



COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, August 29, 2024, at 5:30 P.M.

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

Or Via Zoom Platform

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

Meeting ID: 844 586 6556

Homeowners are encouraged to attend.

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

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

Board Meetings Attendance- All people 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. OV Path Forward - Milini Simms, TOV Principal Planner**
- IV. Review and Approval of Previous Board Meeting Minutes**
- V. Consent Agenda Items**
 - A. Ratify the Approval of the Executive Session Minutes – July 24, 2024**
 - B. Ratify the Approval of the Compliance Committee Results/Fines for August 2024 -**
Results were presented at Executive Session meeting.
 - C. Ratify the Approval of Fee Waivers for August**
 - D. Ratify the Decision of Variance Request**
- VI. 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 – No meeting**
- E. Governing Documents Committee**
- F. Nomination Committee Report - No report**
- G. Parks & Landscaping Committee**

VIII. Old Business

IX. New Business

- A. Violation/Fine Policy Revision**
- B. 2025 Reserve Study Report**
- C. Water Fountains for Hohokam and Wildlife Ridge Parks**
- D. Moore Loop Dog Park Erosion**
- E. Hohokam Park Curb Preservation**
- F. Dead Tree Removal**
- G. Honeybee Ridge Revised Design Guidelines**

H. E-Statement Promotion

- X. Next Meeting** - The next meeting is tentatively scheduled for Thursday, September 26, 2024, at 5:30 P.M.

XI. Adjournment



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

BOARD MEMBERS PRESENT: Matt Wood, President; Robert Feltes, Vice President; Joe Affinati, Treasurer; Ryan Hall, Director; Barbara Stough, Director; and Craig Golden, Director

ABSENT: Kathleen Hernandez, Secretary

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

FIRSTSERVICE RESIDENTIAL: Barbara Daoust, General Manager; and Timothy Holt, Assistant Community Manager

I. BOARD PRESIDENT ANNOUNCEMENT AND REMARKS

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

II. ROLL CALL AND ADOPT AGENDA

A motion was made by Matt Wood and seconded by Barbara Stough to approve the agenda as presented. The motion was approved unanimously.

III. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

A motion was made by Joe Affinati and seconded by Barbara Stough to approve the June 27, 2024, meeting minutes as presented. The motion was approved unanimously.

IV. CONSENT AGENDA ITEMS

- A. Ratify the Approval of Executive Session Minutes: June 26, and July 15, 2024
- B. Ratify the Approval of the Compliance Committee Results/Fines for July 2024 – Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for July 2024- Recommendations were presented at the Executive Session.
- D. Ratify the Approval of Fine Waiver for July 2024

A motion was made by Matt Wood, seconded by Barbara Stough to approve the consent agenda items A-D. 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.
- **Board Member Appointment** - Craig Golden was appointed to the board on June 27, 2024, to fill the “Other Than Single Family” voting category until the March 2025 annual meeting.
- **Rancho Vistoso Blvd. Streetlights** - Due to the expense of removing the copper from the streetlight system, the board directed AZ Project Solutions to develop the RFP for the removal and disposal of the streetlights owned by VCA. Once this is completed bids will be solicited for this project.
Mountain Power Electrician Contractors has been requested to provide hard wire and solar proposals for Las Colinas, Sunset Ridge and Vistoso Highlands monuments that were tied into the streetlighting system. The board will be meeting the Town of Oro Valley to discuss conveying the two streetlights along RVB near Honeybee Park.

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- **Entryway Monuments** - The project is expected to commence in July and be completed by the end of August, weather permitting. This includes the east and west monuments located at RVB and Tangerine Rd. The focal point of this project is to reduce water consumption. Low voltage lighting, plantings, granite and boulders will be installed.
- **Capital Projects**

Granite Replenish Project – This project is about 90% completed. At the completion of this project 6,028 tons of granite will be installed on VCA common areas. This will assist in mitigating dust and erosion issues. The following locations were 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
- **Concrete Repairs** – The board selected Concrete Done with Love to address the repairs to the common areas. The project will commence on July 22 and the following schedule has been emailed to VCA members and posted on the website.



- **Tennis Court Resurface Project** – A pre-construction meeting with the contractor is scheduled for the week of July 29. Third Degree Recreation has ordered nets for both courts and windscreens for the east and west side of the court.
- **Playground Equipment** – Wood chips for the playgrounds at Hohokam, Somerset and Sunset Ridge Park will be refreshed. Three playground panels will also be replaced at Hohokam Park.
- **Drainage Projects**
 - Big View Ct. Channel – Two proposals have been received. WLB will provide additional details to bidders to assist in getting proposals to meet the scope and requirements of the project.
 - 27 Mile – The contractor is reviewing the final designs that were approved by the Town of Oro Valley and will update the estimate for the drainage and trail repairs.
 - Bridal Veil – Waiting for an update on the design plans revisions from Bogardus Engineering.

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➤ **Builder Transitions**

- The Town of Oro Valley still holds the Pulte bond for the west side of Moore Loop Road. Pulte has begun to work on the drainage area along Moore Loop Rd and inside Valley Vista neighborhood. The association has requested an update from the Town of Oro Valley.

B. Financial Report of the Association – Board Treasurer Joe Affinati 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 June 30, 2024.

- The Operating Fund balance as of June 30, 2024, is \$1,028,097. This is adequate to meet current and foreseen cash needs.
- The Reserve Fund balance is \$3,568,633.
- The liquidity of the association is strong to meet ongoing association needs.
- The account receivable balance is \$151,576.
- Total income for the month of June is \$253,818 which is \$52,240 over budget.
- Total expenses for June are \$213,798 which is \$18,678 under budget.
- A monthly contribution of \$66,667 was made to the reserve fund.
- Reserve Investments managed by Morgan Stanley as of June 30:
 - Cash and Equivalents \$ 502,045.92
 - Savings & Time Deposits \$ 142,848.91
 - ETFs and CEFs \$ 413,811.52
 - Government Securities \$ 507,548.40
 - Certificates of Deposit \$ 1,887,367.52
 - Mutal Funds \$ 132,624.78
 - Total \$ 3,586,247.35
- 90% of the reserve fund investments are in fixed income and 10% in equities.
- Siena's operating fund balance year to date is \$6,937 and the reserve fund year to date balance is \$251,398.
A motion was made by Mat Wood and seconded by Barbara Stough to accept the June 2024 Treasurer and Financial Reports. The motion was approved unanimously.

C. Landscape Report – Anthony Munzo from AAA Landscape reported on the following items:

- Irrigation to turf areas is being adjusted weekly to accommodate higher than normal temperatures.
- Spraying weeds is being done daily.
- Crews addressed tree damage from storms on June 27, June 28, July 12 and July 15.

D. Project Administration & Proposals - Anthony Martin, Project Coordinator provided a project update on the following topics:

- Concrete - Project started on Monday, July 22, 2024, and will take approximately 3 weeks to complete weather permitting. Members were notified through email.
- Streetlighting – RFP has been completed and three contractors have been identified to solicit bids from.
- Tennis Courts – A pre-construction meeting is set with the contractor next week.
- Erosion Projects – The contractor for the 27 Mile project is in the process of reviewing the approved design plans to update their estimate.
WLB has provided additional information to update the RFP. The revised copy will be sent to the bidders. We are waiting for the changes to the design plan for Bridal Veil channel from the engineer that was requested by the Town of Oro Valley.
- Granite Project – Meeting with Brightview is set for tomorrow to discuss the locations for the remaining granite.

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

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

VIII. OLD BUSINESS

There was no old business to discuss.

IX. NEW BUSINESS

A. 2024 Audit/Tax Preparation Engagement Letters

A motion was made by Matt Wood and seconded by Joe Affinati to approve the Butler Hansen engagement letters to perform the 2024 audit (\$10,975) and to prepare the tax returns (\$1,400). The motion was unanimously approved.

B. Fall Event

A motion was made by Joe Affinati and seconded by Barbara Stough to approve the fall event to be held on Saturday, October 26, 2024, from 8:00am until 11:00am at Hohokam Park. The motion passed unanimously. A motion was made by Matt Wood and seconded by Joe Affinati to purchase \$100.00 worth of gift cards, (four gift cards at \$25 each) for the fall event's prizes. The motion passed unanimously.

C. Revised Amenity Table and Descriptions

A motion was made by Matt Wood and seconded by Barbara Stough to approve the revised amenity table and descriptions and post revised copies on the association website. Motion was unanimously approved.

D. Revision to the Architectural & Landscape Review Committee Guidelines – Mailboxes

A motion was made by Joe Affinati and seconded by Matt Wood to approve the mailbox verbiage to be included in the Architectural & Landscape Review Committee Guidelines as recommended by the ALRC. The motion passed unanimously.

X. NEXT MEETING – The next meeting is tentatively scheduled for Thursday, August 29, 2024, at 5:30 P.M.

XI. ADJOURNMENT – *A motion was made by Joe Affinati and seconded by Matt Wood to adjourn the meeting at 6:05 P.M. Motion carried.*

Vistoso Community Association Secretary

Date



Management Report August 2024

For the Month of July 2024

ARC Submittals: 29

Denied: 0

Withdrawn: 7

Approved: 22

Resales: 31

Total Work Orders: 34

Open Work Orders: 25

Closed/Completed: 9

Tennis Cards Processed

New: 1

Walk-ins: 73

Calls Received: 252

Call Center: 375

Violations- 438

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

Rancho Vistoso Blvd. Streetlights

Bids are being solicited to remove and dispose of the VCA owned streetlights along RVB. Proposals for this project are expected to be submitted by the end of the month.

Staff is in the process of gathering additional bids for Las Colinas, Sunset Ridge and Vistoso Highlands monuments that were tied into the streetlighting system.

The board has discussed with the Town of Oro Valley the conveying the two streetlights along RVB near Honeybee Park. The association attorney is drawing up an agreement for the town's review and consideration.

Entryway Monuments

The lighting and irrigation phase of the project at the east and west monuments at RVB and Tangerine has been completed. AAA Landscape has applied another application to kill the turf. Gravel and boulders will be installed within the next weeks.

Capital Projects

Granite Replenish Project – The final phase of this project will be inspected the week of August 19. The project included 6,078 tons of granite that was installed on VCA common areas and right of ways



maintained by the master association. This will assist in mitigating dust and erosion issues. The following locations were 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

Concrete Repairs – This project is coming to a conclusion as well and will have a final inspection within the next week.

Tennis Court Resurface Project – APEX has been repairing the tennis courts at Hohokam Park. We anticipate that this project will conclude on schedule. Third Degree Recreation will follow to install the tennis court nets and will install the new windscreens and bench shades when they arrive.

Playground Equipment – Wood chips for the playgrounds at Hohokam, Somerset and Sunset Ridge Park will be refreshed. Three playground panels will also be replaced at Hohokam Park.

Drainage Projects

- Big View Ct. Channel – Contractors have been requested to update their estimates based on the additional information provided by the association engineer, WLB.
- 27 Mile – Comparison estimates have been requested since the contractor's bid was higher than expected as a result in the change of scope.
- Bridal Veil – Bogardus Engineering has submitted the revised plans to the Town of Oro Valley for review.

Builder Transitions

- The Town of Oro Valley still holds the Pulte bond for the west side of Moore Loop Road. Pulte is working on the drainage area along Moore Loop Rd and inside Valley Vista neighborhood and will be addressing some of the public roadways prior to turnover to the town.

Reserve Study Report

The board will be reviewing the final draft of the reserve study for 2025 completed by Association Reserves at the August 29th meeting.

**2025 Budget**

VCA staff and finance committee has started to work on the budget for 2025. Adoption of the budget is scheduled for the October 24 board meeting.

Fall Events

The fall yard sale is scheduled for Saturday, October 19, from 7:00am until 2:00pm.

The fall event will be held at Hohokam Park from 8:00am until 11:00am on Saturday, October 26. AAA Landscape will be sponsoring this community event.

Vistoso Community Association
Financial Condition as of July 31, 2024
Treasurer's Report
Final

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

- **Balance Sheet.**
 - **Operating Fund Balance.** The Fund Balance of \$746,198 – made up of Cash \$319,752 Savings \$385,499 and due from Reserves \$40,947 - is adequate to meet current and foreseen cash needs.
 - **Reserve Fund Balance.** The reserve fund ending balance is \$3,967,719 – made up of a Morgan Stanley-advised investment portfolio \$3,580,074, a Money Market Account \$383,682, Accrued Interest \$21,535 and less due to Operating \$40,947 and Unrealized gain \$23,375.
 - **Liquidity.** Given the makeup of both Operating and Reserve Fund Balances, liquidity is very strong to meet ongoing needs.
- **Accounts Receivable and Total Operating Liabilities.** The Accounts Receivable balance, net of an allowance for doubtful accounts totaling \$74,530 is \$226,647. Total Operating Liabilities balance of \$823,902 is made up primarily of Prepaid Assessments \$168,575 and Accrued Expenses \$70,847.
- **Summary balances.** In summary: At 7/31/24 Total Assets are \$4,976,371. Total Liabilities plus Equity: Liabilities \$823,902 plus Reserves \$3,967,719 plus Surplus \$184,750 totals \$4,976,371.
- **Operating Fund Income Statement.**
 - **Income.** Total income for the month was \$223,534. This was \$16,334 over Budget. Member assessments are \$1,224 over Budget, Builder Assessments are \$5,581 over Budget, and Commercial Dues are \$ 3,639 over Budget.
 - **Expenses.** Total expenses for the month were \$217,923, \$16,923 under Budget.
 - YTD Income of \$1,510,521 is \$82,469 over Budget, while YTD Operating expenses of \$1,510,258 have been \$74,834 under Budget as described below. YTD Admin Expense is \$3,286 over Budget, Utilities are \$1,173 under Budget, Landscaping is \$53,649 under Budget, and Common Area is \$23,298 under Budget. This results in a YTD Operating Surplus of \$262 versus a Budgeted deficit of \$157,040.
- **Reserve Fund.**

- **Revenue.** As Budgeted, for July a monthly contribution from the Operating Fund was added to the Reserve Fund in the amount of \$66,667. Including Earnings and fees, Total Reserve Income was \$83,621. The full year Budget calls for \$965,000 Total Reserve Income. YTD Actual Reserve Income totals \$506,931.
- **Expenditures.** Reserve Fund expenditures totaled \$40,947, versus a Budget of \$0. Reserve Fund spending is Budgeted to total \$1,239,500 for all of 2024. Several large project spends are occurring in Q3 and Q4 2024.
- **Reserve Investments.** As of June 31,2024, and July 31,2024 the makeup of The Morgan Stanley managed portfolio is:

	June 2024	July 2024
<i>Cash and equivalents:</i>	502,045.92	3,409.19
<i>Savings and Time Deposits</i>	142,848.91	906,422.51
<i>ETFs and CEFs</i>	413,811.21	432,300.88
<i>Government Securities:</i>	507,548.40	250,486.65
<i>Certificates of Deposit:</i>	1,887,367.52	1,909,777.53
<i>Mutual Funds:</i>	132,624.78	122,587.13
<i>Total:</i>	<u>\$ 3,586,247.35</u>	<u>\$ 3,624,983.89</u>

- **Siena**
- **Overall financial condition.** At 7/31/24 the Operating Fund balance is \$9,929 and the Reserve Fund balance is \$254,330. For July, Operating Income of \$2,175 is \$780 more than Operating Expenses of \$1395. YTD Reserve Fund income has totaled \$20,205 while Reserve Fund Expenditures have totaled \$0, yielding a Reserve Fund Surplus totaling \$20,205 versus a Budgeted Surplus of \$19,915 .

Joe Affinati, Treasurer



347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
07/31/2024

ASSETS		
OPERATING FUNDS		
OPERATING - US BANK	319,751.60	
US BANK SAVINGS	385,499.19	
DUE FROM RESERVES	40,947.32	

TOTAL OPERATING FUNDS		746,198.11
RESERVE FUNDS		
DUE TO OPERATING	(40,947.32)	
RESERVE US BANK MMA	383,682.43	
MORGAN STANLEY	3,580,073.79	
RESERVES - ACCRUED INTEREST	21,535.16	
UNREALIZED RSV GAIN/LOSS	23,374.93	

TOTAL RESERVE FUNDS		3,967,718.99
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	

TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	301,176.23	
PRE-LEGAL RECEIVABLE	37,907.02	
CONTINGENT PAYABLE	(37,907.02)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(74,529.64)	

TOTAL ACCOUNTS RECEIVABLE		226,646.59
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	32,599.99	
PREPAID EXPENSES	183.19	

TOTAL OTHER ASSETS		32,783.18

TOTAL ASSETS		4,976,371.09
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LIABILITIES & EQUITY		
OPERATING LIABILITIES		



347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
07/31/2024

ACCOUNTS PAYABLE	(86.14)	
ACCRUED EXPENSES	70,846.77	
PREPAID ASSESSMENTS	168,575.01	
REFUNDABLE DEPOSIT KEYS	11,325.00	
UNEARNED REVENUE	543,274.18	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		823,901.82
RESERVE		
ACCUMULATED GENERAL	4,041,176.47	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	(181,562.82)	
UNREALIZED GAIN/LOSS INVESTMENTS	23,374.93	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		3,967,718.99
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	184,488.03	
CURRENT YEAR RESERVE EQUITY	181,562.82	
CURRENT SURPLUS/(DEFICIT)	(181,300.57)	

TOTAL SURPLUS/(DEFICIT)		184,750.28

TOTAL LIABILITIES & EQUITY		4,976,371.09
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347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 07/31/2024

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO- DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
189,957	188,733	1,224	4000	ASSESSMENT INCOME	1,324,879	1,321,133	3,746	2,264,800
70,976	67,337	3,639	4001	COMMERCIAL DUES	496,835	471,359	25,476	808,045
1,271	833	438	4030	INTEREST INCOME	8,651	5,833	2,818	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	7,000	(7,000)	12,000
200	167	33	4050FR	FILE REVIEW FEE	750	1,165	(415)	2,000
0	125	(125)	4050MU	MONITOR TRUSTEE SALE	375	375	0	500
0	292	(292)	4050RR	FILE TRANSFER FEES	1,425	2,040	(615)	3,500
0	0	0	4050T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
6,647	5,500	1,147	4070	LATE FEE INCOME	13,374	16,500	(3,126)	22,000
420	75	345	4075	NSF FEE	1,190	525	665	900
10,703	5,122	5,581	4205	BUILDER ASSESSMENT	70,268	35,854	34,414	61,465
0	0	0	4530	MISCELLANEOUS INCOME	20,407	0	20,407	0
1,550	833	717	4900	VIOLATION FINES	14,329	5,833	8,496	10,000
75	0	75	4920	GATE TRANSMITTERS	150	0	150	0
0	0	0	4922	KEYS	375	0	375	0
8,400	3,000	5,400	4950	REBILL FEE	24,180	21,000	3,180	36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	5,950	(5,950)	10,200
(66,667)	(66,667)	0	6010	GENERAL RESERVE TRANSFER	(466,667)	(466,665)	(2)	(800,000)
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223,534	207,200	16,334		TOTAL INCOME	1,510,521	1,428,052	82,469	2,441,710
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E X P E N S E S								
A D M I N I S T R A T I V E								
9,607	9,159	448	5000	MANAGEMENT FEE	66,167	61,652	4,515	107,450
3,230	3,182	48	5000RO	OFFICE LEASE	23,193	22,274	919	38,184
0	0	0	5005	RESERVE STUDY	3,130	0	3,130	0
29,105	27,735	1,370	5007w	SALARIES & BENEFITS	191,398	194,145	(2,747)	332,821
8,400	3,000	5,400	5009A	REBILL FEE EXPENSE	24,180	21,000	3,180	36,000
420	75	345	5009B	NSF FEE EXPENSE	1,190	525	665	900
8,201	4,333	3,868	5010	LEGAL EXPENSE	20,921	30,333	(9,412)	52,000
135	500	(365)	5020	LIEN/COLLECTION COST	7,435	3,500	3,935	6,000
200	167	33	5020F	FILE REVIEW FEE	750	1,165	(415)	2,000
245	125	120	5020M	MONITOR TRUSTEE SALE	620	375	245	500
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	1,425	2,041	(616)	3,500
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
0	0	0	5030	AUDIT/TAX PREPARATION	15,800	11,800	4,000	11,800
0	0	0	5033F	ADVERTISING	301	750	(449)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	245	245	0	420
61	0	61	5039	WEBSITE	680	600	80	1,000
8,533	7,750	783	5040	ADMINISTRATION	51,094	54,250	(3,156)	93,000
143	143	0	5046	NEWSLETTER	998	1,001	(3)	1,716
2,955	1,250	1,705	5047B	OFFICE EQUIPMENT RENTAL	4,079	8,750	(4,671)	15,000
724	500	224	5048	OFFICE EXPENSES	3,610	3,500	110	6,000
0	0	0	5052	PRINTING	2,249	0	2,249	10,000
560	1,033	(473)	5054	ARCHITECTURAL EXPENSE	5,220	7,233	(2,013)	12,400
0	0	0	5055	MEETING EXPENSE	23,994	24,000	(6)	27,000
94	500	(406)	5059	POSTAGE	1,018	3,500	(2,482)	6,000
690	850	(160)	5059V	VIOLATION NOTICES	4,610	5,950	(1,340)	10,200
0	375	(375)	5063	MILEAGE	0	2,625	(2,625)	4,500
0	2,500	(2,500)	5065	PROFESSIONAL FEES	0	17,500	(17,500)	20,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	0	0	5068	GIFTS	0	1,000	(1,000)	1,500
0	0	0	5070	PROPERTY TAXES	181	0	181	900
59	0	59	5080	CORPORATE TAXES	78,509	5,000	73,509	5,000
0	0	0	5088	BAD DEBT EXPENSE	(32,926)	15,000	(47,926)	20,000
4,075	3,730	345	5090	INSURANCE	24,719	24,247	472	42,897
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	5,000	(5,000)	5,000



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
07/31/2024**

***** 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	8,708	0	8,708	0
77,470	67,234	10,236		TOTAL ADMINISTRATIVE	533,497	530,211	3,286	880,588
UTILITIES								
20,960	23,000	(2,040)	5100	WATER/SEWER	115,996	107,000	8,996	200,000
1,287	4,166	(2,879)	5120	ELECTRIC	19,210	29,165	(9,955)	50,000
277	416	(139)	5151	TELEPHONE	2,018	2,915	(897)	5,000
351	250	101	5151B	INTERNET	2,387	1,750	637	3,000
69	75	(6)	5152	ALARM MONITORING	571	525	46	900
22,945	27,907	(4,962)		TOTAL UTILITIES	140,182	141,355	(1,173)	258,900
LANDSCAPING								
108,069	108,069	0	5200	LANDSCAPE CONTRACT	756,484	756,483	1	1,296,830
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	3,750	(3,750)	5,000
0	12,500	(12,500)	5218	MAJOR PROJECTS	0	37,500	(37,500)	50,000
1,208	2,000	(792)	5220	IRRIGATION REPAIRS	7,635	14,000	(6,365)	24,000
0	0	0	5222	BACKFLOW INSPEC/RPRS	4,907	1,750	3,157	3,000
0	0	0	5228	EROSION CONTROL	0	0	0	7,500
0	4,000	(4,000)	5240	TREE TRIMMING/REMOVAL	8,808	18,000	(9,193)	31,000
109,277	127,819	(18,542)		TOTAL LANDSCAPE	777,834	831,483	(53,649)	1,417,330
COMMON AREA								
400	500	(100)	5700	BUILDING MAINTENANCE	400	3,500	(3,100)	6,000
0	0	0	5700K	KEYS/LOCK REPAIR	3,415	6,000	(2,585)	7,000
0	1,000	(1,000)	5722	ELECTRIC REPAIRS/SUPPLIES	185	7,000	(6,815)	12,000
0	500	(500)	5740	SIGN MAINTENANCE	0	1,500	(1,500)	2,000
2,288	2,477	(189)	5769A	JANITORIAL	16,052	17,189	(1,137)	29,574
1,908	1,917	(9)	5774	PET WASTE REMOVAL	13,353	13,415	(62)	23,000
600	1,909	(1,309)	5779CC	SECURITY PATROL	11,554	13,359	(1,805)	22,904
0	0	0	5794A	SIDEWALK REPAIR	0	1,000	(1,000)	3,000
205	1,167	(962)	5800	COMMON AREA MAINTENANCE/REPAIRS	5,543	8,165	(2,622)	14,000
1,930	1,500	430	5845	PARK MAINT	5,290	4,500	790	7,200
900	500	400	5850	EXTERMINATING	2,253	3,500	(1,247)	6,000
0	416	(416)	5895	TENNIS COURT MAINTENANCE	700	2,915	(2,215)	5,000
8,231	11,886	(3,655)		TOTAL COMMON AREA	58,745	82,043	(23,298)	137,678
217,923	234,846	(16,923)		TOTAL OPERATING EXPENSES	1,510,258	1,585,092	(74,834)	2,694,496
5,611	(27,646)	33,257		OPERATING FUND SURPLUS/(DEFICIT)	262	(157,040)	157,302	(252,786)



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
07/31/2024**

***** 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	66,667	0	7010	TRANSFER FROM OPERATING	466,667	466,665	2	800,000
13,078	14,583	(1,505)	7034	INTEREST RESERVE FUND	94,442	102,083	(7,641)	175,000
4,372	0	4,372	7069	GAIN (LOSS) ON INVESTMENTS	(48,188)	0	(48,188)	0
(496)	0	(496)	8537	BANK/INVESTMENT CHARGES	(5,990)	0	(5,990)	(10,000)
<hr style="border-top: 1px dashed black;"/>								
83,621	81,250	2,371		TOTAL RESERVE INCOME	506,931	568,748	(61,817)	965,000
<hr style="border-top: 1px dashed black;"/>								
EXPENDITURES								
15,327	0	15,327	8510	GENERAL RESERVE EXPENSE	38,830	0	38,830	4,000
0	0	0	8520	PAINTING	5,290	0	5,290	0
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
13,095	0	13,095	8541	GRANITE REPLACEMENT	512,664	0	512,664	672,000
5,850	0	5,850	8543P	PARK FURNITURE REPLACEMENT	5,850	0	5,850	0
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	18,700
6,675	0	6,675	8565	TENNIS COURTS	22,910	0	22,910	29,600
0	0	0	8571C	CONCRETE WORK	2,800	0	2,800	5,800
0	0	0	8575	IRRIGATION SYSTEMS	81,350	0	81,350	424,000
0	0	0	8578D	DRAINAGE	14,650	0	14,650	60,000
<hr style="border-top: 1px dashed black;"/>								
40,947	0	40,947		TOTAL RESERVE EXPENDITURES	688,494	0	688,494	1,239,500
<hr style="border-top: 1px dashed black;"/>								
42,674	81,250	(38,576)		RESERVE FUND SURPLUS/(DEFICIT)	(181,563)	568,748	(750,311)	(274,500)
<hr style="border-top: 3px double black;"/>								



**347A VISTOSO- SIENA
BALANCE SHEET
07/31/2024**

ASSETS		
OPERATING FUNDS		
OPERATING - US BANK	9,929.00	

TOTAL OPERATING FUNDS		9,929.00
RESERVE FUNDS		
RESERVE US BANK MMA	254,330.04	

TOTAL RESERVE FUNDS		254,330.04
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE - PARCELS	1,869.42	

TOTAL ACCOUNTS RECEIVABLE		1,869.42
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	230.00	

TOTAL OTHER ASSETS		230.00

TOTAL ASSETS		266,358.46
		=====
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
PREPAID ASSESSMENTS - PARCELS	1,082.00	
UNEARNED REVENUE	8,540.00	

TOTAL OPERATING LIABILITIES		9,622.00
RESERVE		
ACCUMULATED GENERAL	234,124.57	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	20,205.47	

TOTAL RESERVE		254,330.04
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	(1,271.29)	



347A VISTOSO- SIENA
BALANCE SHEET
07/31/2024

CURRENT YEAR RESERVE EQUITY	(20,205.47)	
CURRENT SURPLUS/(DEFICIT)	23,883.18	

TOTAL SURPLUS/(DEFICIT)		2,406.42

TOTAL LIABILITIES & EQUITY		266,358.46
		=====



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
07/31/2024

***** 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	29,890	29,890	0	51,240
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(14,665)	(14,665)	0	(25,140)
-----	-----	-----			-----	-----	-----	-----
2,175	2,175	0		TOTAL INCOME	15,225	15,225	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	190	195	(5)	345
-----	-----	-----			-----	-----	-----	-----
29	30	(1)		TOTAL ADMINISTRATIVE	190	195	(5)	345
-----	-----	-----			-----	-----	-----	-----
U T I L I T I E S								
123	225	(102)	P5100	WATER/SEWER	1,006	1,500	(494)	2,566
51	51	0	P5120	ELECTRIC	306	360	(54)	620
-----	-----	-----			-----	-----	-----	-----
174	276	(102)		TOTAL UTILITIES	1,312	1,860	(548)	3,186
-----	-----	-----			-----	-----	-----	-----
L A N D S C A P I N G								
0	0	0	5218	MAJOR PROJECTS	0	2,000	(2,000)	2,000
732	732	0	P5200	LANDSCAPE CONTRACT	5,126	5,126	0	8,788
0	0	0	P5220	IRRIGATION REPAIRS	0	100	(100)	100
-----	-----	-----			-----	-----	-----	-----
732	732	0		TOTAL LANDSCAPE	5,126	7,226	(2,100)	10,888
-----	-----	-----			-----	-----	-----	-----
P O O L / S P A / C L U B H O U S E								
0	300	(300)	P5350	FOUNTAIN MAINTENANCE	1,605	1,700	(95)	4,000
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0	300	(300)		TOTAL POOLS	1,605	1,700	(95)	4,000
-----	-----	-----			-----	-----	-----	-----
G A T E S								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,820	1,820	0	3,120
0	0	0	P5511	GATE REPAIRS	(288)	300	(588)	600
115	115	0	P5517	GATE PHONE	800	805	(5)	1,380
-----	-----	-----			-----	-----	-----	-----
375	375	0		TOTAL GATES	2,332	2,925	(593)	5,100
-----	-----	-----			-----	-----	-----	-----
C O M M O N A R E A								
85	0	85	P5739	STREET SWEEPING	596	588	8	1,176
0	351	(351)	P5800	COMMON AREA MAINTAINENCE	385	1,053	(668)	1,405
-----	-----	-----			-----	-----	-----	-----



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
 07/31/2024

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO- DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
85	351	(266)	TOTAL COMMON AREA	981	1,641	(660)	2,581
-----	-----	-----		-----	-----	-----	-----
1,395	2,064	(669)	TOTAL OPERATING EXPENSES	11,547	15,547	(4,000)	26,100
-----	-----	-----		-----	-----	-----	-----
780	111	669	OPERATING FUND SURPLUS/(DEFICIT)	3,678	(322)	4,000	0
=====	=====	=====		=====	=====	=====	=====



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
07/31/2024

***** 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	14,665	14,665	0	25,140
837	750	87	P7034	INTEREST RESERVE FUNDS	5,540	5,250	290	9,000
-----	-----	-----			-----	-----	-----	-----
2,932	2,845	87		TOTAL RESERVE INCOME	20,205	19,915	290	34,140
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
-----	-----	-----			-----	-----	-----	-----
0	0	0		TOTAL RESERVE EXPENDITURES	0	0	0	0
-----	-----	-----			-----	-----	-----	-----
2,932	2,845	87		RESERVE FUND SURPLUS/(DEFICIT)	20,205	19,915	290	34,140
=====	=====	=====			=====	=====	=====	=====



347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
07/31/2024

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	329,680.60
US BANK SAVINGS	385,499.19
DUE FROM RESERVES	40,947.32

TOTAL OPERATING FUNDS 756,127.11

RESERVE FUNDS

DUE TO OPERATING	(40,947.32)
RESERVE US BANK MMA	638,012.47
MORGAN STANLEY	3,580,073.79
RESERVES - ACCRUED INTEREST	21,535.16
UNREALIZED RSV GAIN/LOSS	23,374.93

TOTAL RESERVE FUNDS 4,222,049.03

DEPOSITS

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22
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TOTAL DEPOSITS 3,024.22

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	301,176.23
ACCOUNTS RECEIVABLE - PARCELS	1,869.42
PRE-LEGAL RECEIVABLE	37,907.02
CONTINGENT PAYABLE	(37,907.02)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(74,529.64)

TOTAL ACCOUNTS RECEIVABLE 228,516.01

OTHER ASSETS

PREPAID EXPENSE INSURANCE	32,829.99
PREPAID EXPENSES	183.19

TOTAL OTHER ASSETS 33,013.18

TOTAL ASSETS 5,242,729.55

LIABILITIES & EQUITY



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
07/31/2024**

OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(86.14)	
ACCRUED EXPENSES	70,846.77	
PREPAID ASSESSMENTS	168,575.01	
PREPAID ASSESSMENTS - PARCELS	1,082.00	
REFUNDABLE DEPOSIT KEYS	11,325.00	
UNEARNED REVENUE	551,814.18	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		833,523.82
RESERVE		
ACCUMULATED GENERAL	4,275,301.04	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	(161,357.35)	
UNREALIZED GAIN/LOSS INVESTMENTS	23,374.93	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		4,222,049.03
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	183,216.74	
CURRENT YEAR RESERVE EQUITY	161,357.35	
CURRENT SURPLUS/(DEFICIT)	(157,417.39)	

TOTAL SURPLUS/(DEFICIT)		187,156.70

TOTAL LIABILITIES & EQUITY		5,242,729.55
		=====



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
07/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO- DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
189,957	188,733	1,224	4000	ASSESSMENT INCOME	1,324,879	1,321,133	3,746	2,264,800
4,270	4,270	0	4000P	PARCEL ASSESSMENTS	29,890	29,890	0	51,240
70,976	67,337	3,639	4001	COMMERCIAL DUES	496,835	471,359	25,476	808,045
1,271	833	438	4030	INTEREST INCOME	8,651	5,833	2,818	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	7,000	(7,000)	12,000
200	167	33	4050FR	FILE REVIEW FEE	750	1,165	(415)	2,000
0	125	(125)	4050MU	MONITOR TRUSTEE SALE	375	375	0	500
0	292	(292)	4050RR	FILE TRANSFER FEES	1,425	2,040	(615)	3,500
0	0	0	4050T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
6,647	5,500	1,147	4070	LATE FEE INCOME	13,374	16,500	(3,126)	22,000
420	75	345	4075	NSF FEE	1,190	525	665	900
10,703	5,122	5,581	4205	BUILDER ASSESSMENT	70,268	35,854	34,414	61,465
0	0	0	4530	MISCELLANEOUS INCOME	20,407	0	20,407	0
1,550	833	717	4900	VIOLATION FINES	14,329	5,833	8,496	10,000
75	0	75	4920	GATE TRANSMITTERS	150	0	150	0
0	0	0	4922	KEYS	375	0	375	0
8,400	3,000	5,400	4950	REBILL FEE	24,180	21,000	3,180	36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	5,950	(5,950)	10,200
(66,667)	(66,667)	0	6010	GENERAL RESERVE TRANSFER	(466,667)	(466,665)	(2)	(800,000)
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(14,665)	(14,665)	0	(25,140)
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225,709	209,375	16,334		TOTAL INCOME	1,525,746	1,443,277	82,469	2,467,810
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E X P E N S E S								
A D M I N I S T R A T I V E								
9,607	9,159	448	5000	MANAGEMENT FEE	66,167	61,652	4,515	107,450
3,230	3,182	48	5000RO	OFFICE LEASE	23,193	22,274	919	38,184
0	0	0	5005	RESERVE STUDY	3,130	0	3,130	0
29,105	27,735	1,370	5007w	SALARIES & BENEFITS	191,398	194,145	(2,747)	332,821
8,400	3,000	5,400	5009A	REBILL FEE EXPENSE	24,180	21,000	3,180	36,000
420	75	345	5009B	NSF FEE EXPENSE	1,190	525	665	900
8,201	4,333	3,868	5010	LEGAL EXPENSE	20,921	30,333	(9,412)	52,000
135	500	(365)	5020	LIEN/COLLECTION COST	7,435	3,500	3,935	6,000
200	167	33	5020F	FILE REVIEW FEE	750	1,165	(415)	2,000
245	125	120	5020M	MONITOR TRUSTEE SALE	620	375	245	500
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	1,425	2,041	(616)	3,500
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
0	0	0	5030	AUDIT/TAX PREPARATION	15,800	11,800	4,000	11,800
0	0	0	5033F	ADVERTISING	301	750	(449)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	245	245	0	420
61	0	61	5039	WEBSITE	680	600	80	1,000
8,533	7,750	783	5040	ADMINISTRATION	51,094	54,250	(3,156)	93,000
143	143	0	5046	NEWSLETTER	998	1,001	(3)	1,716
2,955	1,250	1,705	5047B	OFFICE EQUIPMENT RENTAL	4,079	8,750	(4,671)	15,000
724	500	224	5048	OFFICE EXPENSES	3,610	3,500	110	6,000
0	0	0	5052	PRINTING	2,249	0	2,249	10,000
560	1,033	(473)	5054	ARCHITECTURAL EXPENSE	5,220	7,233	(2,013)	12,400
0	0	0	5055	MEETING EXPENSE	23,994	24,000	(6)	27,000
94	500	(406)	5059	POSTAGE	1,018	3,500	(2,482)	6,000
690	850	(160)	5059V	VIOLATION NOTICES	4,610	5,950	(1,340)	10,200
0	375	(375)	5063	MILEAGE	0	2,625	(2,625)	4,500
0	2,500	(2,500)	5065	PROFESSIONAL FEES	0	17,500	(17,500)	20,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	0	0	5068	GIFTS	0	1,000	(1,000)	1,500
0	0	0	5070	PROPERTY TAXES	181	0	181	900
59	0	59	5080	CORPORATE TAXES	78,509	5,000	73,509	5,000
0	0	0	5088	BAD DEBT EXPENSE	(32,926)	15,000	(47,926)	20,000



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
07/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO- DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
4,075	3,730	345	5090	INSURANCE	24,719	24,247	472	42,897
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	5,000	(5,000)	5,000
0	0	0	5099	MISCELLANEOUS EXPENSE	0	1,000	(1,000)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	8,708	0	8,708	0
29	30	(1)	P5090	INSURANCE	190	195	(5)	345
-----	-----	-----			-----	-----	-----	-----
77,499	67,264	10,235		TOTAL ADMINISTRATIVE	533,687	530,406	3,281	880,933
UTILITIES								
20,960	23,000	(2,040)	5100	WATER/SEWER	115,996	107,000	8,996	200,000
1,287	4,166	(2,879)	5120	ELECTRIC	19,210	29,165	(9,955)	50,000
277	416	(139)	5151	TELEPHONE	2,018	2,915	(897)	5,000
351	250	101	5151B	INTERNET	2,387	1,750	637	3,000
69	75	(6)	5152	ALARM MONITORING	571	525	46	900
123	225	(102)	P5100	WATER/SEWER	1,006	1,500	(494)	2,566
51	51	0	P5120	ELECTRIC	306	360	(54)	620
-----	-----	-----			-----	-----	-----	-----
23,119	28,183	(5,064)		TOTAL UTILITIES	141,494	143,215	(1,721)	262,086
LANDSCAPING								
108,069	108,069	0	5200	LANDSCAPE CONTRACT	756,484	756,483	1	1,296,830
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	3,750	(3,750)	5,000
0	12,500	(12,500)	5218	MAJOR PROJECTS	0	39,500	(39,500)	52,000
1,208	2,000	(792)	5220	IRRIGATION REPAIRS	7,635	14,000	(6,365)	24,000
0	0	0	5222	BACKFLOW INSPEC/RPRS	4,907	1,750	3,157	3,000
0	0	0	5228	EROSION CONTROL	0	0	0	7,500
0	4,000	(4,000)	5240	TREE TRIMMING/REMOVAL	8,808	18,000	(9,193)	31,000
732	732	0	P5200	LANDSCAPE CONTRACT	5,126	5,126	0	8,788
0	0	0	P5220	IRRIGATION REPAIRS	0	100	(100)	100
-----	-----	-----			-----	-----	-----	-----
110,009	128,551	(18,542)		TOTAL LANDSCAPE	782,960	838,709	(55,749)	1,428,218
POOL / SPA / CLUBHOUSE								
0	300	(300)	P5350	FOUNTAIN MAINTENANCE	1,605	1,700	(95)	4,000
-----	-----	-----			-----	-----	-----	-----
0	300	(300)		TOTAL POOLS	1,605	1,700	(95)	4,000
GATES								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,820	1,820	0	3,120
0	0	0	P5511	GATE REPAIRS	(288)	300	(588)	600
115	115	0	P5517	GATE PHONE	800	805	(5)	1,380
-----	-----	-----			-----	-----	-----	-----
375	375	0		TOTAL GATES	2,332	2,925	(593)	5,100
COMMON AREA								
400	500	(100)	5700	BUILDING MAINTENANCE	400	3,500	(3,100)	6,000
0	0	0	5700K	KEYS/LOCK REPAIR	3,415	6,000	(2,585)	7,000
0	1,000	(1,000)	5722	ELECTRIC REPAIRS/SUPPLIES	185	7,000	(6,815)	12,000
0	500	(500)	5740	SIGN MAINTENANCE	0	1,500	(1,500)	2,000
2,288	2,477	(189)	5769A	JANITORIAL	16,052	17,189	(1,137)	29,574
1,908	1,917	(9)	5774	PET WASTE REMOVAL	13,353	13,415	(62)	23,000
600	1,909	(1,309)	5779CC	SECURITY PATROL	11,554	13,359	(1,805)	22,904
0	0	0	5794A	SIDEWALK REPAIR	0	1,000	(1,000)	3,000
205	1,167	(962)	5800	COMMON AREA MAINTENANCE/REPAIRS	5,543	8,165	(2,622)	14,000



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
07/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO- DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
1,930	1,500	430	5845	PARK MAINT	5,290	4,500	790	7,200
900	500	400	5850	EXTERMINATING	2,253	3,500	(1,247)	6,000
0	416	(416)	5895	TENNIS COURT MAINTENANCE	700	2,915	(2,215)	5,000
85	0	85	P5739	STREET SWEEPING	596	588	8	1,176
0	351	(351)	P5800	COMMON AREA MAINTAINENCE	385	1,053	(668)	1,405
-----	-----	-----			-----	-----	-----	-----
8,316	12,237	(3,921)		TOTAL COMMON AREA	59,727	83,684	(23,957)	140,259
-----	-----	-----			-----	-----	-----	-----
219,318	236,910	(17,592)		TOTAL OPERATING EXPENSES	1,521,806	1,600,639	(78,833)	2,720,596
-----	-----	-----			-----	-----	-----	-----
6,391	(27,535)	33,926		OPERATING FUND SURPLUS/(DEFICIT)	3,940	(157,362)	161,302	(252,786)
=====	=====	=====			=====	=====	=====	=====



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
07/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO- DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
INCOME								
66,667	66,667	0	7010	TRANSFER FROM OPERATING	466,667	466,665	2	800,000
13,078	14,583	(1,505)	7034	INTEREST RESERVE FUND	94,442	102,083	(7,641)	175,000
4,372	0	4,372	7069	GAIN (LOSS) ON INVESTMENTS	(48,188)	0	(48,188)	0
2,095	2,095	0	P7010	PARCEL TRANSFER TO RESERVES	14,665	14,665	0	25,140
837	750	87	P7034	INTEREST RESERVE FUNDS	5,540	5,250	290	9,000
(496)	0	(496)	8537	BANK/INVESTMENT CHARGES	(5,990)	0	(5,990)	(10,000)
-----	-----	-----			-----	-----	-----	-----
86,553	84,095	2,458		TOTAL RESERVE INCOME	527,137	588,663	(61,526)	999,140
-----	-----	-----			-----	-----	-----	-----
EXPENDITURES								
15,327	0	15,327	8510	GENERAL RESERVE EXPENSE	38,830	0	38,830	4,000
0	0	0	8520	PAINTING	5,290	0	5,290	0
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
13,095	0	13,095	8541	GRANITE REPLACEMENT	512,664	0	512,664	672,000
5,850	0	5,850	8543P	PARK FURNITURE REPLACEMENT	5,850	0	5,850	0
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	18,700
6,675	0	6,675	8565	TENNIS COURTS	22,910	0	22,910	29,600
0	0	0	8571C	CONCRETE WORK	2,800	0	2,800	5,800
0	0	0	8575	IRRIGATION SYSTEMS	81,350	0	81,350	424,000
0	0	0	8578D	DRAINAGE	14,650	0	14,650	60,000
-----	-----	-----			-----	-----	-----	-----
40,947	0	40,947		TOTAL RESERVE EXPENDITURES	688,494	0	688,494	1,239,500
-----	-----	-----			-----	-----	-----	-----
45,606	84,095	(38,489)		RESERVE FUND SURPLUS/(DEFICIT)	(161,357)	588,663	(750,020)	(240,360)
=====	=====	=====			=====	=====	=====	=====

Updated 08.15.24



2024 RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

EXECUTIVE SUMMARY	
1,302,150	total budget of projects
651,728	total of current contracts
42.6%	% 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

GL code	component #	component description	RFP sent	budget	contracts	MONTHLY PROGRESS AND EXPENDITURES												YTD total	Prior Yr Payments	% of budget completed	comments
						JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC				
8543P	134	Play Equipment Repairs throughout Parks	1/24	18,700	5,850											5,850		5,850	31.3%		
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 37 Mile Eriqion project will also be at the August	
8541	294	Landscape Granite - Replenish Big Wash Park	10/23	4,600	13,095											13,095		13,095	284.7%		
8575	320	Irrigation Replacement System Innovation PK Dr between RVB and Tangerine (2022)	10/23	250,000	49,805											49,805		49,805	19.9%	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											149,321		149,321	54.1%	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											65,115		65,115	104.0%	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											76,342		76,342	74.5%	Placed on hold. Board requested 3 bids for project management to oversee this project. Projected completion of project 2023. Board engaged FSR to oversee project. Projected completion of project 2024. Contract awarded to BrightView. Association attorney drawing up contract.	
8575	1032	Irrigation System -(2022) Repl Desert Fairway Dr between La Canada and Middle Section Dr.	10/23	174,000	25,944											25,944		25,944	14.9%	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											14,885		14,885	86.0%		
8565	1154	Tennis Fence - Repaint	1/24	8,000														-	0.0%		
8565	1156	Tennis Windscreen - Replace	1/24	4,300	6,675											6,675		6,675	155.2%		
8541	1160	Landscape Granite - Replenish Hohokum Park	10/23	70,000	38,563											38,563		38,563	55.1%	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											46,262		46,262	68.2%	Bid awarded to BrightView. Association attorney drawing up contract.	
8541	1250	Landscape Granite - Replenish Woodshade Trail	10/23	35,000	23,336											23,336		23,336	66.7%	Bid awarded to BrightView. Association attorney drawing up contract.	
8525	106	Project Management - Monument Refinish		5,800	5,800			2,900								2,900		2,900	50.0%	AZ Project Solutions will be overseeing this project. Board approval of contract 3/21/24.	
8575	See comments	Project Management - Irrigation Replacement		12,500	12,500	2,800										2,800		5,600	100.0%	\$6,900 has been paid to FSR in 2023. Effective 1/1/24 AZ Project Solutions took over project administration. Components #320 & #1032.	
8541	See comments	Project Management - Granite Replacement		24,000	24,000	9,350				5,300						14,650	5,300	14,650	83.1%	\$5,300 has been paid to FSR in 2023. Effective 1/1/24 AZ Project Solutions took over project administration. Components #322, 1030, 530, 730, 794, 1160, 1230, 1250, 174. \$12,100 accrued for FSR services on the project. FSR credit (\$6,800) for project when Department was closed in December 2023.	
8578D	190	Project Management - 27 Mile		6,600	6,600	1,750										1,750	3,100	1,750	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	2,575	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					4,275						4,275		4,275	50.3%		
8571C	156	Project Management - Concrete Repair		5,600	5,600	2,800										2,800		2,800	50.0%		
8565	1151	Project Management - Tennis Courts		2,700	2,700	1,350										1,350		1,350	50.0%		
8530	201	Project Management - Asphalt Replacement		2,500	2,500	1,250										1,250		1,250	50.0%		
8578D	190	Project Management - Big View Ct Wash		3,500	3,500	1,750										1,750	990	1,750	78.3%		
RESERVE FUND EXPENDITURE TOTALS			14	1,302,150	651,728	23,625	-	2,900	-	9,575	492,373	25,620	-	-	-	554,093	20,090	554,093	42.6%	0	

Count 24 file check 554,093

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	13620	18,566	2026		
8541	730	Landscape Granite - Replenish Neighborhood 7	72,361	125,186	2026		
8578D	190	Drainage Mitigation/Repair	8,575			Jan \$3,500 eb \$250 March \$4,825	
8510		Streetlighting	19,228				
8510		Replenish Play Ground wood fibers	15,327				
8520		Monument Signs	5,290				
count			7	134,401			

RECONCILIATION		
Combined total of budgeted and unbudgeted project expenditures*	688,494	OK
Total reserve fund expenses YTD from financials	688,494	
The combined total of budgeted and unbudgeted reserve project expenditures should be reconciled with the financial statements.		

VCA Landscape Report July/ August 2024

Turf /Parks

- The parks still look amazing. Sunset and Hohokam Park have had issues with the fescue in some shaded areas. It started to wilt due to the extreme temperatures we experienced in July and August which left areas bare. This will be corrected during overseeding.
- In mid-September, we will be starting to lower the deck height in preparation for overseeding, which will tentatively begin with scalping in mid-September and seeding at the end of September. Hohokam Park will be the first turf area to be seeded to ensure that the park is ready for the fall event in October allowing the grass to establish itself fully and provide a lush, green landscape for attendees to enjoy.
- AAA Enhancement team has completed the irrigation and lighting at Tangerine Monument and the install of the rock and plants will start at the beginning of September.

Irrigation

- Irrigation throughout VCA is being monitored daily, and areas that seem to be stressed are adjusted with any leaks found being repaired quickly to reduce water loss. Additionally, irrigation sprinklers to the turf are being adjusted and repaired as needed to ensure overseeding will result in optimal growth. This proactive maintenance will help the turf establish quickly and effectively.

Chemical

- Our on-site spray technician works daily to control the weeds across VCA.
- Pre-emerging for VCA started on August 8th and should be finished in early September

Site damage/ Storm damage

- AAA Landscape crews are currently clearing roadways and sidewalks of low-hanging branches and broken tree limbs caused by high winds and rain. They are also cleaning dirt runoff in the roads, bike lanes, and sidewalks.
- No major damage has occurred since our last monsoon storm

Proposals submitted, signed and work completed.

- Valley Vista Dog Park Erosion Repair - Sent 7/2
- Hohokam Park Curb Replenishment - Sent 7/2

- Dead Tree Removals (5 Trees) - Sent 8/1
- Valley Vista Walking Path - Sent 8/16
- La Cañada Plant Replacement - Sent 8/16

Work orders.

- 10 work orders have been completed

Added Value

- Storage of 3 street light poles at AAA Landscape's main yard.
Total \$75.00

Vistoso Projects Update

August 20, 2024

Parcel Turnovers (In Progress)

- Valley Vista:

- Aug 20, 2024

- We are waiting to hear back from the town of Oro on erosion and other landscaping issues.

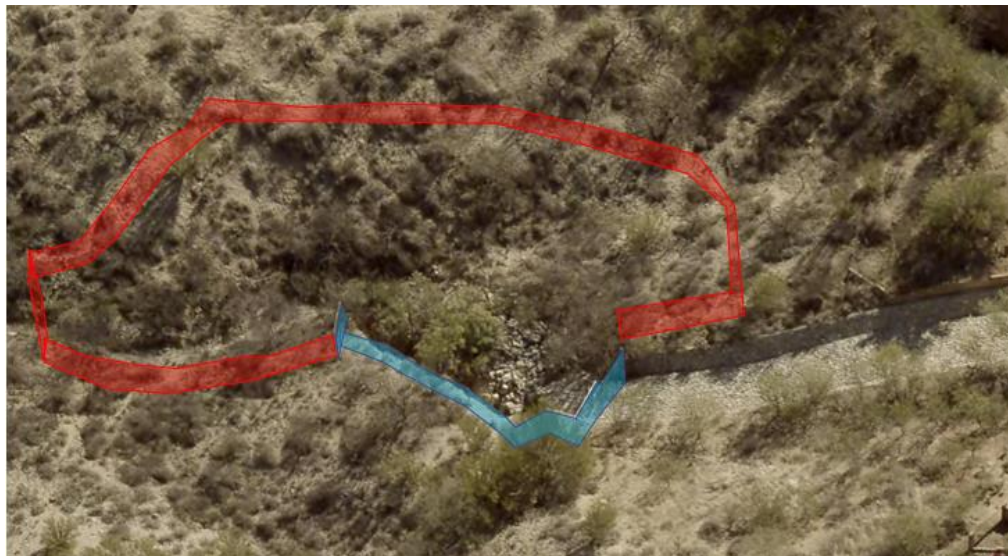
Bridal Veil Erosion (In progress)

- 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 fenced 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

August 20, 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

August 20, 2024

- June 18, 2024
 - Revisions are to be completed and resubmitted to the City by the week of June 24.
- July 17, 2024
 - Tracy will be sending John Spiker the updates for the profile of the channel and update to the Drainage Report July 17, 2024.
- **August 20, 2024**
 - Town of Oro (John Spiker) reviewed and made comments on the plan updates from Tracy Bogardus Aug 5.
 - Tracy sent the adjustments back to the Town of Oro for additional review Aug7. We are waiting for John Spikers review and approval.

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.

Vistoso Projects Update

August 20, 2024

- 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.

- 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) **DECLINED TO BID**
 - Borderland Construction (Ed Vidal) **DECLINED TO BID**

- June 18, 2024
 - WBL Engineering will be submitting a bid schedule with proposed material quantities. This will be sent out to the participating contractors to assist with more comparable bids.

- July 17, 2024
 - WBL Engineering apologized for not completing the bid schedule with proposed material quantities. This will be completed the week of July 15.



Vistoso Projects Update

August 20, 2024

- August 20, 2024

- The additional earthwork calculations from WLB were sent to the following contractors:
 - TMEC
 - KE&G
 - Smith Construction and Excavation
 - Nibroc Excavating

27 Mile Erosion Project (In progress)

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

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

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

- June 20

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

- July 14

Company	RFP Sent	Description
Copper Hill	X	DECLINED TO BID
Earthcare Consultants	X	DECLINED TO BID
Ecosense Sustainable Landscape	X	DECLINED TO BID
Landscape Drainage Solutions	X	DECLINED TO BID
Rockridge Construction	X	DECLINED TO BID



Vistoso Projects Update

August 20, 2024

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.
 - 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

Vistoso Projects Update

August 20, 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.
- June 18, 2024
 - The adjustments to the plans are still in process and are expected by June 21.
- July 17, 2024
 - The WLB updated plan was completed and sent to TMEC for updating their proposal.
 - The updated proposal is scheduled to be submitted to the Association from TMEC by July 19.
- August 20, 2024
 - TMEC submitted their updated proposal for the repair.
 - The RFP was sent to the following additional Contractors:
 - Smith Construction and Excavation
 - Nibroc Excavating

Granite Replenishment (**Complete**)

- July 20, 2024
 - Group 1 Areas
 - #1160 - Hohokam Park (**Complete**)
 - #794 - Wildlife Ridge Park (**complete**)
 - #1230 - Sunset Park (**complete**)
 - #1250 - Woodshade Trail (**complete**)
 - Group 2 Areas
 - # 730 - (Sonoran Vistas, Las Colinas, Mesquite Crest, The Overlook, Reflections)
 - **Complete**
 - # 530 A (Horizons and Vistoso Heights)
 - **Complete**
 - # 322 A (Innovation Dr.)
 - **Complete**
 - # 1030 C (Torreno, La Terraza, St. Andrews 1&2, Bella Vista)
 - **Complete**
 - # 294 (Big View Park)

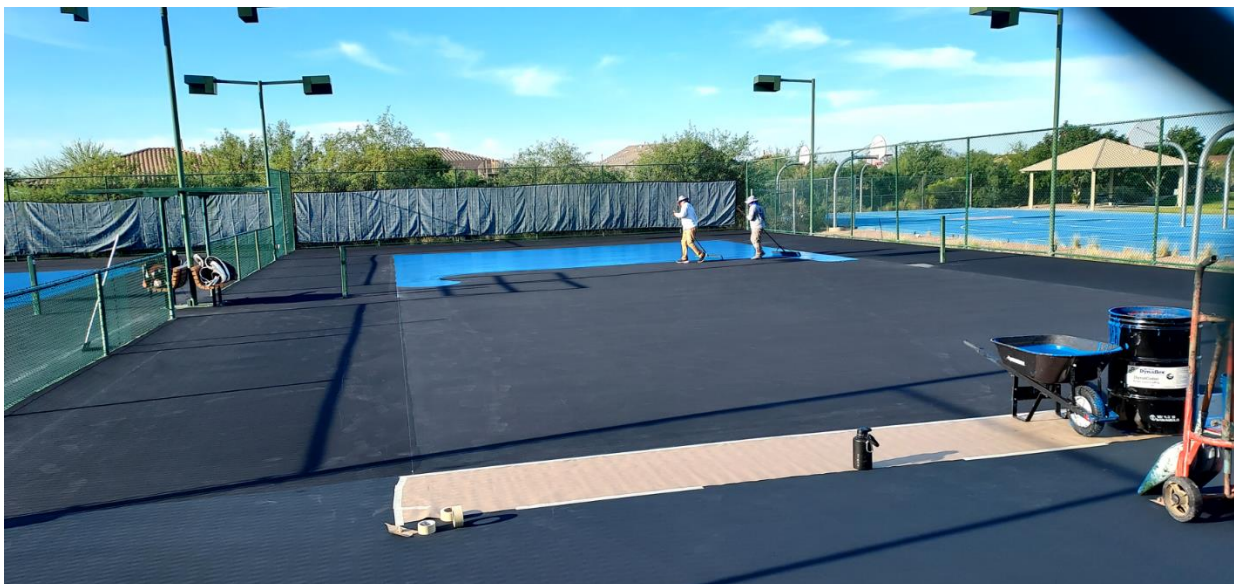
Vistoso Projects Update

August 20, 2024

▪ Complete

Tennis Court Resurface (Hohokam) (In progress)

- July 17, 2024
 - An organizational meeting with Apex Courts is scheduled for the week of July 15.
- August 20, 2024
 - Work continues on the courts and they are expected to be completed by Friday, August 23.





Vistoso Projects Update

August 20, 2024

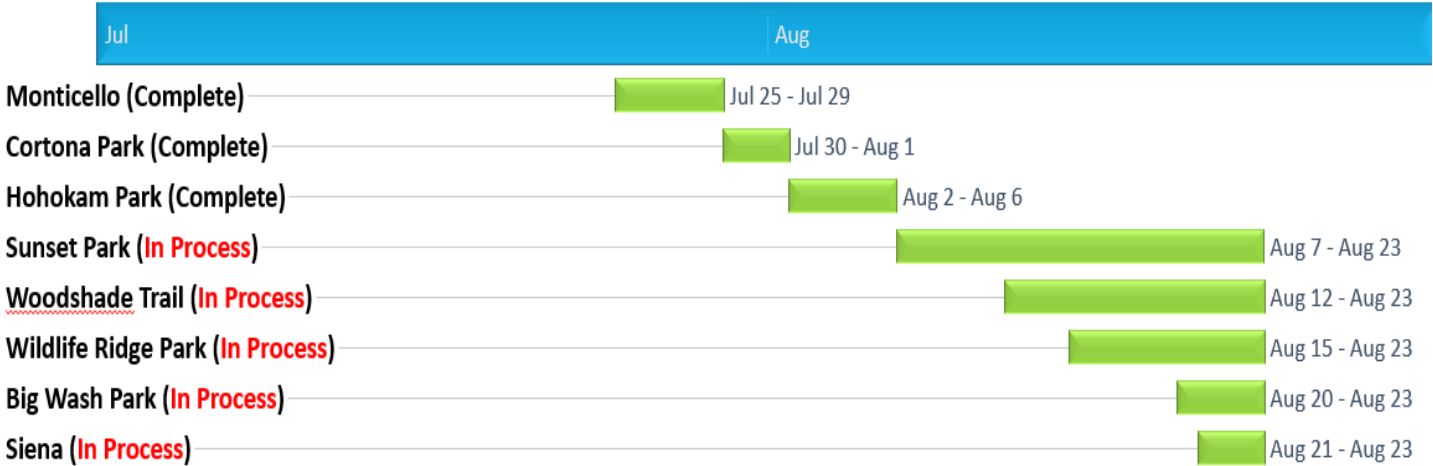
- **Mirabella Asphalt Replacement**

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

- **Concrete Repairs (In progress)**

- June 18, 2024
 - Bids have been received by:
 - Jon Molden – BST Concrete
 - Adrian Dominguez – Dunkan Concrete
 - Concrete Doe With Love – Kurt Luscombe
 - Board to Review comparison Matrix
- July 17, 2024
 - Concrete was awarded the contract and will start the concrete repairs on July 22. It is expected to take between 3 and 4 weeks to complete.
 - Courtesy Notices have been sent to the community and A-Frames will be placed in parks to receive concrete repairs.
- August 20, 2024
 - All areas will be completed the week of August 19.

Vistoso Concrete Tentative Timeline



Vistoso Projects Update

August 20, 2024

• 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.
- June 18, 2024
 - A pre-con meeting was held onsite on June 12 to review the scope with AAA.
 - The agreement was fully executed on June 16
 - AAA to confirm scheduling dates.
- July 17, 2024
 - We are waiting for AAA to confirm a start date.
- August 20
 - Irrigation and lighting have been installed on both East and West Monuments.
 - New Controllers and pedestals have also been installed to both sides.
 - Additional plants
 - New plants are being installed weeks of Aug 12 and 19.
 - The grass was retreated and will start to be removed by the week of August 19.



Vistoso Projects Update

August 20, 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.
- June 18, 2024
 - Marc Reigo from Mountain Power submitted his proposal for the removal of the wiring between the street light poles.
 - Board to decide on pole removal and wire removal option to move forward.
- July 17, 2024
 - The Streetlight RFP is scheduled to be completed the week of July 15.
- August 20, 2024
 - RFP's were sent to:
 - Commonwealth Electric Company (**Bid Received**)
 - Sturgeon Electric Company, Inc (**To be Confirmed**)
 - Mountain Power Electrical (**Bid Received**)

- **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)
- 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
August 14, 2024, Meeting Report

Variance Request to raise party wall

The Committee denied a variance request submitted to raise a party wall after the homeowner already raised the wall higher than the ARC guidelines allow. The committee forwarded its recommendation onto the Board of Directors for denial.

Estates at Honey Bee Ridge Revised Design Guidelines

The Committee approved a request submitted for the Estates at Honey Bee Ridge revised design guideline.

Vistoso Highlands I - Plant List

The Committee voted to approve a homeowner's plant list request.

Vistoso Highlands I – Lot 29 New Build

The Committee approved a new home build lighting and ground cover plan that was submitted.

ALRC's next monthly meeting is September 11, 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 – JULY 2024 Report to the VCA Board

Below are the July newsletter stats:

	Jan-24	Feb-24	Mar24	Apr-24	May-24	Jun-24	Jul-24
Greetings from the board	105	116	129	352	90	454	93
Did you know	59	59	53	142	93	149	52
Snapshot	21	32	19	36	70	91	77
Critter of the month	18	4	1	28	50	49	57
AAA Landscaping	67	39	21	26	41	44	3
Members Corner					119		40

Comment from 6/25/2024 - Information about kid and families friendly activities, like summer camps, the date of the movies under the starts (don't know how it's call) or events OV is having for kids and teenagers.

Greetings from the Board:

VCA Financial Management Process

Your Finance Review Committee, the FirstService Residential (FSR) Accounting Professionals, and the FSR Management Staff all work diligently and ethically to assure responsible financial management on behalf of all the members of the Vistoso Community Association.

The accounting team at FSR carries out the day-to-day financial activities and FSR also provides management services for the VCA. The Finance Review Committee fulfills a critical oversight and approval role providing a monthly review, analysis, and approval of the FSR prepared financial statements and supporting materials. Additionally, as Treasurer, I am responsible to review and approve all Invoices for vendor payment. A snapshot of the financial condition is available for review in the minutes of the Finance Review Committee meetings. The VCA Treasurer's Report and detailed VCA financial reports are emailed to members as part of the General Session Board Meeting agenda and meeting materials. Here are the fundamental financial metrics submitted to the Board of Directors each month:

- Operating Fund Balance
- Current and Foreseen Cash Needs
- The Reserve Fund Balance
- Liquidity Strength
- Accounts Receivable
- Accounts Payable
- Total Income
- Total Expenses
- Significant Financial Issues

Budget

The Finance Review Committee is responsible for overseeing the preparation of VCA's Annual Budget. In concert with FSR professionals, the Committee prepares a projection of financial needs for the upcoming year. The Committee first approves the Budget at the Committee level before presenting it to the Board of Directors (BOD) for approval and adoption at a Fall General BOD meeting open to the membership. After the BOD approval, the Budget becomes the road map for upcoming financial matters for the year ahead.

Reserve Study

Finally, every year VCA retains the services of a Reserve Study professional who reports information regarding useful lives and replacement cost of all the VCA's common assets. Common assets reviewed include park equipment, parking lots, playgrounds, and other amenities. Once the report is received, FSR professionals and the Finance Review Committee evaluate asset replacement needs and include a monthly contribution to the Reserve Fund in the budget. This contribution to Reserves totals \$66,667 per month for the current year. The current Balance of the Reserve Fund is over \$3.5 million, the bulk of which is under the investment management of Morgan Stanley and FSR professionals.

GenIf you missed the July 25, 2024, Board of Directors meeting, here are the highlights of the Manager’s Report. The next Board of Directors meeting is scheduled for August 29, 2024.

Board Member Appointment

Craig Golden was appointed to the board on June 27, 2024, to fill the “Other Than Single Family” voting category until the March 2025 annual meeting.

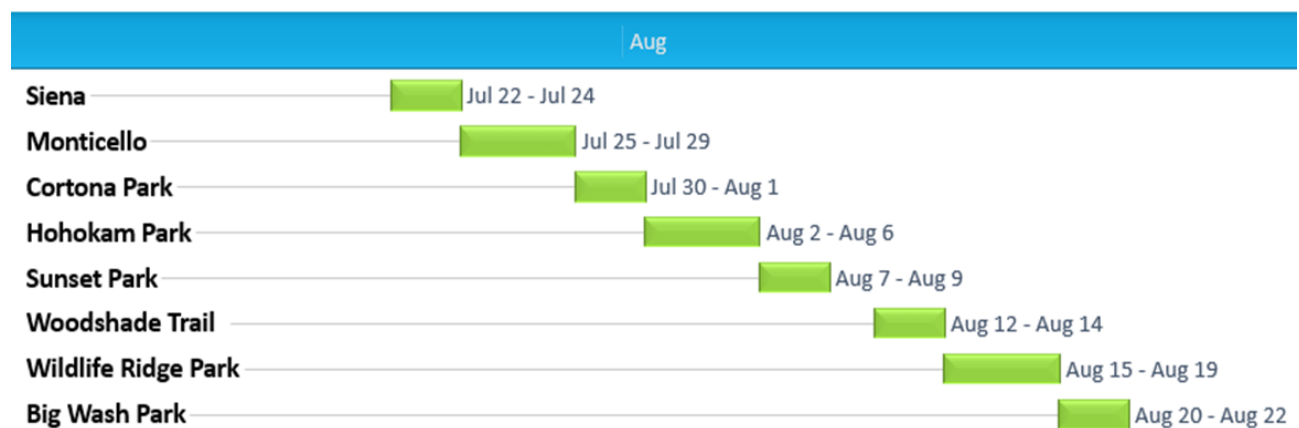
Rancho Vistoso Blvd. Streetlights

Due to the expense of removing the copper from the streetlight system, the board directed AZ Project Solutions to develop the RFP for the removal and disposal of the streetlights owned by VCA. Once this is completed bids will be solicited for this project.

Mountain Power Electrician Contractors has been requested to provide hard wire and solar proposals for Las Colinas, Sunset Ridge and Vistoso Highlands monuments that were tied into the streetlighting system. The board will be meeting the Town of Oro Valley to discuss conveying the two streetlights along RVB near Honeybee Park.

Entryway Monuments

The project is expected to commence in July and be completed by the end of August, weather permitting. This includes the east and west monuments located at RVB and Tangerine Rd. The focal point of this project is to reduce water consumption. Low voltage lighting, plantings, granite and boulders will be installed.



Capital Projects

Granite Replenish Project – This project is about 90% completed. At the completion of this project 6,028 tons of granite will be installed on VCA common areas. This will assist in mitigating dust and erosion issues. The following locations were 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

Concrete Repairs – The board selected Concrete Done with Love to address the repairs to the common areas. The project will commence on July 22 and the following schedule has been emailed to VCA members and posted on the website.

Tennis Court Resurface Project – A pre-construction meeting with the contractor is scheduled for the week of July 15. Third Degree Recreation has ordered nets for both courts and windscreens for the east and west side of the court.

Playground Equipment – Wood chips for the playgrounds at Hohokam, Somerset and Sunset Ridge Park will be refreshed. Three playground panels will also be replaced at Hohokam Park.

Drainage Projects

- **Big View Ct. Channel** – Two proposals have been received. WLB will provide additional details to bidders to assist in getting proposals to meet the scope and requirements of the project.
- **27 Mile** – The contractor is reviewing the final designs that were approved by the Town of Oro Valley and will update the estimate for the drainage and trail

repairs.

- **Bridal Veil** – Waiting for an update on the design plans revisions from Bogardus Engineering. Builder Transitions
- The Town of Oro Valley still holds the Pulte bond for the **west side of Moore Loop Road**. Pulte has begun to work on the drainage area along Moore Loop Rd and inside Valley Vista neighborhood. The association has requested an update from the Town of Oro Valley.

Members Corner included:

Interesting facts about Arizona:

Arizona has the most populous state capital

Arizona's state capital is the city of Phoenix. Since it is the state's most famous city, most people already know that fact. However, most people don't know that Phoenix is the US state capital with the largest population. As of the last census, there were [nearly 2 million people](#) who called Phoenix home, and that number has likely risen in the time since.

The Organ Pipe Cactus National Monument is in Arizona

Arizona is full of some of the country's most unique landscapes, one of which is the world-renowned [Organ Pipe Cactus National Monument](#).

This landmark is a UNESCO International Biosphere Reserve due to the diverse plant and animal life found here. Due to this designation, the area is used for scientific research on habitat preservation.

The state has a population of seven million people

Arizona may have the capital with the largest population, but that doesn't translate to every part of the state. With a territory-wide population of just over [seven million](#), it's only the 14th most populated state in the country. However, the state has seen a growth rate of roughly 1% each year. Fifty years ago, in fact, the population was only two million.

Lake Havasu City offers fishing in the desert

Arizona is primarily made up of desert terrain, and much of the state has an arid climate. So, it might surprise you to learn that you can find Lake Havasu City on the edge of the Mohave desert. The name isn't tongue-in-cheek. The city takes its name from an [actual lake that offers some of the most abundant fishing](#) in the state.

Granite Replacement – August 12-16

[/ News /](#) [By VCA Staff](#)

The final phase of the granite replenishment project will occur between August 12 – August 16 (weather permitting).

Areas of Work are highlighted in red on the map.

- Southeast Corner – La Canada & Desert Fairway Dr
- East Side of Rancho Vistoso Blvd. Between Tangerine and Moore Rd.

Compliance Committee Report August 2024

The Committee discussed reformatting fine policy. Board discussion will occur at the August 29th General Session meeting.

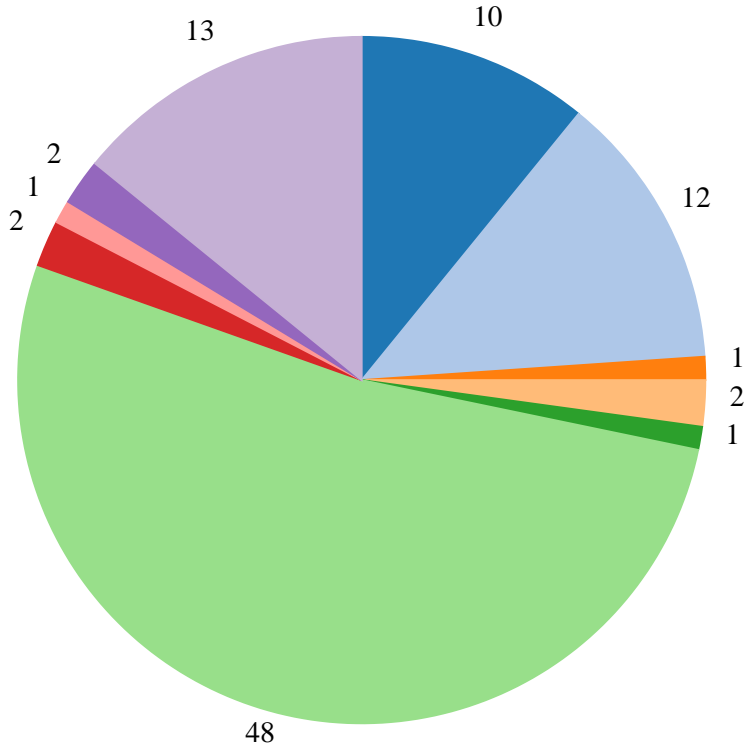
Today : 08/15/2024

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	Violation Standards and Procedures Before Approval	1	0	0	0	1	0	0
Architectural Modification	Architectural Review Process Violations	29	5	7	0	7	0	27
Architectural Modification	Violation Standards and Procedures After Approval	2	1	0	0	1	0	2
BasketBall	Store In Approved Area	4	0	0	0	0	0	4
Commercial	Signage	0	3	0	0	1	0	2
Driveway	Remove drip pan when not in use	2	0	0	0	2	0	0
Flag	Not in compliance with Federal Guidelines	1	4	1	0	2	0	3
For Office Use Only	Do Not Send Violation See Manager	33	0	0	0	0	0	33
Landscaping	Remove Weeds	119	0	3	0	2	0	117
Landscaping	Trim Shrubs	1	0	0	0	1	0	0
Landscaping	Trim Trees	2	2	0	0	1	0	3
Landscaping	Remove dead tree or tree stump	1	0	0	0	0	0	1
Landscaping	General Maintenance	1	0	0	0	1	0	0
Landscaping	Plant Encroachment	4	4	1	0	3	0	5
Landscaping	Mistletoe	1	0	1	0	0	0	1
Lawn Ornaments & Signage	Political Signage	0	2	1	0	0	0	2
Mailbox	Paint	23	2	3	0	2	0	23
Maintenance / Repair	Roof	0	0	0	0	0	0	0
Nuisance	Bee Hive	0	1	1	0	0	0	1
Nuisance	Excessive Noise	1	0	0	0	0	0	1
Nuisance	Other	1	0	0	0	0	0	1
Nuisance	Health, Safety and Welfare	2	0	0	0	0	0	2
Other	Holiday Lights	3	1	1	0	1	0	3
Other	Non Compliant Lighting	7	0	2	0	1	0	6
Other	Store items out of view	4	0	0	0	0	0	4
Paint	House	1	0	0	0	0	0	1
Paint	Garage Door	0	1	0	0	0	0	1
Pets	Livestock not permitted	1	0	0	0	1	0	0
Pets	Unattended	2	0	0	0	2	0	0
Pool/Spa	Backwashing	3	0	0	0	2	0	1
Trash	Container Visible on Non-Collection day	3	0	0	0	0	0	3
Vehicles	No Parking Street	177	18	9	0	33	0	162
Vehicles	No Parking Sidewalk	9	2	1	0	1	0	10
Vehicles	Repairs not permitted	1	0	0	0	0	0	1
Vehicles	No Parking on Granite	7	2	0	0	3	0	6
Vehicles	Trailers	2	0	0	0	1	0	1
Vehicles	Recreational Vehicles	3	0	0	0	2	0	1
Vehicles	Trailers on street	3	1	0	0	1	0	3
Vehicles	Trailers in driveway	4	0	0	0	1	0	3
Vehicles	No Parking Street1	1	1	0	0	0	0	2

Violation = 92
(by Category)

- Landscaping
- Mailbox
- Maintenance / R...
- Other
- Paint
- Vehicles
- Nuisance
- Commercial
- Flag
- Architectural M...



Governing Doc's Committee report for August 2024

August 7, 2024 Committee Meeting

Members

- ❖ Matt Wood (Chair)
- ❖ 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).

We discussed the proposed monthly communications strategy draft II developed by the Communications Committee and Governing Documents.

- 1) Matt will contact the TOV and ask about the cost of their OV Path forward signs and their vendor (completed)
- 2) Matt will contact OVPD and set up a meeting to discuss their role in on street parking
- 3) Matt will contact Golder Ranch to obtain their input on street parking and safety

New Business

Focus Group meeting with the sub HOA's. Mark Sahl of Carpenter Hazelwood will give a Legislative Update on August 19th for the benefit of the sub HOA's and we will field any questions they may have.

2025 budget request: The committee voted to ask for \$5,000 for the "no on street parking" effort.

I asked Carpenter Hazelwood if any of their clients have any helpful advice for us, and "none so far" was the answer.

Parks and Landscaping Committee meeting Report
Thursday, August 1, 2024 at 3:15 pm
In-person or Zoom

MEMBERS PRESENT: Chair-Debbie Gann, Susan Wood, Joan Sauer, Sheryl Forte, Lynn Hueber. First Service Staff-Manager-Barbara Daoust, Assistant Manager-Timothy Holt. AAA Landscape-Anthony Munoz. Absent-Lyle Vandermyde, Bob Mariani.

Meeting called to order at 3:15 pm.

Agenda adopted as presented.

Approval of the July 2, 2024 minutes were approved with correction.

Opening Remarks, Chair-Debbie Gann. The Monuments at 1st & Tangerine project has begun.

AAA has begun removing some plants, old lighting, irrigation timers and irrigation.

No Guests were in attendance

OLD BUSINESS

- A. AAA Landscape Report, Anthony Munoz will give us the number of trees that came down during the June & July monsoon storms and the number of them that will need the stumps removed. Some work was completed under ADDED VALUE. Irrigation has been adjusted for monsoon season, RVB drip system and repairing irrigation where needed. Monument work has begun at 1st & Tangerine.
- B. Dog Park Shades - the committee discussed a shade at Hohokam & Wildlife dog parks and gravel replacement. This was tabled for now and not in the current budget.
- C. Water Fountains - the committee would like to recommend to the Board to replace the old water fountain at Hohokam with a new 2 level drinking fountain. (1 - level for humans and 1 - level for pets)

NEW BUSINESS

- A. Hohokam Park Curb Preservation - the committee would like to recommend to the Board to accept AAA's bid to reset concrete curbing at Hohokam Park.
- B. Moore Loop Dog Park Erosion - the committee would like to recommend to the Board to accept AAA's bid to repair erosion in the large dog park on Moore Loop.
- C. Homeowner Request - at 13105 N LaCanada - is requesting Additional Landscaping. The committee discussed this and asked AAA, Anthony, to advise the committee.
- D. 2025 Budget Request - the committee will be working on money needed to be set aside for upcoming projects in 2025.
- E. Landscape Maintenance RFP - committee discussed that the contract expires end of 2025. The meeting adjourned at 5:30 pm. Next meeting Sept. 5, 2024. Submitted by Debbie Gann