANK/INVESTMENT CHARGES	(8,642)	(11,000)	2,358	(12,000)
-----	-----	-----			-----	-----	-----	-----
89,662	80,250	9,412		TOTAL RESERVE INCOME	959,522	882,750	76,772	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
1,375	0	1,375	8578D	DRAINAGE	26,072	300,000	(273,928)	300,000
-----	-----	-----			-----	-----	-----	-----
1,375	0	1,375		TOTAL RESERVE EXPENDITURES	128,193	1,036,700	(908,507)	1,036,700
-----	-----	-----			-----	-----	-----	-----
88,287	80,250	8,037		RESERVE FUND SURPLUS/(DEFICIT)	831,328	(153,950)	985,278	(73,700)
=====	=====	=====			=====	=====	=====	=====



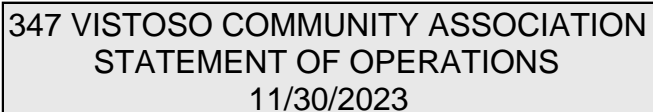
347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS
11/30/2023

Page: 1

	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	\$ 173,014	\$ 0	\$ 1,902,033
COMMERCIAL DUES	61,664	61,664	61,664	61,664	61,664	61,664	61,664	61,664	61,664	58,622	58,622	0	672,220
INTEREST INCOME	1,346	1,314	1,576	1,881	1,862	1,884	1,953	2,021	1,840	1,663	1,610	0	18,951
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	50	0	1,500
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	(1)	0	19,366
NSF FEE	420	105	(35)	175	(35)	0	385	0	35	350	105	0	1,505
BUILDER ASSESSMENT	4,952	4,952	4,952	4,749	4,749	4,749	4,575	4,575	4,575	4,401	4,401	0	51,627
VIOLATION FINES	106	1,837	203	1,290	1,134	628	843	1,512	5,391	(583)	2,524	0	14,885
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)	(79,167)	0	(870,833)
TOTAL INCOME	\$ 177,450	\$ 163,969	\$ 165,419	\$ 175,913	\$ 164,107	\$ 165,182	\$ 174,323	\$ 164,721	\$ 168,043	\$ 174,107	\$ 161,158	\$ 0	\$ 1,854,391
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	\$ 9,267	\$ 0	\$ 98,875
OFFICE LEASE	2,888	3,029	3,029	3,620	3,181	3,181	3,181	3,181	3,181	3,181	3,181	0	34,835
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	29,114	0	289,323
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	105	0	1,505
LEGAL EXPENSE	1,781	2,500	6,561	1,870	6,545	4,823	1,210	3,278	5,220	2,188	3,165	0	39,141
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	50	0	1,500
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	35	0	385
WEBSITE	61	61	61	61	61	61	61	61	61	61	61	0	671
ADMINISTRATION	7,549	7,560	7,568	7,580	7,576	7,703	7,483	7,584	7,584	7,585	7,589	0	83,361
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	460	0	6,763
OFFICE EXPENSES	5,878	141	6,070	238	488	220	641	391	56	2,106	276	0	16,504
PRINTING	0	0	605	0	0	711	0	0	0	0	7,144	0	8,459
ARCHITECTURAL EXPENSE	0	700	0	1,000	1,060	1,220	720	600	660	700	780	0	7,440
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	1,413	0	2,542
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	(7)	0	324
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	2,798	0	30,470
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	\$ 65,430	\$ 0	\$ 758,518
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	\$ 20,067	\$ 0	\$ 182,373
ELECTRIC	4,171	3,679	3,458	3,494	3,285	3,234	4,005	2,937	4,316	4,606	4,366	0	41,551
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	348	0	3,322
INTERNET	271	0	0	0	0	0	0	2,801	333	333	279	0	4,016
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	\$ 25,060	\$ 0	\$ 233,811
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	\$ 104,059	\$ 0	\$ 1,144,651
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	1,071	0	7,089
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	\$ 105,130	\$ 0	\$ 1,181,429
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	160	0	8,516
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	2,212	0	24,323
GENERAL MAINTENANCE	0	0	0	0	0	0	0	0	0	0	11	0	11
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	886	0	7,946
SEWAGE TREATMENT	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	779	0	13,601
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	225	0	3,239
	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
TOTAL COMMON AREA	\$ 5,221	\$ 4,137	\$ 7,970	\$ 5,551	\$ 7,438	\$ 10,278	\$ 15,056	\$ 8,202	\$ 6,495	\$ 9,078	\$ 4,273	\$ 0	\$ 83,697
	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	\$ 201,541	\$ 183,264	\$ 198,849	\$ 188,099	\$ 196,986	\$ 211,749	\$ 211,337	\$ 231,308	\$ 218,801	\$ 215,629	\$ 199,893	\$ 0	\$ 2,257,455
	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
OPERATING FUND SURPLUS/(DEFICIT)	\$ (24,091)	\$ (19,295)	\$ (33,431)	\$ (12,186)	\$ (32,878)	\$ (46,567)	\$ (37,014)	\$ (66,587)	\$ (50,758)	\$ (41,522)	\$ (38,735)	\$ 0	\$ (403,063)





347A VISTOSO- SIENA
BALANCE SHEET
11/30/2023

Page: 1

ASSETS

OPERATING FUNDS		
OPERATING - US BANK	1,530.32	

TOTAL OPERATING FUNDS		1,530.32
RESERVE FUNDS		
RESERVE US BANK MMA	231,023.23	

TOTAL RESERVE FUNDS		231,023.23
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	57.77	
ACCOUNTS RECEIVABLE - PARCELS	1,844.22	
PRE-LEGAL RECEIVABLE	125.00	
CONTINGENT PAYABLE	(125.00)	

TOTAL ACCOUNTS RECEIVABLE		1,901.99
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	100.01	
PREPAID EXPENSES	170.41	

TOTAL OTHER ASSETS		270.42

TOTAL ASSETS		234,725.96
		=====

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
PREPAID ASSESSMENTS	(1,891.02)	
PREPAID ASSESSMENTS - PARCELS	2,901.02	
UNEARNED REVENUE	3,900.00	

TOTAL OPERATING LIABILITIES		4,910.00
RESERVE		
ACCUMULATED GENERAL	203,078.61	



347A VISTOSO- SIENA BALANCE SHEET 11/30/2023

Page: 2

<hr/>		
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	27,944.62	

TOTAL RESERVE		231,023.23
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	4,299.44	
CURRENT YEAR RESERVE EQUITY	(27,944.62)	
CURRENT SURPLUS/(DEFICIT)	22,437.91	

TOTAL SURPLUS/(DEFICIT)		(1,207.27)

TOTAL LIABILITIES & EQUITY		234,725.96
		=====

347A VISTOSO- SIENA

STATEMENT OF REVENUES & EXPENSES

11/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
5,265	3,965	1,300	4000P	PARCEL ASSESSMENTS	44,655	43,615	1,040	47,580
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(23,042)	(23,034)	(8)	(25,137)
(234)	(234)	0	P6099	P/Y RSV ALLOCATIONS	(2,576)	(2,574)	(2)	(2,810)
-----	-----	-----			-----	-----	-----	-----
2,936	1,637	1,299		TOTAL INCOME	19,037	18,007	1,030	19,633
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
25	25	0	P5090	INSURANCE	261	275	(14)	300
0	0	0	P5099PY	P/Y ADJUSTMENT/EXP	45	0	45	0
-----	-----	-----			-----	-----	-----	-----
25	25	0		TOTAL ADMINISTRATIVE	306	275	31	300
U T I L I T I E S								
469	41	428	P5100	WATER/SEWER	3,179	459	2,720	500
47	50	(3)	P5120	ELECTRIC	512	550	(38)	600
-----	-----	-----			-----	-----	-----	-----
516	91	425		TOTAL UTILITIES	3,692	1,009	2,683	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	7,757	7,755	2	8,462
0	0	0	P5220	IRRIGATION REPAIRS	0	100	(100)	100
-----	-----	-----			-----	-----	-----	-----
705	705	0		TOTAL LANDSCAPE	9,603	7,855	1,748	8,562
P O O L / S P A / C L U B H O U S E								
2,975	160	2,815	P5350	FOUNTAIN MAINTENANCE	3,500	6,840	(3,340)	7,000
-----	-----	-----			-----	-----	-----	-----
2,975	160	2,815		TOTAL POOLS	3,500	6,840	(3,340)	7,000
G A T E S								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	2,600	2,860	(260)	3,120
0	133	(133)	P5511	GATE REPAIRS	788	1,463	(676)	1,600
112	105	7	P5517	GATE PHONE	1,113	1,155	(42)	1,260
-----	-----	-----			-----	-----	-----	-----
372	498	(126)		TOTAL GATES	4,501	5,478	(977)	5,980
C O M M O N A R E A								
85	75	10	P5739	STREET SWEEPING	852	825	27	900
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	2,090	1,463	627	1,600
-----	-----	-----			-----	-----	-----	-----
85	208	(123)		TOTAL COMMON AREA	2,942	2,288	654	2,500
-----	-----	-----			-----	-----	-----	-----
4,678	1,687	2,991		TOTAL OPERATING EXPENSES	24,544	23,745	799	25,442
-----	-----	-----			-----	-----	-----	-----
(1,742)	(50)	(1,692)		OPERATING FUND SURPLUS/(DEFICIT)	(5,507)	(5,738)	231	(5,809)
=====	=====	=====			=====	=====	=====	=====



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
11/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
I N C O M E								
2,095	2,094	1	P7010	PARCEL TRANSFER TO RESERVES	23,042	23,034	8	25,137
738	12	726	P7034	INTEREST RESERVE FUNDS	5,192	132	5,060	150
234	234	0	P7099	P/Y RSV ALLOCATIONS	2,576	2,574	2	2,810
-----	-----	-----			-----	-----	-----	-----
3,066	2,340	726		TOTAL RESERVE INCOME	30,810	25,740	5,070	28,097
-----	-----	-----			-----	-----	-----	-----
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
-----	-----	-----			-----	-----	-----	-----
0	0	0		TOTAL RESERVE EXPENDITURES	2,865	10,000	(7,135)	10,000
-----	-----	-----			-----	-----	-----	-----
3,066	2,340	726		RESERVE FUND SURPLUS/(DEFICIT)	27,945	15,740	12,205	18,097
=====	=====	=====			=====	=====	=====	=====



347A VISTOSO- SIENA STATEMENT OF OPERATIONS 11/30/2023

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
INCOME													
PARCEL ASSESSMENTS	\$ 3,835	\$ 3,835	\$ 4,420	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 5,265	\$ 0	\$ 44,655
GENERAL RESERVE TRANSFER	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	0	(23,042)
P/Y RSV ALLOCATIONS	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	0	(2,576)
TOTAL INCOME	\$ 1,506	\$ 1,506	\$ 2,091	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 2,936	\$ 0	\$ 19,037
EXPENSES													
ADMINISTRATIVE													
INSURANCE	\$ 21	\$ 21	\$ 21	\$ 23	\$ 27	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 0	\$ 261
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	\$ 25	\$ 0	\$ 306
UTILITIES													
WATER/SEWER	\$ 286	\$ 180	\$ 170	\$ 184	\$ 189	\$ 213	\$ 204	\$ 422	\$ 431	\$ 431	\$ 469	\$ 0	\$ 3,179
ELECTRIC	40	46	50	47	47	47	47	47	47	47	47	0	512
TOTAL UTILITIES	\$ 326	\$ 226	\$ 220	\$ 231	\$ 236	\$ 260	\$ 251	\$ 469	\$ 478	\$ 478	\$ 516	\$ 0	\$ 3,692
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	705	0	7,757
TOTAL LANDSCAPE	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 2,552	\$ 705	\$ 705	\$ 705	\$ 0	\$ 9,603
POOL/SPA/CLUBHOUSE													
FOUNTAIN MAINTENANCE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 200	\$ 200	\$ 200	\$ 2,975	\$ 0	\$ 3,500
TOTAL POOLS/SPA/CLUBHOUSE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 200	\$ 200	\$ 200	\$ 2,975	\$ 0	\$ 3,500
GATES													
GATE MAINTENANCE CONTRACT	\$ 0	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 2,600
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	112	0	1,113
TOTAL GATES	\$ 120	\$ 500	\$ 370	\$ 490	\$ 260	\$ 480	\$ 621	\$ 371	\$ 548	\$ 371	\$ 372	\$ 0	\$ 4,501
COMMON AREA													
STREET SWEEPING	\$ 0	\$ 0	\$ 256	\$ 0	\$ 256	\$ 0	\$ 0	\$ 256	\$ 0	\$ 0	\$ 85	\$ 0	\$ 852
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	\$ 85	\$ 0	\$ 2,942
TOTAL OPERATING EXPENSES	\$ (164)	\$ 1,451	\$ 1,771	\$ 1,650	\$ 1,883	\$ 1,670	\$ 2,127	\$ 5,697	\$ 2,001	\$ 1,779	\$ 4,678	\$ 0	\$ 24,544
OPERATING FUND SURPLUS/(DEFICIT)	\$ 1,670	\$ 55	\$ 320	\$ (79)	\$ (312)	\$ (99)	\$ (555)	\$ (4,126)	\$ (430)	\$ (208)	\$ (1,742)	\$ 0	\$ (5,507)



347A VISTOSO- SIENA STATEMENT OF OPERATIONS 11/30/2023

	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	\$ 2,095	\$ 0	\$ 23,042
INTEREST RESERVE FUNDS	18	67	86	121	627	655	687	725	716	752	738	0	5,192
P/Y RSV ALLOCATIONS	234	234	234	234	234	234	234	234	234	234	234	0	2,576
TOTAL RESERVE INCOME	\$ 2,347	\$ 2,396	\$ 2,415	\$ 2,450	\$ 2,956	\$ 2,984	\$ 3,016	\$ 3,053	\$ 3,045	\$ 3,080	\$ 3,066	\$ 0	\$ 30,810
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	\$ 3,066	\$ 0	\$ 27,945



347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 11/30/2023

Page: 1

ASSETS**OPERATING FUNDS**

US BANK - OPERATING CHECKING

27,404.91

US BANK SAVINGS

454,650.89

TOTAL OPERATING FUNDS

482,055.80

RESERVE FUNDS

RESERVE US BANK MMA

711,116.08

MORGAN STANLEY

3,548,339.20

RESERVES - ACCRUED INTEREST

17,649.59

UNREALIZED RSV GAIN/LOSS

(98,028.30)

TOTAL RESERVE FUNDS

4,179,076.57

DEPOSITS

REFUNDABLE DEPOSITS SECURITY DEPOSITS

3,024.22

TOTAL DEPOSITS

3,024.22

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE

333,237.36

ACCOUNTS RECEIVABLE - PARCELS

1,844.22

PRE-LEGAL RECEIVABLE

53,752.48

CONTINGENT PAYABLE

(53,752.48)

ALLOWANCE FOR DOUBTFUL ACCOUNTS

(118,952.86)

TOTAL ACCOUNTS RECEIVABLE

216,128.72

OTHER ASSETS

PREPAID EXPENSE INSURANCE

11,292.29

PREPAID EXPENSES

12,941.92

TOTAL OTHER ASSETS

24,234.21

TOTAL ASSETS

4,904,519.52

LIABILITIES & EQUITY



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 11/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
173,014	192,241	(19,227)	4000	ASSESSMENT INCOME	1,902,033	2,114,651	(212,618)	2,306,892
5,265	3,965	1,300	4000P	PARCEL ASSESSMENTS	44,655	43,615	1,040	47,580
58,622	64,089	(5,467)	4001	COMMERCIAL DUES	672,220	704,979	(32,759)	769,068
1,610	167	1,443	4030	INTEREST INCOME	18,951	1,837	17,114	2,000
0	1,250	(1,250)	4050	COLLECTION COST REIMBURSEMENT	6,701	13,750	(7,049)	15,000
50	167	(117)	4050FR	FILE REVIEW FEE	1,500	1,837	(337)	2,000
0	42	(42)	4050MU	MONITOR TRUSTEE SALE	475	462	13	504
0	167	(167)	4050RR	FILE TRANSFER FEES	3,611	1,837	1,774	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	400	275	125	300
(1)	2,083	(2,084)	4070	LATE FEE INCOME	19,366	22,913	(3,547)	25,000
105	0	105	4075	NSF FEE	1,505	900	605	900
4,401	10,000	(5,599)	4205	BUILDER ASSESSMENT	51,627	110,000	(58,373)	120,000
2,524	1,250	1,274	4900	VIOLATION FINES	14,885	13,750	1,135	15,000
0	83	(83)	4945	NEWSLETTER INCOME	0	913	(913)	1,000
0	0	0	4950	REBILL FEE	31,950	36,000	(4,050)	36,000
(79,167)	(79,166)	(1)	6010	GENERAL RESERVE TRANSFER	(870,833)	(870,826)	(7)	(950,000)
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(23,042)	(23,034)	(8)	(25,137)
(234)	(234)	0	P6099	P/Y RSV ALLOCATIONS	(2,576)	(2,574)	(2)	(2,810)
-----	-----	-----			-----	-----	-----	-----
164,094	194,035	(29,941)		TOTAL INCOME	1,873,428	2,171,285	(297,857)	2,365,297
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
9,267	9,678	(411)	5000	MANAGEMENT FEE	98,875	106,458	(7,583)	116,136
3,181	3,024	157	5000RO	OFFICE LEASE	34,835	33,264	1,571	36,291
0	0	0	5005	RESERVE STUDY	2,390	2,390	0	2,390
29,114	25,833	3,281	5007w	SALARIES & BENEFITS	289,323	284,163	5,160	310,000
0	0	0	5009A	REBILL FEE EXPENSE	31,950	36,000	(4,050)	36,000
105	0	105	5009B	NSF FEE EXPENSE	1,505	900	605	900
3,165	3,833	(669)	5010	LEGAL EXPENSE	39,141	42,163	(3,022)	46,000
0	2,023	(2,023)	5014	'CC&R REVISIONS PROJECT	0	22,253	(22,253)	24,275
0	2,200	(2,200)	5020	LIEN/COLLECTION COST	33,678	24,200	9,478	26,400
50	167	(117)	5020F	FILE REVIEW FEE	1,500	1,837	(337)	2,000
0	42	(42)	5020M	MONITOR TRUSTEE SALE	475	462	13	500
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	3,611	3,212	399	3,500
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	400	300	100	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	385	385	0	420
61	0	61	5039	WEBSITE	671	1,000	(329)	1,000
7,589	7,500	89	5040	ADMINISTRATION	83,361	82,500	861	90,000
0	122	(122)	5046	NEWSLETTER	1,426	1,342	84	1,464
460	1,250	(790)	5047B	OFFICE EQUIPMENT RENTAL	6,763	13,750	(6,987)	15,000
276	398	(122)	5048	OFFICE EXPENSES	16,504	4,378	12,126	4,776
7,144	3,000	4,144	5052	PRINTING	8,459	3,000	5,459	3,000
780	1,033	(253)	5054	ARCHITECTURAL EXPENSE	7,440	11,363	(3,923)	12,400
0	0	0	5055	MEETING EXPENSE	31,979	19,000	12,979	19,000
1,413	500	913	5059	POSTAGE	2,542	5,500	(2,958)	6,000
0	208	(208)	5063	MILEAGE	0	2,288	(2,288)	2,500
0	417	(417)	5065	PROFESSIONAL FEES	4,600	4,587	13	5,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	0	0	5068	GIFTS	400	1,000	(600)	1,500
(7)	0	(7)	5070	PROPERTY TAXES	324	400	(76)	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	30,470	34,025	(3,555)	37,158
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	1,238	4,587	(3,350)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	(15,754)	0	(15,754)	0
25	25	0	P5090	INSURANCE	261	275	(14)	300
0	0	0	P5099PY	P/Y ADJUSTMENT/EXP	45	0	45	0
-----	-----	-----			-----	-----	-----	-----
65,455	65,180	275		TOTAL ADMINISTRATIVE	758,824	784,743	(25,919)	859,258



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 11/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
UTILITIES								
20,067	16,666	3,401	5100	WATER/SEWER	182,373	183,326	(953)	200,000
4,366	4,333	33	5120	ELECTRIC	41,551	47,663	(6,112)	52,000
0	30	(30)	5125	GAS	(114)	330	(444)	360
348	417	(69)	5151	TELEPHONE	3,322	4,587	(1,265)	5,000
279	267	12	5151B	INTERNET	4,016	2,937	1,079	3,200
0	75	(75)	5152	ALARM MONITORING	2,663	825	1,838	900
469	41	428	P5100	WATER/SEWER	3,179	459	2,720	500
47	50	(3)	P5120	ELECTRIC	512	550	(38)	600
-----	-----	-----			-----	-----	-----	-----
25,576	21,879	3,697		TOTAL UTILITIES	237,503	240,677	(3,174)	262,560
LANDSCAPING								
104,059	104,059	0	5200	LANDSCAPE CONTRACT	1,144,651	1,144,649	2	1,248,710
0	0	0	5210	LANDSCAPE SUPPLIES/MATERIAL	0	5,000	(5,000)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	3,317	45,837	(42,521)	50,000
1,071	2,083	(1,012)	5220	IRRIGATION REPAIRS	7,089	22,913	(15,824)	25,000
0	167	(167)	5222	BACKFLOW INSPEC/RPRS	7,880	1,837	6,043	2,000
0	630	(630)	5228	EROSION CONTROL	0	6,930	(6,930)	7,564
0	2,640	(2,640)	5240	TREE TRIMMING/REMOVAL	20,339	29,040	(8,701)	31,677
705	705	0	P5200	LANDSCAPE CONTRACT	7,757	7,755	2	8,462
0	0	0	P5220	IRRIGATION REPAIRS	0	100	(100)	100
-----	-----	-----			-----	-----	-----	-----
105,835	114,451	(8,616)		TOTAL LANDSCAPE	1,191,032	1,264,061	(73,029)	1,378,513
POOL / SPA / CLUBHOUSE								
2,975	160	2,815	P5350	FOUNTAIN MAINTENANCE	3,500	6,840	(3,340)	7,000
-----	-----	-----			-----	-----	-----	-----
2,975	160	2,815		TOTAL POOLS	3,500	6,840	(3,340)	7,000
GATES								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	2,600	2,860	(260)	3,120
0	133	(133)	P5511	GATE REPAIRS	788	1,463	(676)	1,600
112	105	7	P5517	GATE PHONE	1,113	1,155	(42)	1,260
-----	-----	-----			-----	-----	-----	-----
372	498	(126)		TOTAL GATES	4,501	5,478	(977)	5,980
COMMON AREA								
0	833	(833)	5700	BUILDING MAINTENANCE	730	9,163	(8,433)	10,000
160	333	(173)	5700K	KEYS/LOCK REPAIR	8,516	3,663	4,853	4,000
0	1,208	(1,208)	5722	ELECTRIC REPAIRS/SUPPLIES	1,375	13,288	(11,913)	14,500
0	166	(166)	5740	SIGN MAINTENANCE	3,982	1,826	2,156	2,000
2,212	1,897	315	5769A	JANITORIAL	24,323	20,867	3,456	22,760
11	0	11	5770	GENERAL MAINTENANCE	11	0	11	0
0	2,083	(2,083)	5774	PET WASTE REMOVAL	16,775	22,913	(6,138)	25,000
886	1,909	(1,023)	5779CC	SECURITY PATROL	7,946	20,999	(13,053)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	750	2,750	(2,000)	3,000
779	833	(54)	5800	COMMON AREA MAINTENANCE/REPAIRS	13,601	9,163	4,438	10,000
0	500	(500)	5845	PARK MAINT	2,450	5,500	(3,050)	6,000
225	540	(315)	5850	EXTERMINATING	3,239	5,940	(2,701)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	6,963	(6,963)	7,600
85	75	10	P5739	STREET SWEEPING	852	825	27	900
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	2,090	1,463	627	1,600
-----	-----	-----			-----	-----	-----	-----
4,358	11,393	(7,035)		TOTAL COMMON AREA	86,639	125,323	(38,684)	136,744
-----	-----	-----			-----	-----	-----	-----
204,571	213,561	(8,990)		TOTAL OPERATING EXPENSES	2,281,999	2,427,122	(145,123)	2,650,055
-----	-----	-----			-----	-----	-----	-----
(40,478)	(19,526)	(20,952)		OPERATING FUND SURPLUS/(DEFICIT)	(408,570)	(255,837)	(152,733)	(284,758)



347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
11/30/2023

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



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 11/30/2023

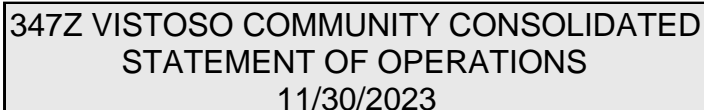
***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
I N C O M E								
79,167	79,167	0	7010	TRANSFER FROM OPERATING	870,833	870,837	(4)	950,000
11,290	2,083	9,207	7034	INTEREST RESERVE FUND	90,022	22,913	67,109	25,000
0	0	0	7069	GAIN (LOSS) ON INVESTMENTS	7,308	0	7,308	0
2,095	2,094	1	P7010	PARCEL TRANSFER TO RESERVES	23,042	23,034	8	25,137
738	12	726	P7034	INTEREST RESERVE FUNDS	5,192	132	5,060	150
(795)	(1,000)	205	8537	BANK/INVESTMENT CHARGES	(8,642)	(11,000)	2,358	(12,000)
234	234	0	P7099	P/Y RSV ALLOCATIONS	2,576	2,574	2	2,810
-----	-----	-----			-----	-----	-----	-----
92,728	82,590	10,138		TOTAL RESERVE INCOME	990,331	908,490	81,841	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
1,375	0	1,375	8578D	DRAINAGE	26,072	300,000	(273,928)	300,000
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	2,480	10,000	(7,520)	10,000
-----	-----	-----			-----	-----	-----	-----
1,375	0	1,375		TOTAL RESERVE EXPENDITURES	131,058	1,046,700	(915,642)	1,046,700
-----	-----	-----			-----	-----	-----	-----
91,353	82,590	8,763		RESERVE FUND SURPLUS/(DEFICIT)	859,273	(138,210)	997,483	(55,603)
=====	=====	=====			=====	=====	=====	=====

[illegible]



347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF OPERATIONS
11/30/2023

	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	\$ 105,835	\$ 0	\$ 1,191,032
POOL/SPA/CLUBHOUSE													
FOUNTAIN MAINTENANCE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 200	\$ 200	\$ 200	\$ 2,975	\$ 0	\$ 3,500
TOTAL POOLS/SPA/CLUBHOUSE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 200	\$ 200	\$ 200	\$ 2,975	\$ 0	\$ 3,500
GATES													
GATE MAINTENANCE CONTRACT	\$ 0	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 2,600
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	112	0	1,113
TOTAL GATES	\$ 120	\$ 500	\$ 370	\$ 490	\$ 260	\$ 480	\$ 621	\$ 371	\$ 548	\$ 371	\$ 372	\$ 0	\$ 4,501
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	160	0	8,516
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	2,212	0	24,323
GENERAL MAINTENANCE	0	0	0	0	0	0	0	0	0	0	11	0	11
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	886	0	7,946
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	779	0	13,601
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	225	0	3,239
STREET SWEEPING	0	0	256	0	256	0	0	256	0	0	85	0	852
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	\$ 4,358	\$ 0	\$ 86,639
TOTAL OPERATING EXPENSES	\$ 201,377	\$ 184,715	\$ 200,620	\$ 189,749	\$ 198,869	\$ 213,419	\$ 213,463	\$ 237,005	\$ 220,802	\$ 217,408	\$ 204,571	\$ 0	\$ 2,281,999
OPERATING FUND SURPLUS/(DEFICIT)	\$ (22,421)	\$ (19,240)	\$ (33,110)	\$ (12,264)	\$ (33,191)	\$ (46,666)	\$ (37,569)	\$ (70,713)	\$ (51,187)	\$ (41,730)	\$ (40,478)	\$ 0	\$ (408,570)





347 VISTOSO COMMUNITY ASSOCIATION BALANCE SHEET 12/31/2023

Page: 1

ASSETS

OPERATING FUNDS
OPERATING - US BANK
US BANK SAVINGS
DUE FROM RESERVES

219,630.58
376,848.66
250.00

TOTAL OPERATING FUNDS

596,729.24

RESERVE FUNDS
DUE TO OPERATING
RESERVE US BANK MMA
MORGAN STANLEY
RESERVES - ACCRUED INTEREST
UNREALIZED RSV GAIN/LOSS

(250.00)
549,674.46
3,546,713.73
29,768.69
(54,716.10)

TOTAL RESERVE FUNDS

4,071,190.78

DEPOSITS
REFUNDABLE DEPOSITS SECURITY DEPOSITS

3,024.22

TOTAL DEPOSITS

3,024.22

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE
PRE-LEGAL RECEIVABLE
CONTINGENT PAYABLE
ALLOWANCE FOR DOUBTFUL ACCOUNTS

306,884.93
49,411.88
(49,411.88)
(120,604.83)

TOTAL ACCOUNTS RECEIVABLE

186,280.10

OTHER ASSETS
PREPAID EXPENSE INSURANCE
PREPAID EXPENSES

8,394.19
12,710.47

TOTAL OTHER ASSETS

21,104.66

TOTAL ASSETS

4,878,329.00
=====



347 VISTOSO COMMUNITY ASSOCIATION BALANCE SHEET 12/31/2023

Page: 2

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(113.87)	
ACCRUED EXPENSES	55,309.27	
PREPAID ASSESSMENTS	506,881.17	
REFUNDABLE DEPOSIT KEYS	10,200.00	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		622,650.19
RESERVE		
ACCUMULATED GENERAL	3,130,023.01	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	911,153.46	
UNREALIZED GAIN/LOSS INVESTMENTS	(54,716.10)	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		4,071,190.78
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	628,050.21	
CURRENT YEAR RESERVE EQUITY	(911,153.46)	
CURRENT SURPLUS/(DEFICIT)	467,591.28	

TOTAL SURPLUS/(DEFICIT)		184,488.03

TOTAL LIABILITIES & EQUITY		4,878,329.00
		=====

**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
12/31/2023**

***** 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	2,074,873	2,306,892	(232,019)	2,306,892
58,622	64,089	(5,467)	4001	COMMERCIAL DUES	730,842	769,068	(38,226)	769,068
1,364	163	1,201	4030	INTEREST INCOME	20,316	2,000	18,316	2,000
0	1,250	(1,250)	4050	COLLECTION COST REIMBURSEMENT	6,701	15,000	(8,299)	15,000
250	163	87	4050FR	FILE REVIEW FEE	1,750	2,000	(250)	2,000
0	42	(42)	4050MU	MONITOR TRUSTEE SALE	475	504	(29)	504
0	163	(163)	4050RR	FILE TRANSFER FEES	3,611	2,000	1,611	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	400	300	100	300
(10)	2,087	(2,097)	4070	LATE FEE INCOME	19,357	25,000	(5,643)	25,000
35	0	35	4075	NSF FEE	1,540	900	640	900
4,401	10,000	(5,599)	4205	BUILDER ASSESSMENT	56,028	120,000	(63,972)	120,000
1,418	1,250	168	4900	VIOLATION FINES	16,303	15,000	1,303	15,000
225	0	225	4922	KEYS	225	0	225	0
0	87	(87)	4945	NEWSLETTER INCOME	0	1,000	(1,000)	1,000
(30)	0	(30)	4950	REBILL FEE	31,920	36,000	(4,080)	36,000
(79,167)	(79,174)	7	6010	GENERAL RESERVE TRANSFER	(950,000)	(950,000)	0	(950,000)
159,949	192,386	(32,437)		TOTAL INCOME	2,014,340	2,345,664	(331,324)	2,345,664
E X P E N S E S								
A D M I N I S T R A T I V E								
9,269	9,678	(409)	5000	MANAGEMENT FEE	108,144	116,136	(7,992)	116,136
3,181	3,027	154	5000RO	OFFICE LEASE	38,016	36,291	1,725	36,291
0	0	0	5005	RESERVE STUDY	2,390	2,390	0	2,390
25,930	25,837	93	5007w	SALARIES & BENEFITS	315,254	310,000	5,254	310,000
(30)	0	(30)	5009A	REBILL FEE EXPENSE	31,920	36,000	(4,080)	36,000
35	0	35	5009B	NSF FEE EXPENSE	1,540	900	640	900
1,410	3,837	(2,428)	5010	LEGAL EXPENSE	40,550	46,000	(5,450)	46,000
0	2,022	(2,022)	5014	'CC&R REVISIONS PROJECT	0	24,275	(24,275)	24,275
125	2,200	(2,075)	5020	LIEN/COLLECTION COST	33,803	26,400	7,403	26,400
250	163	87	5020F	FILE REVIEW FEE	1,750	2,000	(250)	2,000
0	38	(38)	5020M	MONITOR TRUSTEE SALE	475	500	(25)	500
0	288	(288)	5020RR	FILE TRANSFER FEE EXPENSE	3,611	3,500	111	3,500
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	400	300	100	300
1,250	0	1,250	5030	AUDIT/TAX PREPARATION	21,750	10,500	11,250	10,500
0	0	0	5033F	ADVERTISING	524	1,500	(976)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	420	420	0	420
61	0	61	5039	WEBSITE	732	1,000	(268)	1,000
7,592	7,500	92	5040	ADMINISTRATION	90,952	90,000	952	90,000
143	122	21	5046	NEWSLETTER	1,568	1,464	104	1,464
392	1,250	(858)	5047B	OFFICE EQUIPMENT RENTAL	7,155	15,000	(7,845)	15,000
334	398	(64)	5048	OFFICE EXPENSES	16,838	4,776	12,062	4,776
0	0	0	5052	PRINTING	8,459	3,000	5,459	3,000
500	1,037	(537)	5054	ARCHITECTURAL EXPENSE	7,940	12,400	(4,460)	12,400
0	0	0	5055	MEETING EXPENSE	31,979	19,000	12,979	19,000
1,818	500	1,318	5059	POSTAGE	4,360	6,000	(1,640)	6,000
0	212	(212)	5063	MILEAGE	0	2,500	(2,500)	2,500
0	413	(413)	5065	PROFESSIONAL FEES	4,600	5,000	(400)	5,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
300	500	(200)	5068	GIFTS	700	1,500	(800)	1,500
0	0	0	5070	PROPERTY TAXES	324	400	(76)	400
0	0	0	5080	CORPORATE TAXES	0	5,000	(5,000)	5,000
2,086	6,887	(4,801)	5088	BAD DEBT EXPENSE	21,088	27,548	(6,460)	27,548
2,798	3,133	(335)	5090	INSURANCE	33,269	37,158	(3,889)	37,158
0	5,000	(5,000)	5090D	INSURANCE DEDUCTIBLE	0	5,000	(5,000)	5,000
0	413	(413)	5099	MISCELLANEOUS EXPENSE	1,238	5,000	(3,763)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	(15,754)	0	(15,754)	0
57,478	74,490	(17,012)		TOTAL ADMINISTRATIVE	815,996	858,958	(42,962)	858,958

U T I L I T I E S



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 12/31/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
14,851	16,674	(1,823)	5100	WATER/SEWER	197,225	200,000	(2,776)	200,000
4,291	4,337	(46)	5120	ELECTRIC	45,842	52,000	(6,158)	52,000
0	30	(30)	5125	GAS	(114)	360	(474)	360
278	413	(135)	5151	TELEPHONE	3,600	5,000	(1,400)	5,000
348	263	85	5151B	INTERNET	4,364	3,200	1,164	3,200
156	75	81	5152	ALARM MONITORING	2,819	900	1,919	900
-----	-----	-----			-----	-----	-----	-----
19,925	21,792	(1,867)		TOTAL UTILITIES	253,736	261,460	(7,724)	261,460
LANDSCAPING								
104,059	104,061	(2)	5200	LANDSCAPE CONTRACT	1,248,710	1,248,710	0	1,248,710
814	0	814	5210	LANDSCAPE SUPPLIES/MATERIAL	814	5,000	(4,186)	5,000
1,497	4,163	(2,666)	5218	MAJOR PROJECTS	2,967	50,000	(47,033)	50,000
0	2,087	(2,087)	5220	IRRIGATION REPAIRS	7,089	25,000	(17,911)	25,000
0	163	(163)	5222	BACKFLOW INSPEC/RPRS	7,880	2,000	5,880	2,000
5,940	634	5,306	5228	EROSION CONTROL	5,940	7,564	(1,624)	7,564
0	2,637	(2,637)	5240	TREE TRIMMING/REMOVAL	20,339	31,677	(11,338)	31,677
-----	-----	-----			-----	-----	-----	-----
112,309	113,745	(1,436)		TOTAL LANDSCAPE	1,293,738	1,369,951	(76,213)	1,369,951
COMMON AREA								
365	837	(472)	5700	BUILDING MAINTENANCE	1,095	10,000	(8,905)	10,000
0	337	(337)	5700K	KEYS/LOCK REPAIR	8,516	4,000	4,516	4,000
2,530	1,212	1,318	5722	ELECTRIC REPAIRS/SUPPLIES	3,905	14,500	(10,595)	14,500
0	174	(174)	5740	SIGN MAINTENANCE	3,982	2,000	1,982	2,000
2,212	1,893	319	5769A	JANITORIAL	26,534	22,760	3,774	22,760
0	0	0	5770	GENERAL MAINTENANCE	11	0	11	0
1,908	2,087	(179)	5774	PET WASTE REMOVAL	18,683	25,000	(6,317)	25,000
406	1,905	(1,499)	5779CC	SECURITY PATROL	8,352	22,904	(14,552)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	750	3,000	(2,250)	3,000
65	837	(772)	5800	COMMON AREA MAINTENANCE/REPAIRS	13,666	10,000	3,666	10,000
3,250	500	2,750	5845	PARK MAINT	5,700	6,000	(300)	6,000
0	540	(540)	5850	EXTERMINATING	3,239	6,480	(3,241)	6,480
0	637	(637)	5895	TENNIS COURT MAINTENANCE	0	7,600	(7,600)	7,600
-----	-----	-----			-----	-----	-----	-----
10,735	11,209	(474)		TOTAL COMMON AREA	94,433	134,244	(39,811)	134,244
-----	-----	-----			-----	-----	-----	-----
200,447	221,236	(20,789)		TOTAL OPERATING EXPENSES	2,457,902	2,624,613	(166,711)	2,624,613
-----	-----	-----			-----	-----	-----	-----
(40,499)	(28,850)	(11,649)		OPERATING FUND SURPLUS/(DEFICIT)	(443,562)	(278,949)	(164,613)	(278,949)
=====	=====	=====			=====	=====	=====	=====



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 12/31/2023

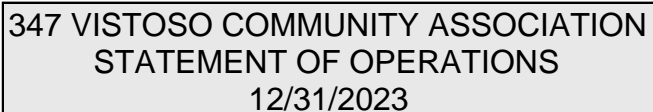
***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
I N C O M E								
79,167	79,163	4	7010	TRANSFER FROM OPERATING	950,000	950,000	0	950,000
15,504	2,087	13,417	7034	INTEREST RESERVE FUND	105,527	25,000	80,527	25,000
(2,454)	0	(2,454)	7069	GAIN (LOSS) ON INVESTMENTS	4,854	0	4,854	0
(841)	(1,000)	159	8537	BANK/INVESTMENT CHARGES	(9,484)	(12,000)	2,516	(12,000)
-----	-----	-----			-----	-----	-----	-----
91,375	80,250	11,125		TOTAL RESERVE INCOME	1,050,897	963,000	87,897	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
11,550	0	11,550	8578D	DRAINAGE	37,622	300,000	(262,378)	300,000
-----	-----	-----			-----	-----	-----	-----
11,550	0	11,550		TOTAL RESERVE EXPENDITURES	139,743	1,036,700	(896,957)	1,036,700
-----	-----	-----			-----	-----	-----	-----
79,825	80,250	(425)		RESERVE FUND SURPLUS/(DEFICIT)	911,153	(73,700)	984,853	(73,700)
=====	=====	=====			=====	=====	=====	=====

[illegible]



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF OPERATIONS 12/31/2023

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
BUILDING MAINTENANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 365	\$ 0	\$ 0	\$ 0	\$ 0	\$ 365	\$ 0	\$ 365	\$ 1,095
KEYS/LOCK REPAIR	0	625	625	0	158	299	5,499	651	200	299	160	0	8,516
ELECTRIC REPAIRS/SUPPLIES	0	0	185	0	54	0	860	276	0	0	0	2,530	3,905
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	2,212	2,212	26,534
GENERAL MAINTENANCE	0	0	0	0	0	0	0	0	0	0	11	0	11
PET WASTE REMOVAL	1,678	0	3,355	0	1,678	3,355	1,678	1,678	0	3,355	0	1,908	18,683
SECURITY PATROL	886	406	406	526	646	1,006	1,126	646	286	1,126	886	406	8,352
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	779	65	13,666
PARK MAINT	0	0	0	1,633	408	408	0	0	0	0	0	3,250	5,700
EXTERMINATING	396	0	402	0	140	262	675	450	280	411	225	0	3,239
TOTAL COMMON AREA	\$ 5,221	\$ 4,137	\$ 7,970	\$ 5,551	\$ 7,438	\$ 10,278	\$ 15,056	\$ 8,202	\$ 6,495	\$ 9,078	\$ 4,273	\$ 10,735	\$ 94,433
TOTAL OPERATING EXPENSES	\$ 201,541	\$ 183,264	\$ 198,849	\$ 188,099	\$ 196,986	\$ 211,749	\$ 211,337	\$ 231,308	\$ 218,801	\$ 215,629	\$ 199,893	\$ 200,447	\$ 2,457,902
OPERATING FUND SURPLUS/(DEFICIT)	\$ (24,091)	\$ (19,295)	\$ (33,431)	\$ (12,186)	\$ (32,878)	\$ (46,567)	\$ (37,014)	\$ (66,587)	\$ (50,758)	\$ (41,522)	\$ (38,735)	\$ (40,499)	\$ (443,562)





347A VISTOSO- SIENA
BALANCE SHEET
12/31/2023

Page: 1

ASSETS

OPERATING FUNDS		
OPERATING - US BANK	1,641.50	

TOTAL OPERATING FUNDS		1,641.50
RESERVE FUNDS		
RESERVE US BANK MMA	234,124.57	

TOTAL RESERVE FUNDS		234,124.57
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	57.77	
ACCOUNTS RECEIVABLE - PARCELS	1,844.22	
PRE-LEGAL RECEIVABLE	295.00	
CONTINGENT PAYABLE	(295.00)	

TOTAL ACCOUNTS RECEIVABLE		1,901.99
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	75.01	
PREPAID EXPENSES	85.21	

TOTAL OTHER ASSETS		160.22

TOTAL ASSETS		237,828.28
		=====

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
PREPAID ASSESSMENTS	(506.02)	
PREPAID ASSESSMENTS - PARCELS	5,481.02	

TOTAL OPERATING LIABILITIES		4,975.00
RESERVE		
ACCUMULATED GENERAL	203,078.61	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	31,045.96	



347A VISTOSO- SIENA BALANCE SHEET 12/31/2023

Page: 2

<hr/>		
TOTAL RESERVE	-----	234,124.57
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	4,299.44	
CURRENT YEAR RESERVE EQUITY	(31,045.96)	
CURRENT SURPLUS/(DEFICIT)	25,475.23	

TOTAL SURPLUS/(DEFICIT)		(1,271.29)

TOTAL LIABILITIES & EQUITY		237,828.28
		=====

347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
12/31/2023

***** 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	48,555	47,580	975	47,580
(2,095)	(2,103)	8	P6010	GENERAL RESERVE TRANSFER	(25,137)	(25,137)	0	(25,137)
(234)	(236)	2	P6099	P/Y RSV ALLOCATIONS	(2,810)	(2,810)	0	(2,810)
-----	-----	-----			-----	-----	-----	-----
1,571	1,626	(55)		TOTAL INCOME	20,608	19,633	975	19,633
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
25	25	0	P5090	INSURANCE	286	300	(14)	300
0	0	0	P5099PY	P/Y ADJUSTMENT/EXP	45	0	45	0
-----	-----	-----			-----	-----	-----	-----
25	25	0		TOTAL ADMINISTRATIVE	331	300	31	300
U T I L I T I E S								
401	41	360	P5100	WATER/SEWER	3,581	500	3,081	500
47	50	(3)	P5120	ELECTRIC	559	600	(41)	600
-----	-----	-----			-----	-----	-----	-----
448	91	357		TOTAL UTILITIES	4,140	1,100	3,040	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	707	(2)	P5200	LANDSCAPE CONTRACT	8,462	8,462	0	8,462
0	0	0	P5220	IRRIGATION REPAIRS	0	100	(100)	100
-----	-----	-----			-----	-----	-----	-----
705	707	(2)		TOTAL LANDSCAPE	10,308	8,562	1,746	8,562
P O O L / S P A / C L U B H O U S E								
0	160	(160)	P5350	FOUNTAIN MAINTENANCE	3,500	7,000	(3,500)	7,000
-----	-----	-----			-----	-----	-----	-----
0	160	(160)		TOTAL POOLS	3,500	7,000	(3,500)	7,000
G A T E S								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	2,860	3,120	(260)	3,120
0	137	(137)	P5511	GATE REPAIRS	788	1,600	(813)	1,600
112	105	7	P5517	GATE PHONE	1,225	1,260	(35)	1,260
-----	-----	-----			-----	-----	-----	-----
372	502	(130)		TOTAL GATES	4,873	5,980	(1,107)	5,980
C O M M O N A R E A								
85	75	10	P5739	STREET SWEEPING	937	900	37	900
0	137	(137)	P5800	COMMON AREA MAINTAINENCE	2,090	1,600	490	1,600
-----	-----	-----			-----	-----	-----	-----
85	212	(127)		TOTAL COMMON AREA	3,027	2,500	527	2,500
-----	-----	-----			-----	-----	-----	-----
1,635	1,697	(62)		TOTAL OPERATING EXPENSES	26,179	25,442	737	25,442
-----	-----	-----			-----	-----	-----	-----
(64)	(71)	7		OPERATING FUND SURPLUS/(DEFICIT)	(5,571)	(5,809)	238	(5,809)
=====	=====	=====			=====	=====	=====	=====



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
12/31/2023

***** 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	2,103	(8)	P7010	PARCEL TRANSFER TO RESERVES	25,137	25,137	0	25,137
772	18	754	P7034	INTEREST RESERVE FUNDS	5,964	150	5,814	150
234	236	(2)	P7099	P/Y RSV ALLOCATIONS	2,810	2,810	0	2,810
-----	-----	-----			-----	-----	-----	-----
3,101	2,357	744		TOTAL RESERVE INCOME	33,911	28,097	5,814	28,097
-----	-----	-----			-----	-----	-----	-----
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
-----	-----	-----			-----	-----	-----	-----
0	0	0		TOTAL RESERVE EXPENDITURES	2,865	10,000	(7,135)	10,000
-----	-----	-----			-----	-----	-----	-----
3,101	2,357	744		RESERVE FUND SURPLUS/(DEFICIT)	31,046	18,097	12,949	18,097
=====	=====	=====			=====	=====	=====	=====



347A VISTOSO- SIENA STATEMENT OF OPERATIONS 12/31/2023

	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	\$ 5,265	\$ 3,900	\$ 48,555
GENERAL RESERVE TRANSFER	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(25,137)
P/Y RSV ALLOCATIONS	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(2,810)
TOTAL INCOME	\$ 1,506	\$ 1,506	\$ 2,091	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 2,936	\$ 1,571	\$ 20,608
EXPENSES													
ADMINISTRATIVE													
INSURANCE	\$ 21	\$ 21	\$ 21	\$ 23	\$ 27	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 286
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	\$ 25	\$ 25	\$ 331
UTILITIES													
WATER/SEWER	\$ 286	\$ 180	\$ 170	\$ 184	\$ 189	\$ 213	\$ 204	\$ 422	\$ 431	\$ 431	\$ 469	\$ 401	\$ 3,581
ELECTRIC	40	46	50	47	47	47	47	47	47	47	47	47	559
TOTAL UTILITIES	\$ 326	\$ 226	\$ 220	\$ 231	\$ 236	\$ 260	\$ 251	\$ 469	\$ 478	\$ 478	\$ 516	\$ 448	\$ 4,140
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	705	705	8,462
TOTAL LANDSCAPE	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 705	\$ 2,552	\$ 705	\$ 705	\$ 705	\$ 705	\$ 10,308
POOL/SPA/CLUBHOUSE													
FOUNTAIN MAINTENANCE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 200	\$ 200	\$ 200	\$ 2,975	\$ 0	\$ 3,500
TOTAL POOLS/SPA/CLUBHOUSE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 200	\$ 200	\$ 200	\$ 2,975	\$ 0	\$ 3,500
GATES													
GATE MAINTENANCE CONTRACT	\$ 0	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 2,860
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	112	112	1,225
TOTAL GATES	\$ 120	\$ 500	\$ 370	\$ 490	\$ 260	\$ 480	\$ 621	\$ 371	\$ 548	\$ 371	\$ 372	\$ 372	\$ 4,873
COMMON AREA													
STREET SWEEPING	\$ 0	\$ 0	\$ 256	\$ 0	\$ 256	\$ 0	\$ 0	\$ 256	\$ 0	\$ 0	\$ 85	\$ 85	\$ 937
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	\$ 85	\$ 85	\$ 3,027
TOTAL OPERATING EXPENSES	\$ (164)	\$ 1,451	\$ 1,771	\$ 1,650	\$ 1,883	\$ 1,670	\$ 2,127	\$ 5,697	\$ 2,001	\$ 1,779	\$ 4,678	\$ 1,635	\$ 26,179
OPERATING FUND SURPLUS/(DEFICIT)	\$ 1,670	\$ 55	\$ 320	\$ (79)	\$ (312)	\$ (99)	\$ (555)	\$ (4,126)	\$ (430)	\$ (208)	\$ (1,742)	\$ (64)	\$ (5,571)



347A VISTOSO- SIENA STATEMENT OF OPERATIONS 12/31/2023

	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	\$ 2,095	\$ 2,095	\$ 25,137
INTEREST RESERVE FUNDS	18	67	86	121	627	655	687	725	716	752	738	772	5,964
P/Y RSV ALLOCATIONS	234	234	234	234	234	234	234	234	234	234	234	234	2,810
TOTAL RESERVE INCOME	\$ 2,347	\$ 2,396	\$ 2,415	\$ 2,450	\$ 2,956	\$ 2,984	\$ 3,016	\$ 3,053	\$ 3,045	\$ 3,080	\$ 3,066	\$ 3,101	\$ 33,911
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	\$ 3,066	\$ 3,101	\$ 31,046



347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 12/31/2023

Page: 1

ASSETS		
OPERATING FUNDS		
US BANK - OPERATING CHECKING	221,272.08	
US BANK SAVINGS	376,848.66	
DUE FROM RESERVES	250.00	

TOTAL OPERATING FUNDS		598,370.74
RESERVE FUNDS		
DUE TO OPERATING	(250.00)	
RESERVE US BANK MMA	783,799.03	
MORGAN STANLEY	3,546,713.73	
RESERVES - ACCRUED INTEREST	29,768.69	
UNREALIZED RSV GAIN/LOSS	(54,716.10)	

TOTAL RESERVE FUNDS		4,305,315.35
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	

TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	306,942.70	
ACCOUNTS RECEIVABLE - PARCELS	1,844.22	
PRE-LEGAL RECEIVABLE	49,706.88	
CONTINGENT PAYABLE	(49,706.88)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(120,604.83)	

TOTAL ACCOUNTS RECEIVABLE		188,182.09
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	8,469.20	
PREPAID EXPENSES	12,795.68	

TOTAL OTHER ASSETS		21,264.88
TOTAL ASSETS		5,116,157.28
		=====



347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
12/31/2023

Page: 2

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(113.87)	
ACCRUED EXPENSES	55,309.27	
PREPAID ASSESSMENTS	506,375.15	
PREPAID ASSESSMENTS - PARCELS	5,481.02	
REFUNDABLE DEPOSIT KEYS	10,200.00	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		627,625.19
RESERVE		
ACCUMULATED GENERAL	3,333,101.62	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	942,199.42	
UNREALIZED GAIN/LOSS INVESTMENTS	(54,716.10)	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		4,305,315.35
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	632,349.65	
CURRENT YEAR RESERVE EQUITY	(942,199.42)	
CURRENT SURPLUS/(DEFICIT)	493,066.51	

TOTAL SURPLUS/(DEFICIT)		183,216.74

TOTAL LIABILITIES & EQUITY		5,116,157.28
		=====



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 12/31/2023

***** 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	2,074,873	2,306,892	(232,019)	2,306,892
3,900	3,965	(65)	4000P	PARCEL ASSESSMENTS	48,555	47,580	975	47,580
58,622	64,089	(5,467)	4001	COMMERCIAL DUES	730,842	769,068	(38,226)	769,068
1,364	163	1,201	4030	INTEREST INCOME	20,316	2,000	18,316	2,000
0	1,250	(1,250)	4050	COLLECTION COST REIMBURSEMENT	6,701	15,000	(8,299)	15,000
250	163	87	4050FR	FILE REVIEW FEE	1,750	2,000	(250)	2,000
0	42	(42)	4050MU	MONITOR TRUSTEE SALE	475	504	(29)	504
0	163	(163)	4050RR	FILE TRANSFER FEES	3,611	2,000	1,611	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	400	300	100	300
(10)	2,087	(2,097)	4070	LATE FEE INCOME	19,357	25,000	(5,643)	25,000
35	0	35	4075	NSF FEE	1,540	900	640	900
4,401	10,000	(5,599)	4205	BUILDER ASSESSMENT	56,028	120,000	(63,972)	120,000
1,418	1,250	168	4900	VIOLATION FINES	16,303	15,000	1,303	15,000
225	0	225	4922	KEYS	225	0	225	0
0	87	(87)	4945	NEWSLETTER INCOME	0	1,000	(1,000)	1,000
(30)	0	(30)	4950	REBILL FEE	31,920	36,000	(4,080)	36,000
(79,167)	(79,174)	7	6010	GENERAL RESERVE TRANSFER	(950,000)	(950,000)	0	(950,000)
(2,095)	(2,103)	8	P6010	GENERAL RESERVE TRANSFER	(25,137)	(25,137)	0	(25,137)
(234)	(236)	2	P6099	P/Y RSV ALLOCATIONS	(2,810)	(2,810)	0	(2,810)
-----	-----	-----			-----	-----	-----	-----
161,520	194,012	(32,492)		TOTAL INCOME	2,034,948	2,365,297	(330,349)	2,365,297
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
9,269	9,678	(409)	5000	MANAGEMENT FEE	108,144	116,136	(7,992)	116,136
3,181	3,027	154	5000RO	OFFICE LEASE	38,016	36,291	1,725	36,291
0	0	0	5005	RESERVE STUDY	2,390	2,390	0	2,390
25,930	25,837	93	5007w	SALARIES & BENEFITS	315,254	310,000	5,254	310,000
(30)	0	(30)	5009A	REBILL FEE EXPENSE	31,920	36,000	(4,080)	36,000
35	0	35	5009B	NSF FEE EXPENSE	1,540	900	640	900
1,410	3,837	(2,428)	5010	LEGAL EXPENSE	40,550	46,000	(5,450)	46,000
0	2,022	(2,022)	5014	'CC&R REVISIONS PROJECT	0	24,275	(24,275)	24,275
125	2,200	(2,075)	5020	LIEN/COLLECTION COST	33,803	26,400	7,403	26,400
250	163	87	5020F	FILE REVIEW FEE	1,750	2,000	(250)	2,000
0	38	(38)	5020M	MONITOR TRUSTEE SALE	475	500	(25)	500
0	288	(288)	5020RR	FILE TRANSFER FEE EXPENSE	3,611	3,500	111	3,500
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	400	300	100	300
1,250	0	1,250	5030	AUDIT/TAX PREPARATION	21,750	10,500	11,250	10,500
0	0	0	5033F	ADVERTISING	524	1,500	(976)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	420	420	0	420
61	0	61	5039	WEBSITE	732	1,000	(268)	1,000
7,592	7,500	92	5040	ADMINISTRATION	90,952	90,000	952	90,000
143	122	21	5046	NEWSLETTER	1,568	1,464	104	1,464
392	1,250	(858)	5047B	OFFICE EQUIPMENT RENTAL	7,155	15,000	(7,845)	15,000
334	398	(64)	5048	OFFICE EXPENSES	16,838	4,776	12,062	4,776
0	0	0	5052	PRINTING	8,459	3,000	5,459	3,000
500	1,037	(537)	5054	ARCHITECTURAL EXPENSE	7,940	12,400	(4,460)	12,400
0	0	0	5055	MEETING EXPENSE	31,979	19,000	12,979	19,000
1,818	500	1,318	5059	POSTAGE	4,360	6,000	(1,640)	6,000
0	212	(212)	5063	MILEAGE	0	2,500	(2,500)	2,500
0	413	(413)	5065	PROFESSIONAL FEES	4,600	5,000	(400)	5,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
300	500	(200)	5068	GIFTS	700	1,500	(800)	1,500
0	0	0	5070	PROPERTY TAXES	324	400	(76)	400
0	0	0	5080	CORPORATE TAXES	0	5,000	(5,000)	5,000
2,086	6,887	(4,801)	5088	BAD DEBT EXPENSE	21,088	27,548	(6,460)	27,548
2,798	3,133	(335)	5090	INSURANCE	33,269	37,158	(3,889)	37,158
0	5,000	(5,000)	5090D	INSURANCE DEDUCTIBLE	0	5,000	(5,000)	5,000
0	413	(413)	5099	MISCELLANEOUS EXPENSE	1,238	5,000	(3,763)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	(15,754)	0	(15,754)	0
25	25	0	P5090	INSURANCE	286	300	(14)	300
0	0	0	P5099PY	P/Y ADJUSTMENT/EXP	45	0	45	0
-----	-----	-----			-----	-----	-----	-----



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 12/31/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
57,503	74,515	(17,012)		TOTAL ADMINISTRATIVE	816,327	859,258	(42,931)	859,258
UTILITIES								
14,851	16,674	(1,823)	5100	WATER/SEWER	197,225	200,000	(2,776)	200,000
4,291	4,337	(46)	5120	ELECTRIC	45,842	52,000	(6,158)	52,000
0	30	(30)	5125	GAS	(114)	360	(474)	360
278	413	(135)	5151	TELEPHONE	3,600	5,000	(1,400)	5,000
348	263	85	5151B	INTERNET	4,364	3,200	1,164	3,200
156	75	81	5152	ALARM MONITORING	2,819	900	1,919	900
401	41	360	P5100	WATER/SEWER	3,581	500	3,081	500
47	50	(3)	P5120	ELECTRIC	559	600	(41)	600
20,373	21,883	(1,510)		TOTAL UTILITIES	257,876	262,560	(4,684)	262,560
LANDSCAPING								
104,059	104,061	(2)	5200	LANDSCAPE CONTRACT	1,248,710	1,248,710	0	1,248,710
814	0	814	5210	LANDSCAPE SUPPLIES/MATERIAL	814	5,000	(4,186)	5,000
1,497	4,163	(2,666)	5218	MAJOR PROJECTS	4,813	50,000	(45,187)	50,000
0	2,087	(2,087)	5220	IRRIGATION REPAIRS	7,089	25,000	(17,911)	25,000
0	163	(163)	5222	BACKFLOW INSPEC/RPRS	7,880	2,000	5,880	2,000
5,940	634	5,306	5228	EROSION CONTROL	5,940	7,564	(1,624)	7,564
0	2,637	(2,637)	5240	TREE TRIMMING/REMOVAL	20,339	31,677	(11,338)	31,677
705	707	(2)	P5200	LANDSCAPE CONTRACT	8,462	8,462	0	8,462
0	0	0	P5220	IRRIGATION REPAIRS	0	100	(100)	100
113,014	114,452	(1,438)		TOTAL LANDSCAPE	1,304,046	1,378,513	(74,467)	1,378,513
POOL/SPA/CLUBHOUSE								
0	160	(160)	P5350	FOUNTAIN MAINTENANCE	3,500	7,000	(3,500)	7,000
0	160	(160)		TOTAL POOLS	3,500	7,000	(3,500)	7,000
GATES								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	2,860	3,120	(260)	3,120
0	137	(137)	P5511	GATE REPAIRS	788	1,600	(813)	1,600
112	105	7	P5517	GATE PHONE	1,225	1,260	(35)	1,260
372	502	(130)		TOTAL GATES	4,873	5,980	(1,107)	5,980
COMMON AREA								
365	837	(472)	5700	BUILDING MAINTENANCE	1,095	10,000	(8,905)	10,000
0	337	(337)	5700K	KEYS/LOCK REPAIR	8,516	4,000	4,516	4,000
2,530	1,212	1,318	5722	ELECTRIC REPAIRS/SUPPLIES	3,905	14,500	(10,595)	14,500
0	174	(174)	5740	SIGN MAINTENANCE	3,982	2,000	1,982	2,000
2,212	1,893	319	5769A	JANITORIAL	26,534	22,760	3,774	22,760
0	0	0	5770	GENERAL MAINTENANCE	11	0	11	0
1,908	2,087	(179)	5774	PET WASTE REMOVAL	18,683	25,000	(6,317)	25,000
406	1,905	(1,499)	5779CC	SECURITY PATROL	8,352	22,904	(14,552)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	750	3,000	(2,250)	3,000
65	837	(772)	5800	COMMON AREA MAINTENANCE/REPAIRS	13,666	10,000	3,666	10,000
3,250	500	2,750	5845	PARK MAINT	5,700	6,000	(300)	6,000
0	540	(540)	5850	EXTERMINATING	3,239	6,480	(3,241)	6,480
0	637	(637)	5895	TENNIS COURT MAINTENANCE	0	7,600	(7,600)	7,600
85	75	10	P5739	STREET SWEEPING	937	900	37	900
0	137	(137)	P5800	COMMON AREA MAINTAINENCE	2,090	1,600	490	1,600
10,820	11,421	(601)		TOTAL COMMON AREA	97,460	136,744	(39,284)	136,744
202,083	222,933	(20,850)		TOTAL OPERATING EXPENSES	2,484,081	2,650,055	(165,974)	2,650,055



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 12/31/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
(40,563)	(28,921)	(11,642)	OPERATING FUND SURPLUS/(DEFICIT)	(449,133)	(284,758)	(164,375)	(284,758)
=====	=====	=====		=====	=====	=====	=====



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 12/31/2023

***** 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	79,163	4	7010	TRANSFER FROM OPERATING	950,000	950,000	0	950,000
15,504	2,087	13,417	7034	INTEREST RESERVE FUND	105,527	25,000	80,527	25,000
(2,454)	0	(2,454)	7069	GAIN (LOSS) ON INVESTMENTS	4,854	0	4,854	0
2,095	2,103	(8)	P7010	PARCEL TRANSFER TO RESERVES	25,137	25,137	0	25,137
772	18	754	P7034	INTEREST RESERVE FUNDS	5,964	150	5,814	150
(841)	(1,000)	159	8537	BANK/INVESTMENT CHARGES	(9,484)	(12,000)	2,516	(12,000)
234	236	(2)	P7099	P/Y RSV ALLOCATIONS	2,810	2,810	0	2,810
-----	-----	-----			-----	-----	-----	-----
94,477	82,607	11,870		TOTAL RESERVE INCOME	1,084,808	991,097	93,711	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
11,550	0	11,550	8578D	DRAINAGE	37,622	300,000	(262,378)	300,000
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	2,480	10,000	(7,520)	10,000
-----	-----	-----			-----	-----	-----	-----
11,550	0	11,550		TOTAL RESERVE EXPENDITURES	142,608	1,046,700	(904,092)	1,046,700
-----	-----	-----			-----	-----	-----	-----
82,927	82,607	320		RESERVE FUND SURPLUS/(DEFICIT)	942,199	(55,603)	997,802	(55,603)
=====	=====	=====			=====	=====	=====	=====



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 12/31/2023

Page: 1

	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	\$ 173,014	\$ 172,840	\$ 2,074,873
PARCEL ASSESSMENTS	3,835	3,835	4,420	3,900	3,900	3,900	3,900	3,900	3,900	3,900	5,265	3,900	48,555
COMMERCIAL DUES	61,664	61,664	61,664	61,664	61,664	61,664	61,664	61,664	61,664	58,622	58,622	58,622	730,842
INTEREST INCOME	1,346	1,314	1,576	1,881	1,862	1,884	1,953	2,021	1,840	1,663	1,610	1,364	20,316
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	50	250	1,750
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	(1)	(10)	19,357
NSF FEE	420	105	(35)	175	(35)	0	385	0	35	350	105	35	1,540
BUILDER ASSESSMENT	4,952	4,952	4,952	4,749	4,749	4,749	4,575	4,575	4,575	4,401	4,401	4,401	56,028
VIOLATION FINES	106	1,837	203	1,290	1,134	628	843	1,512	5,391	(583)	2,524	1,418	16,303
KEYS	0	0	0	0	0	0	0	0	0	0	0	225	225
REBILL FEE	9,210	0	0	7,740	(120)	0	7,170	(30)	0	7,980	0	(30)	31,920
GENERAL RESERVE TRANSFER	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(79,167)	(950,000)
GENERAL RESERVE TRANSFER	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(25,137)
P/Y RSV ALLOCATIONS	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(234)	(2,810)
TOTAL INCOME	\$ 178,956	\$ 165,475	\$ 167,510	\$ 177,484	\$ 165,678	\$ 166,753	\$ 175,894	\$ 166,292	\$ 169,615	\$ 175,678	\$ 164,094	\$ 161,520	\$ 2,034,948
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	\$ 9,267	\$ 9,269	\$ 108,144
OFFICE LEASE	2,888	3,029	3,029	3,620	3,181	3,181	3,181	3,181	3,181	3,181	3,181	3,181	38,016
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	29,114	25,930	315,254
REBILL FEE EXPENSE	9,210	0	0	7,740	(120)	0	7,170	(30)	0	7,980	0	(30)	31,920
NSF FEE EXPENSE	420	105	(35)	175	(35)	0	385	0	35	350	105	35	1,540
LEGAL EXPENSE	1,781	2,500	6,561	1,870	6,545	4,823	1,210	3,278	5,220	2,188	3,165	1,410	40,550
LIEN/COLLECTION COST	931	437	651	432	1,441	3,447	375	25,545	125	295	0	125	33,803
FILE REVIEW FEE	50	350	250	0	0	0	350	150	50	250	50	250	1,750
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	1,250	21,750
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	35	35	420
WEBSITE	61	61	61	61	61	61	61	61	61	61	61	61	732
ADMINISTRATION	7,549	7,560	7,568	7,580	7,576	7,703	7,483	7,584	7,584	7,585	7,589	7,592	90,952
NEWSLETTER	143	0	285	0	143	143	143	285	143	143	0	143	1,568
OFFICE EQUIPMENT RENTAL	855	1,403	1,067	294	144	702	435	257	602	544	460	392	7,155
OFFICE EXPENSES	5,878	141	6,070	238	488	220	641	391	56	2,106	276	334	16,838
PRINTING	0	0	605	0	0	711	0	0	0	0	7,144	0	8,459
ARCHITECTURAL EXPENSE	0	700	0	1,000	1,060	1,220	720	600	660	700	780	500	7,940
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	1,413	1,818	4,360
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	300	700
PROPERTY TAXES	0	0	0	0	0	0	8	0	291	33	(7)	0	324
BAD DEBT EXPENSE	0	0	163	0	0	14,686	0	0	4,154	0	0	2,086	21,088
INSURANCE	2,695	2,695	2,695	3,110	2,403	3,229	2,450	2,798	2,798	2,798	2,798	2,798	33,269
MISCELLANEOUS EXPENSE	1,238	0	0	0	0	0	0	0	0	0	0	0	1,238
PRIOR YEAR ADJUSTMENT/EXP	0	0	(16,354)	600	0	0	0	0	0	0	0	0	(15,754)
INSURANCE	21	21	21	23	27	25	25	25	25	25	25	25	286
P/Y ADJUSTMENT/EXP	0	0	0	0	0	0	0	0	45	0	0	0	45
TOTAL ADMINISTRATIVE	\$ 79,699	\$ 59,204	\$ 67,501	\$ 61,450	\$ 61,602	\$ 76,300	\$ 60,330	\$ 85,341	\$ 80,088	\$ 61,853	\$ 65,455	\$ 57,503	\$ 816,327
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	\$ 20,067	\$ 14,851	\$ 197,225
ELECTRIC	4,171	3,679	3,458	3,494	3,285	3,234	4,005	2,937	4,316	4,606	4,366	4,291	45,842
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	348	278	3,600
INTERNET	271	0	0	0	0	0	0	2,801	333	333	279	348	4,364
ALARM MONITORING	0	0	1,997	138	0	253	0	69	0	207	0	156	2,819
WATER/SEWER	286	180	170	184	189	213	204	422	431	431	469	401	3,581
ELECTRIC	40	46	50	47	47	47	47	47	47	47	47	47	559
TOTAL UTILITIES	\$ 12,908	\$ 14,599	\$ 17,391	\$ 15,074	\$ 23,620	\$ 21,071	\$ 25,961	\$ 28,300	\$ 18,526	\$ 34,478	\$ 25,576	\$ 20,373	\$ 257,876
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	\$ 104,059	\$ 104,059	\$ 1,248,710
LANDSCAPE SUPPLIES/MATERIAL	0	0	0	0	0	0	0	0	0	0	0	814	814
MAJOR PROJECTS	0	0	0	0	0	0	0	1,847	0	1,470	0	1,497	4,813
IRRIGATION REPAIRS	0	196	299	666	528	327	0	85	388	3,528	1,071	0	7,089
BACKFLOW INSPEC/RPRS	0	0	119	1,555	0	0	6,206	0	0	0	0	0	7,880



347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF OPERATIONS
12/31/2023

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
EROSION CONTROL	0	0	0	0	0	0	0	0	0	0	0	5,940	5,940
TREE TRIMMING/REMOVAL	0	1,315	1,750	0	0	0	0	5,815	9,792	1,667	0	0	20,339
LANDSCAPE CONTRACT	705	705	705	705	705	705	705	705	705	705	705	705	8,462
TOTAL LANDSCAPE	\$ 104,764	\$ 106,275	\$ 106,933	\$ 106,985	\$ 105,293	\$ 105,092	\$ 110,970	\$ 112,510	\$ 114,945	\$ 111,429	\$ 105,835	\$ 113,014	\$ 1,304,046
POOL/SPA/CLUBHOUSE													
FOUNTAIN MAINTENANCE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 200	\$ 200	\$ 200	\$ 2,975	\$ 0	\$ 3,500
TOTAL POOLS/SPA/CLUBHOUSE	\$ (1,600)	\$ 0	\$ 200	\$ 200	\$ 400	\$ 200	\$ 525	\$ 200	\$ 200	\$ 200	\$ 2,975	\$ 0	\$ 3,500
GATES													
GATE MAINTENANCE CONTRACT	\$ 0	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 2,860
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	112	112	1,225
TOTAL GATES	\$ 120	\$ 500	\$ 370	\$ 490	\$ 260	\$ 480	\$ 621	\$ 371	\$ 548	\$ 371	\$ 372	\$ 372	\$ 4,873
COMMON AREA													
BUILDING MAINTENANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 365	\$ 0	\$ 0	\$ 0	\$ 0	\$ 365	\$ 0	\$ 365	\$ 1,095
KEYS/LOCK REPAIR	0	625	625	0	158	299	5,499	651	200	299	160	0	8,516
ELECTRIC REPAIRS/SUPPLIES	0	0	185	0	54	0	860	276	0	0	0	2,530	3,905
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	2,212	2,212	26,534
GENERAL MAINTENANCE	0	0	0	0	0	0	0	0	0	0	11	0	11
PET WASTE REMOVAL	1,678	0	3,355	0	1,678	3,355	1,678	1,678	0	3,355	0	1,908	18,683
SECURITY PATROL	886	406	406	526	646	1,006	1,126	646	286	1,126	886	406	8,352
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	779	65	13,666
PARK MAINT	0	0	0	1,633	408	408	0	0	0	0	0	3,250	5,700
EXTERMINATING	396	0	402	0	140	262	675	450	280	411	225	0	3,239
STREET SWEEPING	0	0	256	0	256	0	0	256	0	0	85	85	937
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	\$ 4,358	\$ 10,820	\$ 97,460
TOTAL OPERATING EXPENSES	\$ 201,377	\$ 184,715	\$ 200,620	\$ 189,749	\$ 198,869	\$ 213,419	\$ 213,463	\$ 237,005	\$ 220,802	\$ 217,408	\$ 204,571	\$ 202,083	\$ 2,484,081
OPERATING FUND SURPLUS/(DEFICIT)	\$ (22,421)	\$ (19,240)	\$ (33,110)	\$ (12,264)	\$ (33,191)	\$ (46,666)	\$ (37,569)	\$ (70,713)	\$ (51,187)	\$ (41,730)	\$ (40,478)	\$ (40,563)	\$ (449,133)



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 12/31/2023

	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	\$ 79,167	\$ 79,167	\$ 950,000
UNREALIZED GAIN/(LOSS) ON INVEST	12,942	(7,366)	0	0	0	(5,576)	0	0	0	0	0	0	0
INTEREST RESERVE FUND	6,715	12,955	6,009	3,832	6,941	6,768	7,418	8,401	10,257	9,436	11,290	15,504	105,527
GAIN (LOSS) ON INVESTMENTS	0	0	0	79,201	(735)	(79,154)	2,968	0	0	5,029	0	(2,454)	4,854
PARCEL TRANSFER TO RESERVES	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	25,137
INTEREST RESERVE FUNDS	18	67	86	121	627	655	687	725	716	752	738	772	5,964
P/Y RSV ALLOCATIONS	234	234	234	234	234	234	234	234	234	234	234	234	2,810
TOTAL RESERVE INCOME	\$ 101,171	\$ 87,151	\$ 87,591	\$ 164,650	\$ 88,329	\$ 4,189	\$ 92,568	\$ 90,621	\$ 92,468	\$ 96,713	\$ 93,523	\$ 95,318	\$ 1,094,292
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	795	841	9,484
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	1,375	11,550	37,622
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	\$ 2,170	\$ 12,391	\$ 152,092
RESERVE FUND SURPLUS/(DEFICIT)	\$ 88,623	\$ 84,287	\$ 55,974	\$ 133,888	\$ 70,311	\$ (11,899)	\$ 72,691	\$ 88,496	\$ 89,663	\$ 95,886	\$ 91,353	\$ 82,927	\$ 942,199



2023 RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

Updated 01.13.24

EXECUTIVE SUMMARY	
total number of projects	20
total budget of projects	1,554,200
total of RFPs sent	9
total of current contracts	163,395
total projects completed	0
% of projects completed	0.0%
% of budget completed	5.5%

GL code	component #	component description	RFP sent	budget	contract \$	MONTHLY PROGRESS AND EXPENDITURES												running			% of	comments
						JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total	budget	complete?		
8525	100	Monuments - Renovate	4/21	261,500														-	0.0%	Architectural Landscape Bids were solicited on April 21, 2023.Revised RFP went out on June 6, 2023.		
8525	108	Monument Lights - replace		11,400														-	0.0%			
8530	152	Asphalt seal repair (2019)	6/22	9,000	8,442					8,442								8,442	93.8%	Proposals will be submitted to the board for review & consideration at the August 2022 meeting. Board tabled until the September 29 board meeting. Proposals will be presented to the Board at the December 8, 2022 for consideration. Board selected Sunland Asphalt and project start date to be in 2023.Scheduled for the end of March 2023. This project had to be rescheduled to April 25 & 26, 2023 due to low temperatures.Project completed in April 2023 and paid in May 2023.		
8578D	190 (A)	Drainage Mitgate/Repair	10/22	300,000	83,019	3,590			7,232	2,625	375	8,000	2,125	750		1,375	11,550	37,622	12.5%	27 Mile erosion bids have been solicited. Board will be considering proposals at the March Board meeting. Board choose Rockridge Construction (\$148,360) at the March 23, 2023 meeting. In April, Engineering costs for 27 Mile (\$3,867) and Vistoso Vistas at North Big View Ct (\$3,375). For May 2023, Engineering costs for N Big View Ct (\$2,625). For July an additional \$375 for engineering service on the N Big View Ct project was expended. \$8,000 for Bridal Veil Engineering work by Bogardus and \$2,125 for engineering service for the N Big View Ct by WLB in August. Paid \$750 to WLB. Paid \$1,125 for N Big View Ct \$1,125 and \$250 for 27 Mile in November. December expense includes \$250 for WLB and \$11,300 to AAA Landscape to prepare the drainage channel for the 27 Mile project.		
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 awarded to Facelift Painting.		
8541	730	Landscape Granite - Replenish		108,800														-	0.0%			
8530	741	Asphalt - Seal/Repair (2022)	6/22	5,000	4,752					4,752								4,752	95.0%	Proposals will be submitted to the board for review & consideration at the August 2022 meeting. Board tabled until the September 29 board meeting. Proposals will be presented to the Board at the December 8, 2022 for consideration. Board selected Sunland Asphalt and project start date to be in 2023. (This project was formerly part of #150)This is scheduled for the end of March. The project was rescheduled to April 25 & 26, 2023 due to low temperatures.Project completed in April 2023, paid in May 2023.		
8541	794	Landscape Granite - Replenish		58,000														-	0.0%			
8541	1030	Landscape granite - Replenish (C) (2022)		94,300														-	0.0%	Placed on hold. Board requested 3 bids for project management to oversee this project.Projected completion of project 2023. Board engaged FSR to oversee project. Projected completion of project 2024.		
8575	1032	Irrigation System - Replace (2022)		161,000														-	0.0%	Bids solicited in August 2022. After reserch and discussion it has been suggested to update the system. This topic is on the P&L agenda for discussion for November 3. This project is deferred until feedback and a revised RFP is developed.		

8530	1102	Asphalt - Seal/Repair (2022)	6/22	11,000	10,125														10,125	92.0%		Proposals will be submitted to the board for review & consideration at the August 2022 meeting. Board tabled until the September 29 board meeting. Proposals will be presented to the Board at the December 8, 2022 for consideration. Board selected Sunland Asphalt and project start date to be in 2023. (This project was formerly part of #150) This project is scheduled for the end of March 2023. The project was rescheduled to April 6, 2023. due to low temperatures. Project Completed.
8541	1160	Landscape Granite - Replenish		60,000															-	0.0%		
8541	1230	Landscape Granite - Replenish		60,600															-	0.0%		
8541	1250	Landscape Granite - Replenish		31,300															-	0.0%		
8520	1320	Metal Fence - Repaint	2/23	2,800	2,980						2,980								2,980	106.4%		
8575		Project Management - Irrigation Replacement		16,650	16,650														-	0.0%		Covers Components #320 & #1032
8541		Project Management - Granite Replacement		12,100	12,100														-	0.0%		This budget/contract is the second half of an approved 2022 contract w/PM
8520		Project Management - Paint		2,750	2,750				990										990	36.0%		Covers Components VCA #510, #710 #1320 & Siena #2014
8530		Project Management - Asphalt		4,200	4,200						2,100								2,100	50.0%		Covers Components #741 (\$672)and 1102 (\$1,428)
RESERVE FUND EXPENDITURE TOTALS			9	1,554,200	163,395	-	3,590	-	17,357	16,809	15,272	16,560	2,125	750	-	1,375	11,550	85,988	5.5%	0		
count	20	foot check 86,388																				

Additional Unbudgeted Reserve Fund Expenditures

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

RECONCILIATION			
combined total of budgeted and unbudgeted project expenditures*			139,743 OK
total reserve fund expenses YTD from financials			139,743 0
*THE COMBINED TOTALS OF THE BUDGETED PROJECT EXPENDITURES AND ADDITIONAL UNBUDGETED RESERVE FUND EXPENDITURES SHOULD BE RECONCILED WITH THE PREVIOUS MONTH'S FINANCIALS			

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

VCA Landscape Report November through December 2023

Turf /Parks

- All turf areas that have been over seeded are fully established and are currently being irrigated twice a week. We also included Moore Loop Park north (Mattamy) portion turf to stay within our schedule and will be considered as added value

Irrigation

- Located a 4" main line leak under the Town Oro Vally water entry monument on Rancho Vistoso Blvd. water was shut down at the 3" backflow located east of Big Wash bridge.
- Located a 2" main line leak on Rancho Vistoso Blvd just south of Vistoso Highlands. water is shut down at the backflow.

Chemical

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

Site damage

- Vehicle damage was located on Woodburne Ave, across Woodburne south of Wildlife Park parking lot entrance, we immediately reported and dispatch crew to clean area. 3 trees were demolished. A proposal request was submitted to replace the trees.

Proposals submitted, signed and work completed.

- Big wash park drinking fountain backflow install. **Completed 12/28**
- Sediment removal from culvert located at N. Vistoso Park Rd. **Completed 12/7**
- Tree removal behind 700 W. Regulation. **Submitted**
- Rancho Vistoso Blvd 4" Irrigation main line repair **Completed 12/29**

Work orders

- Thirteen work orders have been completed.

Added Value

See attachment.



November thru December, 2023
Barbara Daoust First Service Residentail
VCA communitty

We hereby submit the landscape proposal. 1. Watering the cattle - Corral Gate located at the last turn out on the south side of Rancho Vistoso Blvd west of Speedway Store The below listed work includes all material, equipment and labor required to complete the work requested.

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

Qty	Unit	Description		Total Price
29	\$103.00	Rental rate 500gal water wagon	\$	2,987.00
10	\$24.79	Labor hours	\$	247.90
4	\$67.50	Holiday coming out during holiday weekend Dec 5th thru Jan 4th	\$	270.00
		4500 gals of VCA water used during this period.	\$	-
			\$	-
			\$	-
			\$	-
			\$	-
		NO CHARGE	: \$	3,504.90

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

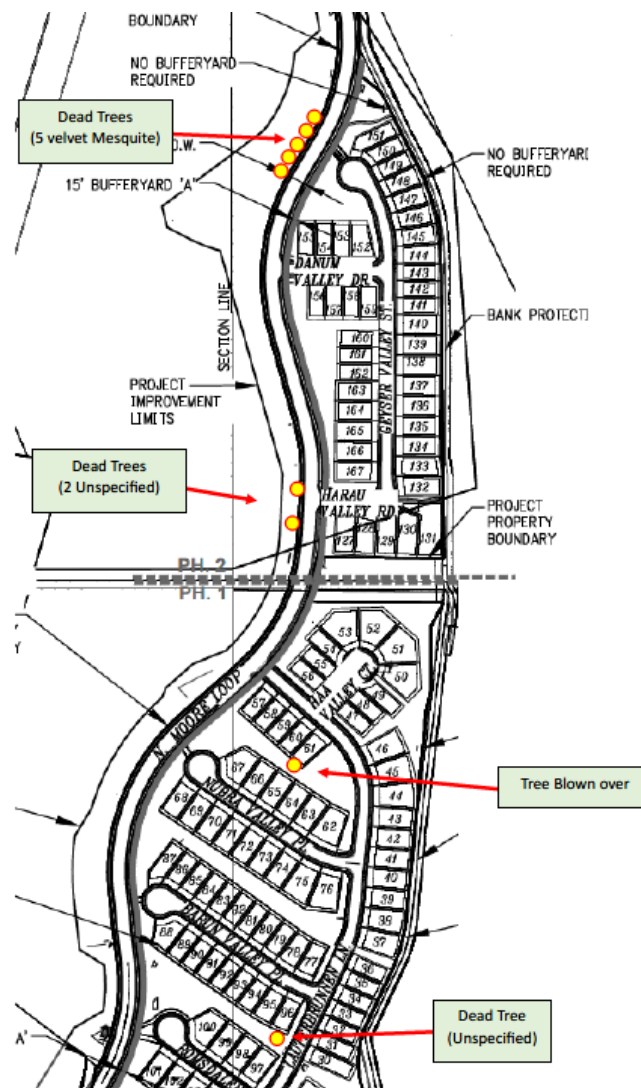
Vistoso Projects Update

January 16, 2024

- 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.
- Jan 16, 2024:
 - Waiting for a response from Pulte Homes.
 - Also sent an update request to Michael Spaeth – waiting to hear back.

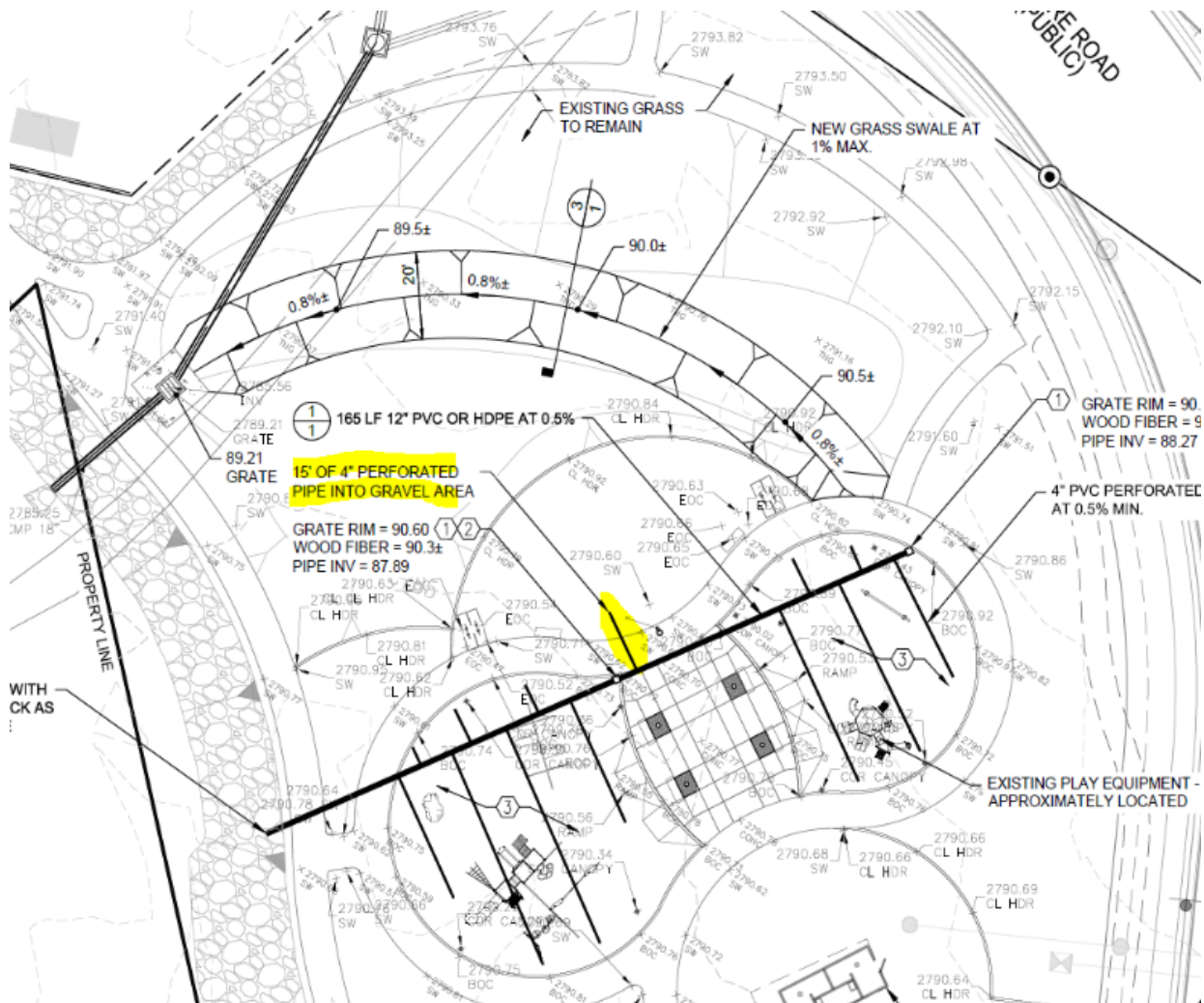


Vistoso Projects Update

January 16, 2024

Altera at Vistoso Trails (Mattamy – John Ward)

- John ward submitted a request to turn over the park on Sept 28.
- Nov 27:
 - A final walkthrough inspection of the Moore Loop Park is scheduled for November 29, 2023.
- Jan 16, 2024:
 - The Association is consulting with its attorney and Town of Oro with consideration of the proposed turnover acceptance.



Vistoso Projects Update

January 16, 2024

- **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

January 16, 2024

- 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.

- Jan 16, 2024

- We are expecting the Bridal Veil survey by the end of January, 2024.

Vistoso Projects Update

January 16, 2024

• Big View Crt Erosion (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.

• Jan 16, 2024

- Final Plans have been Received from WLB.
- The final plans were sent to John Spiker at the Town of Oro for review (Jan 12, 2024).
- The construction RFP is being created and will be sent out after the Town of Oro plan approval.



Vistoso Projects Update

January 16, 2024

- **27 Mile Erosion Project (In progress)**

- Barbara, John Wise and I met with the Town of Oro (John Spiker) to discuss the completed preliminary repair plans from WLB. John Spiker was happy with these plans.
- The RFP was completed and the scope of work endorsed by John Wise.
 - BOD Approved Rockridge Construction (Bid Received)
 - We are waiting for the contract.
 - Need to adjust plan for safer walkway from parking lot to trail
 - John Wise (WLB has sent a proposal to adjust the plans for \$2,500)
 - John has requested an on-site meeting with BOD liaison's to confirm the extent of making the slope safer.
- May 16, 2023

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	X	Proposal Received

Vistoso Projects Update

January 16, 2024

KE&G	X	Proposal Received
Hunter Contracting	X	Bid by July 27
Borderland	X	Waiting on Confirmation
Desert Earth Contracting	X	Waiting on Confirmation
Premier Remediation Services	X	Waiting on Confirmation

○ August 22

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

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

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

○ 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.

○ Jan 16, 2024

- WLB submitted a preliminary updated set of the final plans (Jan 15).
- The final plans will be sent to the Town of Oro for approval. Completion date TBD.
- Afthe contractor "Total Maintenance Erosion Control" for an update to the original bid.

Vistoso Projects Update

January 16, 2024

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.
- 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.
- **Jan 16, 2024**
 - AAA was approved to complete the irrigation installation.
 - An organizational meeting was held on Jan 10 with AAA.
 - We have a tentative start date of March 4, 2024.
 - AAA is working on a planting plan for the two areas.
 - Notices will be sent to adjacent owners by Feb 1st.
 - AAA to submit the permit application wit traffic and sign plan.
 - AAA will submit their recommended solar controller for the system (additional expense).



Vistoso Projects Update

January 16, 2024

- **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

- Jan 16, 2024

- See the attached comparison matrix and proposals from:
 - AAA Landscaping
 - Complete landscaping
 - Brightview Landscaping

- **Tennis Court Resurface (Hohokam)**

- Jan 16, 2024

- CCT Custom Courts (the original contractor) has declined to bid.
- The RFP was sent to the following 3 vendors:
 - Apex Courts.
 - Pacific Tennis Courts of Arizona
 - General Acrylics



Vistoso Projects Update January 16, 2024

- **Mirabella Asphalt Replacement**

- To be installed after 27 Mile Erosion is completed.
- RFP to be sent to 3 vendors.

- **Concrete Repairs**

- Areas for repair have been identified.
- An RFP is currently being created and will be sent out by the end of Jan, 2024.

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

Proposals for a continuation of service have been submitted and approved.

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

Architectural Landscape Review Committee
January 11, 2023 Meeting Report

Gateway at Preserve Vistoso – Updated Conceptual Plans

The A23 Studios' /Planning Center team presented latest project plan, which included review comments from the Oro Valley Planning & Zoning department. The committee members noted new improvements added to the original plan presented in October 2023 that included a dog park area, maintenance building, and covered parking structures. The goal of the committee is to provide it 's recommendation to the Vistoso Community Association Board of Directors in February 2024.

Variance Request – Pergola Rear Yard Location & Appearance

The committee approved the pergola location due to the wedge-shaped design of the residential lot. The committee however requested the manufacturer's painted pergola structure be repainted with a flat-paint color similar to the exterior paint color of the residence.

Innovation Park Center Sign – Pima Eye Institute

The committee approved the sign design of the Pima Eye Institute office facility in the Innovation Park Center. The committee recommendation will be forwarded to the Board of Directors for final approval.

Restricted Hardscape Material – Resident Gabions

The ARLC committee is providing an additional guideline to clarify the restriction of using gabion fixtures on residential lots. The gabion restriction will be added to the recently published Architectural & Landscaping Review Committee Guideline publication once approved by the VCA Board of Directors.

ALRC's next monthly meeting is February 14, 2024 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 January 2024 Report to the VCA BOD

1. Unique user **Newsletter web site clicks from Google analytics** by subject for the last six months.
Note: Members Corner was introduced in August.

	Jul 23	Aug 23	Sep 23	Oct 23*	Nov 23*	Dec 23*
Greetings from the board	164	468	306	105	62	32
Did you know	128	135	152	76	65	38
Snapshot	100	66	122	75	44	29
Critter of the month	46	13	50	20	41	1
AAA Landscaping	89	42	45	52	41	32
Members Corner		64	71	86	44	1

**In the Winter months, we traditionally get fewer web site clicks. This could be due to the November and December holidays.*

2. December 2023 VCA Newsletter highlights

- The **Greetings from the Board of Directors** included a Holiday Message and a call for Board of Director Candidates.
- The **Did You Know** article included 2023 VCA accomplishments
- The **General Manager Snap Shot** included information on the 2nd neighborhood meeting for the 132 Apartment Complex – Gateway at Vistoso Preserve including the OVProjects.Com website where members can obtain more information from the Town of Oro Valley regarding project number 2203155.
- **The Members's Corner** referenced the holiday lighting guidelines including the updated language regarding no permanent or temporary holiday decorating in VCA maintained common areas including parks and monuments.
- The **OV Police Dark House Program** and **OV Path Forward** project were highlighted

3. January 2024 Newsletter highlights

- The **Greetings from the Board of Directors** included a Happy New Year Message including the focus for the Board of Directors in 2024; the evaluation of the potential safety impact of turning off the Rancho Vistoso Boulevard street lights for a period of time; the Board of Directors; and the Election Process; and the call for VCA committee volunteers.
- The **Did You Know** article included current volunteer quotes about the value they see in their volunteering.
- The **General Manager Snap Shot** was a repeat from the December Newsletter due to holiday schedule
- The **OV Path Forward** project was highlighted

4. The Communications Committee will be working to develop guidelines for posting videos on the VCA YouTube channel.

Respectfully submitted,
Randy Kohout

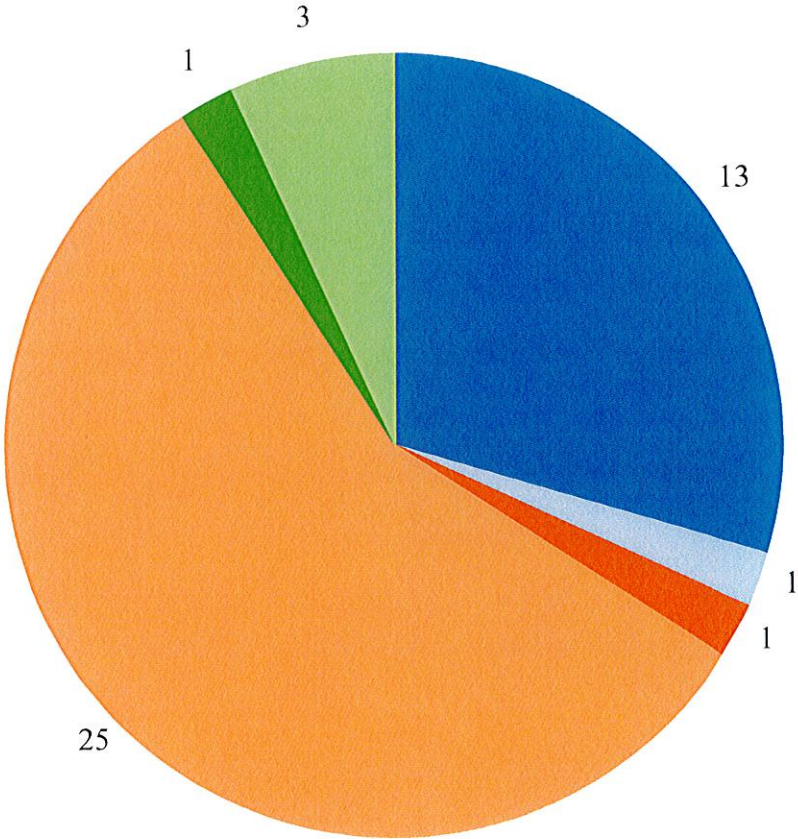
Association Name: Vistoso Community Association

Status Type: Open

Date Range: 11/01/2023 00:00:00 to 11/30/2023 23:59:59

Violation = 44
(by Category)

Landscaping BasketBall Other Vehicles For Office Use ... Architectural M...



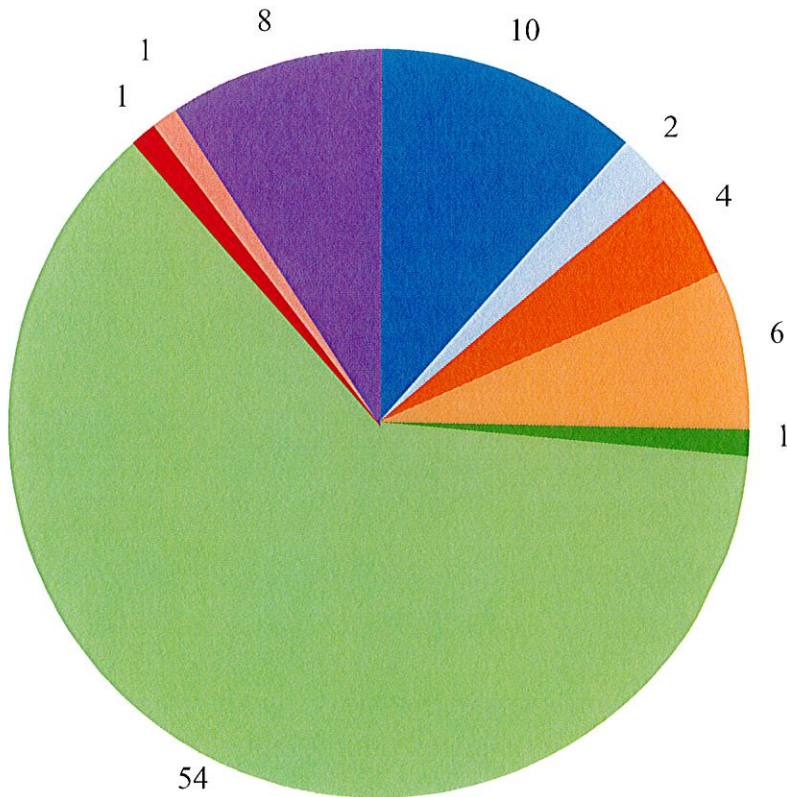
Association Name: Vistoso Community Association

Status Type: Open

Date Range: 12/01/2023 00:00:00 to 12/31/2023 23:59:59

Violation = 87
(by Category)

Landscaping BasketBall Mailbox Other Pets Vehicles
Garage Sales For Office Use ... Architectural M...



Activity Report
Vistoso Community Association aka Rancho Vistoso

Category	Subcategory	Total Start	Created	Escalated	ReOpened	Closed	OnHold	Total End
Architectural Modification	Exterior Lighting	1	0	0	0	0	0	1
Architectural Modification	Cease and Desist	1	0	0	0	1	0	0
Architectural Modification	Architectural Review Process Violations	28	4	6	1	2	0	30
BasketBall	Store In Approved Area	2	1	1	0	0	0	3
Construction	Machinery and Equipment	0	0	0	0	0	0	0
Driveway	Remove drip pan when not in use	0	1	0	0	0	0	1
For Office Use Only	Do Not Send Violation See Manager	34	2	0	0	1	0	35
Garage Sales	Not Permitted	1	0	0	0	0	0	1
Landscaping	Remove Weeds	120	0	2	0	10	0	110
Landscaping	Trim Shrubs	3	1	0	0	2	0	2
Landscaping	Trim Trees	2	0	1	0	1	0	1
Landscaping	Replace Dead Landscaping	4	0	0	0	2	0	2
Landscaping	Remove dead tree or tree stump	4	1	0	0	1	0	4
Landscaping	Plant Encroachment	7	0	3	0	1	0	6
Mailbox	Paint	16	1	4	0	6	0	11
Other	Holiday Lights	3	1	0	0	1	0	3
Other	Non Compliant Lighting	7	2	2	0	2	0	7
Other	Store items out of view	6	2	3	0	4	0	4
Paint	Fence and or Walls	1	0	0	0	1	0	0
Paint	Wood Trim Fascia	2	0	0	0	1	0	1
Paint	House	2	0	0	0	1	0	1
Pets	Excessive Noise	1	0	0	0	0	0	1
Pets	Unattended	0	1	0	0	0	0	1
Trash	Container Visible on Non-Collection day	10	0	0	0	1	0	9
Vehicles	No Parking Street	157	35	13	0	28	0	164
Vehicles	No Parking Sidewalk	9	0	0	0	1	0	8
Vehicles	Repairs not permitted	2	0	0	0	0	0	2
Vehicles	No Parking on Granite	16	2	0	0	1	0	17
Vehicles	Trailers	1	0	1	0	0	0	1
Vehicles	Recreational Vehicles	1	1	0	0	0	0	2
Vehicles	Trailers on street	5	1	0	0	0	0	6
Vehicles	Trailers in driveway	6	0	1	0	0	0	6
Vehicles	No Parking Street1	0	1	0	0	0	0	1

January 16 ,2024

VCA Finance Committee Report

On January 16, 2024 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 Colin Rinne.

1. Review of financial statements. The December 2023 Finance Committee Meeting minutes, December Financial Statements, Treasurer's Report, and Morgan Stanley Account Statement were reviewed and approved. Discussion occurred regarding the financial treatment and presentation of Reserve Investment unrealized gains and losses.

2. Capital Project Tracking Tool. Capital spending amounts stated in the Tool tie to September financial statements.

3. Reserve Fund Investment. Discussion occurred regarding the investment of Reserve Funds.

4. Audits and Tax Returns. It was reported that the outside auditors have presented draft Financial Statements for 12/31/21, with 12/31/22 due early Feb., and 12/31/23 in Q2.

Schedule. The next regularly scheduled meeting of the Finance Committee will occur on February 20, 2024.

Respectfully submitted,
Ted Dann

Governing Doc's Committee report for January 2024

January 8, 2024 Committee Meeting

Members

- ❖ Matt Wood (Chair, non-voting)
- ❖ Dan Sturmon
- ❖ Barbara Stough
- ❖ Joan Sauer
- ❖ Ray Gans

We continue 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 have started a communication strategy to our members and will adjust our messaging and media vehicle as the year unfolds.

We discussed the builders' rights and declarant rights issue and we voted to ask the BOD to assign that task to Carpenter Hazelwood. We had another attorney who expressed interest, but he has not returned several recent calls from the VCA General Manager.

Matt

Annual Nomination & Election Committee

January 12, 2024 Meeting Report

2024 Nomination/Election Committee Candidate Application

In the committee's review of the previous year's candidate application, several changes were modified to further clarify the candidate's interest in being a Board of Director's member. This year the candidate was required to submit a head-shot photo, and electronically submit a completed typed application to help improve better distribution among the Association membership.

2024 Board Election Schedule Review

The Nomination committee members reviewed the election schedule to anticipate the lack of VCA members applying for a Board of Director seat. The committee considered reducing the scheduled action items if no new candidates apply for the Board positions. At this time, no new Association members have submitted their application pertaining to the Commercial Board seat. The current Board member has opted to be a candidate for reelection. To date, only Single Family applications have been received for the 3 available Board seats. Reducing the scheduled action items is still pending until later in the Board election process.

Nomination/Election Committee monthly meeting is scheduled January 17, 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, December 14, 2023 at 3:15 pm
In person and Zoom Attendance

Called to order at 3:16 pm

In Attendance: Committee Members, Susan Wood, Sheryl Forte, Joan Sauer, Debbie Gann, Lynn Huebner, absent Linda Corsey. Staff, Priscilla Harris, Hanna Delosantos, AAA .

Adopted an amended agenda, added New Business: resident request 13254 N Woosnam Way, Old Business: Siena plant replacement, Sunset Ridge entry lights, Moore Loop Dog park repair.

Approval of meeting minutes of November 9, 2023 and November 27th meeting , with spelling and formatting corrections.

No opening remarks from Chair and No Guest Forum

Old Business: AAA Landscape report, Hanna Delosantos,

- +Siena Entry plants, 7 will be replaced under warranty in the spring of 2024.
- +Plant loss due to vehicle damage in median at RVB and Woodburn, 6 golden barrels, 1 agave, a police report was filed.
- +Tree loss due to vehicle at Woodburn and Wildlife Park, as well as wall damage, police report filed.
- +Area turf is being fertilized, soil samples were taken at N Moore Loop Park grass for drainage concerns.
- +Tree's trimmed and benches cleaned at Moore Loop Dog Park.
- +Discussed health and safety of large leaning Saguaro on RVB at Hohokum.

- +The AAA bid for tree removal at 700 W Regulation Dr was approved and sent to Board

New Business: Staff Update,

- + Park Rules and Regulations and Stump Removal bid will go to Board at the January meeting.
- +Anthony is working with developer on the repair to Moore Loop Dog Park ruts, as the are a safety concern and on going issue.
- +Sunset Ridge entry light repairs will be assessed. Susan Wood will provided day and nighttime photos.

- +Request from resident at 13254 N Woosnam Way for common area tree removal. siting pavers damage from roots and canopy encroachment. It was voted to request a bid from AAA for removal.

The meeting was adjourned at 4:10 pm. The next meeting will be held on January 11, 2024 at 3:15 pm

Submitted by Susan Wood, 12/15/23

Parks and Landscape Committee Report
Thursday, January 11, 2024 at 3:15 pm
In-person and Zoom attendance

Meeting called to order at 3:15 pm

In attendance: Committee Members, Susan Wood, Joan Sauer, Debbie Gann, Lynn Huebner and Linda Corsey (zoom). Staff, Priscilla Harris and Hanna Delosantos with AAA

The agenda was amended and adopted,

Removal, Old Business, VI. B. Tree removal AAA proposal Woosnam Way.

Also added to Chairs opening remarks for follow up on; Sunset Ridge entry lights repair status, Hohokum park tennis court access and signage, update on Moore dog park repairs, and reminder for updating Park reservation forms and add resident info.

No Guests were in attendance.

>Old Business

AAA Landscape report from Hanna.

- working on a proposal from car damage (tree and wall) at Woodburn x Wildlife park entrance
- report on median plant damage by car at RVB and Woodburn
- irrigation leaks: mainline and or manifold valves, 4 at Innovation Parkway and 2 on RVB all have been or will be repaired this coming week.
- park grass irrigation is at one day a week if dry or on rain delay.
- Moore loop park turf core sample tests should be back next week
- weed tech is working on common area and grass weed sprouts
- re-staking of new Hohokum park trees to accommodate growth
- clean out debris from deep root water systems and park drains at Moore Loop
- dead trees at Sunset ridge park were removed as added value
- dead trees or wind fall on Desert Fairways and in Wood shade trail will get proposal to remove

Member asked Hanna to check on the health of a leaning Ocotillo plant on Woodburn.

>New Business

Our proposals for 700 Regulation tree removal and Woodburn stump removal will go to the Board at the 1/25/24 meeting.

The meeting was adjourned at 4:03 pm

The next meeting will be on Thursday February 1, 2024 at 3:15 pm

Which is back on our regular schedule, first Thursday of the month.

Submitted by Susan Wood 1/12/24