



COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, May 30, 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 – April 24, and May 13, 2024**
 - B. **Ratify the Approval of the Compliance Committee Results/Fines for May 2024 -**
Results were presented at Executive Session meeting.
 - C. **Ratify the Approval of Fee Waivers for May 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 –** Joe Affinati, Treasurer
 - C. **Landscape Report – AAA Landscaping –** Anthony Munoz
 - D. **Project Administration Report –**Anthony Martin, AZ Project Solutions
- VII. **Committee Reports** (Written reports have been submitted and are posted on the VCA website for review.)

- A. Architectural and Landscaping Review Committee**
- B. Communications Committee**
- C. Compliance Committee**
- D. Finance Committee**
- E. Governing Documents Committee**
- F. Nomination Committee Report - No report**
- G. Parks & Landscaping Committee**

VIII. Old Business

- A. Streetlights**
 - 1. Copper Removal Cost Analysis – Anthony Martin, AZ Project Solutions

IX. New Business

- A. Recreation Facility Proposals - Jonathan Cooper, Third Degree Recreation**
 - 1. Replace Hohokam Tennis Court Windscreens & Bench Shades
 - 2. Replace Hohokam Park Playground Equipment Panels
 - 3. Playground Chip Replenishment
- B. Appointment of Finance Committee Chair**
- C. Builders Rights & Annexation Proposal**
- D. Venture West/Water Supply for Livestock**
- E. Moore Loop Park Transition Agreement**
- F. Revised Governing Documents Committee Charter**

- X. Next Meeting - The next meeting is tentitively scheduled for Thursday, June 27, 2024 at 5:30 P.M.**

XI. Adjournment



Board of Directors Meeting – April 25, 2024
Via Webex Platform - GENERAL SESSION MINUTES

BOARD MEMBERS PRESENT: Matt Wood, President; Robert Feltes, Vice President; Ted Dann, Treasurer; Joe Affinati, Secretary; Ryan Hall, Director; Kathleen Hernandez, Director and Barbara Stough, Director

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

FIRSTSERVICE 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

One topic was added to the agenda under Old Business, A. Streetlights, 1. AZ Project Solution Proposal to Oversee Streetlight Project.

A motion was made by Matt Wood and seconded by Barbara Stough 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 Kathleen Hernandez to approve the February 29, March 21, March 28, and April 15, 2024, meeting minutes as presented. The motion was approved unanimously.

IV. CONSENT AGENDA ITEMS

- A. Ratify the Approval of Executive Session Minutes: February 28, and April 15, 2024
- B. Ratify the Approval of the Compliance Committee Results/Fines for March/April 2024 – Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for March/April 2024- Recommendations were presented at the Executive Session.

A motion was made by Matt Wood, seconded by Barbara Stough 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.

➤ **Rancho Vistoso Blvd. Streetlights** - The VCA Board of Directors approved to shut the streetlights off effective March 18, 2024, and continue to solicit feedback from members.

The streetlight issue has been researched and discussed over the last three years. The association did employ a lighting engineer, Monrad Engineering, to analyze the current conditions of the streetlights. The parts for the fixtures that were replaced in 2013 are no longer available and the manufacturer is no longer in business. The board has considered several options to address the failing infrastructure. The association did meet with the Town of Oro Valley which has no interest in taking over the maintenance and operations of the lights. The final decision came down to the replacement and repair of the current system at a cost of \$750,000 to \$1 Million or turn them off and remove at \$250,000.

DRAFT

Currently management is soliciting proposals for the removal and disposal of the poles that are in the right of way. An estimate is being provided for neighborhood monuments at Las Colinas, Sunset Ridge and Vistoso Highlands that were tied into the streetlighting system.

- **Entryway Monuments** - At the March 15, 2024, meeting the board awarded this project to AAA Landscape. The project encompasses refurbishing the entrance monuments at Rancho Vistoso Blvd. & Tangerine. The focus of this project is to reduce water consumption. Management has already met with the contractor to review the scope of the work. Once the contract is signed a schedule will be set.
The monument lettering will be refreshed by Territorial Sign Company at RVB & Oracle, RVB & Tangerine, and RVB & Vistoso Highlands.
 - **Capital Projects** - Irrigation – The irrigation repairs along Innovation Park Dr. started on March 18, 2024. This part of the project will address approximately 2,100 linear feet of irrigation line. The second half of the project will be making repairs to 2,300 linear feet on the north side of Desert Fairway Dr. between Toucan Dr. and W Sand Rake Dr. Anticipated start date is April 29, 2024, and should take approximately two weeks weather permitting. Gravel replenishment for both locations will follow.
 - Granite Replenish Project – The first phase of the project began on March 25, 2024, with Hohokam, Wildlife Ridge, Sunset Ridge Parks and Woodshade Trail. Venture West has permitted a staging area on one of their parcels along Innovation Park Dr. The below locations are included in this project.
 - 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
 - Big Wash Park
 - 2024 Projects- Bids are being solicited for concrete repairs for common areas throughout the community and two areas within Siena.
 - Tennis Court Resurface Project – Waiting for a scheduled date from the contractor. New windscreens and nets for both courts have been ordered.
 - Asphalt repairs for the 27 Mile parking pad are on hold until the drainage project is completed.
 - **Erosion Projects**
 - Big View Ct. Channel – VCA received approval from the Town of Oro Valley to proceed with repairs per the engineering designs. Currently bids are being solicited for this project.
 - 27 Mile – The Town of Oro Valley is reviewing the design plans for this project. Once we receive approval, we will request an updated estimate from Total Maintenance Erosion Control to repair the drainage channel.
 - Bridal Veil – Bogardus Engineering provided the preliminary plan which is currently being reviewed by the Town of Oro Valley.
 - **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.
 - The 2024 Election Results can be found on the association’s website.
- 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 March 31, 2024.

DRAFT

- The Operating Fund balance as of March 31, 2024, is \$650,481. This is adequate to meet current and foreseen cash needs.
- The Reserve Fund balance is \$4,286,424.
- The liquidity of the association is strong to meet ongoing association needs.
- The account receivable balance is \$116,431.
- Total income for the month of March is \$202,321 which is \$744 over budget.
- Total expenses for March are \$207,377 which is \$17,480 under budget.
- A monthly contribution of \$66,667 was made to the reserve fund.
- Reserve expenses for the month of March were \$7,725.
- Reserve Investments managed by Morgan Stanley as of March 31:
 - Cash and Equivalents \$ 4,771
 - Savings & Time Deposits \$ 38,483
 - ETFs and CEFs \$ 54,298
 - Municipal Bonds \$ 39,838
 - Corporate Fixed Income \$ 141,043
 - Government Securities \$ 1,224,541
 - Certificates of Deposit \$ 1,822,166
 - Mutual Funds \$ 240,657
 - Net Unsettled Purchases/Sales \$ -----
 - Total \$ 3,565,797
- Siena's operating fund balance year to date is \$3,991 and the reserve fund year to date balance is \$242,720.
A motion was made by Matt Wood and seconded by Joe Affinati to accept the February and March 2024 Treasurer and Financial Reports. The motion was approved unanimously.

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

- Irrigation timers have been adjusted to accommodate the rye grass.
- Seasonal adjustments are being made to drip irrigation timers.
- Pre-emergent application is completed.
- Post-emergent application for turf weeds is scheduled for April 25th.
- Clean up vehicle damage to common area landscape.

D. Project Administration & Proposals - Anthony Martin, Project Coordinator provided a project update. Report is posted on the community website.

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

VIII. OLD BUSINESS

A. Streetlights

Matt Wood reported that there haven't been many additional emails from members about the streetlights.

A motion was made by Matt Wood and seconded by Joe Affinati to remove and dispose of the streetlights owned by the VCA along RVB. Matt Wood withdrew the motion with Joe Affinati in agreement.

DRAFT

Discussion ensued about the process to remove the copper and the benefits to the association in doing this. The board reviewed the AZ Project Solutions proposal for \$8,550 to oversee this project. Anthony Martin indicated that he was willing to complete a cost analysis for the board on removing the copper.

A motion was made by Rob Feltes and seconded by Matt Wood to approve AZ project Solutions proposal. Motion was unanimously approved.

IX. NEW BUSINESS

A. Cork Oak Salt Creek Stump Removal

The board reviewed the AAA Landscape proposal to remove a stump and to replace a tree at the northwest corner of Salt Cedar and Cork Oak Place.

A motion was made by Joe Affinati and seconded by Matt Wood to approve the AAA Landscape proposal for \$2,272.50 to remove a stump and for a replacement tree at the northwest corner of Salt Cedar and Cork Oak Place. The motion unanimously passed.

B. Kylene Canyon Dr. Tree Removal

The Board reviewed the AAA Landscape proposal to remove two trees at 12305 N Kylene Canyon Dr. for \$2,875.00.

A motion was made by Rob Feltes and seconded by Joe Affinati to approve the AAA Landscape proposal to remove two trees at 12305 N Kylene Canyon Dr. at a cost of \$2,875.00. Motion passed unanimously.

C. Pickleball Request

The board discussed the homeowner request to permit the transition of tennis courts to pickleball use. The board discussed noise concerns and proximity to homes. The last time this topic was explored members expressed they did not want to have this activity in their backyard. Matt Wood reported that the Town of Oro Valley new pickleball courts cost \$275,000 without lights, nets or fencing.

A motion was made by Matt Wood and seconded by Rob Feltes to deny transforming the tennis courts to pickleball courts. The motion was unanimously approved.

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

XII. ADJOURNMENT – ***A motion was made by Rob Feltes and seconded by Matt Wood to adjourn the meeting at 6:17 P.M.***

Vistoso Community Association Secretary

Date

DRAFT



Board of Directors Meeting – May 13, 2024

Via Webex Platform

BOARD MEMBERS PRESENT: Matt Wood, President; Robert Feltes; Vice President; Ted Dann, Treasurer; Joe Affinati, Secretary; Ryan Hall, Director; Kathleen Hernandez, Director; and Barbara Stough, Director

FIRSTSERVICE RESIDENTIAL: Barbara Daoust, General Manager

GUEST: Anthony Martin, AZ Project Solutions

The meeting was called to order at 3:37 PM by Board President Matt Wood.

Adopt Agenda

A motion was made by Matt Wood and seconded by Joe Affinati to approve the agenda as amended. Motion was unanimously approved.

Board Officer Positions

Matt Wood announced that Ted Dann has resigned as Treasurer and Joe Affinati resigned as Secretary.

A motion was made by Matt Wood and seconded by Kathleen Hernandez to appoint Joe Affinati as Treasurer. Motion was unanimously approved.

Motion was unanimously approved.

A motion was made by Matt Wood and seconded by Barbara Stough to appoint Kathleen Hernandez as Secretary. Motion passed unanimously.

Motion passed unanimously.

Granite Project Change Order

The board reviewed and discussed the addition tonnage (2,575) and costs (\$164,363.11) needed to complete the project. The board requested any leftover tonnage to be placed along Woodburne.

A motion was made by Matt Wood and seconded by Joe Affinati to approve the change order presented by BrightView. The motion was approved unanimously.

NEXT MEETING

The next General Session meeting is tentatively scheduled for Thursday, May 30, 2024, at 5:30 PM.

ADJOURNMENT

A motion was made by Ted Dann and seconded by Matt Wood to adjourn the meeting at 3:49 PM.

Vistoso Community Association Secretary

Date



Management Report May 2024

For the Month of May 2024

ARC Submittals: 62

Denied: 7

Withdrawn: 5

Approved: 50

Resales: 33

Total Work Orders: 20

Open Work Orders: 8

Closed/Completed: 12

Tennis Cards Processed

New: 1

Walk-ins: 87

Calls Received: 175

Call Center: 364

Violations- 524

Parking followed by landscaping was the top compliance issue for the past month.

Announcement

On May 20, 2024, Timothy Holt joined the VCA team as Assistant Community Manager. A short bio is below.

Born in the Great Lakes region of Ohio, Timothy is a true desert transplant and has called Tucson, Arizona home now for over 20 years. With a background of property management, hospitality, and customer service, Timothy has showcased his passion for serving the community to his utmost ability. He enjoys nature & being outdoors along with traveling and experiencing the simple pleasures in life. He currently has three furry pets that he calls his children who are Jaydie, Arnie and Tito.

His favorite color is Blue and loves seafood! He lives his life by reminding himself of a quote he came across in his early twenties and is this...

"Always be the student in life."



Board of Directors

Ted Dann recently resigned from the VCA Board and Treasurer's position. We thank him for his contributions and efforts in serving the members of the community.

Joe Affinati was appointed Treasurer and Kathleen Hernandez as Secretary.

Rancho Vistoso Blvd. Streetlights

In March the VCA owned streetlights were shut off along RVB. Options are being explored on the removal and disposal of the poles along with an analysis for pulling copper wire from the system. Over the past three years the board has considered several options to address the streetlight issue. Currently management is soliciting proposals to relight the neighborhood monuments at Las Colinas, Sunset Ridge and Vistoso Highlands that were tied into the streetlighting system.

Entryway Monuments

The board has selected AAA Landscape to refurbish the entry way monument located at RVB and Tangerine Roads. On May 17th the irrigation has been shut off to the RVB and Tangerine monuments in preparation of the project's first phase to have the turf die. Granite will be installed along with low voltage lighting and plantings. The focus of this project is to reduce water consumption in this location. Territorial Sign Company has completed refreshing the monument signs at RVB & Oracle, RVB & Tangerine, and RVB & Vistoso Highlands.

Capital Projects

Irrigation – The irrigation repairs along Innovation Park Dr. and Desert Fairway have been completed by AAA Landscape. A walk-through inspection is scheduled for the week of May 20. On Innovation Park Dr approximately 2,100 linear feet of irrigation line was repaired and about 2,300 linear feet on the north side of Desert Fairway Dr between Toucan Dr. and W Sand Rake Dr was repaired. Gravel replenishment for both locations will take place within the next few weeks.

Granite Replenish Project – At the May 13,2024 meeting the board approved additional tonnage of granite to complete the project in the below areas. Walk-through inspections and punch lists have been completed for Hohokam, Sunset Ridge, Wildlife Ridge Parks and Woodshade Trail.

- 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
- Big Wash Park



2024 Projects- Bids are being solicited for concrete repairs for common areas throughout the community and two areas within Siena. Once we receive three bids from qualified vendors, copies will be presented to the board for review and consideration.

Tennis Court Resurface Project – Received signed contract from APEX and waiting for a scheduled date from the contractor. New nets for both courts have been ordered. Bids for the windscreens will be considered by the board at the May 30th meeting.

Asphalt repairs for the 27 Mile parking pad are on hold until the drainage project is completed.

Erosion Projects

- Big View Ct. Channel – VCA received approval from the Town of Oro Valley to proceed with repairs per the engineering designs. Bidders have met with WLB, for final details. Out of five vendors only two indicated interests and will be submitting proposals within the next few weeks. We are presently seeking a third bid.
- 27 Mile – The Town of Oro Valley has reviewed the design plans and has provided a list of questions which have been forwarded to WLB for a response. Total Maintenance Erosion Control has been advised on the progress and continues to show interest in the project. Once all questions have been addressed and VCA receives approval to proceed we will request Total Maintenance Erosion Control to update their estimate.
- Bridal Veil – The Town of Oro Valley has reviewed the preliminary plans for this project and has presented questions for Tracy Bogardus to address. The Town of Oro Valley is pleased to see the current direction of improvement for this drainage channel.

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. A request has been made to have Pulte clean up the right of way in this location.
- The VCA Board will be reviewing the final agreement between Mattamy and the association for turnover of the Moore Loop Park.

Vistoso Community Association
Financial Condition as of April 30, 2024
Treasurer's Report
Final

I have reviewed all of the appropriate VCA financial statements as of April 30, 2024, and report as follows.

- **Balance Sheet.**
 - **Operating Fund Balance.** The Fund Balance of \$792,852 – made up of Cash \$399,013, Savings \$381,739 and due from Reserves \$12,100 - is adequate to meet current and foreseen cash needs.
 - **Reserve Fund Balance.** The reserve fund ending balance is \$4,327,506 – made up of a Morgan Stanley-advised investment portfolio \$3,569,978, a Money Market Account \$789,735, Accrued Interest \$50,133 and less due to Operating \$12,100, and Unrealized Loss \$70,240.
 - **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 \$83,260, is \$164,975. Total Operating Liabilities balance of \$863,916, is made up primarily of Prepaid Assessments \$194,091, and Accrued Expenses \$90,173.
- **Summary balances.** In summary: At 4/30/24 Total Assets are \$5,333,548. Total Liabilities plus Equity: Liabilities \$863,916 plus Reserves \$4,327,506 plus Surplus \$142,127 totals \$5,333,548.
- **Operating Fund Income Statement.**
 - **Income.** Total income for the month was \$211,805. This was \$4,456 over Budget. Member assessments are \$429 over Budget, Builder Assessments are \$515 under Budget, and Commercial Dues are \$ 3,639 over Budget.
 - **Expenses.** Total expenses for the month were \$244,798, \$14,294 over Budget.
 - YTD Income of \$828,989 is \$11,290 over Budget, while YTD Operating expenses of \$871,350 have been \$11,599 under Budget as described below. YTD Admin Expense is \$19,389 over Budget, Utilities are \$13,394 over Budget, Landscaping is \$33,462 under Budget, and Common Area is \$10,921 under Budget. This results in a YTD Operating Deficit of \$42,361 versus a Budgeted deficit of \$65,250.
- **Reserve Fund.**

- **Revenue.** As Budgeted, for April 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 \$75,678. The full year Budget calls for \$965,000 Total Reserve Income. YTD Actual Reserve Income totals \$319,039.
- **Expenditures.** Reserve Fund expenditures totaled \$12,100, versus a Budget of \$0. Reserve Fund spending is Budgeted to total \$1,239,500 for all of 2024. Several large project spends will likely occur in Q2 and Q3 2024. Reserve fund projects totaling \$889,559 have been approved.
- **Reserve Investments.** As of March 31,2024, and April 30,2024 the makeup of The Morgan Stanley managed portfolio is:

	March 2024	April 2024
<i>Cash and equivalents:</i>	\$ 4,771	\$ 15,614
<i>Savings and Time Deposits</i>	\$ 38,483	\$ 38,637
<i>ETFs and CEFs</i>	\$ 54,298	\$ 51,767
<i>Municipal Bonds:</i>	\$ 39,838	\$ 39,316
<i>Corporate Fixed Income:</i>	\$ 141,043	\$ 139,875
<i>Government Securities:</i>	\$ 1,224,541	\$ 1,218,235
<i>Certificates of Deposit:</i>	\$ 1,822,166	\$ 1,811,829
<i>Mutual Funds:</i>	\$ 240,657	\$ 234,599
<i>Net Unsettled Purchases/Sales</i>	\$ -	\$ -
<i>Total:</i>	<u>\$ 3,565,797</u>	<u>\$ 3,549,871</u>

- **Siena**

- **Overall financial condition.** At 4/30/24 the Operating Fund balance is \$5,828 and the Reserve Fund balance is \$245,594. For April, Operating Income of \$2,175 is \$32 less than Operating Expenses of \$2,207. YTD surplus of \$1,690 is \$651 over Budgeted Surplus of \$1,039. YTD Reserve Fund income has totaled \$11,469 while Reserve Fund Expenditures have totaled \$0, yielding a Reserve Fund Surplus totaling \$11,469 versus a Budgeted Surplus of \$11,380.

Respectfully submitted.

Joe Affinati, Treasurer



347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
04/30/2024

ASSETS		
OPERATING FUNDS		
OPERATING - US BANK	399,013.37	
US BANK SAVINGS	381,738.71	
DUE FROM RESERVES	12,100.00	

TOTAL OPERATING FUNDS		792,852.08
RESERVE FUNDS		
DUE TO OPERATING	(12,100.00)	
RESERVE US BANK MMA	789,734.59	
MORGAN STANLEY	3,569,978.24	
RESERVES - ACCRUED INTEREST	50,132.59	
UNREALIZED RSV GAIN/LOSS	(70,239.65)	

TOTAL RESERVE FUNDS		4,327,505.77
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	

TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	248,235.34	
PRE-LEGAL RECEIVABLE	36,967.74	
CONTINGENT PAYABLE	(36,967.74)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(83,260.23)	

TOTAL ACCOUNTS RECEIVABLE		164,975.11
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	44,824.99	
PREPAID EXPENSES	366.31	

TOTAL OTHER ASSETS		45,191.30

TOTAL ASSETS		5,333,548.48
		=====
LIABILITIES & EQUITY		
OPERATING LIABILITIES		



347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
04/30/2024

ACCOUNTS PAYABLE	(11,128.61)	
ACCRUED EXPENSES	90,172.58	
PREPAID ASSESSMENTS	194,090.78	
REFUNDABLE DEPOSIT KEYS	10,725.00	
UNEARNED REVENUE	529,682.19	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		863,915.56
RESERVE		
ACCUMULATED GENERAL	4,041,176.47	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	271,838.54	
UNREALIZED GAIN/LOSS INVESTMENTS	(70,239.65)	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		4,327,505.77
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	184,488.03	
CURRENT YEAR RESERVE EQUITY	(271,838.54)	
CURRENT SURPLUS/(DEFICIT)	229,477.66	

TOTAL SURPLUS/(DEFICIT)		142,127.15
TOTAL LIABILITIES & EQUITY		5,333,548.48
		=====



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 04/30/2024

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO- DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
189,162	188,733	429	4000	ASSESSMENT INCOME	755,924	754,933	991	2,264,800
70,976	67,337	3,639	4001	COMMERCIAL DUES	283,906	269,348	14,558	808,045
1,218	833	385	4030	INTEREST INCOME	4,890	3,333	1,557	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	4,000	(4,000)	12,000
50	166	(116)	4050FR	FILE REVIEW FEE	650	664	(14)	2,000
75	125	(50)	4050MU	MONITOR TRUSTEE SALE	150	250	(100)	500
0	291	(291)	4050RR	FILE TRANSFER FEES	855	1,164	(309)	3,500
0	150	(150)	4050T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
3,543	5,500	(1,957)	4070	LATE FEE INCOME	6,818	11,000	(4,182)	22,000
210	75	135	4075	NSF FEE	595	300	295	900
4,608	5,122	(515)	4205	BUILDER ASSESSMENT	19,024	20,488	(1,464)	61,465
50	833	(783)	4900	VIOLATION FINES	6,629	3,333	3,296	10,000
0	0	0	4922	KEYS	225	0	225	0
8,580	3,000	5,580	4950	REBILL FEE	15,990	12,000	3,990	36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	3,400	(3,400)	10,200
(66,667)	(66,666)	(1)	6010	GENERAL RESERVE TRANSFER	(266,667)	(266,664)	(3)	(800,000)
-----	-----	-----			-----	-----	-----	-----
211,805	207,349	4,456		TOTAL INCOME	828,989	817,699	11,290	2,441,710
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
9,576	8,544	1,032	5000	MANAGEMENT FEE	37,393	34,174	3,219	107,450
3,181	3,182	(1)	5000RO	OFFICE LEASE	12,726	12,728	(2)	38,184
1,565	0	1,565	5005	RESERVE STUDY	1,565	0	1,565	0
26,547	27,735	(1,188)	5007w	SALARIES & BENEFITS	111,222	110,940	282	332,821
8,580	3,000	5,580	5009A	REBILL FEE EXPENSE	15,990	12,000	3,990	36,000
210	75	135	5009B	NSF FEE EXPENSE	595	300	295	900
1,830	4,333	(2,503)	5010	LEGAL EXPENSE	7,340	17,333	(9,994)	52,000
0	500	(500)	5020	LIEN/COLLECTION COST	2,870	2,000	870	6,000
50	166	(116)	5020F	FILE REVIEW FEE	650	664	(14)	2,000
75	125	(50)	5020M	MONITOR TRUSTEE SALE	150	250	(100)	500
0	291	(291)	5020RR	FILE TRANSFER FEE EXPENSE	855	1,166	(311)	3,500
0	150	(150)	5020T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
0	1,250	(1,250)	5030	AUDIT/TAX PREPARATION	10,525	1,250	9,275	11,800
0	750	(750)	5033F	ADVERTISING	12	750	(738)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	140	140	0	420
61	0	61	5039	WEBSITE	497	300	197	1,000
7,752	7,750	2	5040	ADMINISTRATION	24,048	31,000	(6,952)	93,000
0	143	(143)	5046	NEWSLETTER	570	572	(2)	1,716
(253)	1,250	(1,503)	5047B	OFFICE EQUIPMENT RENTAL	911	5,000	(4,089)	15,000
294	500	(206)	5048	OFFICE EXPENSES	1,907	2,000	(93)	6,000
0	0	0	5052	PRINTING	2,249	0	2,249	10,000
900	1,033	(133)	5054	ARCHITECTURAL EXPENSE	2,500	4,133	(1,633)	12,400
180	0	180	5055	MEETING EXPENSE	23,994	24,000	(6)	27,000
0	500	(500)	5059	POSTAGE	925	2,000	(1,075)	6,000
2,670	850	1,820	5059V	VIOLATION NOTICES	2,670	3,400	(730)	10,200
0	375	(375)	5063	MILEAGE	0	1,500	(1,500)	4,500
0	3,000	(3,000)	5065	PROFESSIONAL FEES	0	12,000	(12,000)	20,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	0	0	5068	GIFTS	0	500	(500)	1,500
0	0	0	5070	PROPERTY TAXES	0	0	0	900
39,351	5,000	34,351	5080	CORPORATE TAXES	76,751	5,000	71,751	5,000
0	0	0	5088	BAD DEBT EXPENSE	(34,635)	0	(34,635)	20,000
4,075	3,730	345	5090	INSURANCE	12,469	13,057	(588)	42,897
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
0	0	0	5099	MISCELLANEOUS EXPENSE	0	1,000	(1,000)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	1,908	0	1,908	0



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
04/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO- DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
106,680	74,267	32,413		TOTAL ADMINISTRATIVE	318,796	299,407	19,389	880,588
				UTILITIES				
13,921	10,000	3,921	5100	WATER/SEWER	55,398	41,000	14,398	200,000
2,189	4,167	(1,978)	5120	ELECTRIC	15,764	16,666	(902)	50,000
278	417	(139)	5151	TELEPHONE	1,186	1,666	(480)	5,000
352	250	102	5151B	INTERNET	1,333	1,000	333	3,000
69	75	(6)	5152	ALARM MONITORING	345	300	45	900
16,809	14,909	1,900		TOTAL UTILITIES	74,026	60,632	13,394	258,900
				LANDSCAPING				
108,069	108,069	0	5200	LANDSCAPE CONTRACT	432,277	432,276	1	1,296,830
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	2,500	(2,500)	5,000
0	12,500	(12,500)	5218	MAJOR PROJECTS	0	25,000	(25,000)	50,000
0	2,000	(2,000)	5220	IRRIGATION REPAIRS	5,709	8,000	(2,291)	24,000
0	1,625	(1,625)	5222	BACKFLOW INSPEC/RPRS	4,804	1,750	3,054	3,000
0	0	0	5228	EROSION CONTROL	0	0	0	7,500
0	3,000	(3,000)	5240	TREE TRIMMING/REMOVAL	1,275	8,000	(6,725)	31,000
108,069	128,444	(20,375)		TOTAL LANDSCAPE	444,064	477,526	(33,462)	1,417,330
				COMMON AREA				
0	500	(500)	5700	BUILDING MAINTENANCE	0	2,000	(2,000)	6,000
2,312	0	2,312	5700K	KEYS/LOCK REPAIR	2,744	1,000	1,744	7,000
0	1,000	(1,000)	5722	ELECTRIC REPAIRS/SUPPLIES	185	4,000	(3,815)	12,000
0	500	(500)	5740	SIGN MAINTENANCE	0	1,000	(1,000)	2,000
2,288	2,477	(189)	5769A	JANITORIAL	9,189	9,758	(569)	29,574
3,815	1,916	1,899	5774	PET WASTE REMOVAL	7,630	7,664	(34)	23,000
1,966	1,908	58	5779CC	SECURITY PATROL	7,354	7,632	(278)	22,904
0	1,000	(1,000)	5794A	SIDEWALK REPAIR	0	1,000	(1,000)	3,000
1,179	1,166	13	5800	COMMON AREA MAINTENANCE/REPAIRS	3,076	4,664	(1,588)	14,000
1,680	1,500	180	5845	PARK MAINT	3,360	3,000	360	7,200
0	500	(500)	5850	EXTERMINATING	225	2,000	(1,775)	6,000
0	417	(417)	5895	TENNIS COURT MAINTENANCE	700	1,666	(966)	5,000
13,240	12,884	356		TOTAL COMMON AREA	34,463	45,384	(10,921)	137,678
244,798	230,504	14,294		TOTAL OPERATING EXPENSES	871,350	882,949	(11,599)	2,694,496
(32,993)	(23,155)	(9,838)		OPERATING FUND SURPLUS/(DEFICIT)	(42,361)	(65,250)	22,889	(252,786)



347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
04/30/2024

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO- DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
RESERVE FUND								
I N C O M E								
66,667	66,666	1	7010	TRANSFER FROM OPERATING	266,667	266,664	3	800,000
9,871	14,583	(4,712)	7034	INTEREST RESERVE FUND	55,747	58,333	(2,586)	175,000
(860)	0	(860)	8537	BANK/INVESTMENT CHARGES	(3,375)	0	(3,375)	(10,000)
-----	-----	-----			-----	-----	-----	-----
75,678	81,249	(5,571)		TOTAL RESERVE INCOME	319,039	324,997	(5,958)	965,000
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
0	0	0	8510	GENERAL RESERVE EXPENSE	0	0	0	4,000
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	2,900	0	2,900	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
0	0	0	8531	SIDEWALK REPAIRS	1,250	0	1,250	0
12,100	0	12,100	8541	GRANITE REPLACEMENT	21,450	0	21,450	672,000
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	18,700
0	0	0	8565	TENNIS COURTS	1,350	0	1,350	29,600
0	0	0	8571C	CONCRETE WORK	2,800	0	2,800	5,800
0	0	0	8575	IRRIGATION SYSTEMS	2,800	0	2,800	424,000
0	0	0	8578D	DRAINAGE	14,650	0	14,650	60,000
-----	-----	-----			-----	-----	-----	-----
12,100	0	12,100		TOTAL RESERVE EXPENDITURES	47,200	0	47,200	1,239,500
-----	-----	-----			-----	-----	-----	-----
63,578	81,249	(17,671)		RESERVE FUND SURPLUS/(DEFICIT)	271,839	324,997	(53,158)	(274,500)
=====	=====	=====			=====	=====	=====	=====



347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS
04/30/2024

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO- DATE *****
INCOME													
ASSESSMENT INCOME	\$ 188,918	\$ 188,918	\$ 188,926	\$ 189,162	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 755,924
COMMERCIAL DUES	70,976	70,976	70,976	70,976	0	0	0	0	0	0	0	0	283,906
INTEREST INCOME	1,247	1,170	1,255	1,218	0	0	0	0	0	0	0	0	4,890
COLLECTION COST REIMBURSEMENT	0	0	0	0	0	0	0	0	0	0	0	0	0
FILE REVIEW FEE	50	250	300	50	0	0	0	0	0	0	0	0	650
MONITOR TRUSTEE SALE	75	0	0	75	0	0	0	0	0	0	0	0	150
FILE TRANSFER FEES	95	760	0	0	0	0	0	0	0	0	0	0	855
LATE FEE INCOME	3,307	(21)	(10)	3,543	0	0	0	0	0	0	0	0	6,818
NSF FEE	280	70	35	210	0	0	0	0	0	0	0	0	595
BUILDER ASSESSMENT	4,805	4,805	4,805	4,608	0	0	0	0	0	0	0	0	19,024
VIOLATION FINES	2,586	1,368	2,625	50	0	0	0	0	0	0	0	0	6,629
KEYS	150	0	75	0	0	0	0	0	0	0	0	0	225
REBILL FEE	7,440	(30)	0	8,580	0	0	0	0	0	0	0	0	15,990
GENERAL RESERVE TRANSFER	(66,667)	(66,667)	(66,667)	(66,667)	0	0	0	0	0	0	0	0	(266,667)
TOTAL INCOME	\$ 213,263	\$ 201,600	\$ 202,321	\$ 211,805	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 828,989
EXPENSES													
ADMINISTRATIVE													
MANAGEMENT FEE	\$ 9,274	\$ 9,270	\$ 9,273	\$ 9,576	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 37,393
OFFICE LEASE	3,181	3,181	3,181	3,181	0	0	0	0	0	0	0	0	12,726
RESERVE STUDY	0	0	0	1,565	0	0	0	0	0	0	0	0	1,565
SALARIES & BENEFITS	29,069	28,619	26,988	26,547	0	0	0	0	0	0	0	0	111,222
REBILL FEE EXPENSE	7,440	(30)	0	8,580	0	0	0	0	0	0	0	0	15,990
NSF FEE EXPENSE	280	70	35	210	0	0	0	0	0	0	0	0	595
LEGAL EXPENSE	2,197	1,483	1,830	1,830	0	0	0	0	0	0	0	0	7,340
LIEN/COLLECTION COST	510	295	2,065	0	0	0	0	0	0	0	0	0	2,870
FILE REVIEW FEE	50	250	300	50	0	0	0	0	0	0	0	0	650
MONITOR TRUSTEE SALE	75	0	0	75	0	0	0	0	0	0	0	0	150
FILE TRANSFER FEE EXPENSE	95	760	0	0	0	0	0	0	0	0	0	0	855
AUDIT/TAX PREPARATION	0	4,000	6,525	0	0	0	0	0	0	0	0	0	10,525
ADVERTISING	0	0	12	0	0	0	0	0	0	0	0	0	12
BANK CHARGES & CC FEES	35	35	35	35	0	0	0	0	0	0	0	0	140
WEBSITE	314	61	61	61	0	0	0	0	0	0	0	0	497
ADMINISTRATION	(1,055)	8,849	8,501	7,752	0	0	0	0	0	0	0	0	24,048
NEWSLETTER	143	143	285	0	0	0	0	0	0	0	0	0	570
OFFICE EQUIPMENT RENTAL	1,306	171	(314)	(253)	0	0	0	0	0	0	0	0	911
OFFICE EXPENSES	908	225	480	294	0	0	0	0	0	0	0	0	1,907
PRINTING	1,093	1,156	0	0	0	0	0	0	0	0	0	0	2,249
ARCHITECTURAL EXPENSE	320	580	700	900	0	0	0	0	0	0	0	0	2,500
MEETING EXPENSE	0	8,344	15,470	180	0	0	0	0	0	0	0	0	23,994
POSTAGE	925	0	0	0	0	0	0	0	0	0	0	0	925
VIOLATION NOTICES	0	0	0	2,670	0	0	0	0	0	0	0	0	2,670
CORPORATE TAXES	0	11,928	25,472	39,351	0	0	0	0	0	0	0	0	76,751
BAD DEBT EXPENSE	0	0	(34,635)	0	0	0	0	0	0	0	0	0	(34,635)
INSURANCE	2,798	2,798	2,798	4,075	0	0	0	0	0	0	0	0	12,469
PRIOR YEAR ADJUSTMENT/EXP	1,908	0	0	0	0	0	0	0	0	0	0	0	1,908
TOTAL ADMINISTRATIVE	\$ 60,865	\$ 82,189	\$ 69,063	\$ 106,680	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 318,796
UTILITIES													
WATER/SEWER	\$ 13,259	\$ 12,139	\$ 16,078	\$ 13,921	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 55,398
ELECTRIC	5,239	4,282	4,054	2,189	0	0	0	0	0	0	0	0	15,764
TELEPHONE	352	278	278	278	0	0	0	0	0	0	0	0	1,186
INTERNET	278	352	352	352	0	0	0	0	0	0	0	0	1,333
ALARM MONITORING	138	69	69	69	0	0	0	0	0	0	0	0	345
TOTAL UTILITIES	\$ 19,266	\$ 17,120	\$ 20,831	\$ 16,809	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 74,026
LANDSCAPING													
LANDSCAPE CONTRACT	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 432,277
IRRIGATION REPAIRS	187	5,521	0	0	0	0	0	0	0	0	0	0	5,709
BACKFLOW INSPEC/RPRS	2,218	0	2,586	0	0	0	0	0	0	0	0	0	4,804
TREE TRIMMING/REMOVAL	0	1,275	0	0	0	0	0	0	0	0	0	0	1,275
TOTAL LANDSCAPE	\$ 110,475	\$ 114,865	\$ 110,655	\$ 108,069	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 444,064
COMMON AREA													



347A VISTOSO- SIENA
BALANCE SHEET
04/30/2024

ASSETS		
OPERATING FUNDS		
OPERATING - US BANK	5,827.57	

TOTAL OPERATING FUNDS		5,827.57
RESERVE FUNDS		
RESERVE US BANK MMA	245,593.92	

TOTAL RESERVE FUNDS		245,593.92
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	749.02	
ACCOUNTS RECEIVABLE - PARCELS	2,845.22	
PRE-LEGAL RECEIVABLE	645.00	
CONTINGENT PAYABLE	(645.00)	

TOTAL ACCOUNTS RECEIVABLE		3,594.24
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	316.25	

TOTAL OTHER ASSETS		316.25

TOTAL ASSETS		255,331.98
		=====
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
PREPAID ASSESSMENTS	(2,033.02)	
PREPAID ASSESSMENTS - PARCELS	2,812.02	
UNEARNED REVENUE	8,540.00	

TOTAL OPERATING LIABILITIES		9,319.00
RESERVE		
ACCUMULATED GENERAL	234,124.57	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	11,469.35	

TOTAL RESERVE		245,593.92



347A VISTOSO- SIENA
BALANCE SHEET
04/30/2024

<hr/>		
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	(1,271.29)	
CURRENT YEAR RESERVE EQUITY	(11,469.35)	
CURRENT SURPLUS/(DEFICIT)	13,159.70	

TOTAL SURPLUS/(DEFICIT)		419.06

TOTAL LIABILITIES & EQUITY		255,331.98
		=====



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
04/30/2024

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO- DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
4,270	4,270	0	4000P	PARCEL ASSESSMENTS	17,080	17,080	0	51,240
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(8,380)	(8,380)	0	(25,140)
-----	-----	-----			-----	-----	-----	-----
2,175	2,175	0		TOTAL INCOME	8,700	8,700	0	26,100
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
29	30	(1)	P5090	INSURANCE	104	105	(1)	345
-----	-----	-----			-----	-----	-----	-----
29	30	(1)		TOTAL ADMINISTRATIVE	104	105	(1)	345
-----	-----	-----			-----	-----	-----	-----
U T I L I T I E S								
139	225	(86)	P5100	WATER/SEWER	653	825	(172)	2,566
52	52	0	P5120	ELECTRIC	204	206	(2)	620
-----	-----	-----			-----	-----	-----	-----
191	277	(86)		TOTAL UTILITIES	857	1,031	(174)	3,186
-----	-----	-----			-----	-----	-----	-----
L A N D S C A P I N G								
0	0	0	5218	MAJOR PROJECTS	0	0	0	2,000
732	732	0	P5200	LANDSCAPE CONTRACT	2,929	2,929	0	8,788
0	0	0	P5220	IRRIGATION REPAIRS	0	0	0	100
-----	-----	-----			-----	-----	-----	-----
732	732	0		TOTAL LANDSCAPE	2,929	2,929	0	10,888
-----	-----	-----			-----	-----	-----	-----
P O O L / S P A / C L U B H O U S E								
410	200	210	P5350	FOUNTAIN MAINTENANCE	1,185	800	385	4,000
-----	-----	-----			-----	-----	-----	-----
410	200	210		TOTAL POOLS	1,185	800	385	4,000
-----	-----	-----			-----	-----	-----	-----
G A T E S								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,040	1,040	0	3,120
0	0	0	P5511	GATE REPAIRS	(288)	300	(588)	600
115	115	0	P5517	GATE PHONE	456	460	(4)	1,380
-----	-----	-----			-----	-----	-----	-----
375	375	0		TOTAL GATES	1,209	1,800	(591)	5,100
-----	-----	-----			-----	-----	-----	-----
C O M M O N A R E A								
85	0	85	P5739	STREET SWEEPING	341	294	47	1,176
385	351	34	P5800	COMMON AREA MAINTAINENCE	385	702	(317)	1,405
-----	-----	-----			-----	-----	-----	-----



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
 04/30/2024

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO- DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
470	351	119	TOTAL COMMON AREA	726	996	(270)	2,581
-----	-----	-----		-----	-----	-----	-----
2,207	1,965	242	TOTAL OPERATING EXPENSES	7,010	7,661	(651)	26,100
-----	-----	-----		-----	-----	-----	-----
(32)	210	(242)	OPERATING FUND SURPLUS/(DEFICIT)	1,690	1,039	651	0
=====	=====	=====		=====	=====	=====	=====



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
04/30/2024

***** 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	2,095	0	P7010	PARCEL TRANSFER TO RESERVES	8,380	8,380	0	25,140
778	750	28	P7034	INTEREST RESERVE FUNDS	3,089	3,000	89	9,000
-----	-----	-----			-----	-----	-----	-----
2,873	2,845	28		TOTAL RESERVE INCOME	11,469	11,380	89	34,140
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
-----	-----	-----			-----	-----	-----	-----
0	0	0		TOTAL RESERVE EXPENDITURES	0	0	0	0
-----	-----	-----			-----	-----	-----	-----
2,873	2,845	28		RESERVE FUND SURPLUS/(DEFICIT)	11,469	11,380	89	34,140
=====	=====	=====			=====	=====	=====	=====



347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
04/30/2024

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	404,840.94
US BANK SAVINGS	381,738.71
DUE FROM RESERVES	12,100.00

TOTAL OPERATING FUNDS **798,679.65**

RESERVE FUNDS

DUE TO OPERATING	(12,100.00)
RESERVE US BANK MMA	1,035,328.51
MORGAN STANLEY	3,569,978.24
RESERVES - ACCRUED INTEREST	50,132.59
UNREALIZED RSV GAIN/LOSS	(70,239.65)

TOTAL RESERVE FUNDS **4,573,099.69**

DEPOSITS

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22
--	-----------------

TOTAL DEPOSITS **3,024.22**

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	248,984.36
ACCOUNTS RECEIVABLE - PARCELS	2,845.22
PRE-LEGAL RECEIVABLE	37,612.74
CONTINGENT PAYABLE	(37,612.74)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(83,260.23)

TOTAL ACCOUNTS RECEIVABLE **168,569.35**

OTHER ASSETS

PREPAID EXPENSE INSURANCE	45,141.24
PREPAID EXPENSES	366.31

TOTAL OTHER ASSETS **45,507.55**

TOTAL ASSETS **5,588,880.46**

LIABILITIES & EQUITY



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
04/30/2024**

OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(11,128.61)	
ACCRUED EXPENSES	90,172.58	
PREPAID ASSESSMENTS	192,057.76	
PREPAID ASSESSMENTS - PARCELS	2,812.02	
REFUNDABLE DEPOSIT KEYS	10,725.00	
UNEARNED REVENUE	538,222.19	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		873,234.56
RESERVE		
ACCUMULATED GENERAL	4,275,301.04	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	283,307.89	
UNREALIZED GAIN/LOSS INVESTMENTS	(70,239.65)	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		4,573,099.69
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	183,216.74	
CURRENT YEAR RESERVE EQUITY	(283,307.89)	
CURRENT SURPLUS/(DEFICIT)	242,637.36	

TOTAL SURPLUS/(DEFICIT)		142,546.21

TOTAL LIABILITIES & EQUITY		5,588,880.46
		=====



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
04/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO- DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
189,162	188,733	429	4000	ASSESSMENT INCOME	755,924	754,933	991	2,264,800
4,270	4,270	0	4000P	PARCEL ASSESSMENTS	17,080	17,080	0	51,240
70,976	67,337	3,639	4001	COMMERCIAL DUES	283,906	269,348	14,558	808,045
1,218	833	385	4030	INTEREST INCOME	4,890	3,333	1,557	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	4,000	(4,000)	12,000
50	166	(116)	4050FR	FILE REVIEW FEE	650	664	(14)	2,000
75	125	(50)	4050MU	MONITOR TRUSTEE SALE	150	250	(100)	500
0	291	(291)	4050RR	FILE TRANSFER FEES	855	1,164	(309)	3,500
0	150	(150)	4050T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
3,543	5,500	(1,957)	4070	LATE FEE INCOME	6,818	11,000	(4,182)	22,000
210	75	135	4075	NSF FEE	595	300	295	900
4,608	5,122	(515)	4205	BUILDER ASSESSMENT	19,024	20,488	(1,464)	61,465
50	833	(783)	4900	VIOLATION FINES	6,629	3,333	3,296	10,000
0	0	0	4922	KEYS	225	0	225	0
8,580	3,000	5,580	4950	REBILL FEE	15,990	12,000	3,990	36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	3,400	(3,400)	10,200
(66,667)	(66,666)	(1)	6010	GENERAL RESERVE TRANSFER	(266,667)	(266,664)	(3)	(800,000)
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(8,380)	(8,380)	0	(25,140)
-----	-----	-----			-----	-----	-----	-----
213,980	209,524	4,456		TOTAL INCOME	837,689	826,399	11,290	2,467,810
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
9,576	8,544	1,032	5000	MANAGEMENT FEE	37,393	34,174	3,219	107,450
3,181	3,182	(1)	5000RO	OFFICE LEASE	12,726	12,728	(2)	38,184
1,565	0	1,565	5005	RESERVE STUDY	1,565	0	1,565	0
26,547	27,735	(1,188)	5007w	SALARIES & BENEFITS	111,222	110,940	282	332,821
8,580	3,000	5,580	5009A	REBILL FEE EXPENSE	15,990	12,000	3,990	36,000
210	75	135	5009B	NSF FEE EXPENSE	595	300	295	900
1,830	4,333	(2,503)	5010	LEGAL EXPENSE	7,340	17,333	(9,994)	52,000
0	500	(500)	5020	LIEN/COLLECTION COST	2,870	2,000	870	6,000
50	166	(116)	5020F	FILE REVIEW FEE	650	664	(14)	2,000
75	125	(50)	5020M	MONITOR TRUSTEE SALE	150	250	(100)	500
0	291	(291)	5020RR	FILE TRANSFER FEE EXPENSE	855	1,166	(311)	3,500
0	150	(150)	5020T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
0	1,250	(1,250)	5030	AUDIT/TAX PREPARATION	10,525	1,250	9,275	11,800
0	750	(750)	5033F	ADVERTISING	12	750	(738)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	140	140	0	420
61	0	61	5039	WEBSITE	497	300	197	1,000
7,752	7,750	2	5040	ADMINISTRATION	24,048	31,000	(6,952)	93,000
0	143	(143)	5046	NEWSLETTER	570	572	(2)	1,716
(253)	1,250	(1,503)	5047B	OFFICE EQUIPMENT RENTAL	911	5,000	(4,089)	15,000
294	500	(206)	5048	OFFICE EXPENSES	1,907	2,000	(93)	6,000
0	0	0	5052	PRINTING	2,249	0	2,249	10,000
900	1,033	(133)	5054	ARCHITECTURAL EXPENSE	2,500	4,133	(1,633)	12,400
180	0	180	5055	MEETING EXPENSE	23,994	24,000	(6)	27,000
0	500	(500)	5059	POSTAGE	925	2,000	(1,075)	6,000
2,670	850	1,820	5059V	VIOLATION NOTICES	2,670	3,400	(730)	10,200
0	375	(375)	5063	MILEAGE	0	1,500	(1,500)	4,500
0	3,000	(3,000)	5065	PROFESSIONAL FEES	0	12,000	(12,000)	20,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	0	0	5068	GIFTS	0	500	(500)	1,500
0	0	0	5070	PROPERTY TAXES	0	0	0	900
39,351	5,000	34,351	5080	CORPORATE TAXES	76,751	5,000	71,751	5,000
0	0	0	5088	BAD DEBT EXPENSE	(34,635)	0	(34,635)	20,000
4,075	3,730	345	5090	INSURANCE	12,469	13,057	(588)	42,897
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
04/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO- DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
0	0	0	5099	MISCELLANEOUS EXPENSE	0	1,000	(1,000)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	1,908	0	1,908	0
29	30	(1)	P5090	INSURANCE	104	105	(1)	345
<hr/>								
106,709	74,297	32,412		TOTAL ADMINISTRATIVE	318,900	299,512	19,388	880,933
 UTILITIES 								
13,921	10,000	3,921	5100	WATER/SEWER	55,398	41,000	14,398	200,000
2,189	4,167	(1,978)	5120	ELECTRIC	15,764	16,666	(902)	50,000
278	417	(139)	5151	TELEPHONE	1,186	1,666	(480)	5,000
352	250	102	5151B	INTERNET	1,333	1,000	333	3,000
69	75	(6)	5152	ALARM MONITORING	345	300	45	900
139	225	(86)	P5100	WATER/SEWER	653	825	(172)	2,566
52	52	0	P5120	ELECTRIC	204	206	(2)	620
<hr/>								
16,999	15,186	1,813		TOTAL UTILITIES	74,883	61,663	13,220	262,086
 LANDSCAPING 								
108,069	108,069	0	5200	LANDSCAPE CONTRACT	432,277	432,276	1	1,296,830
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	2,500	(2,500)	5,000
0	12,500	(12,500)	5218	MAJOR PROJECTS	0	25,000	(25,000)	52,000
0	2,000	(2,000)	5220	IRRIGATION REPAIRS	5,709	8,000	(2,291)	24,000
0	1,625	(1,625)	5222	BACKFLOW INSPEC/RPRS	4,804	1,750	3,054	3,000
0	0	0	5228	EROSION CONTROL	0	0	0	7,500
0	3,000	(3,000)	5240	TREE TRIMMING/REMOVAL	1,275	8,000	(6,725)	31,000
732	732	0	P5200	LANDSCAPE CONTRACT	2,929	2,929	0	8,788
0	0	0	P5220	IRRIGATION REPAIRS	0	0	0	100
<hr/>								
108,802	129,176	(20,374)		TOTAL LANDSCAPE	446,994	480,455	(33,461)	1,428,218
 POOL / SPA / CLUBHOUSE 								
410	200	210	P5350	FOUNTAIN MAINTENANCE	1,185	800	385	4,000
<hr/>								
410	200	210		TOTAL POOLS	1,185	800	385	4,000
 GATES 								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,040	1,040	0	3,120
0	0	0	P5511	GATE REPAIRS	(288)	300	(588)	600
115	115	0	P5517	GATE PHONE	456	460	(4)	1,380
<hr/>								
375	375	0		TOTAL GATES	1,209	1,800	(591)	5,100
 COMMON AREA 								
0	500	(500)	5700	BUILDING MAINTENANCE	0	2,000	(2,000)	6,000
2,312	0	2,312	5700K	KEYS/LOCK REPAIR	2,744	1,000	1,744	7,000
0	1,000	(1,000)	5722	ELECTRIC REPAIRS/SUPPLIES	185	4,000	(3,815)	12,000
0	500	(500)	5740	SIGN MAINTENANCE	0	1,000	(1,000)	2,000
2,288	2,477	(189)	5769A	JANITORIAL	9,189	9,758	(569)	29,574
3,815	1,916	1,899	5774	PET WASTE REMOVAL	7,630	7,664	(34)	23,000
1,966	1,908	58	5779CC	SECURITY PATROL	7,354	7,632	(278)	22,904
0	1,000	(1,000)	5794A	SIDEWALK REPAIR	0	1,000	(1,000)	3,000
1,179	1,166	13	5800	COMMON AREA MAINTENANCE/REPAIRS	3,076	4,664	(1,588)	14,000
1,680	1,500	180	5845	PARK MAINT	3,360	3,000	360	7,200
0	500	(500)	5850	EXTERMINATING	225	2,000	(1,775)	6,000



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
04/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO- DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
0	417	(417)	5895	TENNIS COURT MAINTENANCE	700	1,666	(966)	5,000
85	0	85	P5739	STREET SWEEPING	341	294	47	1,176
385	351	34	P5800	COMMON AREA MAINTAINENCE	385	702	(317)	1,405
----- 13,710	----- 13,235	----- 475		TOTAL COMMON AREA	----- 35,189	----- 46,380	----- (11,191)	----- 140,259
----- 247,005	----- 232,469	----- 14,536		TOTAL OPERATING EXPENSES	----- 878,359	----- 890,610	----- (12,251)	----- 2,720,596
----- (33,024)	----- (22,945)	----- (10,079)		OPERATING FUND SURPLUS/(DEFICIT)	----- (40,671)	----- (64,211)	----- 23,540	----- (252,786)



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
04/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO- DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
INCOME								
66,667	66,666	1	7010	TRANSFER FROM OPERATING	266,667	266,664	3	800,000
9,871	14,583	(4,712)	7034	INTEREST RESERVE FUND	55,747	58,333	(2,586)	175,000
2,095	2,095	0	P7010	PARCEL TRANSFER TO RESERVES	8,380	8,380	0	25,140
778	750	28	P7034	INTEREST RESERVE FUNDS	3,089	3,000	89	9,000
(860)	0	(860)	8537	BANK/INVESTMENT CHARGES	(3,375)	0	(3,375)	(10,000)
-----	-----	-----			-----	-----	-----	-----
78,551	84,094	(5,543)		TOTAL RESERVE INCOME	330,508	336,377	(5,869)	999,140
-----	-----	-----			-----	-----	-----	-----
EXPENDITURES								
0	0	0	8510	GENERAL RESERVE EXPENSE	0	0	0	4,000
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	2,900	0	2,900	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
0	0	0	8531	SIDEWALK REPAIRS	1,250	0	1,250	0
12,100	0	12,100	8541	GRANITE REPLACEMENT	21,450	0	21,450	672,000
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	18,700
0	0	0	8565	TENNIS COURTS	1,350	0	1,350	29,600
0	0	0	8571C	CONCRETE WORK	2,800	0	2,800	5,800
0	0	0	8575	IRRIGATION SYSTEMS	2,800	0	2,800	424,000
0	0	0	8578D	DRAINAGE	14,650	0	14,650	60,000
-----	-----	-----			-----	-----	-----	-----
12,100	0	12,100		TOTAL RESERVE EXPENDITURES	47,200	0	47,200	1,239,500
-----	-----	-----			-----	-----	-----	-----
66,451	84,094	(17,643)		RESERVE FUND SURPLUS/(DEFICIT)	283,308	336,377	(53,069)	(240,360)
=====	=====	=====			=====	=====	=====	=====

Updated 05.20.24



2024 RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

EXECUTIVE SUMMARY	
1,302,150	total budget of projects
632,583	total of current contracts
3.0%	% of budget completed

24	total number of projects
14	total of RFPs sent
0	total projects completed
0	% of projects completed

Projects carried forward from prior years		MONTHLY PROGRESS AND EXPENDITURES												YTD	Prior Yr	% of							
GL code	component #	component description	RFP sent	budget	contracts	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total	Payments	budget	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 cost of the project should be deferred to the completion of the 2023 RFP process will take place at the August
8541	294	Landscape Granite - Replenish Big Wash Park	10/23	4,600	13,095													-				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 agenda 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	127,298													-				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. Association attorney is drawing up contract.
8541	794	Landscape Granite - Repl Wildlife Ridge Park	10/23	62,600	65,115													-				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	146,235													-				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 Las Cruces and Middle Section Dr	10/23	174,000	25,944													-				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	1093 C	Landscape Granite - Replenish curb Center Point	N/A	17,500	N/A													-				0.0%	
8541	1095	Landscape Granite - Repl medians Center Point	N/A	36,000	N/A													-				0.0%	
8565	1151	Tennis Court - Resurface Hohokum Park	1/24	17,300	22,900													-				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	38,563													-				0.0%	Bid awarded to BrightView. Association attorney drawing up contract.
8530	1201	Asphalt - Seal/Repair Sunset Park	N/A	3,000	N/A													-				0.0%	This project was completed in December 2022.
8541	1230	Landscape Granite - Replenish Sunset Park	10/23	67,800	46,262													-				0.0%	Bid awarded to BrightView. Association attorney drawing up contract.
8541	1250	Landscape Granite - Replenish Woodshade Trail	10/23	35,000	23,336													-				0.0%	Bid awarded to BrightView. Association attorney drawing up contract.
8525	106	Project Management - Monument Refinish		5,800	5,800			2,900										2,900				50.0%	AZ Project Solutions will be overseeing this project. Board approval of contract 3/21/24.
8575	SRE 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 #120 & #1032.
8541	SRE comments	Project Management - Granite Replacement		24,000	24,000	9,350		12,100										21,450	5,300			111.5%	\$5,300 has been paid to FSR in 2023. Effective 1/1/24 AZ Project Solutions took over project administration. Components #322, 1030, 530, 790, 794, 1160, 1230, 1250, 124, 512, 100, accrued for FSR services on the reserve.
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 administration.
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.
8510	100	Project Management - Monuments		8,500	8,500													-				0.0%	
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%	
RESERVE FUND EXPENDITURE TOTALS			14	1,302,150	632,583	23,625		2,900	12,100									38,625	20,090			3.0%	0

Count 24 not checked 38,625

Additional Unbudgeted Reserve Fund Expenditures

GL code	component #	component description	actual cost amount	reserve study projection?	projected date	posting date	notes
8541	174	Landscape Granite Replenish		57,000	2030		
8541	530	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	8,575				Jan \$3,500 Feb \$250 March \$4,825
count			4	8,575			

RECONCILIATION	
Combined total of budgeted and unbudgeted project expenditures*	47,200 OK
Total reserve fund expenses YTD from financials	47,200
The combined total of budgeted and unbudgeted reserve project expenditures should be reconciled with the financial statements.	

VCA Landscape Report April / May 2024

Turf /Parks

- Turf transition has been completed at all parks and irrigation has been adjusted accordingly.
- Tangerine Monument turf is no longer being watered as of May 17th.

Irrigation

- Irrigation to all turf areas has been adjusted accordingly for the growth of the summer Bermuda. Irrigation times will be reduced once turf returns to normal conditions.
- Adjustments of sprinklers are being done weekly and Seasonal adjustments to the drip irrigation timers and BOT's throughout VCA are in progress.
- Mainline leak on Rancho Vistoso Blvd, north of Tangerine West Monument was repaired by our on-site irrigation tech. This leak was reported by a resident and was repaired within 3 days of being reported.
- The gate valve failure in front of the Oro Valley substation has been replaced. This gate valve was installed during main line by enhancements. The gate valve was under warranty and was not changed to VCA. The main line was off for 48 hours, and during this time, cattle needed to be watered, which was considered added value.

Chemical

- Post-emergent application for weeds by AAA Spray Tech is continuously happening throughout VCA applying on average of 80 to 120 gallons a day.
- The Pre-emergent application has been completed in VCA common areas
- Chemical applications started in April for Oracle Monument turf in preparation for the turf removal.

Site damage

- As of today, no site damage has been caused by vehicles or vandalism.

Proposals submitted, signed and work completed.

- Woodburne stump removal. **Completed April 17th**
- Salt Cedar stump removal and tree replacement. **Approved, work scheduled for May 24th**
- Kylene Canyon Dr. Tree Removal. **Approved, work scheduled for May 30th**
- Tangerine Monument contract has been signed. **Pending start date**
- Innovation & Desert Fairways irrigation repair. **Completed**

Work orders.

- 24 work orders have been completed.

Added Value

- See attachment



April through May 2024
 Barbara Daoust First Service Residentail
 VCA

We hereby submit the landscape proposal. 1. Maintaining water level for cattle 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
5	\$33.04	Labor hours	\$	165.20
1	\$175	Water Buffalo	\$	350.00
			\$	-
		NO CHARGE	: \$	515.20

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) 264-6589

Sincerely,

Anthony Muñoz
 Account Manager

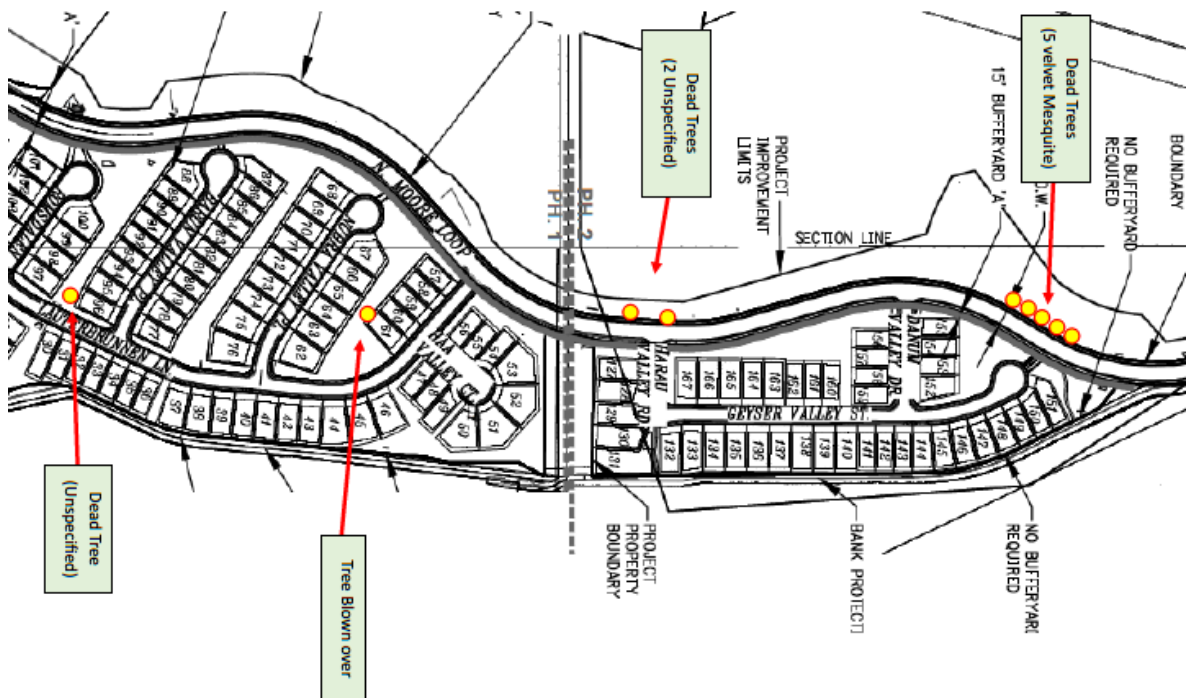
Vistoso Projects Update

May 22, 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.
- April 16, 2024:
 - We are scheduling a meeting with Michael Spaeth to clarify additional information on areas of responsibility.
- May 22, 2024**
 - Michael Spaeth has confirmed the maintenance responsibility for the stormwater culvert to the North of the Moore Loop Park is with the Town of Oro.



Vistoso Projects Update

May 22, 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.

- 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.

- April 16,2024:
 - We are scheduling a meeting with Michael Spaeth to clarify additional information on areas of responsibility.

- **May 22, 2024:**
 - Micael Spaeth has confirmed the following:
 - Maintenance (including current erosion) at the Moore Loop Dog Park is the Responsibility of the Association.
 - The Town of Oro are still working with Pulte on the Moore Loop Road erosion.
 - Barbara is working with the Town on a possible ROW maintenance agreement.



Vistoso Projects Update

May 22, 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

May 22, 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, 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.
- April 16, 2024
 - Plans were received from Tracy Bogardus and were submitted to the Town of Oro (John Spiker) for review.
 - We are waiting for the plan review from John Spiker.
- May 22, 2024
 - Town of Oro reviewed the Bridal Veil plans and sent back comments for plan revision.
 - Tracy Bogardus is making the requested changes to the plans. Scheduled to be completed by end of May.



Vistoso Projects Update

May 22, 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 19.



Vistoso Projects Update

May 22, 2024

- April 16, 2024
 - Town of Oro approved the plans and an RFP was sent to the Following Contractors on Feb:
 - KE&G (Mike Tadeo)
 - Hunter Contracting (Randy Kiser)
 - TMEC (James Bello)
 - Copper Hill Construction (Jorge Quintanar)
 - Landscape Drainage Solutions (Tom Rubino)
 - Earthcare Consultants (Marty Koether)
 - We are expecting bids back to us by April 26

- **May 22, 2024**

- Bid Status:
 - Copper Hill Construction (Jorge Quintanar) **DECLINED TO BID**
 - Earthcare Consultants (Marty Koether) **DECLINED TO BID**
 - Hunter Contracting (Randy Kiser) **DECLINED TO BID**
 - Landscape Drainage Solutions (Tom Rubino) **NOT RESPONDING**
 - TMEC (James Bello) **PENDING**
 - KE&G (Mike Tadeo) **PENDING**
 - SUNDT (Caitlin Rowell) **PENDING**
 - Borderland Construction (Ed Vidal) **PENDING**

- **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.



Vistoso Projects Update

May 22, 2024

The BOD agreed to move forward with the slope plan for \$2,500. John Wise will have the updated plan ready by May 30.

- June 20

Unfortunately, Rockridge Construction was not able to commit to a date to start at the 27 mile. We are urgently seeking alternative contractors to move forward with this project.

- July 14

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

- August 22

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

Vistoso Projects Update

May 22, 2024

- 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

- April 16, 2024
 - The final updated plans were received by WLB and sent to John Spiker for review on April 1. We are awaiting approval.

- **May 22, 2024**
 - TOV reviewed and requested changes to the plan.
 - WLB are making requested changes – scheduled to be complete by May 31.

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.

Vistoso Projects Update

May 22, 2024

- 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.

- April 16, 2024

- Innovation Drive installation is underway and should be completed by April 19.
- Desert Fairway is receiving final blue-staking and will start the week of April 15.

- May 22, 2024

- Installation of Innovation Park Dr. and Desert Fairway Dr. have been completed.
- Barbara Daoust, Dale Barranger, Anthony Munoz and Anthony Martin inspected both areas for completion on May 21.
- AAA will be conducting additional detail work and cleanup for a follow-up inspection on May 24.
- AAA (Dale) will be updating the "As-Builts" for both Areas.
- AAA (Dale) will be installing the solar controller for Innovation by May 31.
- AAA (Dale) will be sending a proposal for 2 solar controllers for Desert Fairways.



Vistoso Projects Update

May 22, 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
- 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.
- April 16 2024
 - Group 1 Areas
 - #1160 - Hohokam Park (**Complete**)
 - #794 - Wildlife Ridge Park (**In Progress**)
 - #1230 - Sunset Park (**In Progress**)
 - #1250 - Woodshade Trail (**In Progress**)
 - Group 2 Areas
 - # 730 - (Sonoran Vistas, Las Colinas, Mesquite Crest, The Overlook, Reflections)
 - **Scheduled April 22 to 26.**
 - # 530 A (Horizons)
 - **Scheduled April 24.**
 - # 322 A (Innovation Dr.)
 - **Scheduled April 29 to May 10**
 - # 1030 C (Torreno, La Terraza, St. Andrews 1&2, Bella Vista)

Vistoso Projects Update

May 22, 2024

- **Scheduled May 13 to May 17.**
- # 530 A (Vistoso Heights)
 - **Scheduled May 20**
- # 294 (Big Wash Park)
 - **Scheduled May 21**





Vistoso Projects Update

May 22, 2024

- **May 22, 2024**

- Group 1 Areas
 - #1160 - Hohokam Park (**Complete**)
 - #794 - Wildlife Ridge Park (**Additional detail work to complete**)
 - #1230 - Sunset Park (**Additional detail work to complete**)
 - #1250 - Woodshade Trail (**Additional detail work to complete**)
- Group 2 Areas
 - # 730 - (Sonoran Vistas, Las Colinas, Mesquite Crest, The Overlook, Reflections)
 - **Complete – to be reviewed**
 - # 530 A (Horizons and Vistoso Heights)
 - **Scheduled Week of May 20**
 - # 322 A (Innovation Dr.)
 - **Scheduled Week of May 27**
 - # 1030 C (Torreno, La Terraza, St. Andrews 1&2, Bella Vista)
 - **Scheduled Week of May 20**
 - # 294 (Big View Park)
 - **Complete – to be reviewed.**

- **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

- 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.

- April 16, 2024

- The agreement with Apex Courts is being finalized and the resurfacing will be scheduled.

- **May 22, 2024**

- We are working with Apex Courts on possible dates for scheduling.

Vistoso Projects Update

May 22, 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.
- Feb 21, 2024
 - A concrete walkthrough will be held Feb 20.
 - Invitees are:
 - Roger Jernigan – Hard Worx Concrete
 - Xarissa Armstrong – Precision Concrete Cutting
 - Jon Molden – BST Concrete
 - Only Precision Concrete Cutting attended the walkthrough.
 - I will be communicating with BST and HardWorx to update their RFP for a consistent bid.
- April 16, 2024
 - Hard Worx Concrete has declined to bid.
 - I am pursuing proposals from the following contractors:
 - BST Concrete (Jon Molden)
 - Dunkan Concrete (Adrian Dominguez)
- May 22, 2024
 - Roger Jernigan – Hard Worx Concrete (**Declined to Bid**)
 - Xarissa Armstrong – Precision Concrete Cutting
 - Jon Molden – BST Concrete (**Bid Received**)
 - Adrian Dominguez – Dunkan Concrete (**Bid by May 23**)
 - Concrete Doe With Love – Kurt Luscombe (**Bid by May 23**)

• Monuments (RVB & Tangerine)

- April 16, 2024
 - The monuments contract was revised by the association attorney (received April 15), is being reviewed by management and will be sent to AAA for endorsement.
- May 22, 2024
 - We are working with AAA on agreement approval and component scheduling.



Vistoso Projects Update

May 22, 2024

- **Streetlight Removal**

- **May 22, 2024**

- The Board of Directors has requested a Cost Benefit analysis for the possible removal of the wire cables between the streetlight poles.
- We will be receiving a budget # from Mountain Power on the labour to remove the wire by Tuesday, May 28.
- Some challenges noted by Mountain Power include:
 - Cost of labour may be prohibitive.
 - There are broken wires at multiple locations between poles. This will require additional work to remove.
 - There is a high possibility of damaging property, pipes and other utilities while pulling out wire cables.
 - The pricing for the retrieved copper is approximately \$2.00 per pound.
 - The weight of each 200' section (if 4 AWG- to be confirmed) would be approximately 40 pounds.

- **2024 Project Proposal Summary from AZ Project Solutions:**

- 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).
- 1017 – Monuments (2024).
- 1018 – Streetlight Removal (2024).

Architectural Landscape Review Committee
May 8, 2024, Meeting Report

Variance Request – House Paint

The committee approved a new home owner variance request to repaint the home as the same original color. The committee also discussed a future agenda item regarding houses to be repainted to the original color even if not grand fathered in.

Rancho Vistoso Center – Signage update

The Committee tabled a request for the Rancho Vistoso Center to update their signage until management receives clarification from the Center regarding colors.

New Detached Structure - Pool house

The Committee denied a homeowner request to build a detached pool house structure after reviewing the architectural design. The design does not meet The VCA guidelines do to height and set back issues.

ALRC's next monthly meeting is June 12, 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 – May 2024 Report to the VCA Board

The May VCA Newsletter:

- Number of members emailed – 5018
- 550 were clicked on (9%)

The Greetings from the Board of Directors section included:

We had our first BoD meeting with the new members on April 25th and gave an updated status on: The RVB streetlights (reviewing proposals for removal) and the landscape rock replenishment project. Landscape rock is on the reserve study to be replaced/replenished every 10 years and we were 2 to 3 years behind. We have new rock on RVB, Innovation Parkway and Desert Fairways and in our parks.

The Did You Know section included:

Introductions to Committee Members with link to Charter

- Architectural & Landscape Review Committee (ALRC) Joe Affinati (Chairperson), Sheryl Forte, Dan Gann, Lynn Huebner, Lyle Vandermyde, Susan Wood, and Brent Wood –
- Communication Committee Kathleen Hernandez (Chairperson), Joe Affinati, Randy Kohout, and Tim O’Keefe –
- Compliance Committee Robert Feltes (Chairperson), Robert Forman, Sheryl Forte, Bob Mariani, Kim Roesler, and Susan Wood –
- Financial Review Committee Ted Dann (Chairperson), Bob Mariani, Robin Perkins, Joan Sauer, Paige Shockley, and Barbara Stough –
- Governing Documents Committee Matt Wood (Chairperson), Randy Kohout, Joan Sauer, and Barbara Stough –
- Nominating Committee Randy Kohout, Gayle Lopez, Joan Sauer, and Susan Wood –
- Parks and Landscape Committee Debbie Gann (Chairperson) Sheryl Forte, Lynn Huebner, Bob Mariani, Joan Sauer, Lyle Vandermyde, and Susan Wood
- Ad Hoc (Special Projects) Joe Affinati, Gayle Lopez, Paige Shockley

The General Manager Snapshot included a reminder on why E-statements are so helpful!

The OVPPath Forward survey continues to be highlighted as an opportunity for VCS Homeowners to have a say!

Members Corner included a link to be informed about an invasive plant species known as Sticknet.

2024 May Compliance Committee Report

Compliance committee met on Tuesday May 14th.

Reviewed homeowner fee waivers and made advisory recommendations to the board.

Reviewed violation report for current month. No out of the ordinary issues and consistent with history for this time of year.

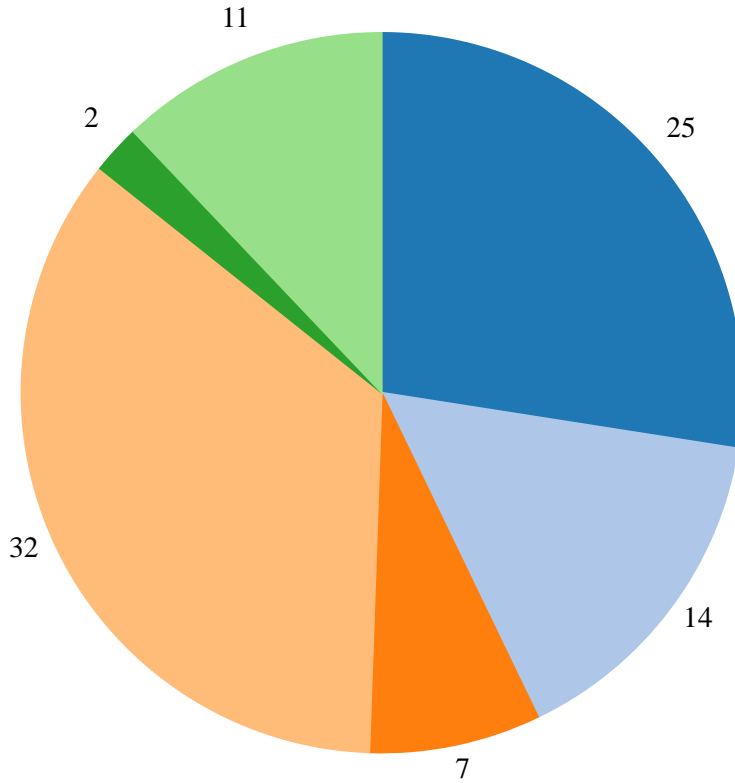
Today : 05/15/2024

Activity Report Vistoso Community Association aka Rancho Vistoso

Category	Subcategory	Total Start	Created	Escalated	ReOpened	Closed	OnHold	Total End
Architectural Modification	Not Approved	1	0	1	0	0	0	1
Architectural Modification	Exterior Lighting	1	0	0	0	0	0	1
Architectural Modification	Architectural Review Process Violations	26	3	8	0	2	0	27
Architectural Modification	Violation Standards and Procedures After Approval	0	0	0	0	0	0	0
BasketBall	Store In Approved Area	3	0	0	0	0	0	3
Commercial	Signage	1	0	0	0	1	0	0
Driveway	Remove drip pan when not in use	2	0	0	0	0	0	2
Flag	Not in compliance with Federal Guidelines	1	0	0	0	0	0	1
For Office Use Only	Do Not Send Violation See Manager	34	0	0	0	0	0	34
Landscaping	Trim Shrubs	0	0	0	0	0	0	0
Landscaping	General Maintenance	0	0	0	0	0	0	0
Landscaping	Mistletoe	0	1	0	0	0	0	1
Landscaping	Remove Weeds	149	11	5	0	37	0	123
Landscaping	Trim Trees	1	1	0	0	0	0	2
Landscaping	Remove dead tree or tree stump	3	0	1	0	1	0	2
Landscaping	Plant Encroachment	5	1	2	0	1	0	5
Lawn Ornaments & Signage	Political Signage	2	0	0	0	2	0	0
Mailbox	Paint	37	27	8	0	27	0	37
Mailbox	Non Compliant	0	0	0	0	0	0	0
Nuisance	Other	1	0	0	0	0	0	1
Nuisance	Health, Safety and Welfare	1	0	0	0	0	0	1
Other	Decorations	3	0	0	0	1	0	2
Other	Holiday Lights	10	0	4	0	4	0	6
Other	Non Compliant Lighting	9	1	1	0	2	0	8
Other	Store items out of view	11	2	2	0	6	0	7
Paint	House	1	0	0	0	0	0	1
Pets	Unattended	2	0	0	0	0	0	2
Pool/Spa	Backwashing	1	0	0	0	0	0	1
Trash	Container Visible on Non-Collection day	5	0	0	0	0	0	5
Unauthorized Object	Dumpster	1	0	0	0	1	0	0
Vehicles	No Parking Street I	1	0	0	0	0	0	1
Vehicles	No Parking Street	222	14	10	0	24	0	212
Vehicles	No Parking Sidewalk	8	2	0	0	0	0	10
Vehicles	Repairs not permitted	1	0	0	0	0	0	1
Vehicles	No Parking on Granite	14	1	0	0	3	0	12
Vehicles	Trailers	3	0	0	0	0	0	3
Vehicles	Recreational Vehicles	4	1	0	0	0	0	5
Vehicles	Trailers on street	3	0	0	0	0	0	3
Vehicles	Trailers in driveway	5	0	1	0	1	0	4

**Violation = 91
(by Category)**

● Landscaping ● Mailbox ● Other ● Vehicles ● Nuisance ● Architectural M...



Finance Committee
May 21, 2024, Meeting Report

Review of financial statements

April Financial Statements, Treasurer's Report, and Morgan Stanley Account Statement were reviewed and approved.

Reserve Fund Investment

Discussion regarding moving excess Reserve Funds cash to a higher yielding Money Market. The committee will be meeting with our Morgan Stanley rep in June.

Capital Project Tracking Tool

Capital spending amounts stated in the Tool tie to April financial statements with one question regarding granite replenishment for our accountant. Discussion occurred regarding potential upcoming Reserve Fund spends – budgeted and unbudgeted.

5 Year Financial Plan

Discussion of the possible formation of a subcommittee to put together a 5 Year Capital Improvement Plan for projects by category.

Joe Affinati

The next regularly scheduled meeting of the Finance Committee will occur on June 18, 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.

Governing Doc's Committee report for May 2024

May 1, 2024 Committee Meeting

Members

- ❖ Matt Wood (Chair, non-voting)
- ❖ Barbara Stough
- ❖ Joan Sauer
- ❖ Randy Kohout

Arizona House Bill 2298

This is the bill passed in 2023 that will either eliminate the ability of HOA's to issue violations for on-street parking on public roads or will require the HOA's to hold a vote and if the majority approves, the HOA can continue to enforce no on-street parking rules. VCA plans to hold the vote concurrent with the March 2025 election of directors for the Board (saving a considerable amount of money)

Matt Wood volunteered to meet with the VCA Communications Committee to enlist their help in "getting the word out" to the Rancho Vistoso community. Matt attended the April 10th Communications Committee meeting, and they included an article in the April newsletter on parking and will help us with messaging.

Matt volunteered to contact the TOV for help in getting the word out and will contact Kenny Darr with KGUN, Bud Foster with KOLD and Dave Perry with The Explorer. We have asked FSR and Carpenter Hazelwood to let us know how other HOA's are approaching this issue.

Builder Rights & Annexation Project Update

We asked the VCA Board and received permission to enlist Carpenter Hazelwood to investigate the cost for a records search of remaining builders rights and annexation rights still outstanding in the Rancho Vistoso PAD. We anticipate a proposal soon (We should have a proposal prior to the May 30th Board meeting).

Parks and Landscaping Committee Meeting Report
Thursday, May 2, 2024, at 3:15 PM
Via Zoom Video Conference and Hybrid Meeting
<https://us02web.zoom.us/j/8445866556>
Meeting ID: 844 586 6556

AGENDA

The meeting was called to order at 3:16 PM.

In attendance: Members - Debbie Gann, Joan Sauer, Sheryl Forte, Bob Mariani, Lyle Vandermyde.

Staff - Barbara Daoust, Priscilla Harris and AAA Ruben Arrieta, Anthony Munoz.

The agenda was adopted.

Minutes of the April 4, 2024 meeting were adopted.

Opening Chair remarks, welcoming and thanking new members.

No guests were in attendance.

Old Business

>AAA Report - Ruben Arrieta - Woodburn stumps completed. Safeway median, RVB & Vistoso Highlands, Moore Loop vehicle damage is completed using AAA Value Added for plant removal and debris clean-up.

>Anthony Munoz - Summer schedule has been set on irrigation using standard & battery operating timers. Due to the rain and higher temperatures they are still working on applying pre-emergent to control the weeds. This has been an ongoing process.

>Park Information Update - Joan Sauer - Honey Bee Village is maintained by Oro Valley. Joan is continuing working on a very impressive, helpful and resourceful PARKS WITHIN RANCHO VISTOSO COMMUNITY ASSOCIATION CHART. Big thank you to her for all her work on this.

New Business

Tree removal request at 13440 N Wide View Dr was not approved. This area is on AAA schedule for trimming 2x's a year Summer & Fall. AAA is aware of this area and will check it out, monitor and report back to the P & L Committee.

Adjournment - 3:50 PM.

Next meeting is tentatively scheduled for Thursday, June 6, 2024, at 3:15 PM.

Submitted by Debbie Gann, Chair, May 2, 2024.