

COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, February 29, 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. ⋖న

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 January 24, 2024
 - **B.** Ratify the Approval of the Compliance Committee Results/Fines for February 2024 Results were presented at Executive Session meeting.
 - C. Ratify the Approval of Fee Waivers for February 2024
- V. Homeowner Forum Please state your name and neighbrhood/address in VCA (3-minute limit per person)
- VI. Reports (2-minute limit)
 - **A. Manager Report** The General Manager will provide a brief update on the status of the community.
 - B. Financial Report of the Association & Project Tracking Tool Ted Dann, Treasurer
 - C. Landscape Report AAA Landscaping Hanna Delosantos
 - D. Project Administration Report Anthony Martin, AZ Project Solutions
 - 1. Tennis Court Proposals
 - 2. Granite Replenishment for Big Wash Park
- 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. Wildlife Ridge Park Request
- B. Insurance Renewal
- C. 2022 Audit
- D. Builder Rights & Annexation Project
- E. Appointment of the 2025 Nomination & Election Committee
- F. Home Rebuilt, 13187 N Woodburne
- G. Ventana Medical Request for Ronald McDonald Care Mobile Unit
- H. Third Degree Recreation Contract
- X. Next Meeting The annual meeting is scheduled for Thursday, March 28, 2024 at 6:00 P.M.
- XII. Adjournment



<u>Board of Directors Meeting – January 25, 2024</u> 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 and Sonia Suri, Director

ABSENT: Rob Feltes, Director

GUESTS: Anthony Martin, AZ Project Solutions; Jeff Hatfield and Hanna Delosantos from AAA Landscape

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

A motion was made by Matt Wood and seconded by Randy Kohout to approve the agenda as presented. 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 December 7, 2023, meeting minutes as presented. The motion was approved unanimously.

IV. CONSENT AGENDA ITEMS

- A. Ratify the Approval of Executive Session Minutes: December 7, 2023
- B. Ratify the Approval of the Compliance Committee Results/Fines for December 2023/January 2024 Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for December 2023/January 2024- Recommendations were presented at the Executive Session.

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

V. HOMEOWNER FORUM

No comments made.

VI. REPORTS

- A. Management Report Written Management report was presented and posted on the association's website.
- ➤ 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.
- ➤ 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 tonight's meeting. 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.

- **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 December 31, 2023.
- The Operating Fund balance as of December 31, 2023, is \$596,729. This is sufficient to meet current and foreseen cash needs.

- The Reserve Fund balance is \$4,071,191.
- The liquidity of the association is strong to meet ongoing association needs.
- The account receivable balance is \$186,280.
- Total income for the month of December is \$159,949 which is \$32,437 under budget due to lower revenues from residential assessment income, late fees, and commercial assessments.
- Total expenses for December are \$200,447 which is \$20,789 under budget. YTD actual expenses are \$2,457,902 which is \$166,711 under budget.
- A monthly contribution of \$79,167 was made to the reserve fund making the YTD contribution at \$950,000.
- Reserve expenses for the month of December were \$11,550 which makes a total of \$139,743 YTD.
- Reserve Investments managed by Morgan Stanley as of December 31:

Cash and Equivalents \$ 12,507 Savings & Time Deposits \$ 38,019 ETFs and CEFs \$ 22,882 \$ **Municipal Bonds** 39,453 Corporate Fixed Income \$ 194,844 \$ 1,552,105 **Government Securities** \$ 1,795,302 Certificates of Deposit **Mutal Funds** \$ 107,931 Net Unsettled Purchases/Sales \$(241,279) \$ 3,521,766

- Siena's operating fund balance year to date is \$1,642 and the reserve fund year to date balance is \$234,124.
- The Board Treasurer commented that 2021 and 2022 audit has been completed and the VCA is anticipating an unqualified audit.

A motion was made by Matt Wood and seconded by Joe Affinati to accept the November/December 2023 Treasurer and 2023 November/December Financial Reports. The motion was approved unanimously.

- C. Landscape Report Hanna Delosantos from AAA Landscape reported on the following items:
- Overseeded turf areas are established and irrigated twice per week.
- > Repaired four-inch main line by the Town of Oro Valley Water Department Monument.
- Post-emergent is being applied to common areas.
- Cleaned up vehicle damage along Woodburne Ave. Proposal submitted to replace three trees that were damaged.
 - **D. Project Administration & Proposals** Anthony Martin, Project Coordinator provided a project update which the written report is posted on the association's website.
 - **1. Gravel Replenishment Proposals** Anthony Martin presented the three proposals from AAA Landscape (\$599,944), BrightView Landscaping (\$507,964), and Complete Landscaping (\$584,136).

A motion was made by Matt Wood and seconded by Randy Kohout to approve the BrightView Granite Replenishment Proposal for \$507,964. The motion passed unanimously.

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. Streetlights

Matt Wood commented that the VCA will be meeting with Town of Oro Valley officials to discuss the ownership, maintenance, repair and shutting the lights off.

The board discussed the replacement of two fixtures by Honeybee Park. Two new LED fixtures have been provided through Monrad Engineering. The Town of Oro Valley performed an analysis of the present lamps and has recommended that these two fixtures remain on if the association decided to turn the streetlights off. Also, the VCA will have to address the common area master monuments lights along RVB that are illuminated through the streetlight system.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the Mountain Power Electrical Contractor proposal (\$5,480) to install and wire to the two new fixtures near Honeybee Park. Motion was approved unanimously.

IX. NEW BUSINESS

A. Park Rules & Regulations

The board reviewed the revised rules and regulations for the VCA Parks.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the revised park rules and regulations as recommended by the Government Documents and Parks & Landscape Committees. Motion was approved unanimously.

B. Woodburne Stump Removal Proposal

The Board discussed the Woodburne tree stump removal proposal (\$2,385) presented by the AAA Landscape. Management was directed to request AAA Landscape to survey the community to identify other stumps that are safety concerns and to have them provide a proposal for their removal.

A motion was made by Matt Wood and seconded by Randy Kohout to approve the AAA Landscape proposal to remove 4 stumps on Woodburne as presented and recommended by the Parks & Landscape Committee. Motion passed unanimously.

C. 2021 Audit

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the 2021 Audit Report as presented by Butler Hansen. Motion was unanimously approved.

D. Carpenter Hazlewood Public Street Regulation

The board reviewed the Carpenter Hazlewood proposal to assist with HB2298 in drafting the meeting notice and ballot to owners to record a resolution if the vote passes.

A motion was made by Matt Wood and seconded by Joe Affinati to approve the Carpenter Hazlewood Public Street Regulation package to assist in the voting requirements and record resolution if the vote passes. Motion passed unanimously.

E. Janitorial Service Agreement

The board reviewed the Vanguards Cleaning Services contract.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the Vanguard Cleaning Services increase effective February 1, 2024. Motion was unanimously approved.

F. Yard Sale Dates

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the 2024-yard sale dates for Saturday, April 13 and Saturday, October 19. Motion passed unanimously.

G. Pima Eye Institute Sign

A motion was made by Dan Sturmon and seconded by Randy Kohout to approve the signage for Pima Eye Institute as recommended by the ALRC. Motion was approved unanimously.

H. Sunterra Enry Monument Metal Art

A motion was made by Dan Sturmon and seconded by Matt Wood to approve the metal art for the Sunterra entry monument as recommended by the ALRC. Motion passed unanimously.

I. Tree Removal Behind 700 W Regulation Pl

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the AAA Landscape proposal to remove and stump grind the tree located behind 700 W Regulation Dr. at a cost of \$1,275 as recommended by the Parks & Landscape Committee. The motion was approved unanimously.

J. Water Meter #81747540

Vistoso Community Association Secretary

serves the master association's common area: however, the meter service was placed

	(II. ADJOURNMENT – A motion was made by Matt Wood and seconded by Dan Sturmon to adjourn the meeting at 7:06 P.M.
>	KI. Next Meeting – The next General Session Meeting is scheduled for Thursday, February 29, 2024, at 5:30 P.M.
	Single Family Category: Joe Affinati Ryan Hall Kathleen Herandez Barbara Stough Each candidate provided their background and interest in serving on the board. Members present had an opportunity to ask questions. Sonia Suri announced that she will tender her written resignation from the board due to personal reasons. This position will be placed on the 2024 ballot for the single-family voting category.
1	X. Introduction of 2024 Board Candidates Dan Sturmon announced the 2024 board candidates: Commercial Voting Category: Rob Feltes
	under the Ridgeview HOAs name. A motion was made by Matt Wood and seconded by Dan Sturmon to approve transferring water meter #81747 to the VCA. Motion passed unanimously.

Date



Management Report February 2024

For the Month of January 2024

ARC Submittals: 40

Denied: 1 Withdrawn: 4

Pending Information/Review: 2

Approved: 33

Resales: 33

Total Open Work Orders: 11

New Work Orders: 5 Closed/Completed: 4

Tennis Cards Processed

New: 4

Walk-ins: 97

<u>Calls Received</u>: 355 Call Center: 488

Violations- New: 110

Parking was the top compliance issue for the past month.

Ranch Vistoso Blvd. Streetlights

The VCA Board of Directors approved two streetlight fixtures to be replaced and rewired near Honeybee Park. The Town of Oro Valley did an analysis on which VCA lights along Rancho Vistoso Blvd. should remain on if the association was to decide to shut the lights off and identify these two lights for safety reasons. Mountain Power Electrical Contractor will be performing the work and has submitted the permit and the traffic plan to the Town of Oro Valley for approval.

A sub-committee of the board will be meeting with the Town of Oro Valley staff to discuss the ownership, and responsibilities of maintaining and repairing the streetlights.

This topic is on the February 29th agenda for further board discussion.

Entryway Monuments

Management has met with contractors to finalize the estimates to refurbish the entrance monuments at Rancho Vistoso Blvd. & Tangerine. Once the proposals have been received, they will be presented to the board for consideration.



Capital Projects

Irrigation – This project will address approximately 2,100 linear feet of irrigation line along Innovation Park Dr. 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 start date for Innovation Park Drive is March 11, 2024, and for Desert Fairway Dr. is March 27, 2024. Both areas will take approximately two weeks, weather permitting. Gravel replenishment for both locations will follow shortly afterwards.

Granite Replenish Project – The VCA board of directors did accept BrightView's proposal for granite replenishment for the below locations. The board at the February 29th meeting will be considering an additional location at Big Wash Park.

- 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 have been presented to the Town of Oro Valley for review. Once we receive approval, bids will be solicited for this project.
- ➤ 27 Mile We should be receiving the design plans from WLB by the end of February. 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 end of February 2024.

Builder Transitions

- The Town of Oro Valley still holds the Pulte bond for the west side of Moore Loop Road near the Valley Vista neighborhood.
- The association met with Mattamy Homes to clarify the ownership and the process of transfer of Moore Loop Park to the master. We are waiting for the corrected deed from Mattamy Homes to be able to accept the park. The Town of Oro Valley still holds the bond for this project.

Yard Sale Dates

The 2024-yard sale dates are Saturday, April 13, and Saturday, October 19.



2024 Elections

As a result of the recent resignation of Sonia Suri from the board there are now four single -family seats (two 2-year terms until 2026 and two 1-year terms until 2025) and one commercial seat (2-year term until 2026) available. Candidate profiles can be view on the association's website at https://ranchovistosohoa.com/.

Members will be asked to vote on the 2023 Annual Meeting Minutes and IRS Ruling 70-604. The IRS ruling requires approval by the membership so that the association may be allowed to carry over any surplus income from one tax year to the next to offset deficits in the following year, and to avoid additional taxes to the association.

Electronic voting will open on Wednesday, February 28, 2024, and close at 5:00 PM on Friday, March 22, 2024. For members that have email addresses on file with the association, you may receive an email from vistoso@ivotehoa.com with a link and special registration number to cast your vote online. Paper ballots will be mailed out the same day.

If you happen to miss these deadlines, the last opportunity to vote will be in person at the annual meeting by going to the site office, 1171 E Rancho Vistoso Blvd., Suite 103, Oro Valley, AZ 85755 at 6:00 PM on March 28, 2024, to cast your ballot.

To hold this election and seat the 2024 board the association must meet quorum. Failure to meet the quorum will be costly to the association to hold another meeting. Please return your ballots early. If you should have any questions about the annual meeting and election, please contact the VCA Office at ASKVCA@RanchoVIstosoHOA.com or 520-354-2729.

Vistoso Community Association Financial Condition as January 31, 2024 Treasurer's Report

Final

I have reviewed all of the appropriate VCA financial statements as of January 31, 2024 and report as follows.

Balance Sheet.

- Operating Fund Balance. The Fund Balance of \$895,742 made up of Cash \$490,271, Savings \$378,095 and due from Reserves \$27,375 is adequate to meet current and foreseen cash needs.
- Reserve Fund Balance. The reserve fund ending balance is \$4,141,609 made up of a
 Morgan Stanley-advised investment portfolio (including accrued interest and reduced by
 unrealized loss) \$3,556,506, a Money Market Account \$618,224, and less due to
 Operating \$27,375.
- **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 \$120,322, is \$151,374. Total Operating Liabilities balance of \$866,981, is made up primarily of Prepaid Assessments \$211,106, Unearned Revenue 529,400 and Accrued Expenses \$65,902.
- **Summary balances.** In summary: At 1/31/24 Total Assets are \$5,209,995. Total Liabilities plus Equity: Liabilities \$866,981 plus Reserves \$4,141,609 plus Surplus \$201,405 totals \$5,209,995.
- Operating Fund Income Statement.
 - Income. Total income for the month was \$213,263. This was \$6,064 over Budget. Member assessments are \$185 over Budget, Builder Assessments are \$317 under Budget, and Commercial Dues are \$3,639 over Budget.
 - Expenses. Total expenses for the month were \$196,346, \$21,394 under Budget.
 - YTD Income is \$6,064 over Budget, while expenses have been below Budget as described below. This results in a surplus of \$16,917 which is \$27,458 over Budget. Admin Expense is \$8,031 under Budget, Utilities are \$5,859 over Budget, Landscaping is \$13,344 under Budget, and Common Area is \$5,878 under Budget.

• Reserve Fund.

- **Revenue.** As Budgeted, a monthly contribution from the Operating Fund was added to the Reserve Fund in the amount of \$66,667. Including Earnings and fees Total Reserve Income was \$83,024. The full year Budget calls for \$965,000 Total Reserve Income.
- **Expenditures.** Reserve Fund expenditures totaled \$27,125 in January, versus a Budget of \$0. Reserve Fund spending is Budgeted to total \$1,239,500 for all of2024. Several large project spends will likely occur in Q1 and Q2 2024.
- **Reserve Investments.** As of December 31, 2023 and January 31,2024 the makeup of The Morgan Stanley managed portfolio is:

	December 2023	January 2024
Cash and equivalents:	\$ 12,507	\$ 84,582
Savings and Time Deposits	\$ 38,019	\$ 38,176
ETFs and CEFs	\$ 22,882	\$ 26,370
Municipal Bonds:	\$ 39,453	\$ 39,675
Corporate Fixed Income:	\$ 194,844	\$ 167,175
Government Securities:	\$1,552,105	\$ 1,225,485
Certificates of Deposit:	\$1,795,302	\$ 1,822,081
Mutual Funds:	\$ 107,931	\$ 147,215
Net Unsettled Purchases/Sales	\$ (241,279)	\$ -
Total:	<i>\$3,521,766</i>	\$ 3,550,761

Siena

• Overall financial condition. At 1/31/24 the Operating Fund balance is \$6,337, and the Reserve Fund balance is \$236,996. Thru 1/31/24 Operating Income of \$2,175 is \$776 more than Operating Expenses of \$1,399. This surplus of \$776 is \$535 over Budgeted Surplus of \$241. YTD Reserve Fund income has totaled \$2,872 while Reserve Fund Expenses have totaled \$0, yielding a Reserve Fund Surplus totaling \$2,872 versus a Budget of \$2,845.

Respectfully submitted.

Ted Dann, Treasurer



347 VISTOSO COMMUNITY ASSOCIATION BALANCE SHEET 01/31/2024

ASSETS		
OPERATING FUNDS		
OPERATING - US BANK	490,271.44	
US BANK SAVINGS	378,095.48	
DUE FROM RESERVES	27,375.00	
TOTAL OPERATING FUNDS		895,741.92
RESERVE FUNDS		
DUE TO OPERATING	(27,375.00)	
RESERVE US BANK MMA	618,223.72	
MORGAN STANLEY	3,556,505.54	
RESERVES - ACCRUED INTEREST	34,451.65	
UNREALIZED RSV GAIN/LOSS	(40,196.61)	
TOTAL RESERVE FUNDS		4,141,609.30
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	
TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	271,695.38	
PRE-LEGAL RECEIVABLE	42,679.55	
CONTINGENT PAYABLE	(42,679.55)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(120,321.57)	
TOTAL ACCOUNTS RECEIVABLE		151,373.81
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	5,596.10	
PREPAID EXPENSES	12,649.43	
TOTAL OTHER ASSETS		18,245.53



347 VISTOSO COMMUNITY ASSOCIATION BALANCE SHEET 01/31/2024

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCRUED EXPENSES	65,901.58	
PREPAID ASSESSMENTS	211,106.04	
REFUNDABLE DEPOSIT KEYS	10,200.00	
UNEARNED REVENUE	529,399.63	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	
TOTAL OPERATING LIABILITIES		866,980.87
RESERVE		
ACCUMULATED GENERAL	4,041,176.47	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	55,899.03	
UNREALIZED GAIN/LOSS INVESTMENTS	(40,196.61)	
GAIN (LOSS) ON INVESTMENT	84,730.41	
TOTAL RESERVE		4,141,609.30
		.,,
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	184,488.03	
CURRENT YEAR RESERVE EQUITY	(55,899.03)	
CURRENT SURPLUS/(DEFICIT)	72,815.61	
TOTAL SURPLUS/(DEFICIT)		201,404.61
TOTAL LIABILITIES & EQUITY		5,209,994.78



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 01/31/2024

**************************************	CURRENT PERIOD BUDGET	OVER (UNDER)			**************************************	YEAR-TO-DATE BUDGET	OVER (UNDER)	ANNUAL BUDGET
				INCOME				
				TNCOME				
188,918	188,733	185	4000	ASSESSMENT INCOME	188,918	188,733	185	2,264,800
70,976	67,337	3,639	4001	COMMERCIAL DUES	70,976	67,337	3,639	808,045
1,247 0	833 1,000	414 (1,000)	4030 4050	INTEREST INCOME COLLECTION COST REIMBURSEMENT	1,247 0	833 1,000	414 (1,000)	10,000 12,000
50	166	(116)	4050FR	FILE REVIEW FEE	50	166	(1,000)	2,000
75	125	(50)	4050MU	MONITOR TRUSTEE SALE	75	125	(50)	500
95	291	(196)	4050RR	FILE TRANSFER FEES	95	291	(196)	3,500
0 3,307	0 5,500	0 (2,193)	4050T 4070	FORECLOSURE/TRUSTEE SALES LATE FEE INCOME	0 3,307	0 5,500	0 (2,193)	300 22,000
280	75	205	4075	NSF FEE	280	75	205	900
4,805	5,122	(317)	4205	BUILDER ASSESSMENT	4,805	5,122	(317)	61,465
2,586	833	1,753	4900	VIOLATION FINES	2,586	833	1,753	10,000
150 7,440	0 3,000	150 4,440	4922 4950	KEYS REBILL FEE	150 7,440	0 3,000	150 4,440	0 36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	850	(850)	10,200
(66,667)	(66,666)	(1)	6010	GENERAL RESERVE TRANSFER	(66,667)	(66,666)	(1)	(800,000)
				TOTAL WIGOME				
213,263	207,199	6,064		TOTAL INCOME	213,263	207,199	6,064	2,441,710
				EVDENCEC				
				EXPENSES				
				ADMINISTRATIVE				
9,274	8,543	731	5000	MANAGEMENT FEE	9,274	8,543	731	107,450
3,181	3,182	(1)	5000RO	OFFICE LEASE	3,181	3,182	(1)	38,184
29,069	27,735	1,334	5007w	SALARIES & BENEFITS	29,069	27,735	1,334	332,821
7,440 280	3,000 75	4,440 205	5009A 5009B	REBILL FEE EXPENSE NSF FEE EXPENSE	7,440 280	3,000 75	4,440 205	36,000 900
2,197	4,333	(2,137)	5010	LEGAL EXPENSE	2,197	4,333	(2,137)	52,000
510	500	10	5020	LIEN/COLLECTION COST	510	500	` 10 [′]	6,000
50	166	(116)	5020F	FILE REVIEW FEE	50	166	(116)	2,000
75 95	125 292	(50) (197)	5020M 5020RR	MONITOR TRUSTEE SALE FILE TRANSFER FEE EXPENSE	75 95	125 292	(50) (197)	500 3,500
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	0	0	0	300
0	0	0	5030	AUDIT/TAX PREPARATION	0	0	0	11,800
0	0	0	5033F	ADVERTISING	0	0	0	1,500
35 314	35 300	0 14	5037 5039	BANK CHARGES & CC FEES WEBSITE	35 314	35 300	0 14	420 1,000
(1,055)	7,750	(8,805)	5040	ADMINISTRATION	(1,055)	7,750	(8,805)	93,000
143	143) O	5046	NEWSLETTER	143	143) o	1,716
1,306	1,250	56	5047B	OFFICE EQUIPMENT RENTAL	1,306	1,250	56	15,000
908 1,093	500 0	408 1,093	5048 5052	OFFICE EXPENSES PRINTING	908 1,093	500 0	408 1,093	6,000 10,000
320	1,033	(713)	5054	ARCHITECTURAL EXPENSE	320	1,033	(713)	12,400
0	1,000	(1,000)	5055	MEETING EXPENSE	0	1,000	(1,000)	27,000
925	500	425	5059	POSTAGE	925	500	425	6,000
0	850 275	(850)	5059V	VIOLATION NOTICES MILEAGE	0	850 275	(850)	10,200
0	375 3,000	(375) (3,000)	5063 5065	PROFESSIONAL FEES	0	375 3,000	(375) (3,000)	4,500 20,000
Ö	100	(100)	5065S	STATUTORY AGENT FEE	Ő	100	(100)	100
0	0	0	5068	GIFTS	0	0	0	1,500
0	0	0	5070	PROPERTY TAXES	0	0	0	900
0	0 0	0 0	5080 5088	CORPORATE TAXES BAD DEBT EXPENSE	0	0 0	0 0	5,000 20,000
2,798	3,109	(311)	5090	INSURANCE	2,798	3,109	(311)	42,897
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
0	1,000	(1,000)	5099	MISCELLANEOUS EXPENSE	1 008	1,000	(1,000)	5,000
1,908		1,908	5099PY	PRIOR YEAR ADJUSTMENT/EXP	1,908		1,908	0
60,865	68,896	(8,031)		TOTAL ADMINISTRATIVE	60,865	68,896	(8,031)	880,588



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 01/31/2024

**********	CURRENT PERIOD	*******			*********	YEAR-TO-DATE	**********	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
13,259	8,500	4,759	5100	WATER/SEWER	13,259	8,500	4,759	200,000
5,239	8,500 4,166	4,759 1,073	5100	ELECTRIC	5,239	8,500 4,166	4,759 1,073	50,000
352	4,100	(64)	5120	TELEPHONE	352	4,100	(64)	5,000
278	250	28	5151 5151B	INTERNET	278	250	28	3,000
138	75	63	51515	ALARM MONITORING	138	75	63	900
			3132	ALARIW WONTOKING				
19,266	13,407	5,859		TOTAL UTILITIES	19,266	13,407	5,859	258,900
				LANDSCAPING				
108,069	108,069	0	5200	LANDSCAPE CONTRACT	108,069	108,069	0	1,296,830
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	1,250	(1,250)	5,000
0	12,500	(12,500)	5218	MAJOR PROJECTS	0	12,500	(12,500)	50,000
187	2,000	(1,813)	5220	IRRIGATION REPAIRS	187	2,000	(1,813)	24,000
2,218	0	2,218	5222	BACKFLOW INSPEC/RPRS	2,218	0	2,218	3,000
0	0	0	5228	EROSION CONTROL	0	0	0	7,500
0	0	0	5240	TREE TRIMMING/REMOVAL	0	0	0	31,000
110,475	123,819	(13,344)		TOTAL LANDSCAPE	110,475	123,819	(13,344)	1,417,330
				COMMON AREA				
0	500	(500)	5700	BUILDING MAINTENANCE	0	500	(500)	6,000
0	0	` ó	5700K	KEYS/LOCK REPAIR	0	0	` ó	7,000
0	1,000	(1,000)	5722	ELECTRIC REPAIRS/SUPPLIES	0	1,000	(1,000)	12,000
0	500	(500)	5740	SIGN MAINTENANCE	0	500	(500)	2,000
2,403	2,212	191	5769A	JANITORIAL	2,403	2,212	191	29,574
1,908	1,916	(8)	5774	PET WASTE REMOVAL	1,908	1,916	(8)	23,000
826	1,908	(1,082)	5779CC	SECURITY PATROL	826	1,908	(1,082)	22,904
0	0) O	5794A	SIDEWALK REPAIR	0	0) O	3,000
604	1,166	(562)	5800	COMMON AREA MAINTENANCE/REPAIRS	604	1,166	(562)	14,000
0	1,500	(1,500)	5845	PARK MAINT	0	1,500	(1,500)	7,200
0	500	(500)	5850	EXTERMINATING	0	500	(500)	6,000
0	416	(416)	5895	TENNIS COURT MAINTENANCE	0	416	(416)	5,000
5,740	11,618	(5,878)		TOTAL COMMON AREA	5,740	11,618	(5,878)	137,678
196,346	217,740	(21,394)		TOTAL OPERATING EXPENSES	196,346	217,740	(21,394)	2,694,496
16,917	(10,541)	27,458		OPERATING FUND SURPLUS/(DEFICIT)	16,917	(10,541)	27,458	(252,786)
	(10,541)			3. 2. (T. (T. ()) () () () () () () () ()		(10,0+1)		(202,700)



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 01/31/2024

********	CURRENT PERIOD	******			********	YEAR-TO-DATE	********	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				RESERVE FUND				
				INCOME				
66,667	66,666	1	7010	TRANSFER FROM OPERATING	66,667	66,666	1	800,000
17,213	14,583	2,630	7034	INTEREST RESERVE FUND	17,213	14,583	2,630	175,000
(856)	0	(856)	8537	BANK/INVESTMENT CHARGES	(856)	0	(856)	(10,000)
83,024	81,249	1,775		TOTAL RESERVE INCOME	83,024	81,249	1,775	965,000
				EXPENDITURES				
0	0	0	8510	GENERAL RESERVE EXPENSE	0	0	0	4,000
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	0	0	10,000
0	0	0	8526	FOUNTAIN REPLACEMENT	0	0	0	4,000
0	0	0	8530	ASPHALT SEAL COATING	0	0	0	11,400
1,250	0	1,250	8531	SIDEWALK REPAIRS	1,250	0	1,250	0
9,350	0	9,350	8541	GRANITE REPLACEMENT	9,350	0	9,350	672,000
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	18,700
1,350	0	1,350	8565	TENNIS COURTS	1,350	0	1,350	29,600
2,800	0	2,800	8571C	CONCRETE WORK	2,800	0	2,800	5,800
2,800	0	2,800	8575	IRRIGATION SYSTEMS	2,800	0	2,800	424,000
9,575	0	9,575	8578D	DRAINAGE	9,575	0	9,575	60,000
27,125	0	27,125		TOTAL RESERVE EXPENDITURES	27,125	0	27,125	1,239,500
55,899	81,249	(25,350)		RESERVE FUND SURPLUS/(DEFICIT)	55,899	81,249	(25,350)	(274,500)



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF OPERATIONS 01/31/2024

	January *******	Febr	ruary	M *****	larch	****	April	****	May	June *****	****	July *****	Au *****	igust	Septer	mber	Oct	ober *****	Noven		Decen *****		R-TO-DATE
INCOME																							
ASSESSMENT INCOME COMMERCIAL DUES INTEREST INCOME FILE REVIEW FEE MONITOR TRUSTEE SALE FILE TRANSFER FEES LATE FEE INCOME NSF FEE BUILDER ASSESSMENT VIOLATION FINES KEYS REBILL FEE GENERAL RESERVE TRANSFER	\$ 188,918 70,976 1,247 50 75 95 3,307 280 4,805 2,586 150 7,440 (66,667)	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0	\$ 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 188,918 70,976 1,247 50 75 95 3,307 280 4,805 2,586 150 7,440 (66,667)
TOTAL INCOME	\$ 213,263	\$	0	\$	0	\$	0	\$	0	\$ 0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$ 213,263
EXPENSES																							
ADMINISTRATIVE																							
MANAGEMENT FEE OFFICE LEASE SALARIES & BENEFITS REBILL FEE EXPENSE NSF FEE EXPENSE LEGAL EXPENSE LIEN/COLLECTION COST FILE REVIEW FEE MONITOR TRUSTEE SALE FILE TRANSFER FEE EXPENSE BANK CHARGES & CC FEES WEBSITE ADMINISTRATION NEWSLETTER OFFICE EQUIPMENT RENTAL OFFICE EXPENSES PRINTING ARCHITECTURAL EXPENSE POSTAGE INSURANCE PRIOR YEAR ADJUSTMENT/EXP	\$ 9,274 3,181 29,069 7,440 280 2,197 510 50 75 95 35 314 (1,055) 143 1,306 908 1,093 320 925 2,798 1,908	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 9,274 3,181 29,069 7,440 280 2,197 510 50 75 95 35 314 (1,055) 143 1,306 908 1,093 320 925 2,798 1,908
TOTAL ADMINISTRATIVE	\$ 60,865	\$	0	\$	0	\$	0	\$	0	\$ 0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$ 60,865
UTILITIES																							
WATER/SEWER ELECTRIC TELEPHONE INTERNET ALARM MONITORING	\$ 13,259 5,239 352 278 138	\$	0 0 0 0	\$	0 0 0 0	\$	0 0 0 0	\$	0 0 0 0	\$ 0 0 0 0	\$	0 0 0 0	\$	0 0 0 0	\$	0 0 0 0	\$	0 0 0 0	\$	0 0 0 0	\$	0 0 0 0	\$ 13,259 5,239 352 278 138
TOTAL UTILITIES	\$ 19,266	\$	0	\$	0	\$	0	\$	0	\$ 0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$ 19,266
LANDSCAPING																							
LANDSCAPE CONTRACT IRRIGATION REPAIRS BACKFLOW INSPEC/RPRS	\$ 108,069 187 2,218	\$	0 0 0	\$	0 0 0	\$	0 0 0	\$	0 0 0	\$ 0 0 0	\$	0 0 0	\$	0 0 0	\$	0 0 0	\$	0 0 0	\$	0 0 0	\$	0 0 0	\$ 108,069 187 2,218
TOTAL LANDSCAPE	\$ 110,475	\$	0	\$	0	\$	0	\$	0	\$ 0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$ 110,475
COMMON AREA																							
JANITORIAL PET WASTE REMOVAL SECURITY PATROL COMMON AREA MAINTENANCE/REPAIRS	\$ 2,403 1,908 826 604	\$	0 0 0 0	\$	0 0 0 0	\$	0 0 0 0	\$	0 0 0 0	\$ 0 0 0 0	\$	0 0 0	\$	0 0 0 0	\$	0 0 0 0	\$	0 0 0 0	\$	0 0 0	\$	0 0 0	\$ 2,403 1,908 826 604
TOTAL COMMON AREA	\$ 5,740	\$	0	\$	0	\$	0	\$	0	\$ 0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$ 5,740
TOTAL OPERATING EXPENSES	\$ 196,346	\$	0	\$	0	\$	0	\$	0	\$ 0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$ 196,346
OPERATING FUND SURPLUS/(DEFICIT)	\$ 16,917 	\$	0	\$	0	\$	0	\$	0	\$ 0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$ 16,917



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF OPERATIONS 01/31/2024

	January *******	Febr		//arch	****	April	****	May	June *****	****	July	ugust	Septe	mber	tober	Nove ****	mber *****	Dece	mber	R-TO-DATE
RESERVE FUND																				
INCOME																				
TRANSFER FROM OPERATING INTEREST RESERVE FUND	\$ 66,667 17,213	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 66,667 17,213
TOTAL RESERVE INCOME	\$ 83,880	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 83,880
EXPENDITURES																				
SIDEWALK REPAIRS	\$ 1,250	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 1,250
BANK/INVESTMENT CHARGES	856		0	0		0		0	0		0	0		0	0		0		0	856
GRANITE REPLACEMENT	9,350		0	0		0		0	0		0	0		0	0		0		0	9,350
TENNIS COURTS CONCRETE WORK	1,350 2,800		0	0		0		0	0		0	0		0	0		0		0	1,350 2,800
IRRIGATION SYSTEMS	2,800		0	0		0		0	0		0	0		0	0		0		0	2,800
DRAINAGE	9,575		0	0		ō		0	0		0	0		0	0		0		0	9,575
TOTAL RESERVE EXPENDITURES	\$ 27,981	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 27,981
RESERVE FUND SURPLUS/(DEFICIT)	\$ 55,899	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 55,899



347A VISTOSO- SIENA BALANCE SHEET 01/31/2024

ASSETS		
OPERATING FUNDS		
OPERATING - US BANK	6,337.37	
TOTAL OPERATING FUNDS		6,337.37
RESERVE FUNDS		
RESERVE US BANK MMA	236,996.19	
TOTAL RESERVE FUNDS		236,996.19
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	194.32	
ACCOUNTS RECEIVABLE - PARCELS	2,237.22	
PRE-LEGAL RECEIVABLE	295.00	
CONTINGENT PAYABLE	(295.00)	
TOTAL ACCOUNTS RECEIVABLE		2,431.54
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	50.01 	
TOTAL OTHER ASSETS		50.01
TOTAL ASSETS		245,815.11
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
PREPAID ASSESSMENTS	(2,038.02)	
PREPAID ASSESSMENTS - PARCELS UNEARNED REVENUE	2,812.02 8,540.00	
UNEARNED REVENUE	8,540.00 	
TOTAL OPERATING LIABILITIES		9,314.00
RESERVE		
ACCUMULATED GENERAL	234,124.57	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	2,871.62	



347A VISTOSO- SIENA BALANCE SHEET 01/31/2024

TOTAL RESERVE		236,996.19
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	(1,271.29)	
CURRENT YEAR RESERVE EQUITY	(2,871.62)	
CURRENT SURPLUS/(DEFICIT)	3,647.83	
TOTAL SURPLUS/(DEFICIT)		(495.08)
TOTAL LIABILITIES & EQUITY		245,815.11



347A VISTOSO- SIENA STATEMENT OF REVENUES & EXPENSES 01/31/2024

*******	CURRENT PERIOD	******			*******	YEAR-TO-DATE	******	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				INCOME				
4,270 (2,095)	4,270 (2,095)	0 0 	4000P P6010	PARCEL ASSESSMENTS GENERAL RESERVE TRANSFER	4,270 (2,095)	4,270 (2,095)	0 0	51,240 (25,140)
2,175	2,175	0		TOTAL INCOME	2,175	2,175	0	26,100
				EXPENSES				
				ADMINISTRATIVE				
25	25	0	P5090	INSURANCE	25	25	0	345
25	25	0		TOTAL ADMINISTRATIVE	25	25	0	345
				UTILITIES				
211	200	11	P5100	WATER/SEWER	211	200	11	2,566
51 	51 	0	P5120	ELECTRIC	51 	51 	0	620
262	251	11		TOTAL UTILITIES	262	251	11	3,186
				LANDSCAPING				
0 732	0 732	0	5218 P5200	MAJOR PROJECTS LANDSCAPE CONTRACT	0 732	0 732	0 0	2,000 8,788
0	0	0	P5220	IRRIGATION REPAIRS	0	0	0	100
732	732	0		TOTAL LANDSCAPE	732	732	0	10,888
				POOL/SPA/CLUBHOUSE				
210	200	10	P5350	FOUNTAIN MAINTENANCE	210	200	10	4,000
210	200	10		TOTAL POOLS	210	200	10	4,000
				GATES				
260	260	0	P5500	GATE MAINTENANCE CONTRACT	260	260	0	3,120
(288)	0 115	(288) (3)	P5511 P5517	GATE REPAIRS GATE PHONE	(288) 112	0 115	(288) (3)	600 1,380
84	375	(291)		TOTAL GATES	84	375	(291)	5,100
				COMMONAREA				
85	0	85	P5739	STREET SWEEPING	85	0	85 (254)	1,176
0	351	(351)	P5800	COMMON AREA MAINTAINENCE	0	351	(351)	1,405
85	351	(266)		TOTAL COMMON AREA	85 	351	(266)	2,581
1,399	1,934	(535)		TOTAL OPERATING EXPENSES	1,399	1,934	(535)	26,100
776	241	535		OPERATING FUND SURPLUS/(DEFICIT)	776	241	535	0



347A VISTOSO- SIENA STATEMENT OF REVENUES & EXPENSES 01/31/2024

	*******	CURRENT PERIOD	*******			********	YEAR-TO-DATE	********	ANNUAL
	ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
					DECEDVE FUND				
					RESERVE FUND				
					INCOME				
					TNOONE				
	2,095	2,095	0	P7010	PARCEL TRANSFER TO RESERVES	2,095	2,095	0	25,140
	777	·	27	P7034	INTEREST RESERVE FUNDS	777		27	
	111	750	21	P7034	INTEREST RESERVE FUNDS	111	750	21	9,000
	0.070	0.045	07		TOTAL DECEDIE INCOME	0.070	0.045	07	04440
	2,872	2,845	27		TOTAL RESERVE INCOME	2,872	2,845	27	34,140
					EVBENDITUBES				
					EXPENDITURES				
	0	0	0		TOTAL RESERVE EXPENDITURES	0	0	0	0
	2,872	2,845	27		RESERVE FUND SURPLUS/(DEFICIT)	2,872	2,845	27	34,140
		·			,		· .		
ı						-			



347A VISTOSO- SIENA STATEMENT OF OPERATIONS 01/31/2024

	Jar *****	nuary	Febi		March	****	April	****	May	June *****	****	July	ugust	Septe	mber	ctober	ember	Dece ****	mber	TO-DATE
INCOME																				
PARCEL ASSESSMENTS GENERAL RESERVE TRANSFER	\$ 4,2		\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$ 0	\$	0	\$ 4,270 (2,095
TOTAL INCOME	\$ 2,1	175	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$ 0	\$	0	\$ 2,175
EXPENSES																				
ADMINISTRATIVE																				
INSURANCE	\$	25	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$ 0	\$	0	\$ 25
TOTAL ADMINISTRATIVE	\$	25	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$ 0	\$	0	\$ 25
UTILITIES																				
WATER/SEWER ELECTRIC		211 51	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$ 0	\$	0	\$ 211 51
TOTAL UTILITIES	\$ 2	262	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$ 0	\$	0	\$ 262
LANDSCAPING																				
LANDSCAPE CONTRACT	\$ 7	732	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$ 0	\$	0	\$ 732
TOTAL LANDSCAPE	\$ 7	732	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$ 0	\$	0	\$ 732
POOL/SPA/ CLUBHOUSE																				
FOUNTAIN MAINTENANCE	\$ 2	210	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$ 0	\$	0	\$ 210
TOTAL POOLS/SPA/CLUBHOUSE	\$ 2	210	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$ 0	\$	0	\$ 210
GATES																				
GATE MAINTENANCE CONTRACT GATE REPAIRS GATE PHONE	(2	260 288) 112	\$	0 0 0	\$ 0 0 0	\$	0 0 0	\$	0 0 0	\$ 0 0 0	\$	0 0 0	\$ 0 0 0	\$	0 0 0	\$ 0 0 0	\$ 0 0 0	\$	0 0 0	\$ 260 (288 112
TOTAL GATES	\$	84	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$ 0	\$	0	\$ 84
COMMON AREA																				
STREET SWEEPING	\$	85	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$ 0	\$	0	\$ 85
TOTAL COMMON AREA	\$	85	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$ 0	\$	0	\$ 85
TOTAL OPERATING EXPENSES	\$ 1,3	399	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$ 0	\$	0	\$ 1,399
OPERATING FUND SURPLUS/(DEFICIT)	\$ 7	776	\$	0	\$ 0	\$	0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$ 0	\$	0	\$ 776



347A VISTOSO- SIENA STATEMENT OF OPERATIONS 01/31/2024

	January ***********	February	March *******	April	May	June *******	July	August	September	October	November	December ********	YEAR-TO-DATE
RESERVE FUND													
INCOME													
PARCEL TRANSFER TO RESERVES INTEREST RESERVE FUNDS	\$ 2,095 777	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 0 0	\$ 2,095 777
TOTAL RESERVE INCOME	\$ 2,872	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,872
EXPENDITURES													
TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
RESERVE FUND SURPLUS/(DEFICIT)	\$ 2,872	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,872



347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 01/31/2024

ASSETS		
OPERATING FUNDS		
US BANK - OPERATING CHECKING	496,608.81	
US BANK SAVINGS	378,095.48	
DUE FROM RESERVES	27,375.00	
TOTAL OPERATING FUNDS		902,079.29
RESERVE FUNDS		
DUE TO OPERATING	(27,375.00)	
RESERVE US BANK MMA	855,219.91	
MORGAN STANLEY	3,556,505.54	
RESERVES - ACCRUED INTEREST	34,451.65	
UNREALIZED RSV GAIN/LOSS	(40,196.61)	
TOTAL RESERVE FUNDS		4,378,605.49
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	
TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	271,889.70	
ACCOUNTS RECEIVABLE - PARCELS	2,237.22	
PRE-LEGAL RECEIVABLE	42,974.55	
CONTINGENT PAYABLE	(42,974.55)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(120,321.57)	
TOTAL ACCOUNTS RECEIVABLE		153,805.35
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	5,646.11	
PREPAID EXPENSES	12,649.43	
TOTAL OTHER ASSETS		18,295.54
TOTAL ASSETS		5,455,809.89



347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 01/31/2024

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCRUED EXPENSES	65,901.58	
PREPAID ASSESSMENTS	209,068.02	
PREPAID ASSESSMENTS - PARCELS	2,812.02	
REFUNDABLE DEPOSIT KEYS	10,200.00	
UNEARNED REVENUE	537,939.63	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	
TOTAL OPERATING LIABILITIES		876,294.87
RESERVE		
ACCUMULATED GENERAL	4,275,301.04	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	58,770.65	
UNREALIZED GAIN/LOSS INVESTMENTS	(40,196.61)	
GAIN (LOSS) ON INVESTMENT	84,730.41	
(2000)		
TOTAL RESERVE		4,378,605.49
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	183,216.74	
CURRENT YEAR RESERVE EQUITY	(58,770.65)	
CURRENT SURPLUS/(DEFICIT)	76,463.44	
TOTAL SURPLUS/(DEFICIT)		200,909.53
TOTAL COM LOOK DELICITY		
TOTAL LIABILITIES & EQUITY		5,455,809.89



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 01/31/2024

*******	CURRENT PERIOD	*******			********	YEAR-TO-DATE	********	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				INCOME				
188,918	188,733	185	4000	ASSESSMENT INCOME	188,918	188,733	185	2,264,800
4,270	4,270	0	4000P	PARCEL ASSESSMENTS	4,270	4,270	0	51,240
70,976	67,337	3,639	4001	COMMERCIAL DUES	70,976	67,337	3,639	808,045
1,247	833	414	4030	INTEREST INCOME	1,247	833	414	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	1,000	(1,000)	12,000
50	166	(116)	4050FR	FILE REVIEW FEE	50	166	(116)	2,000
75 95	125 291	(50)	4050MU 4050RR	MONITOR TRUSTEE SALE FILE TRANSFER FEES	75 95	125 291	(50)	500 3,500
93	0	(196) 0	4050KK 4050T	FORECLOSURE/TRUSTEE SALES	0	0	(196) 0	3,300
3,307	5,500	(2,193)	4070	LATE FEE INCOME	3,307	5,500	(2,193)	22,000
280	75	205	4075	NSF FEE	280	75	205	900
4,805	5,122	(317)	4205	BUILDER ASSESSMENT	4,805	5,122	(317)	61,465
2,586	833	1,753	4900	VIOLATION FINES	2,586	833	1,753	10,000
150	0	150	4922	KEYS	150	0	150	C
7,440	3,000	4,440	4950	REBILL FEE	7,440	3,000	4,440	36,000
(ee eez)	850	(850)	4973	OWNER ADMIN FEES	(66.667)	850	(850)	10,200
(66,667)	(66,666) (2,095)	(1) 0	6010 P6010	GENERAL RESERVE TRANSFER GENERAL RESERVE TRANSFER	(66,667)	(66,666)	(1) 0	(800,000
(2,095)	(2,093)		F0010	GENERAL RESERVE TRANSFER	(2,095)	(2,095)		(25,140
215,438	209,374	6,064		TOTAL INCOME	215,438	209,374	6,064	2,467,810
				EXPENSES				
				ADMINISTRATIVE				
9,274	8,543	731	5000	MANAGEMENT FEE	9,274	8,543	731	107,450
3,181	3,182	(1)	5000RO	OFFICE LEASE	3,181	3,182	(1)	38,184
29,069	27,735	1,334	5007w	SALARIES & BENEFITS	29,069	27,735	1,334	332,821
7,440	3,000	4,440	5009A	REBILL FEE EXPENSE	7,440	3,000	4,440	36,000
280	75 4 222	205	5009B	NSF FEE EXPENSE	280	75 4 222	205	900
2,197 510	4,333 500	(2,137) 10	5010 5020	LEGAL EXPENSE LIEN/COLLECTION COST	2,197 510	4,333 500	(2,137) 10	52,000 6,000
50	166	(116)	5020 5020F	FILE REVIEW FEE	50	166	(116)	2,000
75	125	(50)	5020M	MONITOR TRUSTEE SALE	75	125	(50)	500
95	292	(197)	5020RR	FILE TRANSFER FEE EXPENSE	95	292	(197)	3,500
0	0) O	5020T	FORECLOSURE/TRUSTEE SALES	0	0	Ò	300
0	0	0	5030	AUDIT/TAX PREPARATION	0	0	0	11,800
0	0	0	5033F	ADVERTISING	0	0	0	1,500
35	35	0	5037	BANK CHARGES & CC FEES	35	35	0	420
314	300 7.750	14 (9.905)	5039 5040	WEBSITE ADMINISTRATION	314	300 7.750	(9.905)	1,000
(1,055) 143	7,750 143	(8,805) 0	5040 5046	NEWSLETTER	(1,055) 143	7,750 143	(8,805) 0	93,000 1,716
1,306	1,250	56	5047B	OFFICE EQUIPMENT RENTAL	1,306	1,250	56	15,000
908	500	408	5048	OFFICE EXPENSES	908	500	408	6,000
1,093	0	1,093	5052	PRINTING	1,093	0	1,093	10,000
320	1,033	(713)	5054	ARCHITECTURAL EXPENSE	320	1,033	(713)	12,400
0	1,000	(1,000)	5055	MEETING EXPENSE	0	1,000	(1,000)	27,000
925	500	425	5059	POSTAGE	925	500	425	6,000
0	850 275	(850)	5059V	VIOLATION NOTICES MILEAGE	0	850 275	(850)	10,200
0	375 3,000	(375) (3,000)	5063 5065	PROFESSIONAL FEES	0	375 3,000	(375) (3,000)	4,500 20,000
0	100	(3,000)	5065S	STATUTORY AGENT FEE	0	100	(3,000)	100
0	0	0	5068	GIFTS	0	0	0	1,500
0	0	0	5070	PROPERTY TAXES	0	0	0	900
0	0	0	5080	CORPORATE TAXES	0	0	0	5,000
0	0	0	5088	BAD DEBT EXPENSE	0	0	0	20,000
2,798	3,109	(311)	5090 5000D	INSURANCE DEDUCTIBLE	2,798	3,109	(311)	42,897
0	1,000	(1,000)	5090D 5099	INSURANCE DEDUCTIBLE MISCELLANEOUS EXPENSE	0	1,000	(1,000)	5,000
1,908	1,000 0	(1,000) 1,908	5099 5099PY	PRIOR YEAR ADJUSTMENT/EXP	1,908	1,000 0	(1,000) 1,908	5,000 0
25	25	0	P5090	INSURANCE	25	25	0	345
60,890	68,921	(8,031)		TOTAL ADMINISTRATIVE	60,890	68,921	(8,031)	880,933



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 01/31/2024

ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	AN BUI
				UTILITIES				
13,259	8,500	4,759	5100	WATER/SEWER	13,259	8,500	4,759	200,
5,239	4,166	1,073	5120	ELECTRIC	5,239	4,166	1,073	50,
352	416	(64)	5151	TELEPHONE	352	416	(64)	5,
278	250	28	5151B	INTERNET	278	250	28	3,
138	75	63	5152	ALARM MONITORING	138	75	63	0
211 51	200 51	11 0	P5100 P5120	WATER/SEWER ELECTRIC	211 51	200 51	11 0	2
19,528	13,658	5,870		TOTAL UTILITIES	19,528	13,658	5,870	262
.0,020	.0,000	3,5. 5		LANDSCAPING	.0,020	. 5,555	0,0.0	
100 000	400.000	•	5000		100.000	100.000	•	4 000
108,069	108,069	(1.350)	5200 5210	LANDSCAPE CONTRACT LANDSCAPE SUPPLIES/MATERIAL	108,069	108,069	0 (4.350)	1,296
0 0	1,250 12,500	(1,250) (12,500)	5210	MAJOR PROJECTS	0 0	1,250 12,500	(1,250)	5 52
187	2,000	(12,300)	5220	IRRIGATION REPAIRS	187	2,000	(12,500) (1,813)	24
2,218	0	2,218	5222	BACKFLOW INSPEC/RPRS	2,218	0	2,218	3
0	Ő	0	5228	EROSION CONTROL	0	Ö	0	7
0	0	0	5240	TREE TRIMMING/REMOVAL	0	0	0	31
732	732	0	P5200	LANDSCAPE CONTRACT	732	732	0	8
0	0	0	P5220	IRRIGATION REPAIRS	0	0	0	
111,207	124,551	(13,344)		TOTAL LANDSCAPE	111,207	124,551	(13,344)	1,428
				POOL/SPA/CLUBHOUSE				
210	200	10	P5350	FOUNTAIN MAINTENANCE	210	200	10	4
210	200	10		TOTAL POOLS	210	200	10	4
				GATES				
260	260	0	P5500	GATE MAINTENANCE CONTRACT	260	260	0	3
(288)	0	(288)	P5511	GATE REPAIRS	(288)	0	(288)	
112	115	(3)	P5517	GATE PHONE	112	115	(3)	1
84	375	(291)		TOTAL GATES	84	375	(291)	5
				COMMON AREA				
0	500	(500)	5700	BUILDING MAINTENANCE	0	500	(500)	6
0	0	0	5700K	KEYS/LOCK REPAIR	0	0	0	7
0 0	1,000 500	(1,000) (500)	5722 5740	ELECTRIC REPAIRS/SUPPLIES SIGN MAINTENANCE	0	1,000 500	(1,000) (500)	12
2,403	2,212	(500)	5740 5769A	JANITORIAL	2,403	2,212	191	2 29
1,908	1,916	(8)	5774	PET WASTE REMOVAL	1,908	1,916	(8)	23
826	1,908	(1,082)	5779CC	SECURITY PATROL	826	1,908	(1,082)	22
0	0	0	5794A	SIDEWALK REPAIR	0	0	0	3
604	1,166	(562)	5800	COMMON AREA MAINTENANCE/REPAIRS	604	1,166	(562)	14
0	1,500	(1,500)	5845	PARK MAINT	0	1,500	(1,500)	7
0	500	(500)	5850	EXTERMINATING	0	500	(500)	6
0	416	(416)	5895	TENNIS COURT MAINTENANCE	0	416	(416)	5
85	0	85	P5739	STREET SWEEPING	85	0	85	1,
0	351 	(351)	P5800	COMMON AREA MAINTAINENCE	0	351	(351)	1
5,825	11,969	(6,144)		TOTAL COMMON AREA	5,825	11,969	(6,144)	140
197,745	219,674	(21,929)		TOTAL OPERATING EXPENSES	197,745	219,674	(21,929)	2,720
4= 000	(10,300)	27,993		OPERATING FUND SURPLUS/(DEFICIT)	17,693	(10,300)	27,993	(252,
17,693								



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 01/31/2024

*******	CURRENT PERIOD	*******			********	YEAR-TO-DATE	*******	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				DEOEDVE ELIND				
				RESERVE FUND				
				INCOME				
66,667	66,666	1	7010	TRANSFER FROM OPERATING	66,667	66,666	1	800,000
17,213	14,583	2,630	7034	INTEREST RESERVE FUND	17,213	14,583	2,630	175,000
2,095	2,095	0	P7010	PARCEL TRANSFER TO RESERVES	2,095	2,095	0	25,140
777	750	27	P7034	INTEREST RESERVE FUNDS	777	750	27	9,000
(856)	0	(856)	8537	BANK/INVESTMENT CHARGES	(856)	0	(856)	(10,000)
85,896	84,094	1,802		TOTAL RESERVE INCOME	85,896	84,094	1,802	999,140
				EXPENDITURES				
0	0	0	8510	GENERAL RESERVE EXPENSE	0	0	0	4,000
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	0	0	10,000
0	0	0	8526	FOUNTAIN REPLACEMENT	0	0	0	4,000
0	0	0	8530	ASPHALT SEAL COATING	0	0	0	11,400
1,250	0	1,250	8531	SIDEWALK REPAIRS	1,250	0	1,250	0
9,350	0	9,350	8541	GRANITE REPLACEMENT	9,350	0	9,350	672,000
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	18,700
1,350	0	1,350	8565	TENNIS COURTS	1,350	0	1,350	29,600
2,800	0	2,800	8571C	CONCRETE WORK	2,800	0	2,800	5,800
2,800	0	2,800	8575	IRRIGATION SYSTEMS	2,800	0	2,800	424,000
9,575	0	9,575	8578D	DRAINAGE	9,575	0	9,575	60,000
27,125	0	27,125		TOTAL RESERVE EXPENDITURES	27,125	0	27,125	1,239,500
58,771	84,094	(25,323)		RESERVE FUND SURPLUS/(DEFICIT)	58,771	84,094	(25,323)	(240,360)



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 01/31/2024

	January **********	February	March	April	May	June	July	August	September *******	October	November ********	December	YEAR-TO-DATE
INCOME													
ASSESSMENT INCOME PARCEL ASSESSMENTS COMMERCIAL DUES INTEREST INCOME FILE REVIEW FEE MONITOR TRUSTEE SALE FILE TRANSFER FEES LATE FEE INCOME NSF FEE BUILDER ASSESSMENT VIOLATION FINES KEYS REBILL FEE GENERAL RESERVE TRANSFER GENERAL RESERVE TRANSFER	\$ 188,918 4,270 70,976 1,247 50 75 95 3,307 280 4,805 2,586 150 7,440 (66,667) (2,095)	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0	\$ 188,918 4,270 70,976 1,247 50 75 95 3,307 280 4,805 2,586 150 7,440 (66,667) (2,095)
TOTAL INCOME	\$ 215,438	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 215,438
EXPENSES ADMINISTRATIVE													
MANAGEMENT FEE OFFICE LEASE SALARIES & BENEFITS REBILL FEE EXPENSE NSF FEE EXPENSE LEGAL EXPENSE LIENCOLLECTION COST FILE REVIEW FEE MONITOR TRUSTEE SALE FILE TRANSFER FEE EXPENSE BANK CHARGES & CC FEES WEBSITE ADMINISTRATION NEWSLETTER OFFICE EQUIPMENT RENTAL OFFICE EXPENSES PRINTING ARCHITECTURAL EXPENSE POSTAGE INSURANCE PRIOR YEAR ADJUSTMENT/EXP INSURANCE	\$ 9,274 3,181 29,069 7,440 280 2,197 510 50 75 95 35 314 (1,055) 143 1,306 908 1,093 320 925 2,798 1,908 25	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 9,274 3,181 29,069 7,440 280 2,197 510 50 75 95 35 314 (1,055) 143 1,306 908 1,093 320 925 2,798 1,908
TOTAL ADMINISTRATIVE	\$ 60,890	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 60,890
WATER/SEWER ELECTRIC TELEPHONE INTERNET ALARM MONITORING WATER/SEWER ELECTRIC	\$ 13,259 5,239 352 278 138 211 51	\$ 0 0 0 0 0 0	\$ 0 0 0 0 0 0	\$ 0 0 0 0 0 0	\$ 0 0 0 0 0 0	\$ 0 0 0 0 0 0	\$ 0 0 0 0 0 0	\$ 0 0 0 0 0	\$ 0 0 0 0 0 0	\$ 0 0 0 0 0	\$ 0 0 0 0 0	\$ 0 0 0 0 0	\$ 13,259 5,239 352 278 138 211 51
TOTAL UTILITIES	\$ 19,528	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 19,528
L A N D S C A P I N G LANDSCAPE CONTRACT IRRIGATION REPAIRS BACKFLOW INSPEC/RPRS LANDSCAPE CONTRACT	\$ 108,069 187 2,218 732	\$ 0 0 0 0	\$ 0 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0 0	\$ 0 0 0 0	\$ 0 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 108,069 187 2,218 732
TOTAL LANDSCAPE	\$ 111,207	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 111,207
POOL/SPA/ CLUBHOUSE													
FOUNTAIN MAINTENANCE	\$ 210	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 210
TOTAL POOLS/SPA/CLUBHOUSE	\$ 210	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 210
GATES													
GATE MAINTENANCE CONTRACT GATE REPAIRS GATE PHONE	\$ 260 (288) 112	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 0 0 0	\$ 260 (288) 112
TOTAL GATES	\$ 84	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 84



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 01/31/2024

	January *******	ruary	/larch	April	****	May	June	July	igust	Septe	mber	ctober	Nove ****	mber	Dece ****	mber	R-TO-DATE
COMMON AREA																	
JANITORIAL	\$ 2,403	\$ 0	\$ 0	\$ 0	\$	0	\$ 0	\$ 0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 2,403
PET WASTE REMOVAL	1,908	0	0	0		0	0	0	0		0	0		0		0	1,908
SECURITY PATROL	826	0	0	0		0	0	0	0		0	0		0		0	826
COMMON AREA MAINTENANCE/REPAIRS	604	0	0	0		0	0	0	0		0	0		0		0	604
STREET SWEEPING	85	 0	 0	 0		0	 0	 0	 0		0	 0		0		0	 85
TOTAL COMMON AREA	\$ 5,825	\$ 0	\$ 0	\$ 0	\$	0	\$ 0	\$ 0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 5,825
TOTAL OPERATING EXPENSES	\$ 197,745	\$ 0	\$ 0	\$ 0	\$	0	\$ 0	\$ 0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 197,745
OPERATING FUND SURPLUS/(DEFICIT)	\$ 17,693	\$ 0	\$ 0	\$ 0	\$	0	\$ 0	\$ 0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 17,693



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 01/31/2024

	January *******	Febr		March	April	May	June *****	****	July *****	ugust *****	Septe ****	mber *****	tober	Nove ****	mber *****	Dece ****	mber ******	R-TO-DATE
RESERVE FUND																		
INCOME																		
TRANSFER FROM OPERATING	\$ 66,667	\$	0	\$ 0	\$ 0	\$ 0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 66,667
INTEREST RESERVE FUND	17,213		0	0	0	0	0		0	0		0	0		0		0	17,213
PARCEL TRANSFER TO RESERVES	2,095		0	0	0	0	0		0	0		0	0		0		0	2,095
INTEREST RESERVE FUNDS	777		0	 0	 0	 0	 0		0	 0		0	 0		0		0	 777
TOTAL RESERVE INCOME	\$ 86,751	\$	0	\$ 0	\$ 0	\$ 0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 86,751
EXPENDITURES																		
SIDEWALK REPAIRS	\$ 1,250	\$	0	\$ 0	\$ 0	\$ 0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 1,250
BANK/INVESTMENT CHARGES	856		0	0	0	0	0		0	0		0	0		0		0	856
GRANITE REPLACEMENT	9,350		0	0	0	0	0		0	0		0	0		0		0	9,350
TENNIS COURTS	1,350		0	0	0	0	0		0	0		0	0		0		0	1,350
CONCRETE WORK	2,800		0	0	0	0	0		0	0		0	0		0		0	2,800
IRRIGATION SYSTEMS	2,800		0	0	0	0	0		0	0		0	0		0		0	2,800
DRAINAGE	9,575		0	 0	 0	 0	 0		0	 0		0	 0		0		0	 9,575
TOTAL RESERVE EXPENDITURES	\$ 27,981	\$	0	\$ 0	\$ 0	\$ 0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 27,981
RESERVE FUND SURPLUS/(DEFICIT)	\$ 58,771	\$	0	\$ 0	\$ 0	\$ 0	\$ 0	\$	0	\$ 0	\$	0	\$ 0	\$	0	\$	0	\$ 58,771





2024 RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

EXECUTIVE SUMMARY

1,287,850 total budget of projects
564,274 total of current contracts
1.8% % of budget completed

22 total number of projects 16 total of RFPs sent 0 total projects completed 0 % of projects completed

Projects carried forward from prior years

								MONTHLY	PROGRESS	AND EXPE	NDITURES				YTD	Prior Yr	% of		
GL code	component #	component description	RFP sent	budget	contract \$	JAN FEB	MAR APR	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC total	Payments	budget2	completed?	comments
8543P	134	Play Equipment Repairs throughout Parks	1/24	18,700											-		0.0%		
8571C	156	Concrete Repair Parks and Walkways	1/24	5,800											-		0.0%		
8578D	191	Drainage Mitigation/Repair (annual)	N/A	60,000											-		0.0%		
8530	201	Asphalt - Resurface (2022) Vista Mirabella		8,400											-		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 defered 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.
8541	294	Landscape Granite - Replenish Big Wash Park	10/23	4,600											-		0.0%		
8575	320	Irrigation Replacement System Innovation Pk Dr between RVB and Tangerine (2022)	10/23	250,000	43,185										-		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 agend a for discussion for November 3. This project is deferred until feedback and a revised RFP is developed. Bid awarded to AAA Landscape. Project to start in March 2024.
8541	322 A	Landscape granite-(A) replenish Innovation Park Dr between RVB and Tangerine (2022)	10/23	276,000	144,544										-		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. Contract awarded to BrightView. Assocition attorney is drawing up contract.
8541	794	Landscape Granite - Repl Wildlife Ridge Park	10/23	62,600	51,031										-		0.0%		Bid awarded to BrightView. Association attorney drawing up contract.
8541	1030 C	Landscape granite -{C) (2022) Replenish Bella Vista, St Andrews, La Terraza & Stone Terrace, excludes Moore Road	10/23	102,500	76,341										-		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. Contract awarded to BrightView. Association attorney drawing up contract.
8575	1032	Irrigation System -(2022) Repl Desert Fairway Dr between La Canada and Hidden Springs Dr	10/23	174,000	25,944										-		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. Contract awarded to AAA Landscape. Project to start in March 2024.
8541	1093 C	Landscape Granite - Replenish curb Center Point	10/23	17,500											-		0.0%		
8541	1095	Landscape Granite - Repl medians Center Point	10/23	36,000											-		0.0%		
8565	1151	Tennis Court - Resurface Hohokum Park	1/24	17,300											-		0.0%		
8565	1154	Tennis Fence - Repaint	1/24	8,000											-		0.0%		
8565	1156	Tennis Windscreen - Replace	1/24	4,300											-		0.0%		
8541	1160	Landscape Granite - Replenish Hohokum Park	10/23	70,000	63,712										-		0.0%		Bid awarded to BrightView. Association attorney drawing up contract.
8530	1201	Asphalt - Seal/Repair Sunset Park	N/A	3,000											-		0.0%		This project was completed in December 2022.
8541	1230	Landscape Granite - Replenish Sunset Park	10/23	67,800	54,202										-		0.0%		Bid awarded to BrightView. Association attorney drawing up contract.
8541	1250	Landscape Granite - Replenish Woodshade Trail	10/23	35,000	38,964										-		0.0%		Bid awarded to BrightView. Association attorney drawing up contract.
8575	See comments	Project Management - Irrigation Replacement		12,500	12,500	2,800									2,800	6,900	77.6%		\$6,900 has been paid to FSR in 2023. Effective 1/1/24 AZ Project Solutions took over project administration. Components #320 & #1032.
8541	See comments	Project Management - Granite Replacement		24,000	24,000	9,350									9,350	5,300	61.0%		\$5,300 has been paid to FSR in 2023. Effective 1/1/24 AZ Project Solutions took over project administration. Components #322, 1030, 530, 730, 794, 1160, 1230, 1250, 174.
8578D	190	Project Management - 27 Mile		6,600	6,600	1,750									1,750	3,100	73.5%		\$3,100 has been paid to FSR in 2023. Effective 1/1/24 AZ Project Solutions took over project adminstration.
8578D	190	Project Management - Bridal Veil		8,950	8,950	2,575									2,575	3,800	71.2%		\$3,800 has been paid to FSR in 2023. Effective 1/1/24 AZ Project Solutions took over project administration.
8571C	156	Project Management - Concrete Repair		5,600	5,600	2,800									2,800		50.0%		
8565	1151	Project Management - Tennis Courts		2,700	2,700	1,350									1,350		50.0%		
8530	201	Project Management - Asphalt Replacement		2,500	2,500	1,250									1,250		50.0%		
8578D	190	Project Management - Big View Ct Wash		3,500	3,500	1,750									1,750	990	78.3%		
	- 1	RESERVE FUND EXPENDITURE TOTALS	16	1,287,850	564,274	23,625 -		-	-	-	-	-	-	-	- 23,625	20,090	1.8%	0	0

Additional Unbudgeted Reserve Fund Expenditures							
			actual cost	reserve study	projected	posting	
GL code	component #	component description	amount	projection?	date	date	notes
8541	174	Landscape Granite Replenish	•	57,000	2030		
8541		Landscape Granite - Replenish (A) Horizons & Vistoso Heights		18,566	2026		
8541	730	Landscape Granite - Replenish Neighborhood 7		125,186	2026		
8578D	190	Drainage Mitigation/Repair	3,500			January	
			Ī				
		•					
count	4		3,500				

RECONCILIATION
Combined total of budgeted and unbudgeted project expenditure*
27,125
OX
Total reserve fund expenses YTD from financials
The combined total of budgeted and unbudgeted reserve project expenditures should be reconciled with the financial statement.

VCA Landscape Report December 2023 through January 2024

Turf /Parks

• All irrigation has been turned back on after being off for three weeks. A fertilizer application is scheduled. (*Moore Loop Park north (Mattamy) portion turf*) We received the soil sample from our vender and a proposal was sent to Mattamy.

Irrigation

 Three-inch backflow located east of Big Wash bridge needs to be repaired and because of the age, parts are no longer available. AAA has submitted a proposal to replace this backflow. Proposal has been signed, parts will be ordered. We are also in communication with the Town of Oro Valley backflow department regarding permitting and scheduling.

Chemical

- Post-emergent for winter weeds is continuously being sprayed by VCA/AAA Spray Tech throughout VCA.
- The Integrated Pest Management program is right on schedule with the second post-emergent application for turf weeds and is scheduled for February 23rd, the first post-emergent turf application was completed January 29th.

Site damage

Vehicle damage was located on the second median at the Safeway entrance. It looked as though a
vehicle jumped the median curb and damaged one Golden barrel cactus and up rooted the second
which has been replanted.

Proposals submitted, signed and work completed.

- Tree removal behind 700 W. Regulation. Completed 2/1
- Rancho Vistoso Blvd 3in Backflow replacement. Signed 2/21
- Woodburne stump removal. Signed 1/30 and is being scheduled.
- Vistoso Village Drive dead tree removal. Sent 2/21
- Desert Fairways dead tree removal. Sent 2/21
- Woodburne revised tree replacement proposal. Sent 2/8
- Salt Cedar stump removal and tree replacement. Sent 2/13

Work orders.

• Seven work orders have been completed.

Added Value

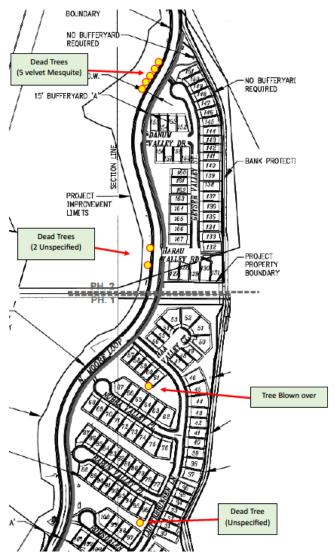
none



• 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.



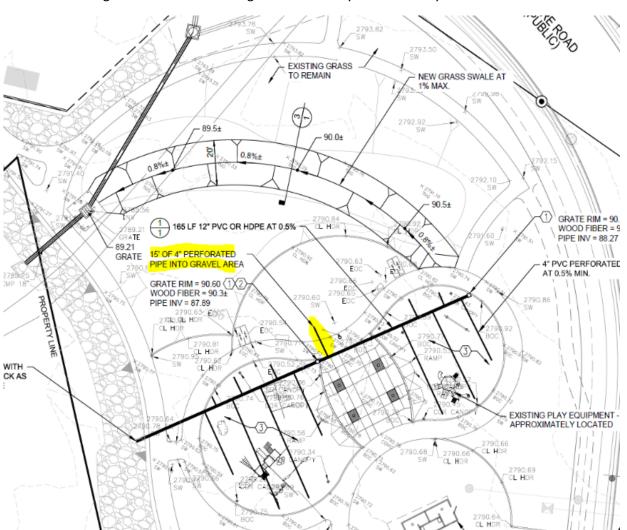


Altera at Vistoso Trails (Mattamy – John Ward)

- 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.

• Feb 21, 2024:

 Barbara and Anthony met with Michael Spaeth on Jan 22. Michael suggested the Association negotiate a maintenance agreement directly with Mattamy Homes.





• Bridal Veil Erosion (In progress)

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

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

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

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



April 18, 2023

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



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

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

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

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

- The Town of Oro are meeting with the members of the BOD, management and representative from the adjoining property owner, "paradigm".
 - This meeting will be to discuss possible options on the repair of the Bridal Veil Erosion.
- 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, 2023
 - 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.
- Feb 21, 2024
 - Tracy Bogardus will be submitting the survey by Feb 23, 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.

Feb 21, 2024

- Plans were sent to the Town of Oro (John Spiker) for final review.
- John Spiker indicated that the plans were good and will be responding back by the week of Feb

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.
- o 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.

o 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.

0	Jul	y 1	.4

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	Χ	DECLINED TO BID
Total Maintanance Erosion Control	Χ	Proposal Received
KE&G	X	Proposal Received
Hunter Contracting	X	Bid by July 27
Borderland	X	Waiting on Confirmation
Desert Earth Contracting	X	Waiting on Confirmation
Premier Remediation Services	Χ	Waiting on Confirmation

August 22

- Total Maintenance Erosion Control (TMEC), have been tentatively selected to complete the 27 Mile Project
- Barbara Daoust, Matt Wood, John Wise (WLB) and I are meeting with James Bello (TMEC) on Aug 23.

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



- Sept 20
- Barbara, John Wise and I met onsite with James Bello (TMEC) to walk through the logistics.
- Additional vegetation clearing will be required to update the plan for WLB to give a more accurate scope of work.
- We received a price from TMEC and will be meeting with AAA the week of the 25th to receive a 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.
 - The updated plans will be sent to the contractor "Total Maintenance Erosion Control" for an update to the original bid.
- Feb 21, 2024
 - WLB say the final updated plans will be submitted by Feb 23

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).

Feb 21, 2024

- Dale Barranger (AAA) will be submitting the estimate for the Solar controller and traffic plan the week of Feb 19.
- The target start date is March 11.

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
- Feb 21, 2024
 - The BOD selected Brightview Landscaping to complete the Granite installation.
 - The association attorney has reviewed the BrightView proposal and has submitted a draft contract for both parties to sign.

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.
 - o Pacific Tennis Courts of Arizona
 - o General Acrylics
- Feb 21, 2024
- We received bids from Pacific Tennis Courts and Apex Courts.
- General Acrylics are willing to give a proposal but have to wait an unspecified time to do an on-site evaluation of the courts. The current backlog for General Acrylics is 5 Months.
- See attached comparison matrix with bids from Apex and Pacific.

• 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.



Feb 21, 2024

- A concrete walkthrough will be held Feb 20.
- Invitees are:
 - o Roger Jernigan Hard Worx Concrete
 - o Xarissa Armstrong Precision Concrete Cutting
 - o Jon Molden BST Concrete
- Only Precisionn Concrete Cutting attended the walkthrough.
- I will be communicating with BST and HardWorx to update their RFP for a consistent bid.

• 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).

<u>Architectural Landscape Review Committee</u> February 14, 2024 Meeting Report

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

The A23 Studios' /Planning Center team presented final project plan. The committee forwarded its recommendation to the Vistoso Community Association (VCA) Board of Directors to review and approve at the February 2024 General Meeting session.

Variance Request – Front Yard Landscaping

The committee denied variance request on two plum trees and a palm tree planted in the front yard. The VCA Guidelines prohibit fruit trees and palms planted in front yards.

Free Little Library - VCA Common Property

The committee denied placement of a small book library structure on VCA common property. The primary concerns were the lack of management/maintenance controls, and the possible abuse of inappropriate literature being place in the book library within the community.

New Home Build

The ARLC committee reviewed the architectural designs of the new home build. The new build was a replacement of a previous residence that burned down. The committee forwarded its recommendation to the Board of Directors for approval.

ALRC's next monthly meeting is March 13, 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 February 2024 Report to the VCA BOD

1. Unique user **Newsletter web site clicks from Google analytics** by subject for the last six months. Note: No Members Corner was submitted in January.

	Aug 23	Sep 23	Oct 23*	Nov 23*	Dec 23*	Jan 24
Greetings from the						
board	468	306	105	62	32	105
Did you know	135	152	76	65	38	59
Snapshot	66	122	75	44	29	21
Critter of the month	13	50	20	41	1	18
AAA Landscaping	42	45	52	41	32	67
Members Corner	64	71	86	44	1	

^{*}During the holidays we traditionally get fewer web site clicks.

February 2024 VCA Newsletter Highlights

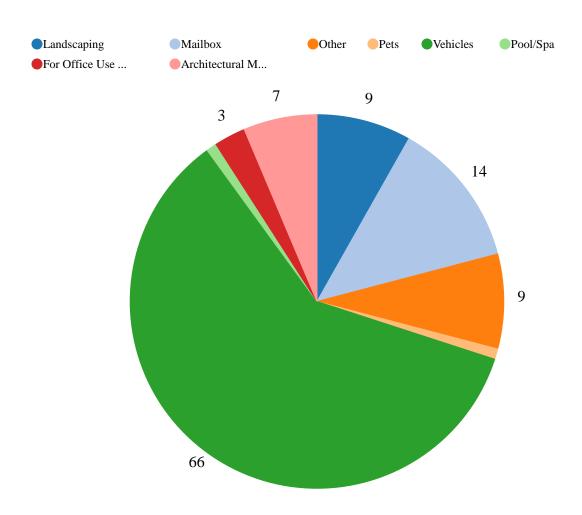
- The **Greetings from the Board of Directors** included brief updates on the Oro Valley Council vote to reject the rezoning request for the Avila Apartments near Safeway and Woodburn; Rancho Vistoso Boulevard lighting analysis by the Board; major irrigation and decorative rock replacement along Innovation Parkway and Desert Fairways; the Annual Membership Meeting update; and the process for members to vote for Board Members, approval of last year's Annual Meeting Minutes and IRS Ruling 70-604.
- The **Did You Know** article provided 2024 Board Candidate photos with links to their application and biographical information.
- The **General Manager Snap Shot** included information on Rancho Vistoso Street Lights; the two Rancho Vistoso entry monument projects; Irrigation and granite replacement projects; three erosion projects; Pulte and Mattamy builder transitions; the E-Statement promotion winner; and the upcoming Board elections.
- The **OV Path Forward** project community survey was again highlighted.
- A link to the Oro Valley Crimefighter Newsletter spotlighting an Authentication Scam Alert
- Around Rancho Vistoso included articles on the Tucson Bicycle Classic circuit race February 5th and a link to the Oro Valley 50th Anniversary Celebration
- There were no submittals for the Member's Corner this month.

Respectfully submitted, Randy Kohout Association Name: Vistoso Community Association

Status Type: Open

Date Range: 01/01/24 to 01/31/24

Violation = 110 (by Category)



Today: 02/16/2024

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	Architectural Review Process Violations	26	6	10	0	5	0	27
Architectural Modification	Play Equipment	0	1	0	0	0	0	1
BasketBall	Store In Approved Area	3	0	2	0	0	0	3
Driveway	Remove drip pan when not in use	0	2	0	0	1	0	1
For Office Use Only	Do Not Send Violation See Manager	35	3	0	0	2	0	36
Landscaping	Remove Weeds	106	3	3	0	7	0	102
Landscaping	Trim Shrubs	2	0	2	0	0	0	2
Landscaping	Trim Trees	1	0	1	0	0	0	1
Landscaping	Replace Dead Landscaping	2	0	1	0	1	0	1
Landscaping	Remove dead tree or tree stump	5	0	3	0	0	0	5
Landscaping	Plant Encroachment	6	1	5	0	1	0	6
Mailbox	Paint	10	14	9	0	9	0	15
Other	Holiday Lights	1	35	0	0	23	0	13
Other	Non Compliant Lighting	5	6	2	0	4	0	7
Other	Store items out of view	3	4	2	0	5	0	2
Other	Decorations	0	13	0	0	8	0	5
Paint	House	1	0	0	0	0	0	1
Pets	Unattended	2	0	0	0	0	0	2
Pool/Spa	Backwashing	0	1	0	0	0	0	1
Trash	Container Visible on Non-Collection day	7	0	0	0	1	0	6
Vehicles	No Parking Street	161	66	17	0	32	0	195
Vehicles	No Parking Sidewalk	9	0	0	0	4	0	5
Vehicles	Repairs not permitted	2	2	2	0	0	0	4
Vehicles	No Parking on Granite	17	3	3	0	1	0	19
Vehicles	Trailers	1	2	1	0	0	0	3
Vehicles	Recreational Vehicles	2	1	1	0	0	0	3
Vehicles	Trailers on street	3	1	0	0	0	0	4
Vehicles	Trailers in driveway	6	1	0	0	1	0	6
Vehicles	No Parking Street1	0	1	0	0	0	0	1

February 20, 2024 VCA Finance Committee Report

On February 20, 2024 the Finance Committee met with a quorum of four members (chair Ted Dann, Paige Shockley, Joan Sauer and Barbara Stough). Attending management staff included GM Barbara Daoust, and FSR Accounting Manager Colin Rinne.

- 1. Review of financial statements. The January 2024 Finance Committee Meeting minutes, January Financial Statements, Treasurer's Report, and Morgan Stanley Account Statement were reviewed and approved. Discussion occurred regarding, proper treatment of amortization of Bond discount, and proper Supplemental disclosure of Reserve Study results.
- **2. Capital Project Tracking Tool.** Capital spending amounts stated in the Tool tie to January financial statements. Discussion occurred regarding potential upcoming Reserve Fund spends budgeted and unbudgeted.
- **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 delivered final financial statements for 12/31/21 with an unqualified opinion, and have presented draft Financial Statements for 12/31/22. 12/31/23 Audited Statements are due in the Second Quarter. The 2021 Federal Tax Return has been filed, with 2022 to come soon.

Schedule. The next regularly scheduled meeting of the Finance Committee will occur on March 19, 2024.

Respectfully submitted, Ted Dann

Governing Doc's Committee report for February 2024

February 7, 2024 Committee Meeting

Members

- Matt Wood (Chair, non-voting)
- 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. A new bill HB 2470 was introduced and has passed through committee that eliminates the voting option and makes HOA enforcement of parking on public streets unlawful. We are monitoring this bill as it works its way through the legislative process.

We discussed the builders' rights and declarant rights issue and we voted to ask the BOD to ask Carpenter Hazelwood for an estimated cost.

Matt

Annual Nomination & Election Committee

January 26, 2024 Meeting Report

2024 Nomination/Election Committee Candidate Interviews

At the January 25 Vistoso Community Association (VCA) General Meeting session, the 2024 Board candidates were introduced. Each candidate had three minutes to discuss their backgrounds, and address their interest in becoming a Board member. The Association membership attending the general meeting and current Board members posed several questions for each candidate to answer within a two minute timeframe. There were 4 single-family candidates applying for the three Board seats available.

2024 Board Nomination/Election Updates

The Nomination committee members reviewed the election calendar to consider reducing the schedule. The specific scheduled item – Meet & Greet – was deleted based on last year's lack of attendance by the Association membership.

The current Commercial Board member has opted to be a candidate for reelection. A current Single-Family Board member resigned leaving another vacancy on the Board of Directors. The replacement will have a one-year term to fulfill.

The 2025 Nomination/Election committee nominees will be voted on by the Board of Directors at the February 29 Association's General Session.

Parks and Landscape Committee Meeting Report Thursday, February 1st, 2024 at 3:15 pm In-person or Zoom attendance

The meeting was called to order at 3:16pm

In attendance: Members, Susan Wood, Sheryl Forte, Lynn Huebner, Joan Sauer, Zoom- Debbie Gann and Linda Corsey. Staff, Priscilla Harris and Hanna Delosantos with AAA landscape.

The Agenda was amended and approved with changes or corrections to formatting and date.

The Minutes of 1/11/24 were amended and approved with a few correction.

Opening remarks by Chair, Thanked all members for their committee participation and reminding them that application for 2024-25 are due soon. I hope you all will return to this or other committees and bring friends! Reviewed Priscilla's email of 1/23/24 regarding meeting protocol and committee charter.

No guests were in attendance

Old Business:

AAA Report, Hanna: They will be putting in a request for tree removal along RVB at Vistoso Village and Vistoso Vista, 4" mainline repaired, fertilized park grass (some stripes as training new tech, but will repair), weed mitigation on going with rain, moving one Ocotillo plant off RVB median for line of sight safety and relocating, Big Wash Park drinking fountain back flow done, requesting rock proposal be added to Big Wash Park as it is a safety hazard along sidewalk. (Big Wash park rock was replenished 2022 per reserve study, additional rock was recommended by committee and requested at that time but denied)

New Business:

- A. Tree replacement bid for Woodburn ave. at car v 3 tree's. Two trees were approved as it was over planted previously, bid will be amended to reflect reduced cost.
- B. Tree removal request in common area was denied at Arrowsmith and RVB.
- C. Tree removal request in common area(phone line) Mesquite Crest and New Dawn was denied.
- D. Free Library request at Sunset Park was denied.

Update from Staff on Board meeting of 1/25/24 Woodburn stump removal and Regulation common area tree removal were passed. As well as park regulation rule sign verbiage.

The meeting was adjourned at 4:27 pm
The next Parks and Landscape Meeting will be March 7th, 2024 3:15pm

Submitted by Susan Wood, Chair