



COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, September 26, 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. **Review and Approval of Previous Board Meeting Minutes**
- IV. **Consent Agenda Items**
 - A. **Ratify the Approval of the Executive Session Minutes – August 28, 2024**
 - B. **Ratify the Approval of the Compliance Committee Results/Fines for September 2024-** Results were presented at Executive Session meeting.
 - C. **Ratify the Approval of Fee Waivers for September**
 - D. **Ratify the Decision of Variance Request**
- 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**
- G. Parks & Landscaping Committee**

VIII. Old Business

IX. New Business

- A. Streetlight Proposals**

X. Adjournment

Next Meeting - The next meeting is tentatively scheduled for Thursday, October 24, 2024, at 5:30 P.M.



Board of Directors Meeting – August 29, 2024
Via Webex Platform - GENERAL SESSION MINUTES

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

GUESTS: Anthony Martin, AZ Project Solutions; Jeff Hatfield and Anthony Munzo from AAA Landscape; Milini Simms, Town of Oro Valley

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

One topic was added under New Business, I. Corporate Transparency Act.

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

III. OV Path Forward – Milini Simms, TOV Principal Planner

Milini Simms presented Oro Valley’s next 10-year action plan, the feedback received from residents, vision statement, guiding principles, and resident working groups to create goals, policies and actions.

IV. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

A motion was made by Matt Wood and seconded by Kathleen Hernandez to approve the July 25, 2024, meeting minutes as presented. The motion was approved unanimously.

V. CONSENT AGENDA ITEMS

- A. Ratify the Approval of Executive Session Minutes: July 24, 2024
- B. Ratify the Approval of the Compliance Committee Results/Fines for August 2024 – Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for August 2024- Recommendations were presented at the Executive Session.
- D. Ratify the Decision of Variance Request

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

VI. HOMEOWNER FORUM

- The homeowner of 12146 N Legacy Pl questioned the maintenance of property walls adjacent to the common area. She was advised that the CC&Rs section 5.4.11e clearly identifies that the homeowner is responsible for maintaining and repairing the walls located on the borders between lots and common areas.
- The homeowners of 1013 W Leatherleaf Dr. expressed concern regarding parked vehicles blocking driveways and sidewalks and had questions on raising their block wall. They were advised to contact the police on the parking issues and that VCA staff can guide them on submitting an Architectural Review form for the wall modification.

VII. REPORTS

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

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- **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.

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 July 31, 2024.

- The Operating Fund balance as of July 31, 2024, is \$746,198. This is adequate to meet current and foreseen cash needs.
- The Reserve Fund balance is \$3,967,719.
- The liquidity of the association is strong to meet ongoing association needs.
- The account receivable balance is \$226,647.
- Total income for the month of July is \$223,534 which is \$16,334 over budget.
- Total expenses for July are \$217,923 which is \$16,923 under budget.
- A monthly contribution of \$66,667 was made to the reserve fund.
- Reserve Investments managed by Morgan Stanley as of July 31:
 - Cash and Equivalents \$ 3,409.19
 - Savings & Time Deposits \$ 906,422.51
 - ETFs and CEFs \$ 432,300.88
 - Government Securities \$ 250,486.65
 - Certificates of Deposit \$ 1,909,777.53
 - Mutual Funds \$ 122,587.13
 - Total \$ 3,624,983.89
- 90% of the reserve fund investments are in fixed income and 10% in equities.
- Siena's operating fund balance year to date is \$9,929 and the reserve fund year to date balance is \$254,330.
A motion was made by Matt Wood and seconded by Kathleen Hernandez to accept the July 2024 Treasurer and Financial Reports. The motion was approved unanimously.

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

- Due to extreme temperatures Hohokam and Sunset Parks turf in shade areas have experienced some problems. These areas will be addressed during overseeding.
- The irrigation and lighting portion to the Tangerine monument project has been completed. Installation of rock and plants will begin in September.
- On site spray technician continues to manage weeds daily throughout the community.
- Crews are addressing low hanging branches and broken limbs caused by high winds.

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

- Concrete – The final inspection was scheduled, and all areas have been completed.
- Streetlighting – Received two quotes and working with the third contractor.
- Tennis Courts – APEX has completed their portion of the project.
- Erosion Projects – WLB has been requested to revise the design for 27 Mile to address the erosion issue only. New bids will be solicited to address this portion of the project. The revised designs for the Bridal Veil Channel have been sent to the Town of Oro Valley for review.
- Granite Project – This project has been completed.

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

There was no old business to discuss.

IX. NEW BUSINESS

A. Violation/Fine Policy Revision

A motion was made by Rob Feltes and seconded by Joe Affinati to approve the revision to the violation/fine policy to recuperate costs for processing notices. The motion was unanimously approved.

The friendly reminder will not include a charge, all letters afterwards will include a \$20.00 administrative charge. The policy will be reviewed by the association attorney to ensure the language meets the AZ state statute requirements.

B. 2025 Reserve Study Report

A motion was made by Matt Wood and seconded by Kathleen Hernandez to approve the 2025 Reserve Study report as presented by Association Reserves. The motion passed unanimously.

C. Water Fountains for Hohokam and Wildlife Ridge Parks

A motion was made by Joe Affinati and seconded by Barbara Stough to approve the replacement of the water fountains at Hohokam and Wildlife Ridge Parks at a cost of \$6,000.00 for each as recommended by the Parks & Landscape Committee. Motion was unanimously approved.

D. Moore Loop Dog Park Erosion

A motion was made by Matt Wood and seconded by Joe Affinati to approve the AAA Landscape proposal to repair the erosion and install drainage at the Moore Loop Dog Park at a cost of \$3,591.20 as recommended by the Parks & Landscape Committee. The motion passed unanimously.

E. Hohokam Park Curb Preservation

A motion was made by Joe Affinati and seconded by Kathleen Hernandez to approve the AAA Landscape proposal at a cost of \$12,577.80 to repair the curb at Hohokam Park as recommended by the Parks & Landscape Committee. Motion was unanimously approved.

F. Dead Tree Removal

A motion was made by Matt Wood and seconded by Barbara Stough to approve the AAA Landscape proposal to remove five dead trees at a cost of \$4,525.00 as recommended by the Parks & Landscape Committee. Motion passed unanimously.

G. Honeybee Ridge Revised Design Guidelines

A motion was made by Joe Affinati and seconded by Kathleen Hernandez to approve the revised Honeybee Ridge Design Guidelines as recommended by the Parks & Landscape Committee. Motion was unanimously approved.

H. E-Statement Promotion

A motion was made by Matt Wood and seconded by Joe Affinati to approve the E-Statement promotion for two months and to authorize the purchase of two \$100 gift cards by the General Manager for the drawing each month among participating members. Motion passed unanimously.

DRAFT

I. Corporate Transparency Act

A motion was made by Matt Wood and Joe Affinati to authorize the VCA Board Secretary to gather and file the report for the board members and to be reimbursed the \$200.00 filing fee. Motion was unanimously approved.

X. NEXT MEETING – The next meeting is tentatively scheduled for Thursday, September 26, 2024, at 5:30 P.M.

XI. ADJOURNMENT – *A motion was made by Matt Wood and seconded by Kathleen Hernandez to adjourn the meeting at 6:37 P.M. Motion carried.*

Vistoso Community Association Secretary

Date



Management Report September 2024

For the Month of August 2024

ARC Submittals: 48

Denied: 1

Withdrawn: 7

Approved: 40

Resales: 27

Total Work Orders: 17

Open Work Orders: 14

Closed/Completed: 3

Tennis Cards Processed

New: 1

Walk-ins: 63

Calls Received: 128

Call Center: 438

Violations- 424

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

Rancho Vistoso Blvd. Streetlights

The board will be reviewing proposals for the removal and disposal of the VCA streetlights at the September 26 meeting.

Staff has solicited bids for the monuments for Las Colinas, Sunset Ridge and Vistoso Highlands monuments that were tied into the streetlighting system.

A conveyance agreement for the two streetlights along RVB near Honeybee Park has been drafted for the Town of Oro Valley consideration.

Entryway Monuments

Final inspection of this project has been scheduled for the week of September 16. The primary focus of this project was to reduce water consumption. The association will be saving approximately 600,000 gallons of water annually. The project included new low lighting, irrigation, plantings and installation of granite and boulders for the east and west monuments at RVB and Tangerine.

Capital Projects

Granite Replenish Project – This project is completed. Approximately 6,078 tons of granite has been installed throughout the community.



Concrete Repairs – Common area concrete repairs and replacement have been completed.

Tennis Court Resurface Project – APEX has completed their portion of the project. Third Degree Recreation has ordered new net post mechanisms to customize the existing posts. New windscreens and bench shades have been ordered and will be installed when they arrive.

Playground Equipment – Wood chips for the playgrounds at Hohokam, Somerset and Sunset Ridge Parks will be refreshed in October. Three playground panels for Hohokam Park are expected to arrive in October and will be installed upon arrival.

Drainage Projects

- Big View Ct. Channel – The association engineer and management will be meeting with the contractors to review the design plans and clarify the scope of work since there has been a great difference among estimates received.
- 27 Mile – Bids have been solicited on the scale back scope of work. Association engineer and management will meet with contractors to clarify the details of the project.
- Bridal Veil –The revised designs have been presented to the Town of Oro Valley for review.

Builder Transitions

- The Pulte Group will be addressing the roadways in the Valley Vista neighborhood. This project begins the week of September 23. Information has been emailed to members on road closures, traffic control plans, and schedules for each area. Questions on this project should be directed to the Town of Oro Valley or the Pulte Group.

Reserve Study Report

The updated copy of the reserve report has been posted to the website at www.ranchovistosohoa.com under the “Your VCA” tab. The study completed by Association Reserves indicates that as of January 1, 2025, the VCA reserves are 72.4% funded.

Architectural & Landscaping Guidelines

Recently the board approved detailed language on the replacement and maintenance of mailboxes. This section is below for your reference. The updates version of the guidelines and architectural review form can be found on the association’s website at www.ranchovistosohoa.com under the “Resident Info” tab.

Mailboxes: Residential mailboxes shall be maintained by the homeowner, box, post and flag shall be kept in good condition, consistent with the neighborhood standard of style and color. Black mailboxes must be replaced with a black mailbox. Repainting an existing black mailbox must use flat or matted black paint. Mailboxes in neighborhoods that are other than black shall be replaced with a similar style, color and finish. Any changes to the mailbox and /or post requires submittal of ALC form.



2025 Budget

The Finance Committee has reviewed the proposed 2025 budget and will be meeting with the board on Monday, October 7 to discuss the details. Adoption of the budget is scheduled for the October 24, 2024, board meeting.

Fall Events

The fall yard sale is scheduled for Saturday, October 19, from 7:00am until 2:00pm. This event will be advertised, and signage will be placed in the community as per the Town of Oro Valley permitting requirements.

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.

E-Statement Promotion

All members that elected to receive E-Statements will be entered into a drawing for the months of November and December to receive a \$100 gift card. For more information on how to sign up for E-Statements please go to the association's website <https://ranchovistoso.com> or contact the office either at askvca@ranchovistoso.com or call 520-354-2729.

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

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

- **Balance Sheet.**
 - **Operating Fund Balance.** The Fund Balance of \$529,303— made up of Cash \$132,091 Savings \$386,775 and due from Reserves \$10,437 - is adequate to meet current and foreseen cash needs.
 - **Reserve Fund Balance.** The reserve fund ending balance is \$4,066,680 – made up of a Morgan Stanley-advised investment portfolio \$3,586,506, a Money Market Account \$410,682, Accrued Interest \$29,509, Unrealized gain \$50,420 and less due to Operating \$10,437.
 - **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 \$74,438 is \$191,437. Total Operating Liabilities balance of \$551,470 is made up primarily of Prepaid Assessments \$181,079 and Unearned Revenue \$271,637.
- **Summary balances.** In summary: At 8/31/24 Total Assets are \$4,819,091. Total Liabilities plus Equity: Liabilities \$551,470 plus Reserves \$4,066,680 plus Surplus \$200,941 totals \$4,819,091.
- **Operating Fund Income Statement.**
 - **Income.** Total income for the month was \$209,323. This was \$7,748 over Budget. Member assessments are \$1,631 over Budget, Builder Assessments are \$5,581 over Budget, and Commercial Dues are \$ 3,639 over Budget.
 - **Expenses.** Total expenses for the month were \$193,132, \$25,342 under Budget.
 - YTD Income of \$1,719,843 is \$90,216 over Budget, while YTD Operating expenses of \$1,703,390 have been \$100,176 under Budget as described below. YTD Admin Expense is \$9,519 under Budget, Utilities are \$3,402 under Budget, Landscaping is \$60,247 under Budget, and Common Area is \$27,008 under Budget. This results in a YTD Operating Surplus of \$16,453 versus a Budgeted deficit of \$173,939.
- **Reserve Fund.**

- **Revenue.** As Budgeted, for August 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 \$82,353. The full year Budget calls for \$965,000 Total Reserve Income. YTD Actual Reserve Income totals \$589,284.
- **Expenditures.** Reserve Fund expenditures totaled \$10,437, 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:

	July 2024	August 2024
<i>Cash and equivalents:</i>	3,409.19	4330.41
<i>Savings and Time Deposits</i>	906,422.51	910,176.05
<i>ETFs and CEFs</i>	432,300.88	455,136.20
<i>Government Securities:</i>	250,486.65	252,123.89
<i>Certificates of Deposit:</i>	1,909,777.53	1,935,462.42
<i>Mutual Funds:</i>	122,587.13	109,205.90
<i>Total:</i>	<u>\$ 3,624,983.89</u>	<u>\$3,666,434.87</u>

- **Siena**
- **Overall financial condition.** At 8/31/24 the Operating Fund balance is \$5,986 and the Reserve Fund balance is \$257,267. For August, Operating Income of \$2,175 is \$333 more than Operating Expenses of \$1842. YTD Reserve Fund income has totaled \$23,143 while Reserve Fund Expenditures have totaled \$0, yielding a Reserve Fund Surplus totaling \$23,143 versus a Budgeted Surplus of \$22,760.

Joe Affinati, Treasurer



347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
08/31/2024

ASSETS

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

132,091.05
386,774.63
10,437.24

TOTAL OPERATING FUNDS

529,302.92

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

(10,437.24)
410,682.18
3,586,506.06
29,508.83
50,420.00

TOTAL RESERVE FUNDS

4,066,679.83

DEPOSITS
REFUNDABLE DEPOSITS SECURITY DEPOSITS

3,024.22

TOTAL DEPOSITS

3,024.22

ACCOUNTS RECEIVABLE

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

265,875.55
43,629.09
(43,629.09)
(74,438.29)

TOTAL ACCOUNTS RECEIVABLE

191,437.26

OTHER ASSETS
PREPAID EXPENSE INSURANCE
PREPAID EXPENSES

28,524.99
122.15

TOTAL OTHER ASSETS

28,647.14

TOTAL ASSETS

4,819,091.37
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**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
08/31/2024**

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(86.14)	
ACCRUED EXPENSES	54,434.42	
PREPAID ASSESSMENTS	181,079.12	
REFUNDABLE DEPOSIT KEYS	11,325.00	
UNEARNED REVENUE	271,637.09	
SECURITY DEPOSITS	29,967.00	
INSURANCE CLAIM PENDING	3,114.00	

TOTAL OPERATING LIABILITIES		551,470.49
RESERVE		
ACCUMULATED GENERAL	4,041,176.47	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	(109,647.05)	
UNREALIZED GAIN/LOSS INVESTMENTS	50,420.00	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		4,066,679.83
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	184,488.03	
CURRENT YEAR RESERVE EQUITY	109,647.05	
CURRENT SURPLUS/(DEFICIT)	(93,194.03)	

TOTAL SURPLUS/(DEFICIT)		200,941.05

TOTAL LIABILITIES & EQUITY		4,819,091.37
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**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
08/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
190,364	188,733	1,631	4000	ASSESSMENT INCOME	1,515,243	1,509,866	5,377	2,264,800
70,976	67,337	3,639	4001	COMMERCIAL DUES	567,811	538,696	29,115	808,045
1,275	833	442	4030	INTEREST INCOME	9,926	6,666	3,260	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	8,000	(8,000)	12,000
50	167	(117)	4050FR	FILE REVIEW FEE	800	1,332	(532)	2,000
0	0	0	4050MU	MONITOR TRUSTEE SALE	375	375	0	500
950	292	658	4050RR	FILE TRANSFER FEES	2,375	2,332	43	3,500
0	0	0	4050T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
0	0	0	4070	LATE FEE INCOME	13,374	16,500	(3,126)	22,000
70	75	(5)	4075	NSF FEE	1,260	600	660	900
10,703	5,122	5,581	4205	BUILDER ASSESSMENT	80,972	40,976	39,996	61,465
0	0	0	4530	MISCELLANEOUS INCOME	20,407	0	20,407	0
1,600	833	767	4900	VIOLATION FINES	15,929	6,666	9,263	10,000
0	0	0	4920	GATE TRANSMITTERS	150	0	150	0
0	0	0	4922	KEYS	375	0	375	0
0	3,000	(3,000)	4950	REBILL FEE	24,180	24,000	180	36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	6,800	(6,800)	10,200
(66,667)	(66,667)	0	6010	GENERAL RESERVE TRANSFER	(533,333)	(533,332)	(1)	(800,000)
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209,323	201,575	7,748		TOTAL INCOME	1,719,843	1,629,627	90,216	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								
9,616	9,160	456	5000	MANAGEMENT FEE	75,782	70,812	4,970	107,450
3,230	3,182	48	5000RO	OFFICE LEASE	26,422	25,456	966	38,184
0	0	0	5005	RESERVE STUDY	3,130	0	3,130	0
24,379	27,735	(3,356)	5007w	SALARIES & BENEFITS	215,777	221,880	(6,103)	332,821
0	3,000	(3,000)	5009A	REBILL FEE EXPENSE	24,180	24,000	180	36,000
70	75	(5)	5009B	NSF FEE EXPENSE	1,260	600	660	900
0	4,333	(4,333)	5010	LEGAL EXPENSE	20,921	34,666	(13,745)	52,000
0	500	(500)	5020	LIEN/COLLECTION COST	7,435	4,000	3,435	6,000
50	167	(117)	5020F	FILE REVIEW FEE	800	1,332	(532)	2,000
(245)	0	(245)	5020M	MONITOR TRUSTEE SALE	375	375	0	500
0	291	(291)	5020RR	FILE TRANSFER FEE EXPENSE	1,425	2,332	(907)	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	280	280	0	420
61	0	61	5039	WEBSITE	741	600	141	1,000
8,521	7,750	771	5040	ADMINISTRATION	59,615	62,000	(2,385)	93,000
143	143	0	5046	NEWSLETTER	1,140	1,144	(4)	1,716
346	1,250	(904)	5047B	OFFICE EQUIPMENT RENTAL	4,425	10,000	(5,575)	15,000
287	500	(213)	5048	OFFICE EXPENSES	3,897	4,000	(103)	6,000
0	0	0	5052	PRINTING	2,249	0	2,249	10,000
660	1,033	(373)	5054	ARCHITECTURAL EXPENSE	5,880	8,266	(2,386)	12,400
0	0	0	5055	MEETING EXPENSE	23,994	24,000	(6)	27,000
0	500	(500)	5059	POSTAGE	1,018	4,000	(2,982)	6,000
790	850	(60)	5059V	VIOLATION NOTICES	5,400	6,800	(1,400)	10,200
0	375	(375)	5063	MILEAGE	0	3,000	(3,000)	4,500
0	0	0	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
(212)	0	(212)	5080	CORPORATE TAXES	78,297	5,000	73,297	5,000
0	0	0	5088	BAD DEBT EXPENSE	(32,926)	15,000	(47,926)	20,000
4,075	3,730	345	5090	INSURANCE	28,794	27,977	817	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
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51,805	64,609	(12,804)		TOTAL ADMINISTRATIVE	585,301	594,820	(9,519)	880,588



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
08/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
UTILITIES								
23,449	23,000	449	5100	WATER/SEWER	139,445	130,000	9,445	200,000
1,332	4,167	(2,835)	5120	ELECTRIC	20,542	33,332	(12,790)	50,000
631	417	214	5151	TELEPHONE	2,648	3,332	(684)	5,000
0	250	(250)	5151B	INTERNET	2,387	2,000	387	3,000
75	75	0	5152	ALARM MONITORING	646	600	46	900
193	0	193	P5100	WATER/SEWER	193	0	193	0
25,680	27,909	(2,229)		TOTAL UTILITIES	165,862	169,264	(3,402)	258,900
LANDSCAPING								
108,069	108,069	0	5200	LANDSCAPE CONTRACT	864,554	864,552	2	1,296,830
0	0	0	5210	LANDSCAPE SUPPLIES/MATERIAL	0	3,750	(3,750)	5,000
0	0	0	5218	MAJOR PROJECTS	0	37,500	(37,500)	50,000
402	2,000	(1,598)	5220	IRRIGATION REPAIRS	8,037	16,000	(7,963)	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	5,000	(5,000)	5240	TREE TRIMMING/REMOVAL	8,808	23,000	(14,193)	31,000
108,471	115,069	(6,598)		TOTAL LANDSCAPE	886,305	946,552	(60,247)	1,417,330
COMMON AREA								
365	500	(135)	5700	BUILDING MAINTENANCE	765	4,000	(3,235)	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	8,000	(7,815)	12,000
0	0	0	5740	SIGN MAINTENANCE	0	1,500	(1,500)	2,000
2,288	2,477	(189)	5769A	JANITORIAL	18,340	19,666	(1,326)	29,574
1,908	1,917	(9)	5774	PET WASTE REMOVAL	15,261	15,332	(71)	23,000
750	1,909	(1,159)	5779CC	SECURITY PATROL	12,304	15,268	(2,964)	22,904
0	1,000	(1,000)	5794A	SIDEWALK REPAIR	0	2,000	(2,000)	3,000
1,666	1,167	499	5800	COMMON AREA MAINTENANCE/REPAIRS	7,209	9,332	(2,123)	14,000
0	0	0	5845	PARK MAINT	5,290	4,500	790	7,200
201	500	(299)	5850	EXTERMINATING	2,454	4,000	(1,547)	6,000
0	417	(417)	5895	TENNIS COURT MAINTENANCE	700	3,332	(2,632)	5,000
7,177	10,887	(3,710)		TOTAL COMMON AREA	65,922	92,930	(27,008)	137,678
193,132	218,474	(25,342)		TOTAL OPERATING EXPENSES	1,703,390	1,803,566	(100,176)	2,694,496
16,191	(16,899)	33,090		OPERATING FUND SURPLUS/(DEFICIT)	16,453	(173,939)	190,392	(252,786)



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
08/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND							
INCOME							
66,667	66,667	0	7010		533,333	533,332	800,000
13,846	14,583	(737)	7034		108,289	116,666	175,000
2,346	0	2,346	7069		(45,841)	0	0
(506)	0	(506)	8537		(6,496)	0	(10,000)
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82,353	81,250	1,103			589,284	649,998	965,000
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EXPENDITURES							
0	0	0	8510		38,830	0	4,000
0	0	0	8520		5,290	0	0
0	0	0	8525		2,900	0	10,000
0	0	0	8526		0	0	4,000
0	0	0	8530		0	0	11,400
0	0	0	8531		1,250	0	0
9,350	0	9,350	8541		522,014	0	672,000
0	0	0	8543P		5,850	0	0
0	0	0	8550		0	0	18,700
0	0	0	8565		22,910	0	29,600
1,087	0	1,087	8571C		3,887	0	5,800
0	0	0	8575		81,350	0	424,000
0	0	0	8578D		14,650	0	60,000
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10,437	0	10,437			698,931	0	1,239,500
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71,916	81,250	(9,334)			(109,647)	649,998	(274,500)
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347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS
08/31/2024

		January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
		*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
INCOME														
4000	ASSESSMENT INCOME	\$ 188,918	\$ 188,918	\$ 188,926	\$ 189,162	\$ 189,613	\$ 189,385	\$ 189,957	\$ 190,364	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,515,243
4001	COMMERCIAL DUES	70,976	70,976	70,976	70,976	70,976	70,976	70,976	70,976	0	0	0	0	567,811
4030	INTEREST INCOME	1,247	1,170	1,255	1,218	1,263	1,226	1,271	1,275	0	0	0	0	9,926
4050	COLLECTION COST REIMBURSEMENT	0	0	0	0	0	0	0	0	0	0	0	0	0
4050FR	FILE REVIEW FEE	50	250	300	50	(50)	(50)	200	50	0	0	0	0	800
4050MU	MONITOR TRUSTEE SALE	75	0	0	75	75	150	0	0	0	0	0	0	375
4050RR	FILE TRANSFER FEES	95	760	0	0	570	0	0	950	0	0	0	0	2,375
4070	LATE FEE INCOME	3,307	(21)	(10)	3,543	(73)	(18)	6,647	0	0	0	0	0	13,374
4075	NSF FEE	280	70	35	210	105	70	420	70	0	0	0	0	1,260
4205	BUILDER ASSESSMENT	4,805	4,805	4,805	4,608	4,703	35,839	10,703	10,703	0	0	0	0	80,972
4530	MISCELLANEOUS INCOME	0	0	0	0	0	20,407	0	0	0	0	0	0	20,407
4900	VIOLATION FINES	2,586	1,368	2,625	50	3,800	2,350	1,550	1,600	0	0	0	0	15,929
4920	GATE TRANSMITTERS	0	0	0	0	0	75	75	0	0	0	0	0	150
4922	KEYS	150	0	75	0	75	75	0	0	0	0	0	0	375
4950	REBILL FEE	7,440	(30)	0	8,580	(210)	0	8,400	0	0	0	0	0	24,180
6010	GENERAL RESERVE TRANSFER	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	0	0	0	0	(533,333)
	TOTAL INCOME	\$ 213,263	\$ 201,600	\$ 202,321	\$ 211,805	\$ 204,180	\$ 253,818	\$ 223,534	\$ 209,323	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,719,843
EXPENSES														
ADMINISTRATIVE														
5000	MANAGEMENT FEE	\$ 9,274	\$ 9,270	\$ 9,273	\$ 9,576	\$ 9,574	\$ 9,592	\$ 9,607	\$ 9,616	\$ 0	\$ 0	\$ 0	\$ 0	\$ 75,782
5000RO	OFFICE LEASE	3,181	3,181	3,181	3,181	3,181	4,056	3,230	3,230	0	0	0	0	26,422
5005	RESERVE STUDY	0	0	0	1,565	0	1,565	0	0	0	0	0	0	3,130
5007w	SALARIES & BENEFITS	29,069	28,619	26,988	26,547	26,166	24,904	29,105	24,379	0	0	0	0	215,777
5009A	REBILL FEE EXPENSE	7,440	(30)	0	8,580	(210)	0	8,400	0	0	0	0	0	24,180
5009B	NSF FEE EXPENSE	280	70	35	210	105	70	420	70	0	0	0	0	1,260
5010	LEGAL EXPENSE	2,197	1,483	1,830	1,830	2,988	2,393	8,201	0	0	0	0	0	20,921
5020	LIEN/COLLECTION COST	510	295	2,065	0	295	4,135	135	0	0	0	0	0	7,435
5020F	FILE REVIEW FEE	50	250	300	50	(50)	(50)	200	50	0	0	0	0	800
5020M	MONITOR TRUSTEE SALE	75	0	0	75	75	150	245	(245)	0	0	0	0	375
5020RR	FILE TRANSFER FEE EXPENSE	95	760	0	0	570	0	0	0	0	0	0	0	1,425
5030	AUDIT/TAX PREPARATION	0	4,000	6,525	0	0	5,275	0	0	0	0	0	0	15,800
5033F	ADVERTISING	0	0	12	0	289	0	0	0	0	0	0	0	301
5037	BANK CHARGES & CC FEES	35	35	35	35	35	35	35	35	0	0	0	0	280
5039	WEBSITE	314	61	61	61	61	61	61	61	0	0	0	0	741
5040	ADMINISTRATION	(1,055)	8,849	8,501	7,752	10,005	8,508	8,533	8,521	0	0	0	0	59,615
5046	NEWSLETTER	143	143	285	0	143	143	143	143	0	0	0	0	1,140
5047B	OFFICE EQUIPMENT RENTAL	1,306	171	(314)	(253)	6	208	2,955	346	0	0	0	0	4,425
5048	OFFICE EXPENSES	908	225	480	294	747	233	724	287	0	0	0	0	3,897
5052	PRINTING	1,093	1,156	0	0	0	0	0	0	0	0	0	0	2,249
5054	ARCHITECTURAL EXPENSE	320	580	700	900	1,320	840	560	660	0	0	0	0	5,880
5055	MEETING EXPENSE	0	8,344	15,470	180	0	0	0	0	0	0	0	0	23,994
5059	POSTAGE	925	0	0	0	0	0	94	0	0	0	0	0	1,018
5059V	VIOLATION NOTICES	0	0	0	2,670	120	1,130	690	790	0	0	0	0	5,400
5070	PROPERTY TAXES	0	0	0	0	0	181	0	0	0	0	0	0	181
5080	CORPORATE TAXES	0	11,928	25,472	39,351	1,698	0	59	(212)	0	0	0	0	78,297
5088	BAD DEBT EXPENSE	0	0	(34,635)	0	0	1,709	0	0	0	0	0	0	(32,926)
5090	INSURANCE	2,798	2,798	2,798	4,075	4,100	4,075	4,075	4,075	0	0	0	0	28,794
5099PY	PRIOR YEAR ADJUSTMENT/EXP	1,908	0	0	0	6,800	0	0	0	0	0	0	0	8,708
	TOTAL ADMINISTRATIVE	\$ 60,865	\$ 82,189	\$ 69,063	\$ 106,680	\$ 68,018	\$ 69,212	\$ 77,470	\$ 51,805	\$ 0	\$ 0	\$ 0	\$ 0	\$ 585,301
UTILITIES														
5100	WATER/SEWER	\$ 13,259	\$ 12,139	\$ 16,078	\$ 13,921	\$ 19,875	\$ 19,764	\$ 20,960	\$ 23,449	\$ 0	\$ 0	\$ 0	\$ 0	\$ 139,445
5120	ELECTRIC	5,239	4,282	4,054	2,189	1,038	1,120	1,287	1,332	0	0	0	0	20,542
5151	TELEPHONE	352	278	278	278	277	277	277	631	0	0	0	0	2,648
5151B	INTERNET	278	352	352	352	351	351	351	0	0	0	0	0	2,387
5152	ALARM MONITORING	138	69	69	69	81	75	69	75	0	0	0	0	646
P5100	WATER/SEWER	0	0	0	0	0	0	0	193	0	0	0	0	193
	TOTAL UTILITIES	\$ 19,266	\$ 17,120	\$ 20,831	\$ 16,809	\$ 21,624	\$ 21,588	\$ 22,945	\$ 25,680	\$ 0	\$ 0	\$ 0	\$ 0	\$ 165,862
LANDSCAPING														
5200	LANDSCAPE CONTRACT	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 0	\$ 0	\$ 0	\$ 0	\$ 864,554
5220	IRRIGATION REPAIRS	187	5,521	0	0	719	0	1,208	402	0	0	0	0	8,037
5222	BACKFLOW INSPEC/RPRS	2,218	0	2,586	0	0	103	0	0	0	0	0	0	4,907
5240	TREE TRIMMING/REMOVAL	0	1,275	0	0	2,385	5,148	0	0	0	0	0	0	8,808
	TOTAL LANDSCAPE	\$ 110,475	\$ 114,865	\$ 110,655	\$ 108,069	\$ 111,173	\$ 113,320	\$ 109,277	\$ 108,471	\$ 0	\$ 0	\$ 0	\$ 0	\$ 886,305
COMMON AREA														
5700	BUILDING MAINTENANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 400	\$ 365	\$ 0	\$ 0	\$ 0	\$ 0	\$ 765
5700K	KEYS/LOCK REPAIR	0	365	66	2,312	0	672	0	0	0	0	0	0	3,415
5722	ELECTRIC REPAIRS/SUPPLIES	0	185	0	0	0	0	0	0	0	0	0	0	185
5769A	JANITORIAL	2,403	2,212	2,288	2,288	2,288	2,288	2,288	2,288	0	0	0	0	18,340
5774	PET WASTE REMOVAL	1,908	1,908	0	3,815	1,908	1,908	1,908	1,908	0	0	0	0	15,261
5779CC	SECURITY PATROL	826	2,596	1,966	1,966	900	2,600	600	750	0	0	0	0	12,304
5800	COMMON AREA MAINTENANCE/REPAIR	604	689	604	1,179	604	1,657	205	1,666	0	0	0	0	7,209
5845	PARK MAINT	0	0	1,680	1,680	0	0	1,930	0	0	0	0	0	5,290
5850	EXTERMINATING	0	0	225	0	675	453	900	201	0	0	0	0	2,454
5895	TENNIS COURT REPAIR	0	700	0	0	0	0	0	0	0	0	0	0	700
	TOTAL COMMON AREA	\$ 5,740	\$ 8,654	\$ 6,829	\$ 13,240	\$ 6,374	\$ 9,677	\$ 8,231	\$ 7,177	\$ 0	\$ 0	\$ 0	\$ 0	\$ 65,922
	TOTAL OPERATING EXPENSES	\$ 196,346	\$ 222,829	\$ 207,377	\$ 244,798	\$ 207,189	\$ 213,798	\$ 217,923	\$ 193,132	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,703,390



347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS
08/31/2024

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
OPERATING FUND SURPLUS/(DEFICI	\$ 16,917	\$ (21,228)	\$ (5,057)	\$ (32,993)	\$ (3,009)	\$ 40,020	\$ 5,611	\$ 16,191	\$ 0	\$ 0	\$ 0	\$ 0	\$ 16,453



347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS
08/31/2024

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
RESERVE FUND													
INCOME													
7010	TRANSFER FROM OPERATING	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 0	\$ 0	\$ 0	\$ 0	\$ 533,333
7034	INTEREST RESERVE FUND	17,213	13,521	15,141	9,871	9,898	15,719	13,078	0	0	0	0	108,289
7069	GAIN (LOSS) ON INVESTMENTS	0	0	0	0	(51,943)	(616)	4,372	2,346	0	0	0	(45,841)
	TOTAL RESERVE INCOME	\$ 83,880	\$ 80,188	\$ 81,808	\$ 76,538	\$ 24,621	\$ 81,769	\$ 84,117	\$ 0	\$ 0	\$ 0	\$ 0	\$ 595,781
EXPENDITURES													
8510	GENERAL RESERVE EXPENSE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,275	\$ 19,228	\$ 15,327	\$ 0	\$ 0	\$ 0	\$ 0	\$ 38,830
8520	PAINTING	0	0	0	0	0	5,290	0	0	0	0	0	5,290
8525	MONUMENT SIGNS RESERVE EXPENDI	0	0	2,900	0	0	0	0	0	0	0	0	2,900
8531	SIDEWALK REPAIRS	1,250	0	0	0	0	0	0	0	0	0	0	1,250
8537	BANK/INVESTMENT CHARGES	856	802	857	860	1,208	912	496	506	0	0	0	6,496
8541	GRANITE REPLACEMENT	9,350	0	0	12,100	(6,800)	484,919	13,095	9,350	0	0	0	522,014
8543P	PARK FURNITURE REPLACEMENT	0	0	0	0	0	0	5,850	0	0	0	0	5,850
8565	TENNIS COURTS	1,350	0	0	0	0	14,885	6,675	0	0	0	0	22,910
8571C	CONCRETE WORK	2,800	0	0	0	0	0	1,087	0	0	0	0	3,887
8575	IRRIGATION SYSTEMS	2,800	0	0	0	0	78,550	0	0	0	0	0	81,350
8578D	DRAINAGE	9,575	250	4,825	0	0	0	0	0	0	0	0	14,650
	TOTAL RESERVE EXPENDITURES	\$ 27,981	\$ 1,052	\$ 8,582	\$ 12,960	\$ (1,317)	\$ 603,783	\$ 41,443	\$ 10,943	\$ 0	\$ 0	\$ 0	\$ 705,428
	RESERVE FUND SURPLUS/(DEFICIT)	\$ 55,899	\$ 79,136	\$ 73,226	\$ 63,578	\$ 25,939	\$ (522,014)	\$ 42,674	\$ 71,916	\$ 0	\$ 0	\$ 0	\$ (109,647)



**347A VISTOSO- SIENA
BALANCE SHEET
08/31/2024**

ASSETS		
OPERATING FUNDS		
OPERATING - US BANK	5,985.96	

TOTAL OPERATING FUNDS		5,985.96
RESERVE FUNDS		
RESERVE US BANK MMA	257,267.40	

TOTAL RESERVE FUNDS		257,267.40
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE - PARCELS	1,904.42	

TOTAL ACCOUNTS RECEIVABLE		1,904.42
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	201.25	

TOTAL OTHER ASSETS		201.25

TOTAL ASSETS		265,359.03
		=====
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
PREPAID ASSESSMENTS - PARCELS	1,082.00	
UNEARNED REVENUE	4,270.00	

TOTAL OPERATING LIABILITIES		5,352.00
RESERVE		
ACCUMULATED GENERAL	234,124.57	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	23,142.83	

TOTAL RESERVE		257,267.40
OPERATING SURPLUS (DEFICIT)		



**347A VISTOSO- SIENA
BALANCE SHEET
08/31/2024**

ACCUMULATED SURPLUS (DEFICIT)	(1,271.29)	
CURRENT YEAR RESERVE EQUITY	(23,142.83)	
CURRENT SURPLUS/(DEFICIT)	27,153.75	

TOTAL SURPLUS/(DEFICIT)		2,739.63

TOTAL LIABILITIES & EQUITY		265,359.03
		=====



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
08/31/2024

***** 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	34,160	34,160	0	51,240
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(16,760)	(16,760)	0	(25,140)
<u>2,175</u>	<u>2,175</u>	<u>0</u>		TOTAL INCOME	<u>17,400</u>	<u>17,400</u>	<u>0</u>	<u>26,100</u>
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	219	225	(6)	345
<u>29</u>	<u>30</u>	<u>(1)</u>		TOTAL ADMINISTRATIVE	<u>219</u>	<u>225</u>	<u>(6)</u>	<u>345</u>
U T I L I T I E S								
0	225	(225)	P5100	WATER/SEWER	1,006	1,725	(719)	2,566
0	52	(52)	P5120	ELECTRIC	306	412	(106)	620
<u>0</u>	<u>277</u>	<u>(277)</u>		TOTAL UTILITIES	<u>1,312</u>	<u>2,137</u>	<u>(825)</u>	<u>3,186</u>
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	5,858	5,858	0	8,788
0	0	0	P5220	IRRIGATION REPAIRS	0	100	(100)	100
<u>732</u>	<u>732</u>	<u>0</u>		TOTAL LANDSCAPE	<u>5,858</u>	<u>7,958</u>	<u>(2,100)</u>	<u>10,888</u>
P O O L / S P A / C L U B H O U S E								
325	300	25	P5350	FOUNTAIN MAINTENANCE	1,930	2,000	(70)	4,000
<u>325</u>	<u>300</u>	<u>25</u>		TOTAL POOLS	<u>1,930</u>	<u>2,000</u>	<u>(70)</u>	<u>4,000</u>
G A T E S								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	2,080	2,080	0	3,120
0	0	0	P5511	GATE REPAIRS	(288)	300	(588)	600
115	115	0	P5517	GATE PHONE	915	920	(5)	1,380
<u>375</u>	<u>375</u>	<u>0</u>		TOTAL GATES	<u>2,708</u>	<u>3,300</u>	<u>(592)</u>	<u>5,100</u>
C O M M O N A R E A								
256	294	(38)	P5739	STREET SWEEPING	852	882	(30)	1,176
125	0	125	P5800	COMMON AREA MAINTAINENCE	510	1,053	(543)	1,405
<u>381</u>	<u>294</u>	<u>87</u>		TOTAL COMMON AREA	<u>1,362</u>	<u>1,935</u>	<u>(573)</u>	<u>2,581</u>
<u>1,842</u>	<u>2,008</u>	<u>(166)</u>		TOTAL OPERATING EXPENSES	<u>13,389</u>	<u>17,555</u>	<u>(4,166)</u>	<u>26,100</u>
<u>333</u>	<u>167</u>	<u>166</u>		OPERATING FUND SURPLUS/(DEFICIT)	<u>4,011</u>	<u>(155)</u>	<u>4,166</u>	<u>0</u>



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
08/31/2024

***** 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	16,760	16,760	0	25,140
842	750	92	P7034	INTEREST RESERVE FUNDS	6,383	6,000	383	9,000
-----	-----	-----			-----	-----	-----	-----
2,937	2,845	92		TOTAL RESERVE INCOME	23,143	22,760	383	34,140
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
-----	-----	-----			-----	-----	-----	-----
0	0	0		TOTAL RESERVE EXPENDITURES	0	0	0	0
-----	-----	-----			-----	-----	-----	-----
2,937	2,845	92		RESERVE FUND SURPLUS/(DEFICIT)	23,143	22,760	383	34,140
=====	=====	=====			=====	=====	=====	=====



347A VISTOSO- SIENA
STATEMENT OF OPERATIONS
08/31/2024

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE	
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	
INCOME														
4000P	PARCEL ASSESSMENTS	\$ 4,270	\$ 4,270	\$ 4,270	\$ 4,270	\$ 4,270	\$ 4,270	\$ 4,270	\$ 4,270	\$ 0	\$ 0	\$ 0	\$ 0	\$ 34,160
P6010	GENERAL RESERVE TRANSFER	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	0	0	0	0	(16,760)
	TOTAL INCOME	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,400
EXPENSES														
ADMINISTRATIVE														
P5090	INSURANCE	\$ 25	\$ 25	\$ 25	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 0	\$ 0	\$ 0	\$ 0	\$ 219
	TOTAL ADMINISTRATIVE	\$ 25	\$ 25	\$ 25	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 0	\$ 0	\$ 0	\$ 0	\$ 219
UTILITIES														
P5100	WATER/SEWER	\$ 211	\$ 175	\$ 128	\$ 139	\$ 134	\$ 96	\$ 123	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,006
P5120	ELECTRIC	51	50	51	52	51	0	51	0	0	0	0	0	306
	TOTAL UTILITIES	\$ 262	\$ 225	\$ 179	\$ 191	\$ 185	\$ 96	\$ 174	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,312
LANDSCAPING														
P5200	LANDSCAPE CONTRACT	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,858
	TOTAL LANDSCAPE	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,858
POOL/SPA/CLUBHOUSE														
P5350	FOUNTAIN MAINTENANCE	\$ 210	\$ 210	\$ 355	\$ 410	\$ 210	\$ 210	\$ 0	\$ 325	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,930
	TOTAL POOLS/SPA/CLUBHOUSE	\$ 210	\$ 210	\$ 355	\$ 410	\$ 210	\$ 210	\$ 0	\$ 325	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,930
GATES														
P5500	GATE MAINTENANCE CONTRACT	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,080
P5511	GATE REPAIRS	(288)	0	0	0	0	0	0	0	0	0	0	0	(288)
P5517	GATE PHONE	112	115	115	115	115	115	115	115	0	0	0	0	915
	TOTAL GATES	\$ 84	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,708
COMMON AREA														
P5739	STREET SWEEPING	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 256	\$ 0	\$ 0	\$ 0	\$ 0	\$ 852
P5800	COMMON AREA MAINTAINENCE	0	0	0	385	0	0	0	125	0	0	0	0	510
	TOTAL COMMON AREA	\$ 85	\$ 85	\$ 85	\$ 470	\$ 85	\$ 85	\$ 85	\$ 381	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,362
	TOTAL OPERATING EXPENSES	\$ 1,399	\$ 1,652	\$ 1,752	\$ 2,207	\$ 1,615	\$ 1,527	\$ 1,395	\$ 1,842	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,389
	OPERATING FUND SURPLUS/(DEFICI	\$ 776	\$ 523	\$ 423	\$ (32)	\$ 560	\$ 648	\$ 780	\$ 333	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,011



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
08/31/2024**

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	138,077.01
US BANK SAVINGS	386,774.63
DUE FROM RESERVES	10,437.24

TOTAL OPERATING FUNDS **535,288.88**

RESERVE FUNDS

DUE TO OPERATING	(10,437.24)
RESERVE US BANK MMA	667,949.58
MORGAN STANLEY	3,586,506.06
RESERVES - ACCRUED INTEREST	29,508.83
UNREALIZED RSV GAIN/LOSS	50,420.00

TOTAL RESERVE FUNDS **4,323,947.23**

DEPOSITS

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

TOTAL DEPOSITS **3,024.22**

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	265,875.55
ACCOUNTS RECEIVABLE - PARCELS	1,904.42
PRE-LEGAL RECEIVABLE	43,629.09
CONTINGENT PAYABLE	(43,629.09)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(74,438.29)

TOTAL ACCOUNTS RECEIVABLE **193,341.68**

OTHER ASSETS

PREPAID EXPENSE INSURANCE	28,726.24
PREPAID EXPENSES	122.15

TOTAL OTHER ASSETS **28,848.39**

TOTAL ASSETS **5,084,450.40**



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
08/31/2024**

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(86.14)	
ACCRUED EXPENSES	54,434.42	
PREPAID ASSESSMENTS	181,079.12	
PREPAID ASSESSMENTS - PARCELS	1,082.00	
REFUNDABLE DEPOSIT KEYS	11,325.00	
UNEARNED REVENUE	275,907.09	
SECURITY DEPOSITS	29,967.00	
INSURANCE CLAIM PENDING	3,114.00	

TOTAL OPERATING LIABILITIES		556,822.49
RESERVE		
ACCUMULATED GENERAL	4,275,301.04	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	(86,504.22)	
UNREALIZED GAIN/LOSS INVESTMENTS	50,420.00	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		4,323,947.23
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	183,216.74	
CURRENT YEAR RESERVE EQUITY	86,504.22	
CURRENT SURPLUS/(DEFICIT)	(66,040.28)	

TOTAL SURPLUS/(DEFICIT)		203,680.68

TOTAL LIABILITIES & EQUITY		5,084,450.40
		=====



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
08/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
190,364	188,733	1,631	4000	ASSESSMENT INCOME	1,515,243	1,509,866	5,377	2,264,800
4,270	4,270	0	4000P	PARCEL ASSESSMENTS	34,160	34,160	0	51,240
70,976	67,337	3,639	4001	COMMERCIAL DUES	567,811	538,696	29,115	808,045
1,275	833	442	4030	INTEREST INCOME	9,926	6,666	3,260	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	8,000	(8,000)	12,000
50	167	(117)	4050FR	FILE REVIEW FEE	800	1,332	(532)	2,000
0	0	0	4050MU	MONITOR TRUSTEE SALE	375	375	0	500
950	292	658	4050RR	FILE TRANSFER FEES	2,375	2,332	43	3,500
0	0	0	4050T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
0	0	0	4070	LATE FEE INCOME	13,374	16,500	(3,126)	22,000
70	75	(5)	4075	NSF FEE	1,260	600	660	900
10,703	5,122	5,581	4205	BUILDER ASSESSMENT	80,972	40,976	39,996	61,465
0	0	0	4530	MISCELLANEOUS INCOME	20,407	0	20,407	0
1,600	833	767	4900	VIOLATION FINES	15,929	6,666	9,263	10,000
0	0	0	4920	GATE TRANSMITTERS	150	0	150	0
0	0	0	4922	KEYS	375	0	375	0
0	3,000	(3,000)	4950	REBILL FEE	24,180	24,000	180	36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	6,800	(6,800)	10,200
(66,667)	(66,667)	0	6010	GENERAL RESERVE TRANSFER	(533,333)	(533,332)	(1)	(800,000)
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(16,760)	(16,760)	0	(25,140)
211,498	203,750	7,748		TOTAL INCOME	1,737,243	1,647,027	90,216	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								
9,616	9,160	456	5000	MANAGEMENT FEE	75,782	70,812	4,970	107,450
3,230	3,182	48	5000RO	OFFICE LEASE	26,422	25,456	966	38,184
0	0	0	5005	RESERVE STUDY	3,130	0	3,130	0
24,379	27,735	(3,356)	5007w	SALARIES & BENEFITS	215,777	221,880	(6,103)	332,821
0	3,000	(3,000)	5009A	REBILL FEE EXPENSE	24,180	24,000	180	36,000
70	75	(5)	5009B	NSF FEE EXPENSE	1,260	600	660	900
0	4,333	(4,333)	5010	LEGAL EXPENSE	20,921	34,666	(13,745)	52,000
0	500	(500)	5020	LIEN/COLLECTION COST	7,435	4,000	3,435	6,000
50	167	(117)	5020F	FILE REVIEW FEE	800	1,332	(532)	2,000
(245)	0	(245)	5020M	MONITOR TRUSTEE SALE	375	375	0	500
0	291	(291)	5020RR	FILE TRANSFER FEE EXPENSE	1,425	2,332	(907)	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	280	280	0	420
61	0	61	5039	WEBSITE	741	600	141	1,000
8,521	7,750	771	5040	ADMINISTRATION	59,615	62,000	(2,385)	93,000
143	143	0	5046	NEWSLETTER	1,140	1,144	(4)	1,716
346	1,250	(904)	5047B	OFFICE EQUIPMENT RENTAL	4,425	10,000	(5,575)	15,000
287	500	(213)	5048	OFFICE EXPENSES	3,897	4,000	(103)	6,000
0	0	0	5052	PRINTING	2,249	0	2,249	10,000
660	1,033	(373)	5054	ARCHITECTURAL EXPENSE	5,880	8,266	(2,386)	12,400
0	0	0	5055	MEETING EXPENSE	23,994	24,000	(6)	27,000
0	500	(500)	5059	POSTAGE	1,018	4,000	(2,982)	6,000
790	850	(60)	5059V	VIOLATION NOTICES	5,400	6,800	(1,400)	10,200
0	375	(375)	5063	MILEAGE	0	3,000	(3,000)	4,500
0	0	0	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
(212)	0	(212)	5080	CORPORATE TAXES	78,297	5,000	73,297	5,000
0	0	0	5088	BAD DEBT EXPENSE	(32,926)	15,000	(47,926)	20,000
4,075	3,730	345	5090	INSURANCE	28,794	27,977	817	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	219	225	(6)	345



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
08/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
51,833	64,639	(12,806)						
			TOTAL ADMINISTRATIVE	585,520	595,045	(9,525)	880,933	
			UTILITIES					
23,449	23,000	449	5100	139,445	130,000	9,445	200,000	
1,332	4,167	(2,835)	5120	20,542	33,332	(12,790)	50,000	
631	417	214	5151	2,648	3,332	(684)	5,000	
0	250	(250)	5151B	2,387	2,000	387	3,000	
75	75	0	5152	646	600	46	900	
193	225	(32)	P5100	1,199	1,725	(526)	2,566	
0	52	(52)	P5120	306	412	(106)	620	
-----	-----	-----		-----	-----	-----	-----	
25,680	28,186	(2,506)	TOTAL UTILITIES	167,174	171,401	(4,227)	262,086	
			LANDSCAPING					
108,069	108,069	0	5200	864,554	864,552	2	1,296,830	
0	0	0	5210	0	3,750	(3,750)	5,000	
0	0	0	5218	0	39,500	(39,500)	52,000	
402	2,000	(1,598)	5220	8,037	16,000	(7,963)	24,000	
0	0	0	5222	4,907	1,750	3,157	3,000	
0	0	0	5228	0	0	0	7,500	
0	5,000	(5,000)	5240	8,808	23,000	(14,193)	31,000	
732	732	0	P5200	5,858	5,858	0	8,788	
0	0	0	P5220	0	100	(100)	100	
-----	-----	-----		-----	-----	-----	-----	
109,203	115,801	(6,598)	TOTAL LANDSCAPE	892,164	954,510	(62,346)	1,428,218	
			POOL / SPA / CLUBHOUSE					
325	300	25	P5350	1,930	2,000	(70)	4,000	
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325	300	25	TOTAL POOLS	1,930	2,000	(70)	4,000	
			GATES					
260	260	0	P5500	2,080	2,080	0	3,120	
0	0	0	P5511	(288)	300	(588)	600	
115	115	0	P5517	915	920	(5)	1,380	
-----	-----	-----		-----	-----	-----	-----	
375	375	0	TOTAL GATES	2,708	3,300	(592)	5,100	
			COMMON AREA					
365	500	(135)	5700	765	4,000	(3,235)	6,000	
0	0	0	5700K	3,415	6,000	(2,585)	7,000	
0	1,000	(1,000)	5722	185	8,000	(7,815)	12,000	
0	0	0	5740	0	1,500	(1,500)	2,000	
2,288	2,477	(189)	5769A	18,340	19,666	(1,326)	29,574	
1,908	1,917	(9)	5774	15,261	15,332	(71)	23,000	
750	1,909	(1,159)	5779CC	12,304	15,268	(2,964)	22,904	
0	1,000	(1,000)	5794A	0	2,000	(2,000)	3,000	
1,666	1,167	499	5800	7,209	9,332	(2,123)	14,000	
0	0	0	5845	5,290	4,500	790	7,200	
201	500	(299)	5850	2,454	4,000	(1,547)	6,000	
0	417	(417)	5895	700	3,332	(2,632)	5,000	
256	294	(38)	P5739	852	882	(30)	1,176	
125	0	125	P5800	510	1,053	(543)	1,405	
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7,558	11,181	(3,623)	TOTAL COMMON AREA	67,285	94,865	(27,581)	140,259	
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194,974	220,482	(25,508)	TOTAL OPERATING EXPENSES	1,716,779	1,821,121	(104,342)	2,720,596	
-----	-----	-----		-----	-----	-----	-----	
16,524	(16,732)	33,256	OPERATING FUND SURPLUS/(DEFICIT)	20,464	(174,094)	194,558	(252,786)	



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
08/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
RESERVE FUND							
INCOME							
66,667	66,667	0	7010	533,333	533,332	1	800,000
13,846	14,583	(737)	7034	108,289	116,666	(8,377)	175,000
2,346	0	2,346	7069	(45,841)	0	(45,841)	0
2,095	2,095	0	P7010	16,760	16,760	0	25,140
842	750	92	P7034	6,383	6,000	383	9,000
(506)	0	(506)	8537	(6,496)	0	(6,496)	(10,000)
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85,290	84,095	1,195		612,427	672,758	(60,331)	999,140
-----	-----	-----		-----	-----	-----	-----
EXPENDITURES							
0	0	0	8510	38,830	0	38,830	4,000
0	0	0	8520	5,290	0	5,290	0
0	0	0	8525	2,900	0	2,900	10,000
0	0	0	8526	0	0	0	4,000
0	0	0	8530	0	0	0	11,400
0	0	0	8531	1,250	0	1,250	0
9,350	0	9,350	8541	522,014	0	522,014	672,000
0	0	0	8543P	5,850	0	5,850	0
0	0	0	8550	0	0	0	18,700
0	0	0	8565	22,910	0	22,910	29,600
1,087	0	1,087	8571C	3,887	0	3,887	5,800
0	0	0	8575	81,350	0	81,350	424,000
0	0	0	8578D	14,650	0	14,650	60,000
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10,437	0	10,437		698,931	0	698,931	1,239,500
-----	-----	-----		-----	-----	-----	-----
74,853	84,095	(9,242)		(86,504)	672,758	(759,262)	(240,360)
=====	=====	=====		=====	=====	=====	=====



347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 08/31/2024

		January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
INCOME														
4000	ASSESSMENT INCOME	\$ 188,918	\$ 188,918	\$ 188,926	\$ 189,162	\$ 189,613	\$ 189,385	\$ 189,957	\$ 190,364	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,515,243
4000P	PARCEL ASSESSMENTS	4,270	4,270	4,270	4,270	4,270	4,270	4,270	4,270	0	0	0	0	34,160
4001	COMMERCIAL DUES	70,976	70,976	70,976	70,976	70,976	70,976	70,976	70,976	0	0	0	0	567,811
4030	INTEREST INCOME	1,247	1,170	1,255	1,218	1,263	1,226	1,271	1,275	0	0	0	0	9,926
4050	COLLECTION COST REIMBURSEMENT	0	0	0	0	0	0	0	0	0	0	0	0	0
4050FR	FILE REVIEW FEE	50	250	300	50	(50)	(50)	200	50	0	0	0	0	800
4050MU	MONITOR TRUSTEE SALE	75	0	0	75	75	150	0	0	0	0	0	0	375
4050RR	FILE TRANSFER FEES	95	760	0	0	570	0	0	950	0	0	0	0	2,375
4070	LATE FEE INCOME	3,307	(21)	(10)	3,543	(73)	(18)	6,647	0	0	0	0	0	13,374
4075	NSF FEE	280	70	35	210	105	70	420	70	0	0	0	0	1,260
4205	BUILDER ASSESSMENT	4,805	4,805	4,805	4,608	4,703	35,839	10,703	10,703	0	0	0	0	80,972
4530	MISCELLANEOUS INCOME	0	0	0	0	0	20,407	0	0	0	0	0	0	20,407
4900	VIOLATION FINES	2,586	1,368	2,625	50	3,800	2,350	1,550	1,600	0	0	0	0	15,929
4920	GATE TRANSMITTERS	0	0	0	0	0	75	75	0	0	0	0	0	150
4922	KEYS	150	0	75	0	75	75	0	0	0	0	0	0	375
4950	REBILL FEE	7,440	(30)	0	8,580	(210)	0	8,400	0	0	0	0	0	24,180
6010	GENERAL RESERVE TRANSFER	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	0	0	0	0	(533,333)
P6010	GENERAL RESERVE TRANSFER	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	0	0	0	0	(16,760)
	TOTAL INCOME	\$ 215,438	\$ 203,775	\$ 204,496	\$ 213,980	\$ 206,355	\$ 255,993	\$ 225,709	\$ 211,498	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,737,243
EXPENSES														
ADMINISTRATIVE														
5000	MANAGEMENT FEE	\$ 9,274	\$ 9,270	\$ 9,273	\$ 9,576	\$ 9,574	\$ 9,592	\$ 9,607	\$ 9,616	\$ 0	\$ 0	\$ 0	\$ 0	\$ 75,782
5000RO	OFFICE LEASE	3,181	3,181	3,181	3,181	3,181	4,056	3,230	3,230	0	0	0	0	26,422
5005	RESERVE STUDY	0	0	0	1,565	0	1,565	0	0	0	0	0	0	3,130
5007w	SALARIES & BENEFITS	29,069	28,619	26,988	26,547	26,166	24,904	29,105	24,379	0	0	0	0	215,777
5009A	REBILL FEE EXPENSE	7,440	(30)	0	8,580	(210)	0	8,400	0	0	0	0	0	24,180
5009B	NSF FEE EXPENSE	280	70	35	210	105	70	420	70	0	0	0	0	1,260
5010	LEGAL EXPENSE	2,197	1,483	1,830	1,830	2,988	2,393	8,201	0	0	0	0	0	20,921
5020	LIEN/COLLECTION COST	510	295	2,065	0	295	4,135	135	0	0	0	0	0	7,435
5020F	FILE REVIEW FEE	50	250	300	50	(50)	(50)	200	50	0	0	0	0	800
5020M	MONITOR TRUSTEE SALE	75	0	0	75	75	150	245	(245)	0	0	0	0	375
5020RR	FILE TRANSFER FEE EXPENSE	95	760	0	0	570	0	0	0	0	0	0	0	1,425
5030	AUDIT/TAX PREPARATION	0	4,000	6,525	0	0	5,275	0	0	0	0	0	0	15,800
5033F	ADVERTISING	0	0	12	0	289	0	0	0	0	0	0	0	301
5037	BANK CHARGES & CC FEES	35	35	35	35	35	35	35	35	0	0	0	0	280
5039	WEBSITE	314	61	61	61	61	61	61	61	0	0	0	0	741
5040	ADMINISTRATION	(1,055)	8,849	8,501	7,752	10,005	8,508	8,533	8,521	0	0	0	0	59,615
5046	NEWSLETTER	143	143	285	0	143	143	143	143	0	0	0	0	1,140
5047B	OFFICE EQUIPMENT RENTAL	1,306	171	(314)	(253)	6	208	2,955	346	0	0	0	0	4,425
5048	OFFICE EXPENSES	908	225	480	294	747	233	724	287	0	0	0	0	3,897
5052	PRINTING	1,093	1,156	0	0	0	0	0	0	0	0	0	0	2,249
5054	ARCHITECTURAL EXPENSE	320	580	700	900	1,320	840	560	660	0	0	0	0	5,880
5055	MEETING EXPENSE	0	8,344	15,470	180	0	0	0	0	0	0	0	0	23,994
5059	POSTAGE	925	0	0	0	0	0	94	0	0	0	0	0	1,018
5059V	VIOLATION NOTICES	0	0	0	2,670	120	1,130	690	790	0	0	0	0	5,400
5070	PROPERTY TAXES	0	0	0	0	0	181	0	0	0	0	0	0	181
5080	CORPORATE TAXES	0	11,928	25,472	39,351	1,698	0	59	(212)	0	0	0	0	78,297
5088	BAD DEBT EXPENSE	0	0	(34,635)	0	0	1,709	0	0	0	0	0	0	(32,926)
5090	INSURANCE	2,798	2,798	2,798	4,075	4,100	4,075	4,075	4,075	0	0	0	0	28,794
5099PY	PRIOR YEAR ADJUSTMENT/EXP	1,908	0	0	0	6,800	0	0	0	0	0	0	0	8,708
P5090	INSURANCE	25	25	25	29	29	29	29	29	0	0	0	0	219
	TOTAL ADMINISTRATIVE	\$ 60,890	\$ 82,214	\$ 69,088	\$ 106,709	\$ 68,046	\$ 69,241	\$ 77,499	\$ 51,833	\$ 0	\$ 0	\$ 0	\$ 0	\$ 585,520
UTILITIES														
5100	WATER/SEWER	\$ 13,259	\$ 12,139	\$ 16,078	\$ 13,921	\$ 19,875	\$ 19,764	\$ 20,960	\$ 23,449	\$ 0	\$ 0	\$ 0	\$ 0	\$ 139,445
5120	ELECTRIC	5,239	4,282	4,054	2,189	1,038	1,120	1,287	1,332	0	0	0	0	20,542
5151	TELEPHONE	352	278	278	278	277	277	277	631	0	0	0	0	2,648
5151B	INTERNET	278	352	352	352	351	351	351	0	0	0	0	0	2,387
5152	ALARM MONITORING	138	69	69	69	81	75	69	75	0	0	0	0	646
P5100	WATER/SEWER	211	175	128	139	134	96	123	193	0	0	0	0	1,199
P5120	ELECTRIC	51	50	51	52	51	0	51	0	0	0	0	0	306
	TOTAL UTILITIES	\$ 19,528	\$ 17,345	\$ 21,010	\$ 16,999	\$ 21,808	\$ 21,685	\$ 23,119	\$ 25,680	\$ 0	\$ 0	\$ 0	\$ 0	\$ 167,174
LANDSCAPING														
5200	LANDSCAPE CONTRACT	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 0	\$ 0	\$ 0	\$ 0	\$ 864,554
5220	IRRIGATION REPAIRS	187	5,521	0	0	719	0	1,208	402	0	0	0	0	8,037
5222	BACKFLOW INSPEC/RPRS	2,218	0	2,586	0	0	103	0	0	0	0	0	0	4,907
5240	TREE TRIMMING/REMOVAL	0	1,275	0	0	2,385	5,148	0	0	0	0	0	0	8,808
P5200	LANDSCAPE CONTRACT	732	732	732	732	732	732	732	732	0	0	0	0	5,858
	TOTAL LANDSCAPE	\$ 111,207	\$ 115,598	\$ 111,387	\$ 108,802	\$ 111,905	\$ 114,052	\$ 110,009	\$ 109,203	\$ 0	\$ 0	\$ 0	\$ 0	\$ 892,164
POOL/SPA/CLUBHOUSE														
P5350	FOUNTAIN MAINTENANCE	\$ 210	\$ 210	\$ 355	\$ 410	\$ 210	\$ 210	\$ 0	\$ 325	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,930
	TOTAL POOLS/SPA/CLUBHOUSE	\$ 210	\$ 210	\$ 355	\$ 410	\$ 210	\$ 210	\$ 0	\$ 325	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,930
GATES														
P5500	GATE MAINTENANCE CONTRACT	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,080
P5511	GATE REPAIRS	(288)	0	0	0	0	0	0	0	0	0	0	0	(288)
P5517	GATE PHONE	112	115	115	115	115	115	115	115	0	0	0	0	915



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF OPERATIONS
08/31/2024**

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
TOTAL GATES	\$ 84	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,708
COMMON AREA													
5700 BUILDING MAINTENANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 400	\$ 365	\$ 0	\$ 0	\$ 0	\$ 0	\$ 765
5700K KEYS/LOCK REPAIR	0	365	66	2,312	0	672	0	0	0	0	0	0	3,415
5722 ELECTRIC REPAIRS/SUPPLIES	0	185	0	0	0	0	0	0	0	0	0	0	185
5769A JANITORIAL	2,403	2,212	2,288	2,288	2,288	2,288	2,288	2,288	0	0	0	0	18,340
5774 PET WASTE REMOVAL	1,908	1,908	0	3,815	1,908	1,908	1,908	1,908	0	0	0	0	15,261
5779CC SECURITY PATROL	826	2,596	1,966	1,966	900	2,700	600	750	0	0	0	0	12,304
5800 COMMON AREA MAINTENANCE/REPAIR	604	689	604	1,179	604	1,657	205	1,666	0	0	0	0	7,209
5845 PARK MAINT	0	0	1,680	1,680	0	0	1,930	0	0	0	0	0	5,290
5850 EXTERMINATING	0	0	225	0	675	453	900	201	0	0	0	0	2,454
5895 TENNIS COURT REPAIR	0	700	0	0	0	0	0	0	0	0	0	0	700
P5739 STREET SWEEPING	85	85	85	85	85	85	85	256	0	0	0	0	852
P5800 COMMON AREA MAINTAINENCE	0	0	0	385	0	0	0	125	0	0	0	0	510
TOTAL COMMON AREA	\$ 5,825	\$ 8,739	\$ 6,914	\$ 13,710	\$ 6,459	\$ 9,762	\$ 8,316	\$ 7,558	\$ 0	\$ 0	\$ 0	\$ 0	\$ 67,285
TOTAL OPERATING EXPENSES	\$ 197,745	\$ 224,481	\$ 209,129	\$ 247,005	\$ 208,804	\$ 215,325	\$ 219,318	\$ 194,974	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,716,779
OPERATING FUND SURPLUS/(DEFICI	\$ 17,693	\$ (20,706)	\$ (4,633)	\$ (33,024)	\$ (2,449)	\$ 40,668	\$ 6,391	\$ 16,524	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,464



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF OPERATIONS
08/31/2024**

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****	
RESERVE FUND														
INCOME														
7010	TRANSFER FROM OPERATING	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 0	\$ 0	\$ 0	\$ 0	\$ 533,333
7034	INTEREST RESERVE FUND	17,213	13,521	15,141	9,871	9,898	15,719	13,078	13,846	0	0	0	0	108,289
7069	GAIN (LOSS) ON INVESTMENTS	0	0	0	0	(51,943)	(616)	4,372	2,346	0	0	0	0	(45,841)
P7010	PARCEL TRANSFER TO RESERVES	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	0	0	0	0	16,760
P7034	INTEREST RESERVE FUNDS	777	735	799	778	815	800	837	842	0	0	0	0	6,383
	TOTAL RESERVE INCOME	\$ 86,751	\$ 83,018	\$ 84,702	\$ 79,412	\$ 27,531	\$ 84,664	\$ 87,049	\$ 85,796	\$ 0	\$ 0	\$ 0	\$ 0	\$ 618,923
EXPENDITURES														
8510	GENERAL RESERVE EXPENSE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,275	\$ 19,228	\$ 15,327	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 38,830
8520	PAINTING	0	0	0	0	0	5,290	0	0	0	0	0	0	5,290
8525	MONUMENT SIGNS RESERVE EXPENDI	0	0	2,900	0	0	0	0	0	0	0	0	0	2,900
8531	SIDEWALK REPAIRS	1,250	0	0	0	0	0	0	0	0	0	0	0	1,250
8537	BANK/INVESTMENT CHARGES	856	802	857	860	1,208	912	496	506	0	0	0	0	6,496
8541	GRANITE REPLACEMENT	9,350	0	0	12,100	(6,800)	484,919	13,095	9,350	0	0	0	0	522,014
8543P	PARK FURNITURE REPLACEMENT	0	0	0	0	0	0	5,850	0	0	0	0	0	5,850
8565	TENNIS COURTS	1,350	0	0	0	0	14,885	6,675	0	0	0	0	0	22,910
8571C	CONCRETE WORK	2,800	0	0	0	0	0	0	1,087	0	0	0	0	3,887
8575	IRRIGATION SYSTEMS	2,800	0	0	0	0	78,550	0	0	0	0	0	0	81,350
8578D	DRAINAGE	9,575	250	4,825	0	0	0	0	0	0	0	0	0	14,650
	TOTAL RESERVE EXPENDITURES	\$ 27,981	\$ 1,052	\$ 8,582	\$ 12,960	\$ (1,317)	\$ 603,783	\$ 41,443	\$ 10,943	\$ 0	\$ 0	\$ 0	\$ 0	\$ 705,428
	RESERVE FUND SURPLUS/(DEFICIT)	\$ 58,771	\$ 81,966	\$ 76,120	\$ 66,451	\$ 28,848	\$ (519,119)	\$ 45,606	\$ 74,853	\$ 0	\$ 0	\$ 0	\$ 0	\$ (86,504)

Updated 09.16.24



2024 RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

EXECUTIVE SUMMARY	
1,302,150	total budget of projects
670,465	total of current contracts
43.4%	% 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

El code	component #	component description	RFP sent	budget	contract\$	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			31.3%			
8571C	156	Concrete Repair Parks and Walkways	1/24	5,800	18,737											1,087			18.7%			
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 3rd Arts & Recreation project will also be at the August		
8541	294	Landscape Granite - Replenish Big Wash Park	10/23	4,600	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			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			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			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			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 Hidden Springs Dr	10/23	174,000	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			86.0%			
8565	1154	Tennis Fence - Repaint	1/24	8,000												-			0.0%			
8565	1156	Tennis Windscreens - Replace	1/24	4,300	6,675											6,675			155.2%			
8541	1160	Landscape Granite - Replenish Hohokum Park	10/23	70,000	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			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			66.7%	Bid awarded to BrightView. Association attorney drawing up contract.		
8525	106	Project Management - Monument Refurbish		5,800	5,800											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	6,900	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										9,350	5,300	122.1%		\$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	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											4,275			50.3%			
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	670,465	23,625	-	2,900	-	9,575	492,373	25,620	10,437	-	-	564,530	20,090	43.4%	0			

Count 24 floor check 564,530

Additional Unbudgeted Reserve Fund Expenditures

El 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		Jan \$3,500F eb \$250 March \$4,825
8578D	190	Drainage Mitigation/Repair	8,575				
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*	698,931	OK
Total reserve fund expenses YTD from financials	698,931	
The combined total of budgeted and unbudgeted reserve project expenditures should be reconciled with the financial statements.		

VCA Landscape Report August/September

Turf/Parks

- Scalping of the turf has started and is scheduled to be completed by September 20th. Overseeding will begin on September 23rd, with Hohokam Park being the first area to receive new seed.
- This season, Oracle Monuments, Big Wash Park, Somerset Park, and Cortona Park will enter a period of 'sabbatical'. This period will help reduce the stress on the Bermuda root system and allow the turf to recover and improve its overall health. This approach not only promotes the resilience and appearance of these areas but also contributes to our efforts in reducing overall water consumption."

Irrigation

- After the seed is down, you will notice an increase in irrigation frequency to maintain consistent moisture in the rye and fescue seed. This enhanced watering will continue for a few weeks until the seed germinates. Once germination has occurred, irrigation will be gradually reduced until fully established. After establishment, irrigation will return to the standard watering schedule.

Chemical

- The onsite spray technician is continually spraying throughout all sub-divisions and roadside ensuring the community is weed free.

Site damage/ Storm damage

- As of today, VCA has been spared from any storm or site damage.

Proposals submitted, signed and work completed.

- Dead Tree Removals (5 Trees) – Approximant Start Date September 25th
- Leaning Saguaro In RVB Median- Approximant Start Date September 25th
- Hohokam Park Curb Replenishment – Start Date September 30th
- Moore Loop Dog Park Erosion- Start Date is October 2nd
- Tree Removal behind 13925 N Eddington Pl- Sent September 12th
- Valley Vista Revised Proposal For Common Area Planting – Sent September 19th
- [The Tangerine Monument Project has been completed and the final walk-through has been done.](#)

AAA Team

- View Fencing has been completed for St. Andrews, Bella Vista, Somerset Canyon and Cortona. The Crew is currently at Siena and will continue through to Monticello and Stonefield.

Work orders.

- 18 work orders completed

Added Value

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

Vistoso Projects Update September 17, 2024

Parcel Turnovers (In Progress)

- Valley Vista:

- Sept 17, 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

September 17, 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

September 17, 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.
- Sept 17 2024
 - The updated plans were sent to Town of Oro and we are awaiting final review.

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.



Vistoso Projects Update

September 17, 2024

- 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.

- 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



Vistoso Projects Update

September 17, 2024

- WBL Engineering apologized for not completing the bid schedule with proposed material quantities. This will be completed the week of July 15.
- August 20, 2024
 - The additional earthwork calculations from WLB were sent to the following contractors:
 - TMEC
 - KE&G
 - Smith Construction and Excavation
 - Nibroc Excavating

- **Sept 17, 2024**

- Bidding Contractors:
 - Sky Island Restoration – (to confirm bid status)
 - GT Skidsteers - (to confirm bid status)
 - AZ Home Services (to confirm bid status)
 - TMEC (Received Bid)
 - KE&G (Received Bid)
 - Smith Construction (Budget Number)
 - Dorn Construction (Declined)
 - Nibroc Excavating (Declined)
- We are expecting outstanding proposals back by September 26.

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.



Vistoso Projects Update

September 17, 2024

- 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.

- Nov 27

Vistoso Projects Update

September 17, 2024

- 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.
 - 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
 - Sept 17, 2024
 - A walkthrough with WLB engineering and the bidding contractors for Sept 20.
 - Contractors are:
 - AZ Home Services
 - TMEC



Vistoso Projects Update

September 17, 2024

- KE&G
- Smith Construction and Excavation

• **Mirabella Asphalt Replacement**

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

• **Monuments (RVB & Tangerine) (In Progress)**

- 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

September 17, 2024

- Sept 17, 2024

- Riprap swales and deco rock has been added to the monuments.
- The final walkthrough is scheduled for September 18.





Vistoso Projects Update

September 17, 2024

- **Streetlight Removal (In Progress)**

- 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 Reisgo 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**)

- **Sept 17, 2024**

- Bids have been received by Commonwealth, Sturgeon, Mountain Power, and Cascade Electric.
- See the attached proposals and comparison matrix for selection.

Architectural Landscape Review Committee
September 19, 2024, Meeting Report

Variance Request for Exterior Awning

The Committee denied a variance request submitted to add a 2nd floor awning to the front of the house. The committee forwarded its recommendation onto the Board of Directors for denial.

Honey Bee Canyon Monument Area Enhancement

The Committee approved a request submitted for Honey Bee Canyon Monument Area, Gatehouse Front & Back Area, Eastside Street Slope Area with the stipulation that the lighting be no more than 3000 Kelvin.

Variance Request for Exterior Paint Color

The Committee had a split vote to deny a homeowner's paint color variance. This will be forwarded the Board of Directors for a decision.

ALRC's next monthly meeting is October 9th, 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 – Aug 2024 Report to the VCA Board

Newsletter Statistics

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	
Greetings from the board		105	116	129	352	90	454	93	76
Did you know		59	59	53	142	93	149	52	56
Snapshot		21	32	19	36	70	91	77	102
Critter of the month		18	4	1	28	50	49	57	46
AAA Landscaping		67	39	21	26	41	44	61	58
Members Corner						119		40	

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. Click [HERE](#) to view the Reserve Study)

The Tennis Courts at Hohokam Park will be closed between August 12 and August 23 for re-surfacing using the existing color scheme.

We ask visitors to the park to use caution as construction equipment and materials will be in use. The start and completion dates may change due to weather

conditions. Thank you for your patience during the enhancement to the common areas.

s that time again! The Semi-Annual Vistoso Community Association's Yard Sale!

Saturday October 19th – 7AM to 2PM

We are excited to announce that our Semi-Annual Fall Community Yard Sale is just around the corner! This is a fantastic opportunity to declutter your home, connect with neighbors, and find some great deals.

Event Details:

Date: Saturday, October 19th, 2024

Time: 7:00 AM – 2:00 PM

Location: At Your Home

Key Information:

- **Participants:** If you wish to participate, simply set up your sale at your home on the day of the event.
- **Signage:** VCA will be putting up signage for the event that is compliant with our Permit and the Town of Oro Valley's guidelines.
- **Advertising:** VCA will advertise the event locally and, on our website, to help bring in more buyers.
- **Safety:** Please ensure that your yard sale items are displayed safely, and that walkways are clear of hazards.

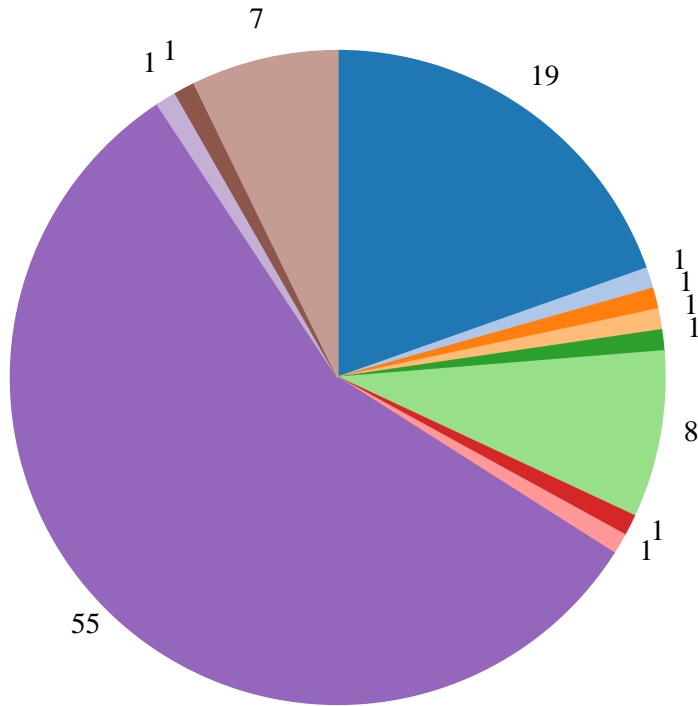
This is always a fun event, and we encourage everyone to participate, whether by selling or shopping. Let's make this year's fall yard sale a big success!

If you have any questions or need further information, please don't hesitate to reach out to the VCA office. Our Contact information is listed below

Happy selling!

Violation = 97
(by Category)

- Landscaping
- BasketBall
- Driveway
- Mailbox
- Maintenance / R...
- Other
- Paint
- Pets
- Vehicles
- Nuisance
- Flag
- Architectural M...



Today : 09/11/2024

Activity Report Vistoso Community Association aka Rancho Vistoso

Category	Subcategory	Total Start	Created	Escalated	ReOpened	Closed	OnHold	Total End
Architectural Modification	Not Approved	1	1	0	0	0	0	2
Architectural Modification	Exterior Lighting	1	0	0	0	1	0	0
Architectural Modification	Architectural Review Process Violations	27	5	2	0	7	0	25
Architectural Modification	Violation Standards and Procedures After Approval	2	0	0	0	1	0	1
BasketBall	Store In Approved Area	4	0	1	1	2	0	2
Commercial	Signage	2	2	0	0	3	0	1
Driveway	Remove Oil	0	1	0	0	0	0	1
Flag	Not in compliance with Federal Guidelines	3	3	0	0	5	0	1
For Office Use Only	Do Not Send Violation See Manager	33	0	0	0	1	0	32
Landscaping	Remove Weeds	117	13	4	0	2	0	128
Landscaping	Trim Trees	3	1	1	0	1	0	3
Landscaping	Remove dead tree or tree stump	1	1	0	0	0	0	2
Landscaping	Plant Encroachment	5	1	1	0	3	0	3
Landscaping	Mistletoe	1	0	0	0	0	0	1
Landscaping	General Maintenance	0	2	0	0	0	0	2
Lawn Ornaments & Signage	Political Signage	2	0	0	0	2	0	0
Mailbox	Paint	23	3	9	0	7	0	19
Maintenance / Repair	Roof	0	1	0	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	1	0	1
Nuisance	Bee Hive	1	0	1	0	0	0	1
Other	Holiday Lights	3	0	0	0	0	0	3
Other	Non Compliant Lighting	6	0	2	0	1	0	5
Other	Store items out of view	4	5	4	0	1	0	8
Paint	House	1	1	0	0	0	0	2
Paint	Garage Door	1	0	0	0	0	0	1
Pets	Excessive Noise	0	1	0	0	0	0	1
Pool/Spa	Backwashing	1	0	0	0	1	0	0
Trash	Container Visible on Non-Collection day	3	0	0	0	0	0	3
Vehicles	No Parking Street	179	43	16	0	83	0	139
Vehicles	No Parking Sidewalk	10	5	1	0	0	0	15
Vehicles	Repairs not permitted	1	0	0	0	0	0	1
Vehicles	No Parking on Granite	6	4	1	0	1	0	9
Vehicles	Trailers	1	0	0	0	1	0	0
Vehicles	Recreational Vehicles	2	0	0	0	1	0	1
Vehicles	Trailers on street	4	2	0	0	3	0	3
Vehicles	Trailers in driveway	3	0	0	0	0	0	3
Vehicles	Commercial Vehicle	0	1	0	0	0	0	1
Vehicles	No Parking Street1	2	0	0	0	1	0	1

Finance Committee
September 2024, Meeting Report

September 2024 Meeting Minutes

July 2024 meeting minutes were reviewed and approved

Review of Financial Statements

July/August 2024 Financial Statements, Treasurer's Report, 2025 Reserve Study and Morgan Stanley Account Statement were reviewed and approved.

Reserve Fund Investment Policy

Discussion regarding our Investment Policy regarding verbiage and possible changes will be revisited at the October FC meeting.

Capital Project Tracking Tool

Capital spending amounts stated in the Tracking Tool tied to August 2024 financial statements were reviewed.

5 Year Financial Plan

The 5 year Financial Plan spending components were reviewed. The committee will meet again in October with more committee member input.

2025 Sienna/VCA Draft Budget Review

The 2025 Sienna/VCA draft budgets were reviewed and will be presented to the Board for discussion at the upcoming Budget workshop in early October.

Joe Affinati Treasurer

The next regularly scheduled meeting of the Finance Committee will occur on October 21, 2024, at 3 PM. A budget workshop meeting is scheduled for Monday, October 7, 2024 at 3:00 PM. Hybrid (Zoom) meetings are provided by the VCA office at 1171 E Rancho Vistoso Blvd, Suite #103, located inside the Mountain View Plaza.

Parks & Landscaping Committee Meeting Report
Thursday, September 5, 2024 at 3:15 PM
In-person or Zoom

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

Meeting called to order at 3:15 PM.

Agenda adopted as presented.

Approval of the August 1, 2024 minutes were approved with correction.

Opening Remarks, Chair-Debbie Gann, None

No Guests were in attendance

OLD BUSINESS

- A. AAA Landscaping Report, Anthony Munoz, Parks look amazing. Extreme temperatures have left a few bare areas in the turf which will be addressed during overseeding. Irrigation & lighting at Tangerine Monument is completed. Installation of rock & plants will start in September. Irrigation throughout VCA is being monitored daily & leaks are quickly repaired to reduce water loss. Crews are currently clearing roads & sidewalks of low-hanging branches/broken tree limbs, cleaning dirt runoff in the roads, bike lanes & sidewalks caused by high winds & rains.
- B. Board Updates-Board approved replacement of 2 water fountains, dog park erosion & curb revision the P&L requested.

NEW BUSINESS

- A. Valley Vista Pathway Stabilization Proposal - We will come back to this in the future. We did get a proposal from AAA to replace the dead plants & add a few to fill in the area. Need a few changes on proposal. This area is not a walking path. Residents have been using this common area as a shortcut to a path.
- B. 13105 La Canada Plantings - Eastside Common Area - We did get a proposal from AAA to install 16 plants & checking/fixing irrigation where needed. Need labor cost. We will readdress this in the future.
- C. Landscape Maintenance RFP - A work in progress.
- D. 2025 Budget Request Review was discussed & submitted.

ADJOURNMENT - Next meeting is tentatively scheduled for Thursday, Oct. 3, 2024
SUBMITTED by Chair - Debbie Gann