



COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, October 24, 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 – September 25, 2024**
 - B. **Ratify the Approval of the Compliance Committee Results/Fines for October 2024-**
Results were presented at Executive Session meeting.
 - C. **Ratify the Approval of Fee Waivers for October**
 - 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** – Meeting rescheduled to October 21, 2024
- E. Governing Documents Committee** –
- F. Nomination Committee Report** - No report
- G. Parks & Landscaping Committee**

VIII. Old Business

IX. New Business

- A. Adoption of the 2025 Siena and VCA Budgets**
- B. VCA Staff Increase**
- C. Neighborhood Monument Lighting**
- D. Financial Investment Policy Revision**
- E. Siena Street Sweeping Contract**
- F. Big View Wash Drainage Channel Clean Out Proposal**
- G. Tree/Stump Removal Proposals**
 - 1. On RVB behind 13925 N Eddington Pl
 - 2. Common Area near 12078 N Jarren Canyon Way

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

XI. Adjournment



Board of Directors Meeting – September 26, 2024
Via Webex Platform - GENERAL SESSION MINUTES

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

Absent: Kathleen Hernandez, Secretary

GUESTS: Anthony Martin, AZ Project Solutions; Anthony Munzo and Ruben Arrieta from AAA Landscape

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

I. BOARD PRESIDENT ANNOUNCEMENT AND REMARKS

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

II. ROLL CALL AND ADOPT AGENDA

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

III. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

A motion was made by Matt Wood and seconded by Barbara Stough to approve the August 29, 2024, meeting minutes as presented. The motion was approved unanimously.

IV. CONSENT AGENDA ITEMS

- A. Ratify the Approval of Executive Session Minutes: August 28, 2024
- B. Ratify the Approval of the Compliance Committee Results/Fines for September 2024 – Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for September 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.

V. HOMEOWNER FORUM

No comments made.

VI. REPORTS

- A. Management Report** – Written Management report was presented and posted on the association’s website.
 - **Rancho Vistoso Blvd. Streetlights** - The 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.

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➤ **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 have been installed. 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 accepted by the Town of Oro Valley.

➤ **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://ranchovistosohoa.com> or contact the office either at askvca@ranchovistosohoa.com or call 520-354-2729.

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 August 31, 2024.

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- The Operating Fund balance as of August 31, 2024, is \$529,303. This is adequate to meet current and foreseen cash needs.
- The Reserve Fund balance is \$4,066,680.
- The liquidity of the association is strong to meet ongoing association needs.
- The account receivable balance is \$191,437.
- Total income for the month of August is \$209,323 which is \$7,748 over budget.
- Total expenses for August are \$193,132 which is \$25,342 under budget.
- A monthly contribution of \$66,667 was made to the reserve fund.
- Reserve Investments managed by Morgan Stanley as of August 31:
 - Cash and Equivalents \$ 4,330.41
 - Savings & Time Deposits \$ 910,176.05
 - ETFs and CEFs \$ 455,136.20
 - Government Securities \$ 252,123.89
 - Certificates of Deposit \$ 1,935,462.42
 - Mutual Funds \$ 109,205.90
 - Total \$ 3,666,434.87
- Siena's operating fund balance year to date is \$5,986 and the reserve fund year to date balance is \$257,267.
A motion was made by Matt Wood and seconded by Barbara Stough to accept the August 2024 Treasurer and Financial Reports. The motion was approved unanimously.

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

- Turf scalping has been completed and overseeding has begun starting at Hohokam Park.
- Oracle Monuments, Big Wash Park, Somerset Park, and Cortona Park will not be overseeded to reduce stress on the Bermuda root system.
- Irrigation frequency will increase to provide enough moisture for the rye and fescue seed.
- On site spray technician continues to manage weeds daily throughout the community.
- View fencing clean-up has been completed for St. Andrews, Bella Vista, Somerset Canyon, Cortona, Siena and Monticello.

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

- Erosion Projects- On the 27 Mile project, the association engineer and management will be meeting with the contractors to review the revised scope of work for this project.
Big View Ct. – Received two bids and waiting on two more.
Bridal Veil - The revised designs have been accepted by the Town of Oro Valley; RFP is currently being developed.

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 meeting
- G. **Parks & Landscape Committee** – No questions

VIII. OLD BUSINESS

There was no old business to discuss.

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IX. NEW BUSINESS

A. Streetlighting Proposals

The board reviewed the four proposals to remove and dispose of the VCA owned streetlights from Cascade Electric (\$238,607), Commonwealth Electric Company (\$577,500), Robles Electric (\$417,835), and Mountain Power (\$478,000).

A motion was made by Matt Wood and seconded by Joe Affinati to approve the Cascade Electric proposal at a cost of \$238,607 to remove and dispose of the VCA owned streetlights. The motion was unanimously approved.

X. NEXT MEETING – The next meeting is tentatively scheduled for Thursday, October 24, 2024, at 5:30 P.M.

XI. ADJOURNMENT – *A motion was made by Matt Wood and seconded by Joe Affinati to adjourn the meeting at 6:06 P.M. Motion carried.*

Vistoso Community Association Secretary

Date

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Board of Directors Meeting – October 7, 2024

Via Webex Platform

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

Absent: Robert Feltes; Vice President and Ryan Hall, Director

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

The meeting was called to order at 3:01 PM by Board President Matt Wood.

Adopt Agenda

A motion was made by Matt Wood and seconded by Kathleen Hernandez to approve the agenda as presented. Motion was unanimously approved.

Review of 2025 Proposed Siena & VCA Budgets

Joe Affinati reported that the Finance Committee is recommending a \$7.00 per quarter increase for the master association and to include an additional staff member for 6 months. The proposed budget still reflects a deficit budget. Discussion ensued on having a balanced budget. The 2025 Siena budget shows no increase in assessments. The board reviewed the draft budgets and discussed the Communication, Governing Documents and Parks & Landscape Committees budget requests in the VCA budget. The board commented on the following VCA budget expenses and assessment amounts:

- Add full-time staff member for 6 months - \$43,000
- \$10,000 elimination for the social media project
- \$2,160 reduction of taxes, to be included in the Siena budget
- Reduce major projects line item by \$25,000
- Increase VCA quarterly assessment to \$8.00

A motion was made by Matt Wood and seconded by Kathleen Hernandez to direct the Finance Committee to make the following changes to the 2025 draft budget: increase the VCA quarterly assessment to \$8.00; eliminate the \$10,000 for the social media project; reduce the major project line item by \$25,000; reduce corporate tax by \$2,160 and add a full-time staff member for 6 months. Motion was unanimously approved.

A motion was made by Matt Wood and seconded by Kathleen Hernandez to include \$2,160 tax liability to the Siena budget and having no increase to the quarterly assessment amount for 2025. Motion passed unanimously.

NEXT MEETING

The next General Session meeting is tentatively scheduled for Thursday, October 24, 2024, at 5:30 PM.

ADJOURNMENT

A motion was made by Joe Affinati and seconded by Barbara Stough to adjourn the meeting at 4:07 PM.

Vistoso Community Association Secretary

Date



Management Report October 2024

For the Month of September 2024

ARC Submittals: 39

Denied: 1

Withdrawn: 2

Approved: 36

Resales: 33

Total Work Orders: 21

Open Work Orders: 12

Closed/Completed: 9

Tennis Cards Processed

New: 3

Walk-ins: 71

Calls Received: 203

Call Center: 772

Violations- 455

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

Rancho Vistoso Blvd. Streetlights

At the September Board meeting the board selected Cascade Electric to remove and disposal of the streetlight poles along RVB that the association's own. The contract is currently being drafted. More details on this project will be shared with the members once the contract is signed.

The board will be considering lighting options for the Las Colinas, Sunset Ridge and Vistoso Highlands monuments that were tied into the streetlighting system at the October 24, 2024, meeting.

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

Park Projects

Hohokam Park – Curb repair has commenced in the turf area of the park.

Moore Loop Park – The large dog park will be temporarily closed to repair the erosion and install a drain. The park is scheduled to reopen by Friday, October 18.



Capital Projects

The following Capital Projects have been completed:

- Refurbish Entryway Monuments at RVB & Tangerine - \$123,282
- Tennis Court Resurface Project - \$22,900
- Granite Installation - \$662,377
- Irrigation Repairs on Desert Fairway & Innovation Park Dr – \$75,749
- Refurbish Monument Signage at RVR & Tangerine, RVB & Oracle and RVB & Vistoso Highlands Dr. - \$5,290
- Common area concrete repairs - \$18,737
- Replenish Playground wood fiber at Hohokam, Somerset and Sunset Ridge Parks - \$15,327

Tennis Courts – Both courts at Hohokam Park are open for play. The net mechanisms were replaced, and new windscreens and bench shades are being fabricated and will be installed upon arrival.

Playground Equipment – Three playground panels for Hohokam Park have been shipped and will be installed upon arrival.

Drinking Fountains – New drinking fountains for Hohokam and Wildlife Ridge Parks are on order. Parts to repair the Moore Loop Park drinking fountain are also on order.

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 are being solicited on the scale back scope of work. The association engineer and management have met with contractors to clarify the details of the project.
- Bridal Veil –The revised designs have been accepted by the Town of Oro Valley. The RFP is being prepared for this project.

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.

2025 Budget

The proposed 2025 VCA and Siena will be discussed and adopted at the General Session meeting on October 24, 2024, by the board. The draft VCA budget reflects a \$8.00 quarterly increase or \$32.00 annually. The current quarterly assessment is \$95.00, this would increase it to \$103.00 quarterly effective January 1, 2025. Siena's budget reflects no increase, and the quarterly assessment will remain at \$210.00 per quarter for 2025.



Fall Events

The Fall Community Yard is on Saturday, October 19, from 7:00am until 2:00pm. This event has been advertised, and signage was installed within the community as per the Town of Oro Valley permitting requirements.

The fall event is scheduled at Hohokam Park from 8:00am until 11:00am on Saturday, October 26. AAA Landscape will be sponsoring this community event. Activities include Halloween costume contest at 10:00am, Fire Department soak down between 9:30am -10:30am, guessing game and raffle at 10:00am, and landscape tips by AAA Landscape.

E-Statement Promotion

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



**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
09/30/2024**

ASSETS

OPERATING FUNDS		
OPERATING - US BANK	151,652.52	
US BANK SAVINGS	388,012.95	
DUE FROM RESERVES	4,543.34	

TOTAL OPERATING FUNDS		544,208.81
RESERVE FUNDS		
DUE TO OPERATING	(4,543.34)	
RESERVE US BANK MMA	225,167.37	
MORGAN STANLEY	3,592,128.08	
RESERVES - ACCRUED INTEREST	37,220.99	
UNREALIZED RSV GAIN/LOSS	66,225.69	

TOTAL RESERVE FUNDS		3,916,198.79
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	

TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	260,638.38	
PRE-LEGAL RECEIVABLE	51,758.95	
CONTINGENT PAYABLE	(51,758.95)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(88,750.43)	

TOTAL ACCOUNTS RECEIVABLE		171,887.95
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	24,449.99	
PREPAID EXPENSES	61.05	

TOTAL OTHER ASSETS		24,511.04

TOTAL ASSETS		4,659,830.81
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**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
09/30/2024**

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(73.98)	
ACCRUED EXPENSES	105,508.04	
PREPAID ASSESSMENTS	400,542.09	
REFUNDABLE DEPOSIT KEYS	11,325.00	
SECURITY DEPOSITS	29,967.00	
INSURANCE CLAIM PENDING	3,114.00	

TOTAL OPERATING LIABILITIES		550,382.15
RESERVE		
ACCUMULATED GENERAL	4,041,176.47	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	(275,933.78)	
UNREALIZED GAIN/LOSS INVESTMENTS	66,225.69	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		3,916,198.79
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	184,488.03	
CURRENT YEAR RESERVE EQUITY	275,933.78	
CURRENT SURPLUS/(DEFICIT)	(267,171.94)	

TOTAL SURPLUS/(DEFICIT)		193,249.87

TOTAL LIABILITIES & EQUITY		4,659,830.81
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**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
09/30/2024**

***** CURRENT PERIOD ACTUAL	***** BUDGET	***** OVER (UNDER)			***** ACTUAL	***** YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
I N C O M E								
190,229	188,734	1,495	4000	ASSESSMENT INCOME	1,705,472	1,698,600	6,872	2,264,800
70,976	67,337	3,639	4001	COMMERCIAL DUES	638,788	606,033	32,755	808,045
1,238	834	404	4030	INTEREST INCOME	11,164	7,500	3,664	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	9,000	(9,000)	12,000
100	167	(67)	4050FR	FILE REVIEW FEE	900	1,499	(599)	2,000
0	0	0	4050MU	MONITOR TRUSTEE SALE	375	375	0	500
380	292	88	4050RR	FILE TRANSFER FEES	2,755	2,624	131	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
35	75	(40)	4075	NSF FEE	1,295	675	620	900
10,703	5,122	5,581	4205	BUILDER ASSESSMENT	91,675	46,098	45,577	61,465
0	0	0	4530	MISCELLANEOUS INCOME	20,407	0	20,407	0
4,450	834	3,616	4900	VIOLATION FINES	20,379	7,500	12,879	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	27,000	(2,820)	36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	7,650	(7,650)	10,200
(66,667)	(66,667)	0	6010	GENERAL RESERVE TRANSFER	(600,000)	(599,999)	(1)	(800,000)
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211,445	201,578	9,867		TOTAL INCOME	1,931,289	1,831,205	100,084	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								
9,647	9,159	488	5000	MANAGEMENT FEE	85,429	79,971	5,458	107,450
3,230	3,182	48	5000RO	OFFICE LEASE	29,652	28,638	1,014	38,184
0	0	0	5005	RESERVE STUDY	3,130	0	3,130	0
27,973	27,735	238	5007w	SALARIES & BENEFITS	243,750	249,615	(5,865)	332,821
0	3,000	(3,000)	5009A	REBILL FEE EXPENSE	24,180	27,000	(2,820)	36,000
35	75	(40)	5009B	NSF FEE EXPENSE	1,295	675	620	900
2,471	4,334	(1,864)	5010	LEGAL EXPENSE	23,392	39,000	(15,608)	52,000
295	500	(205)	5020	LIEN/COLLECTION COST	7,730	4,500	3,230	6,000
100	167	(67)	5020F	FILE REVIEW FEE	900	1,499	(599)	2,000
246	0	246	5020M	MONITOR TRUSTEE SALE	621	375	246	500
1,330	292	1,038	5020RR	FILE TRANSFER FEE EXPENSE	2,755	2,624	131	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
491	0	491	5033F	ADVERTISING	793	750	43	1,500
35	35	0	5037	BANK CHARGES & CC FEES	315	315	0	420
61	400	(339)	5039	WEBSITE	802	1,000	(198)	1,000
8,552	7,750	802	5040	ADMINISTRATION	68,167	69,750	(1,583)	93,000
163	143	20	5046	NEWSLETTER	1,303	1,287	16	1,716
449	1,250	(801)	5047B	OFFICE EQUIPMENT RENTAL	4,874	11,250	(6,377)	15,000
449	500	(51)	5048	OFFICE EXPENSES	4,346	4,500	(154)	6,000
0	0	0	5052	PRINTING	2,249	0	2,249	10,000
0	1,034	(1,034)	5054	ARCHITECTURAL EXPENSE	5,880	9,300	(3,420)	12,400
0	0	0	5055	MEETING EXPENSE	23,994	24,000	(6)	27,000
0	500	(500)	5059	POSTAGE	1,018	4,500	(3,482)	6,000
0	850	(850)	5059V	VIOLATION NOTICES	5,400	7,650	(2,250)	10,200
0	375	(375)	5063	MILEAGE	0	3,375	(3,375)	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
463	900	(437)	5070	PROPERTY TAXES	644	900	(256)	900
0	0	0	5080	CORPORATE TAXES	78,297	5,000	73,297	5,000
14,766	5,000	9,766	5088	BAD DEBT EXPENSE	(18,160)	20,000	(38,160)	20,000
4,075	3,730	345	5090	INSURANCE	32,869	31,707	1,162	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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74,830	70,911	3,919		TOTAL ADMINISTRATIVE	660,131	665,731	(5,600)	880,588



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
09/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
UTILITIES								
20,836	20,000	836	5100	WATER/SEWER	160,281	150,000	10,281	200,000
0	4,167	(4,167)	5120	ELECTRIC	20,542	37,499	(16,957)	50,000
352	417	(65)	5151	TELEPHONE	3,000	3,749	(749)	5,000
0	250	(250)	5151B	INTERNET	2,387	2,250	137	3,000
75	75	0	5152	ALARM MONITORING	721	675	46	900
0	0	0	P5100	WATER/SEWER	193	0	193	0
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21,262	24,909	(3,647)		TOTAL UTILITIES	187,124	194,173	(7,049)	258,900
LANDSCAPING								
108,069	108,069	0	5200	LANDSCAPE CONTRACT	972,623	972,621	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
749	2,000	(1,251)	5220	IRRIGATION REPAIRS	8,786	18,000	(9,214)	24,000
0	1,250	(1,250)	5222	BACKFLOW INSPEC/RPRS	4,907	3,000	1,907	3,000
0	0	0	5228	EROSION CONTROL	0	0	0	7,500
0	5,000	(5,000)	5240	TREE TRIMMING/REMOVAL	8,808	28,000	(19,193)	31,000
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108,818	116,319	(7,501)		TOTAL LANDSCAPE	995,123	1,062,871	(67,748)	1,417,330
COMMON AREA								
365	500	(135)	5700	BUILDING MAINTENANCE	1,130	4,500	(3,370)	6,000
0	500	(500)	5700K	KEYS/LOCK REPAIR	3,415	6,500	(3,085)	7,000
0	1,000	(1,000)	5722	ELECTRIC REPAIRS/SUPPLIES	185	9,000	(8,815)	12,000
0	0	0	5740	SIGN MAINTENANCE	0	1,500	(1,500)	2,000
2,288	2,477	(189)	5769A	JANITORIAL	20,627	22,143	(1,516)	29,574
1,908	1,917	(9)	5774	PET WASTE REMOVAL	17,168	17,249	(81)	23,000
9,250	1,909	7,341	5779CC	SECURITY PATROL	21,554	17,177	4,377	22,904
0	0	0	5794A	SIDEWALK REPAIR	0	2,000	(2,000)	3,000
0	1,167	(1,167)	5800	COMMON AREA MAINTENANCE/REPAIRS	7,209	10,499	(3,290)	14,000
0	0	0	5845	PARK MAINT	5,290	4,500	790	7,200
416	500	(84)	5850	EXTERMINATING	2,869	4,500	(1,631)	6,000
0	417	(417)	5895	TENNIS COURT MAINTENANCE	700	3,749	(3,049)	5,000
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14,226	10,387	3,839		TOTAL COMMON AREA	80,148	103,317	(23,169)	137,678
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219,136	222,526	(3,390)		TOTAL OPERATING EXPENSES	1,922,527	2,026,092	(103,565)	2,694,496
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(7,691)	(20,948)	13,257		OPERATING FUND SURPLUS/(DEFICIT)	8,762	(194,887)	203,649	(252,786)
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**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
09/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
RESERVE FUND								
I N C O M E								
66,667	66,667	0	7010	TRANSFER FROM OPERATING	600,000	599,999	1	800,000
14,386	14,584	(198)	7034	INTEREST RESERVE FUND	122,674	131,250	(8,576)	175,000
519	0	519	7069	GAIN (LOSS) ON INVESTMENTS	(45,323)	0	(45,323)	0
(498)	0	(498)	8537	BANK/INVESTMENT CHARGES	(6,995)	0	(6,995)	(10,000)
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81,073	81,251	(178)		TOTAL RESERVE INCOME	670,357	731,249	(60,892)	965,000
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E X P E N D I T U R E S								
0	0	0	8510	GENERAL RESERVE EXPENSE	38,830	0	38,830	4,000
0	0	0	8520	PAINTING	5,290	0	5,290	0
49,778	0	49,778	8525	MONUMENT SIGNS RESERVE EXPENDITU	52,678	0	52,678	10,000
0	0	0	8526	FOUNTAIN REPLACEMENT	0	0	0	4,000
0	0	0	8530	ASPHALT SEAL COATING	0	0	0	11,400
0	0	0	8531	SIDEWALK REPAIRS	1,250	0	1,250	0
164,363	0	164,363	8541	GRANITE REPLACEMENT	686,377	0	686,377	672,000
0	0	0	8543P	PARK FURNITURE REPLACEMENT	5,850	0	5,850	0
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	18,700
9,365	0	9,365	8565	TENNIS COURTS	32,275	0	32,275	29,600
19,310	0	19,310	8571C	CONCRETE WORK	23,197	0	23,197	5,800
4,543	0	4,543	8575	IRRIGATION SYSTEMS	85,893	0	85,893	424,000
0	0	0	8578D	DRAINAGE	14,650	0	14,650	60,000
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247,359	0	247,359		TOTAL RESERVE EXPENDITURES	946,291	0	946,291	1,239,500
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(166,287)	81,251	(247,538)		RESERVE FUND SURPLUS/(DEFICIT)	(275,934)	731,249	(1,007,183)	(274,500)
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347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS
09/30/2024

	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	\$ 190,229	\$ 0	\$ 0	\$ 0	\$ 1,705,472
4001 COMMERCIAL DUES	70,976	70,976	70,976	70,976	70,976	70,976	70,976	70,976	70,976	0	0	0	638,788
4030 INTEREST INCOME	1,247	1,170	1,255	1,218	1,263	1,226	1,271	1,275	1,238	0	0	0	11,164
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	100	0	0	0	900
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	380	0	0	0	2,755
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	35	0	0	0	1,295
4205 BUILDER ASSESSMENT	4,805	4,805	4,805	4,608	4,703	35,839	10,703	10,703	10,703	0	0	0	91,675
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	4,450	0	0	0	20,379
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)	(66,667)	0	0	0	(600,000)
TOTAL INCOME	\$ 213,263	\$ 201,600	\$ 202,321	\$ 211,805	\$ 204,180	\$ 253,818	\$ 223,534	\$ 209,323	\$ 211,445	\$ 0	\$ 0	\$ 0	\$ 1,931,289
EXPENSES													
ADMINISTRATIVE													
5000 MANAGEMENT FEE	\$ 9,274	\$ 9,270	\$ 9,273	\$ 9,576	\$ 9,574	\$ 9,592	\$ 9,607	\$ 9,616	\$ 9,647	\$ 0	\$ 0	\$ 0	\$ 85,429
5000RO OFFICE LEASE	3,181	3,181	3,181	3,181	3,181	4,056	3,230	3,230	3,230	0	0	0	29,652
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	27,973	0	0	0	243,750
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	35	0	0	0	1,295
5010 LEGAL EXPENSE	2,197	1,483	1,830	1,830	2,988	2,393	8,201	0	2,471	0	0	0	23,392
5020 LIEN/COLLECTION COST	510	295	2,065	0	295	4,135	135	0	295	0	0	0	7,730
5020F FILE REVIEW FEE	50	250	300	50	(50)	(50)	200	50	100	0	0	0	900
5020M MONITOR TRUSTEE SALE	75	0	0	75	75	150	245	(245)	246	0	0	0	621
5020RR FILE TRANSFER FEE EXPENSE	95	760	0	0	570	0	0	0	1,330	0	0	0	2,755
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	491	0	0	0	793
5037 BANK CHARGES & CC FEES	35	35	35	35	35	35	35	35	35	0	0	0	315
5039 WEBSITE	314	61	61	61	61	61	61	61	61	0	0	0	802
5040 ADMINISTRATION	(1,055)	8,849	8,501	7,752	10,005	8,508	8,533	8,521	8,552	0	0	0	68,167
5046 NEWSLETTER	143	143	285	0	143	143	143	143	163	0	0	0	1,303
5047B OFFICE EQUIPMENT RENTAL	1,306	171	(314)	(253)	6	208	2,955	346	449	0	0	0	4,874
5048 OFFICE EXPENSES	908	225	480	294	747	233	724	287	449	0	0	0	4,346
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	463	0	0	0	644
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	14,766	0	0	0	(18,160)
5090 INSURANCE	2,798	2,798	2,798	4,075	4,100	4,075	4,075	4,075	4,075	0	0	0	32,869
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	\$ 74,830	\$ 0	\$ 0	\$ 0	\$ 660,131
UTILITIES													
5100 WATER/SEWER	\$ 13,259	\$ 12,139	\$ 16,078	\$ 13,921	\$ 19,875	\$ 19,764	\$ 20,960	\$ 23,449	\$ 20,836	\$ 0	\$ 0	\$ 0	\$ 160,281
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	352	0	0	0	3,000
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	75	0	0	0	721
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	\$ 21,262	\$ 0	\$ 0	\$ 0	\$ 187,124
LANDSCAPING													
5200 LANDSCAPE CONTRACT	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 0	\$ 0	\$ 0	\$ 972,623
5220 IRRIGATION REPAIRS	187	5,521	0	0	719	0	1,208	402	749	0	0	0	8,786
5222 BACKFLOW INSPEC/PPRS	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	\$ 108,818	\$ 0	\$ 0	\$ 0	\$ 995,123
COMMON AREA													
5700 BUILDING MAINTENANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 400	\$ 365	\$ 365	\$ 0	\$ 0	\$ 0	\$ 1,130
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	2,288	0	0	0	20,627
5774 PET WASTE REMOVAL	1,908	1,908	0	3,815	1,908	1,908	1,908	1,908	1,908	0	0	0	17,168
5779CC SECURITY PATROL	826	2,596	1,966	1,966	900	2,700	600	750	9,250	0	0	0	21,554
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	416	0	0	0	2,869
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	\$ 14,226	\$ 0	\$ 0	\$ 0	\$ 80,148
TOTAL OPERATING EXPENSES	\$ 196,346	\$ 222,829	\$ 207,377	\$ 244,798	\$ 207,189	\$ 213,798	\$ 217,923	\$ 193,132	\$ 219,136	\$ 0	\$ 0	\$ 0	\$ 1,922,527
OPERATING FUND SURPLUS/(DEFICI)	\$ 16,917	\$ (21,228)	\$ (5,057)	\$ (32,993)	\$ (3,009)	\$ 40,020	\$ 5,611	\$ 16,191	\$ (7,691)	\$ 0	\$ 0	\$ 0	\$ 8,762



347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS
09/30/2024

	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	\$ 66,667	\$ 0	\$ 0	\$ 0	\$ 600,000
7034	INTEREST RESERVE FUND	17,213	13,521	15,141	9,871	9,898	15,719	13,078	13,846	14,386	0	0	0	122,674
7069	GAIN (LOSS) ON INVESTMENTS	0	0	0	0	(51,943)	(616)	4,372	2,346	519	0	0	0	(45,323)
	TOTAL RESERVE INCOME	\$ 83,880	\$ 80,188	\$ 81,808	\$ 76,538	\$ 24,621	\$ 81,769	\$ 84,117	\$ 82,859	\$ 81,571	\$ 0	\$ 0	\$ 0	\$ 677,352
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	49,778	0	0	0	52,678
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	498	0	0	0	6,995
8541	GRANITE REPLACEMENT	9,350	0	0	12,100	(6,800)	484,919	13,095	9,350	164,363	0	0	0	686,377
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	9,365	0	0	0	32,275
8571C	CONCRETE WORK	2,800	0	0	0	0	0	0	1,087	19,310	0	0	0	23,197
8575	IRRIGATION SYSTEMS	2,800	0	0	0	0	78,550	0	0	4,543	0	0	0	85,893
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	\$ 247,858	\$ 0	\$ 0	\$ 0	\$ 953,285
	RESERVE FUND SURPLUS/(DEFICIT)	\$ 55,899	\$ 79,136	\$ 73,226	\$ 63,578	\$ 25,939	\$ (522,014)	\$ 42,674	\$ 71,916	\$ (166,287)	\$ 0	\$ 0	\$ 0	\$ (275,934)



**347A VISTOSO- SIENA
BALANCE SHEET
09/30/2024**

ASSETS

OPERATING FUNDS		
OPERATING - US BANK	6,673.53	
DUE FROM RESERVES	1,140.00	

TOTAL OPERATING FUNDS		7,813.53
RESERVE FUNDS		
DUE TO OPERATING	(1,140.00)	
RESERVE US BANK MMA	260,187.64	

TOTAL RESERVE FUNDS		259,047.64
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE - PARCELS	1,804.42	

TOTAL ACCOUNTS RECEIVABLE		1,804.42
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	172.50	

TOTAL OTHER ASSETS		172.50

TOTAL ASSETS		268,838.09
		=====
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
PREPAID ASSESSMENTS	1,520.00	
PREPAID ASSESSMENTS - PARCELS	4,442.00	

TOTAL OPERATING LIABILITIES		5,962.00
RESERVE		
ACCUMULATED GENERAL	234,124.57	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	24,923.07	

TOTAL RESERVE		259,047.64



**347A VISTOSO- SIENA
BALANCE SHEET
09/30/2024**

OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	(1,271.29)	
CURRENT YEAR RESERVE EQUITY	(24,923.07)	
CURRENT SURPLUS/(DEFICIT)	30,022.81	

TOTAL SURPLUS/(DEFICIT)		3,828.45

TOTAL LIABILITIES & EQUITY		268,838.09
		=====



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
09/30/2024

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
4,270	4,270	0	4000P	PARCEL ASSESSMENTS	38,430	38,430	0	51,240
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(18,855)	(18,855)	0	(25,140)
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2,175	2,175	0		TOTAL INCOME	19,575	19,575	0	26,100
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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								
29	30	(1)	P5090	INSURANCE	248	255	(7)	345
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29	30	(1)		TOTAL ADMINISTRATIVE	248	255	(7)	345
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U T I L I T I E S								
0	216	(216)	P5100	WATER/SEWER	1,006	1,941	(935)	2,566
0	52	(52)	P5120	ELECTRIC	306	464	(158)	620
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0	268	(268)		TOTAL UTILITIES	1,312	2,405	(1,093)	3,186
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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	733	(1)	P5200	LANDSCAPE CONTRACT	6,591	6,591	0	8,788
0	0	0	P5220	IRRIGATION REPAIRS	0	100	(100)	100
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732	733	(1)		TOTAL LANDSCAPE	6,591	8,691	(2,100)	10,888
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P O O L / S P A / C L U B H O U S E								
210	200	10	P5350	FOUNTAIN MAINTENANCE	2,140	2,200	(60)	4,000
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210	200	10		TOTAL POOLS	2,140	2,200	(60)	4,000
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G A T E S								
0	260	(260)	P5500	GATE MAINTENANCE CONTRACT	2,080	2,340	(260)	3,120
0	0	0	P5511	GATE REPAIRS	(288)	300	(588)	600
115	115	0	P5517	GATE PHONE	1,030	1,035	(5)	1,380
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115	375	(260)		TOTAL GATES	2,823	3,675	(852)	5,100
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C O M M O N A R E A								
0	0	0	P5739	STREET SWEEPING	852	882	(30)	1,176
0	0	0	P5800	COMMON AREA MAINTAINENCE	510	1,053	(543)	1,405
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0	0	0		TOTAL COMMON AREA	1,362	1,935	(573)	2,581
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1,086	1,606	(520)		TOTAL OPERATING EXPENSES	14,475	19,161	(4,686)	26,100
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1,089	569	520		OPERATING FUND SURPLUS/(DEFICIT)	5,100	414	4,686	0
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347A VISTOSO- SIENA
 STATEMENT OF REVENUES & EXPENSES
 09/30/2024

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND							
I N C O M E							
2,095	2,095	0	P7010	PARCEL TRANSFER TO RESERVES	18,855	18,855	25,140
825	750	75	P7034	INTEREST RESERVE FUNDS	7,208	6,750	9,000
2,920	2,845	75		TOTAL RESERVE INCOME	26,063	25,605	34,140
E X P E N D I T U R E S							
1,140	0	1,140	8571C	CONCRETE WORK	1,140	0	0
1,140	0	1,140		TOTAL RESERVE EXPENDITURES	1,140	0	0
1,780	2,845	(1,065)		RESERVE FUND SURPLUS/(DEFICIT)	24,923	25,605	34,140



347A VISTOSO- SIENA
STATEMENT OF OPERATIONS
09/30/2024

	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	\$ 38,430
P6010	GENERAL RESERVE TRANSFER	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	0	0	0	(18,855)
	TOTAL INCOME	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 2,175	\$ 0	\$ 0	\$ 0	\$ 19,575
EXPENSES													
ADMINISTRATIVE													
P5090	INSURANCE	\$ 25	\$ 25	\$ 25	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 0	\$ 0	\$ 0	\$ 248
	TOTAL ADMINISTRATIVE	\$ 25	\$ 25	\$ 25	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 0	\$ 0	\$ 0	\$ 248
UTILITIES													
P5100	WATER/SEWER	\$ 211	\$ 175	\$ 128	\$ 139	\$ 134	\$ 96	\$ 123	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,006
P5120	ELECTRIC	51	50	51	52	51	0	51	0	0	0	0	306
	TOTAL UTILITIES	\$ 262	\$ 225	\$ 179	\$ 191	\$ 185	\$ 96	\$ 174	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,312
LANDSCAPING													
P5200	LANDSCAPE CONTRACT	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 0	\$ 0	\$ 0	\$ 6,591
	TOTAL LANDSCAPE	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 0	\$ 0	\$ 0	\$ 6,591
POOL/SPA/CLUBHOUSE													
P5350	FOUNTAIN MAINTENANCE	\$ 210	\$ 210	\$ 355	\$ 410	\$ 210	\$ 210	\$ 0	\$ 325	\$ 210	\$ 0	\$ 0	\$ 2,140
	TOTAL POOLS/SPA/CLUBHOUSE	\$ 210	\$ 210	\$ 355	\$ 410	\$ 210	\$ 210	\$ 0	\$ 325	\$ 210	\$ 0	\$ 0	\$ 2,140
GATES													
P5500	GATE MAINTENANCE CONTRACT	\$ 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	(288)
P5517	GATE PHONE	112	115	115	115	115	115	115	115	0	0	0	1,030
	TOTAL GATES	\$ 84	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 115	\$ 0	\$ 0	\$ 2,823
COMMON AREA													
P5739	STREET SWEEPING	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 256	\$ 0	\$ 0	\$ 0	\$ 852
P5800	COMMON AREA MAINTAINENCE	0	0	0	385	0	0	0	125	0	0	0	510
	TOTAL COMMON AREA	\$ 85	\$ 85	\$ 85	\$ 470	\$ 85	\$ 85	\$ 85	\$ 381	\$ 0	\$ 0	\$ 0	\$ 1,362
	TOTAL OPERATING EXPENSES	\$ 1,399	\$ 1,652	\$ 1,752	\$ 2,207	\$ 1,615	\$ 1,527	\$ 1,395	\$ 1,842	\$ 1,086	\$ 0	\$ 0	\$ 14,475
	OPERATING FUND SURPLUS/(DEFICI	\$ 776	\$ 523	\$ 423	\$ (32)	\$ 560	\$ 648	\$ 780	\$ 333	\$ 1,089	\$ 0	\$ 0	\$ 5,100



347A VISTOSO- SIENA
STATEMENT OF OPERATIONS
09/30/2024

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE	
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	
RESERVE FUND														
I N C O M E														
P7010	PARCEL TRANSFER TO RESERVES	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 2,095	\$ 0	\$ 0	\$ 0	\$ 18,855
P7034	INTEREST RESERVE FUNDS	777	735	799	778	815	800	837	842	825	0	0	0	7,208
	TOTAL RESERVE INCOME	\$ 2,872	\$ 2,830	\$ 2,894	\$ 2,873	\$ 2,910	\$ 2,895	\$ 2,932	\$ 2,937	\$ 2,920	\$ 0	\$ 0	\$ 0	\$ 26,063
E X P E N D I T U R E S														
8571C	CONCRETE WORK	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,140	\$ 0	\$ 0	\$ 0	\$ 1,140	
	TOTAL RESERVE EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,140	\$ 0	\$ 0	\$ 0	\$ 1,140	
	RESERVE FUND SURPLUS/(DEFICIT)	\$ 2,872	\$ 2,830	\$ 2,894	\$ 2,873	\$ 2,910	\$ 2,895	\$ 2,932	\$ 2,937	\$ 1,780	\$ 0	\$ 0	\$ 0	\$ 24,923



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
09/30/2024**

ASSETS

OPERATING FUNDS		
US BANK - OPERATING CHECKING	158,321.05	
US BANK SAVINGS	388,012.95	
DUE FROM RESERVES	5,683.34	

TOTAL OPERATING FUNDS		552,017.34
RESERVE FUNDS		
DUE TO OPERATING	(5,683.34)	
RESERVE US BANK MMA	485,355.01	
MORGAN STANLEY	3,592,128.08	
RESERVES - ACCRUED INTEREST	37,220.99	
UNREALIZED RSV GAIN/LOSS	66,225.69	

TOTAL RESERVE FUNDS		4,175,246.43
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	

TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	260,638.38	
ACCOUNTS RECEIVABLE - PARCELS	1,804.42	
PRE-LEGAL RECEIVABLE	51,758.95	
CONTINGENT PAYABLE	(51,758.95)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(88,750.43)	

TOTAL ACCOUNTS RECEIVABLE		173,692.37
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	24,622.49	
PREPAID EXPENSES	61.05	

TOTAL OTHER ASSETS		24,683.54

TOTAL ASSETS		4,928,663.90
		=====



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
09/30/2024**

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(73.98)	
ACCRUED EXPENSES	105,508.04	
PREPAID ASSESSMENTS	402,062.09	
PREPAID ASSESSMENTS - PARCELS	4,442.00	
REFUNDABLE DEPOSIT KEYS	11,325.00	
SECURITY DEPOSITS	29,967.00	
INSURANCE CLAIM PENDING	3,114.00	

TOTAL OPERATING LIABILITIES		556,344.15
RESERVE		
ACCUMULATED GENERAL	4,275,301.04	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	(251,010.71)	
UNREALIZED GAIN/LOSS INVESTMENTS	66,225.69	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		4,175,246.43
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	183,216.74	
PRIOR YEAR ADJUSTMENT	(5.00)	
CURRENT YEAR RESERVE EQUITY	251,010.71	
CURRENT SURPLUS/(DEFICIT)	(237,149.13)	

TOTAL SURPLUS/(DEFICIT)		197,073.32

TOTAL LIABILITIES & EQUITY		4,928,663.90
		=====



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
09/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
190,229	188,734	1,495	4000	ASSESSMENT INCOME	1,705,472	1,698,600	6,872	2,264,800
4,270	4,270	0	4000P	PARCEL ASSESSMENTS	38,430	38,430	0	51,240
70,976	67,337	3,639	4001	COMMERCIAL DUES	638,788	606,033	32,755	808,045
1,238	834	404	4030	INTEREST INCOME	11,164	7,500	3,664	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	9,000	(9,000)	12,000
100	167	(67)	4050FR	FILE REVIEW FEE	900	1,499	(599)	2,000
0	0	0	4050MU	MONITOR TRUSTEE SALE	375	375	0	500
380	292	88	4050RR	FILE TRANSFER FEES	2,755	2,624	131	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
35	75	(40)	4075	NSF FEE	1,295	675	620	900
10,703	5,122	5,581	4205	BUILDER ASSESSMENT	91,675	46,098	45,577	61,465
0	0	0	4530	MISCELLANEOUS INCOME	20,407	0	20,407	0
4,450	834	3,616	4900	VIOLATION FINES	20,379	7,500	12,879	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	27,000	(2,820)	36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	7,650	(7,650)	10,200
(66,667)	(66,667)	0	6010	GENERAL RESERVE TRANSFER	(600,000)	(599,999)	(1)	(800,000)
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(18,855)	(18,855)	0	(25,140)
213,620	203,753	9,867		TOTAL INCOME	1,950,864	1,850,780	100,084	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								
9,647	9,159	488	5000	MANAGEMENT FEE	85,429	79,971	5,458	107,450
3,230	3,182	48	5000RO	OFFICE LEASE	29,652	28,638	1,014	38,184
0	0	0	5005	RESERVE STUDY	3,130	0	3,130	0
27,973	27,735	238	5007w	SALARIES & BENEFITS	243,750	249,615	(5,865)	332,821
0	3,000	(3,000)	5009A	REBILL FEE EXPENSE	24,180	27,000	(2,820)	36,000
35	75	(40)	5009B	NSF FEE EXPENSE	1,295	675	620	900
2,471	4,334	(1,864)	5010	LEGAL EXPENSE	23,392	39,000	(15,608)	52,000
295	500	(205)	5020	LIEN/COLLECTION COST	7,730	4,500	3,230	6,000
100	167	(67)	5020F	FILE REVIEW FEE	900	1,499	(599)	2,000
246	0	246	5020M	MONITOR TRUSTEE SALE	621	375	246	500
1,330	292	1,038	5020RR	FILE TRANSFER FEE EXPENSE	2,755	2,624	131	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
491	0	491	5033F	ADVERTISING	793	750	43	1,500
35	35	0	5037	BANK CHARGES & CC FEES	315	315	0	420
61	400	(339)	5039	WEBSITE	802	1,000	(198)	1,000
8,552	7,750	802	5040	ADMINISTRATION	68,167	69,750	(1,583)	93,000
163	143	20	5046	NEWSLETTER	1,303	1,287	16	1,716
449	1,250	(801)	5047B	OFFICE EQUIPMENT RENTAL	4,874	11,250	(6,377)	15,000
449	500	(51)	5048	OFFICE EXPENSES	4,346	4,500	(154)	6,000
0	0	0	5052	PRINTING	2,249	0	2,249	10,000
0	1,034	(1,034)	5054	ARCHITECTURAL EXPENSE	5,880	9,300	(3,420)	12,400
0	0	0	5055	MEETING EXPENSE	23,994	24,000	(6)	27,000
0	500	(500)	5059	POSTAGE	1,018	4,500	(3,482)	6,000
0	850	(850)	5059V	VIOLATION NOTICES	5,400	7,650	(2,250)	10,200
0	375	(375)	5063	MILEAGE	0	3,375	(3,375)	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
463	900	(437)	5070	PROPERTY TAXES	644	900	(256)	900
0	0	0	5080	CORPORATE TAXES	78,297	5,000	73,297	5,000
14,766	5,000	9,766	5088	BAD DEBT EXPENSE	(18,160)	20,000	(38,160)	20,000
4,075	3,730	345	5090	INSURANCE	32,869	31,707	1,162	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	248	255	(7)	345
74,859	70,941	3,918		TOTAL ADMINISTRATIVE	660,379	665,986	(5,607)	880,933



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
09/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
UTILITIES								
20,836	20,000	836	5100	WATER/SEWER	160,281	150,000	10,281	200,000
0	4,167	(4,167)	5120	ELECTRIC	20,542	37,499	(16,957)	50,000
352	417	(65)	5151	TELEPHONE	3,000	3,749	(749)	5,000
0	250	(250)	5151B	INTERNET	2,387	2,250	137	3,000
75	75	0	5152	ALARM MONITORING	721	675	46	900
0	216	(216)	P5100	WATER/SEWER	1,199	1,941	(742)	2,566
0	52	(52)	P5120	ELECTRIC	306	464	(158)	620
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21,262	25,177	(3,915)		TOTAL UTILITIES	188,436	196,578	(8,142)	262,086
LANDSCAPING								
108,069	108,069	0	5200	LANDSCAPE CONTRACT	972,623	972,621	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	39,500	(39,500)	52,000
749	2,000	(1,251)	5220	IRRIGATION REPAIRS	8,786	18,000	(9,214)	24,000
0	1,250	(1,250)	5222	BACKFLOW INSPEC/RPRS	4,907	3,000	1,907	3,000
0	0	0	5228	EROSION CONTROL	0	0	0	7,500
0	5,000	(5,000)	5240	TREE TRIMMING/REMOVAL	8,808	28,000	(19,193)	31,000
732	733	(1)	P5200	LANDSCAPE CONTRACT	6,591	6,591	0	8,788
0	0	0	P5220	IRRIGATION REPAIRS	0	100	(100)	100
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109,550	117,052	(7,502)		TOTAL LANDSCAPE	1,001,714	1,071,562	(69,848)	1,428,218
POOL/SPA/CLUBHOUSE								
210	200	10	P5350	FOUNTAIN MAINTENANCE	2,140	2,200	(60)	4,000
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210	200	10		TOTAL POOLS	2,140	2,200	(60)	4,000
GATES								
0	260	(260)	P5500	GATE MAINTENANCE CONTRACT	2,080	2,340	(260)	3,120
0	0	0	P5511	GATE REPAIRS	(288)	300	(588)	600
115	115	0	P5517	GATE PHONE	1,030	1,035	(5)	1,380
-----	-----	-----			-----	-----	-----	-----
115	375	(260)		TOTAL GATES	2,823	3,675	(852)	5,100
COMMON AREA								
365	500	(135)	5700	BUILDING MAINTENANCE	1,130	4,500	(3,370)	6,000
0	500	(500)	5700K	KEYS/LOCK REPAIR	3,415	6,500	(3,085)	7,000
0	1,000	(1,000)	5722	ELECTRIC REPAIRS/SUPPLIES	185	9,000	(8,815)	12,000
0	0	0	5740	SIGN MAINTENANCE	0	1,500	(1,500)	2,000
2,288	2,477	(189)	5769A	JANITORIAL	20,627	22,143	(1,516)	29,574
1,908	1,917	(9)	5774	PET WASTE REMOVAL	17,168	17,249	(81)	23,000
9,250	1,909	7,341	5779CC	SECURITY PATROL	21,554	17,177	4,377	22,904
0	0	0	5794A	SIDEWALK REPAIR	0	2,000	(2,000)	3,000
0	1,167	(1,167)	5800	COMMON AREA MAINTENANCE/REPAIRS	7,209	10,499	(3,290)	14,000
0	0	0	5845	PARK MAINT	5,290	4,500	790	7,200
416	500	(84)	5850	EXTERMINATING	2,869	4,500	(1,631)	6,000
0	417	(417)	5895	TENNIS COURT MAINTENANCE	700	3,749	(3,049)	5,000
0	0	0	P5739	STREET SWEEPING	852	882	(30)	1,176
0	0	0	P5800	COMMON AREA MAINTAINENCE	510	1,053	(543)	1,405
-----	-----	-----			-----	-----	-----	-----
14,226	10,387	3,839		TOTAL COMMON AREA	81,510	105,252	(23,742)	140,259
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220,223	224,132	(3,909)		TOTAL OPERATING EXPENSES	1,937,002	2,045,253	(108,251)	2,720,596
-----	-----	-----			-----	-----	-----	-----
(6,602)	(20,379)	13,777		OPERATING FUND SURPLUS/(DEFICIT)	13,862	(194,473)	208,335	(252,786)
=====	=====	=====			=====	=====	=====	=====



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
09/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
RESERVE FUND								
I N C O M E								
66,667	66,667	0	7010	TRANSFER FROM OPERATING	600,000	599,999	1	800,000
14,386	14,584	(198)	7034	INTEREST RESERVE FUND	122,674	131,250	(8,576)	175,000
519	0	519	7069	GAIN (LOSS) ON INVESTMENTS	(45,323)	0	(45,323)	0
2,095	2,095	0	P7010	PARCEL TRANSFER TO RESERVES	18,855	18,855	0	25,140
825	750	75	P7034	INTEREST RESERVE FUNDS	7,208	6,750	458	9,000
(498)	0	(498)	8537	BANK/INVESTMENT CHARGES	(6,995)	0	(6,995)	(10,000)
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83,993	84,096	(103)		TOTAL RESERVE INCOME	696,420	756,854	(60,434)	999,140
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E X P E N D I T U R E S								
0	0	0	8510	GENERAL RESERVE EXPENSE	38,830	0	38,830	4,000
0	0	0	8520	PAINTING	5,290	0	5,290	0
49,778	0	49,778	8525	MONUMENT SIGNS RESERVE EXPENDITU	52,678	0	52,678	10,000
0	0	0	8526	FOUNTAIN REPLACEMENT	0	0	0	4,000
0	0	0	8530	ASPHALT SEAL COATING	0	0	0	11,400
0	0	0	8531	SIDEWALK REPAIRS	1,250	0	1,250	0
164,363	0	164,363	8541	GRANITE REPLACEMENT	686,377	0	686,377	672,000
0	0	0	8543P	PARK FURNITURE REPLACEMENT	5,850	0	5,850	0
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	18,700
9,365	0	9,365	8565	TENNIS COURTS	32,275	0	32,275	29,600
20,450	0	20,450	8571C	CONCRETE WORK	24,337	0	24,337	5,800
4,543	0	4,543	8575	IRRIGATION SYSTEMS	85,893	0	85,893	424,000
0	0	0	8578D	DRAINAGE	14,650	0	14,650	60,000
-----	-----	-----			-----	-----	-----	-----
248,499	0	248,499		TOTAL RESERVE EXPENDITURES	947,431	0	947,431	1,239,500
-----	-----	-----			-----	-----	-----	-----
(164,506)	84,096	(248,602)		RESERVE FUND SURPLUS/(DEFICIT)	(251,011)	756,854	(1,007,865)	(240,360)
-----	-----	-----			-----	-----	-----	-----



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF OPERATIONS
09/30/2024**

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
5700 BUILDING MAINTENANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 400	\$ 365	\$ 365	\$ 0	\$ 0	\$ 0	\$ 1,130
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	2,288	0	0	0	20,627
5774 PET WASTE REMOVAL	1,908	1,908	0	3,815	1,908	1,908	1,908	1,908	1,908	0	0	0	17,168
5779CC SECURITY PATROL	826	2,596	1,966	1,966	900	2,700	600	750	9,250	0	0	0	21,554
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	416	0	0	0	2,869
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	\$ 14,226	\$ 0	\$ 0	\$ 0	\$ 81,510
TOTAL OPERATING EXPENSES	\$ 197,745	\$ 224,481	\$ 209,129	\$ 247,005	\$ 208,804	\$ 215,325	\$ 219,318	\$ 194,974	\$ 220,223	\$ 0	\$ 0	\$ 0	\$ 1,937,002
OPERATING FUND SURPLUS/(DEFICI	\$ 17,693	\$ (20,706)	\$ (4,633)	\$ (33,024)	\$ (2,449)	\$ 40,668	\$ 6,391	\$ 16,524	\$ (6,602)	\$ 0	\$ 0	\$ 0	\$ 13,862



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF OPERATIONS
09/30/2024**

	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	\$ 600,000
7034	INTEREST RESERVE FUND	17,213	13,521	15,141	9,871	9,898	15,719	13,078	13,846	0	0	0	122,674
7069	GAIN (LOSS) ON INVESTMENTS	0	0	0	0	(51,943)	(616)	4,372	2,346	0	0	0	(45,323)
P7010	PARCEL TRANSFER TO RESERVES	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	0	0	0	18,855
P7034	INTEREST RESERVE FUNDS	777	735	799	778	815	800	837	842	0	0	0	7,208
	TOTAL RESERVE INCOME	\$ 86,751	\$ 83,018	\$ 84,702	\$ 79,412	\$ 27,531	\$ 84,664	\$ 87,049	\$ 85,796	\$ 0	\$ 0	\$ 0	\$ 703,415
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	49,778	0	0	0	52,678
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	498	0	0	6,995
8541	GRANITE REPLACEMENT	9,350	0	0	12,100	(6,800)	484,919	13,095	9,350	164,363	0	0	686,377
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	9,365	0	0	32,275
8571C	CONCRETE WORK	2,800	0	0	0	0	0	0	1,087	20,450	0	0	24,337
8575	IRRIGATION SYSTEMS	2,800	0	0	0	0	78,550	0	0	4,543	0	0	85,893
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	\$ 248,998	\$ 0	\$ 0	\$ 954,425
	RESERVE FUND SURPLUS/(DEFICIT)	\$ 58,771	\$ 81,966	\$ 76,120	\$ 66,451	\$ 28,848	\$ (519,119)	\$ 45,606	\$ 74,853	\$ (164,506)	\$ 0	\$ 0	\$ (251,011)

Updated 10.17.24



2024 RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

EXECUTIVE SUMMARY	
1,302,150	total budget of projects
673,868	total of current contracts
49.6%	% of budget completed

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

Projects carried forward from prior years			MONTHLY PROGRESS AND EXPENDITURES												YTD			Prior Yr			% of		
GL code	component #	component description	RFP sent	budget	contract\$	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total	Payments	budget\$	completed\$	comments	
8543P	134	Play Equipment Repairs throughout Parks	1/24	18,700	5,850									5,850				5,850		5,850		31.3%	
8571C	156	Concrete Repair Parks and Walkways	1/24	5,800	17,597										1,087	16,510		17,597				303.4%	
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 work of the contract should be deferred to after completion of the 23rd Ave. Expansion project will take place at the August
8541	294	Landscape Granite - Replenish Big Wash Park	10/23	4,600	13,095									13,095				13,095				284.7%	
8575	320	Irrigation Replacement System Innovation PK Dr between RVB and Tangerine (2022)	10/23	250,000	49,805						49,805							49,805				19.9%	Bids solicited in August 2022. After research and discussion it has been suggested to update the system. This topic is on the P&L agenda for discussion for November 3. This project is deferred until feedback and a revised RFP is developed. Bid awarded to AAA Landscape. Project to start in March 2024.
8541	322 A	Landscape granite -(A) replenish Innovation Park Dr between RVB and Tangerine (2022)	10/23	276,000	127,298						149,321			-22,023				127,298				46.1%	Placed on hold. Board requested 3 bids for project management to oversee this project. Board engaged FSR to oversee project. Anticipated completion of project 2024. Contract awarded to BrightView. Association attorney is drawing up contract.
8541	794	Landscape Granite - Repl Wildlife Ridge Park	10/23	62,600	65,115						65,115							65,115				104.0%	Bid awarded to BrightView. Association attorney drawing up contract.
8541	1030 C	Landscape granite -(C) (2022) Replenish Bella Vista, St Andrews, La Terraza & Stone Terrace, excludes Moore Road	10/23	102,500	146,235						76,342			69,893				146,235				142.7%	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	30,487						25,944			4,543				30,487				17.5%	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. Contract awarded to AAA Landscape. Project to start in March 2024. Final payment of \$4,543 covers the solar controller for this project.
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			8,015				22,900				132.4%	
8565	1154	Tennis Fence - Repaint	1/24	8,000														-				0.0%	
8565	1156	Tennis Windscreen - Replace	1/24	4,300	6,675							6,675						6,675				155.2%	
8541	1160	Landscape Granite - Replenish Hohokum Park	10/23	70,000	38,563						38,563							38,563				55.1%	Bid awarded to BrightView. Association attorney drawing up contract.
8530	1201	Asphalt - Seal/Repair Sunset Park	N/A	3,000	N/A													-				0.0%	This project was completed in December 2022.
8541	1230	Landscape Granite - Replenish Sunset Park	10/23	67,800	46,262						46,262							46,262				68.2%	Bid awarded to BrightView. Association attorney drawing up contract.
8541	1250	Landscape Granite - Replenish Woodshade Trail	10/23	35,000	23,336						23,336							23,336				66.7%	Bid awarded to BrightView. Association attorney drawing up contract.
8525	106	Project Management - Monument Refurbish		5,800	5,800			2,900										2,900				50.0%	AZ Project Solutions will be overseeing this project. Board approval of contract 3/21/24.
8575	See comments	Project Management - Irrigation Replacement		12,500	12,500	2,800					2,800							5,600	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				5,300			9,350					24,000	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								4,275				50.3%	
8571C	156	Project Management - Concrete Repair		5,600	5,600	2,800								2,800				5,600				100.0%	
8565	1151	Project Management - Tennis Courts		2,700	2,700	1,350								1,350				2,700				100.0%	
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	673,868	23,625	-	2,900	-	9,575	492,373	25,620	10,437	81,088	-	-	-	645,618	20,090	-	0	49.6%	

Count 24 foot check 645,618

Additional Unbudgeted Reserve Fund Expenditures

GL code	component #	component description	actual cost amount	reserve study projection?	projected date	posting date	notes
8541	174	Landscape Granite Replenish		57,000	2030		
8541	530	Landscape Granite - Replenish (A) Horizons & Vistoso Heights	38195	18,566	2026		
8541	730	Landscape Granite - Replenish Neighborhood 7	164,279	125,186	2026		
8578D	190	Drainage Mitigation/Repair	8,575				Jan \$3,500 eb \$250 March \$4,825
8510		Streetlighting	19,228				
8525	106	Entryway Monument Signs	49,779				
8510		Replenish Play Ground wood fibers	15,327				
8520		Monument Signs	5,290				
count			8	300,673			

RECONCILIATION		
Combined total of budgeted and unbudgeted project expenditures*	946,291	OK
Total reserve fund expenses YTD from financials	946,291	
The combined total of budgeted and unbudgeted reserve project expenditures should be reconciled with the financial statements.		

VCA Landscape Report September / October 2024

Turf /Parks

- Overseeding has been completed and grass is coming in great. We have been applying mulch and spot-seeding any areas that are having trouble with germinating and will continue to correct these areas as needed. Starter fertilizer has been applied, and the next scheduled fertilizer application will be in late November with a nitrogen-only fertilizer to promote growth and Rapid color development.
- The first mow of the grass was completed on October 25th

Irrigation

- Irrigation to the turf has been reduced to 2 times a day and will be reduced to 1 time a day in the coming weeks.
- Our irrigation technician has been adjusting the drip valve schedules throughout Rancho Vistoso to accommodate the cooler weather and to continue our efforts to conserve water by seasonally adjusting our irrigation based on weather patterns.

Chemical

- Our on site spray technician is continually out in the sub-division and roadsides ensuring that the community is free of weeds.

Site damage/ Storm damage

- Crews have been addressing any damage caused by Javelina on our turf areas and will continue to repair and spot-seed these areas daily. The most affected parks are Hohokam Park, Torreno East Park, and Sunset Park.

Proposals submitted, signed and work completed.

- Hohokam Park Curb Replenishment was **Completed on October 18th**
- Moore Loop Dog Park Erosion Repair was **Completed on October 16th**
- 5 Dead Tree Removals was **Completed on 9/26**
- Valley Vista Revised Proposal For Common Area **Sent at September 19th**
- Eddington Tree Removal **Sent on September 12th**
- La Canada Common Area Plant Replenishment **Sent on August 16th**

Work orders.

- 12 work orders have been completed

The AAA Team

- View fencing has been completed at Torreno East and West, and the crew is currently at La Terraza.
- Now that the cooler weather is here and growth is slowing down, our team will focus on trimming and thinning out plant material and trees to prepare for the growing season. This approach will support healthy growth and reduce the bean drop from our trees next summer.

Added Value

- Storage of 3 street light poles at AAA Landscape's Mian Yard
Total \$75.00

Vistoso Projects Update

October 15, 2024

Parcel Turnovers (**In Progress**)

- **Valley Vista:**

- **Oct 15, 2024**

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

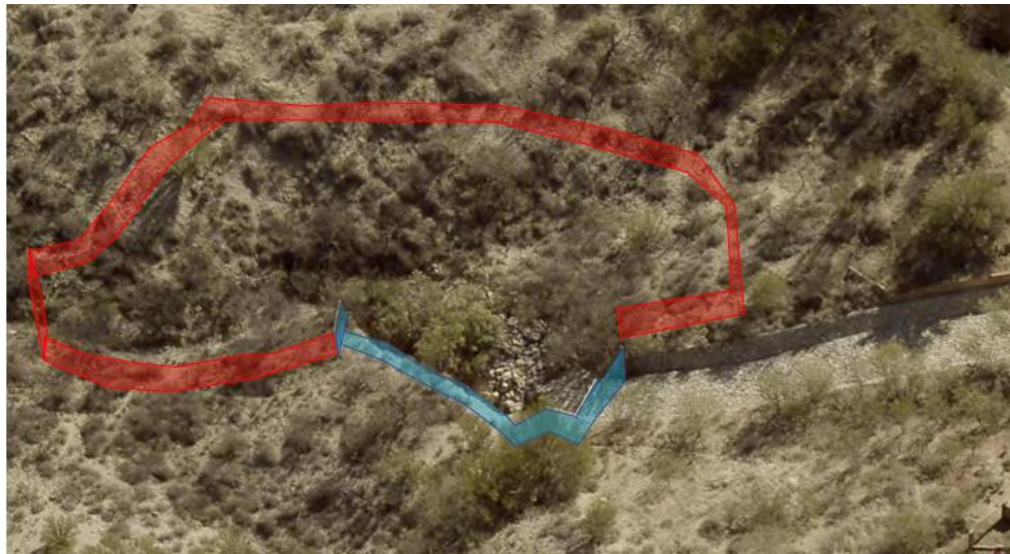
Bridal Veil Erosion (**In progress**)

- 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

October 15, 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

October 15, 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.
- Oct 15 2024
 - The engineering plans were endorsed by the Town of Oro.
 - An RFP will sent out when requested.

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.



Vistoso Projects Update

October 15, 2024

- Oct 18

John Wise (WLB Engineering) will have the updated plans submitted by week of Oct 16.

- Nov 27

We received the preliminary updated plans. John Wise will be sending the final version of the updated plans the week of Nov 27.

- Jan 16, 2024

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

- Feb 21, 2024

- Plans were sent to the Town of Oro (John Spiker) for final review.
- John Spiker indicated that the plans were good and will be responding back by the week of Feb 19.

- 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

Vistoso Projects Update

October 15, 2024

- WBL Engineering will be submitting a bid schedule with proposed material quantities. This will be sent out to the participating contractors to assist with more comparable bids.
- July 17, 2024
 - WBL Engineering apologized for not completing the bid schedule with proposed material quantities. This will be completed the week of July 15.
- 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.
- Oct 15 2024
 - An onsite walkthrough is planned for Wed, October 16, 2024.
 - Invited Contractors include:
 - TMEC
 - KE&G
 - Smith Construction
 - Sky Island Restoration
 - GT Skid Steer.

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.



Vistoso Projects Update

October 15, 2024

- Need to adjust plan for safer walkway from parking lot to trail
 - John Wise (WLB has sent a proposal to adjust the plans for \$2,500)
 - John has requested an on-site meeting with BOD liaison's to confirm the extent of making the slope safer.

- May 16, 2023

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

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

- June 20

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

- July 14

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

Vistoso Projects Update

October 15, 2024

- Additional vegetation clearing will be required to update the plan for WLB to give a more accurate scope of work.
- We received a price from TMEC and will be meeting with AAA the week of the 25th to receive a 2nd bid for the vegetation removal.

- Oct 18
 - The AAA bid for the vegetation removal is expected by Oct 24.

- Nov 27
 - AAA started the removal of Vegetation on Nov 20 and are scheduled to be completed 1st week of December.
 - Upon Completion, WLB will update their Plan to include more detail for the contractor.
 - The contractor, TMEC, will be updating their proposal based on the new plan from WLB.

- Jan 16, 2024
 - WLB submitted a preliminary updated set of the final plans (Jan 15).
 - The final plans will be sent to the Town of Oro for approval. Completion date TBD.
 - The updated plans will be sent to the contractor “Total Maintenance Erosion Control” for an update to the original bid.

- Feb 21, 2024
 - WLB say the final updated plans will be submitted by Feb 23

- 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.



Vistoso Projects Update

October 15, 2024

- Contractors are:
 - AZ Home Services
 - TMEC
 - KE&G
 - Smith Construction and Excavation

- **Oct 15 2024**

- Adjustments were made to the completed plan on 10/9/2024.
- We are waiting for the bid schedule from WLB before sending both documents back out to the contractors for final bids.
- The bid schedule is expected to be completed by Oct 17, 2024.

- **Mirabella Asphalt Replacement**

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

- **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.

Vistoso Projects Update

October 15, 2024

- 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.
- **Oct 15 2024**
 - Cascade Electric were given a conditional approval for the project.
 - We are awaiting the updated agreement from the attorney.
 - This is expected by Oct 18, 2024.
 - An orientation/logistics meeting will be scheduled to as soon as the agreement process is complete.

Architectural Landscape Review Committee
October 9, 2024, Meeting Report

Variance Request for Backyard Exterior Wall Painting

The Committee approved a variance request submitted to paint interior grey cement block wall in the backyard to beautify patio area. The committee forwarded its recommendation onto the Board of Directors for approval.

Variance Request for Exterior Paint Color

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

Review of VCA Color Palette

The Committee will meet with the Dunn and Edwards paint rep to add new paint colors to the Vistoso house paint scheme. This will occur in the future after coordinating a meeting time and a review of possible colors.

ALRC's next monthly meeting is November 13th, 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 – Sept 2024 Report to the VCA Board

Newsletter Statistics

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	
Greetings from the board		105	116	129	352	90	454	93	76	205
Did you know		59	59	53	142	93	149	52	56	60
Snapshot		21	32	19	36	70	91	77	102	95
Critter of the month		18	4	1	28	50	49	57	46	79
AAA Landscaping		67	39	21	26	41	44	61	58	30
Members Corner						119		40		

Greetings From the Board:

VCA Updates

I hope you enjoyed your summer now that the official start of Fall is only a few days away. This month I am providing a brief update on major activities happening in your Rancho Vistoso Community and requesting members consider taking an active role in the association.

Water Savings (Monuments project update)

The refurbishment of the VCA monuments on each side of the Tangerine and Ranch Vistoso Boulevard is underway. The grass is gone and has been replaced by decorative rock and boulders. The golden barrel cactus’s have been removed so the Rancho Vistoso signs are visible again. The new lighting will make the gateway to Rancho Vistoso much more visible and welcoming. This project is anticipated to save the Vistoso Community Association about 657,000 gallons of water annually. We anticipate this will save the association about \$46,000 per year.

Parking Legislation

The Arizona legislature passed House Bill 2298 last year and it has been signed into law by the governor. As a result, the Vistoso Community Association is compelled to conduct a vote on whether we want to enforce our HOA rules of not overnight on street parking or have this enforcement authority default to the Town of Oro Valley. Our VCA streets were designed with no overnight parking in mind, and they simply are not wide enough for cars, RV's, boats, trailers, etc. to be safely parked on the street. Emergency vehicles will have a difficult time navigating through all that congestion when "seconds count." We have reached out to the Town of Oro Valley and the Oro Valley Police Department to alert them to the impact of this legislation. We will be scheduling a discussion with the Golder Ranch Fire Department soon.

While this law will only impact the public streets in our communities (private streets in gated sub-associations are excluded) all the VCA membership will be provided the opportunity to vote. A ballot item on whether to continue VCA enforcement of overnight parking on public roadways in our community will be sent to all members prior to the March 2025 Annual Meeting. I will continue to provide you with updates as we get closer to this critical vote.

How about running for the Board and/or volunteering for one of our committees?

We are over halfway through the year and looking forward to the 2025 election cycle. We will have three single family director positions to fill and one other than single family position. You may call or email the office for more information.

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 are 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
- Wood shade Trail – Sunset Ridge Park to Rancho Vistoso Blvd
- Big Wash Park

Concrete Repairs – This project is concluding 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 of the change of scope.
- Bridal Veil – Bogardus Engineering has submitted the revised plans to the Town of Oro Valley for review.

Builder Transitions

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

Reserve Study Report

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

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

Interesting facts about Arizona:

The state motto is “God enriches”

If you ever get any official Arizona information papers, you may notice that the state has an official motto. “Ditat Deus” can be seen on the [state’s seal](#).

The motto is written in Latin and means “God Enriches.” The saying has been the state’s motto since 1863. Though it’s not stated exactly where the phrase comes from, most US history buffs agree it’s likely a biblical reference.

Arizona is home to the Petrified Forest National Park

In Arizona's northeast, you'll find Petrified Forest National Park and an area full of colorful petrified wood that dates back 200 million years.

Though the territory today is grassy and dry, it was once a rich forest that has been remarkably preserved. It's a protected area that aims to educate visitors about the state's history.

It's also known as the "Grand Canyon State"

When you don't see the moniker "Copper State" around, you'll likely notice Arizona's other nickname, the "Grand Canyon State." That's due to it being the home of Grand Canyon National Park.

Due to its size, you can see parts of the canyon from Utah and Nevada. However, Arizona offers the best and most expansive views of this national landmark.

Arizona has an official state fossil

Because petrified wood has long been associated with Arizona, it was officially recognized as the state fossil in 1988. It may not be what you consider a typical fossil when you're used to hearing about animal bones.

Post navigation

[← Previous Post](#)

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.

It'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!

Critter of the Month for September 2024



Family of Bobcats

This family of bobcats has taken refuge around our pool!!

Photo by Brad Payne

A Friendly Reminder Regarding Wildlife

We live in the beautiful Sonoran Desert and share our neighborhoods with the wildlife that has been here long before our homes. Coyotes, bobcats, javelinas, mountain lions, rattlesnakes, Gila monsters, and birds of prey can pose a danger to humans and their pets. We must be aware of our surroundings and avoid confronting these animals. Maintain your distance and do not behave in a threatening manner. If you encounter a rattlesnake, please call 911 immediately to have it removed. Also, do not feed or supply water to wild animals since they may become more brazen.

Compliance Committee Report October 2024

Compliance committee met Tuesday Oct 8

Saw uptick in street parking for the past reporting period, but we expect to see a decline in street parking violations the next reporting period with numerous street repair / closures throughout October

Next month's reporting will have the new compliance / fine guidelines implemented. Expecting to see few increases.

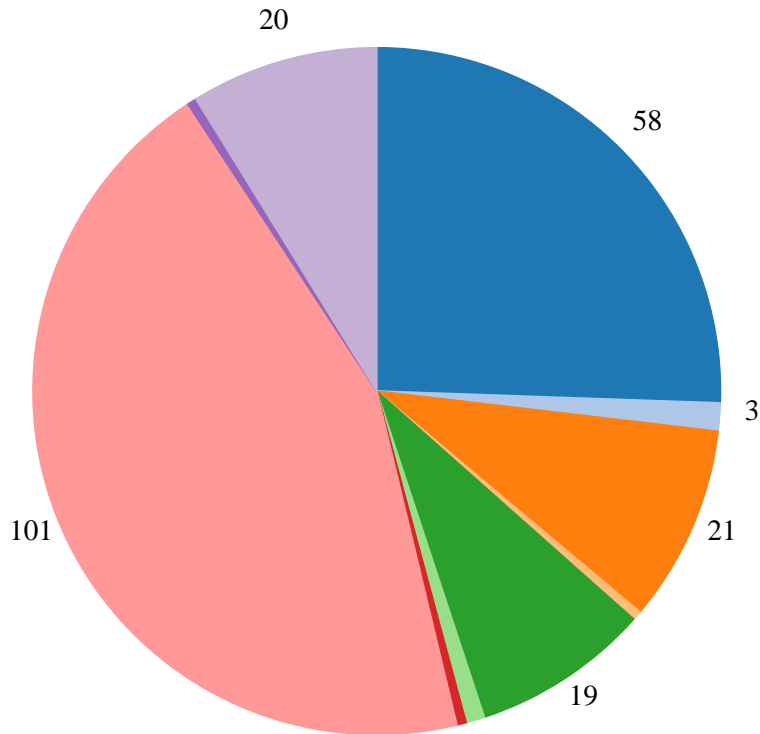
Today : 10/11/2024

Activity Report Vistoso Community Association aka Rancho Vistoso

Category	Subcategory	Total Start	Created	Escalated	ReOpened	Closed	OnHold	Total End
Architectural Modification	Not Approved	2	0	2	0	0	0	2
Architectural Modification	Architectural Review Process Violations	25	6	10	0	5	0	26
Architectural Modification	Violation Standards and Procedures After Approval	1	0	1	0	0	0	1
Architectural Modification	Violation Standards and Procedures Before Approval	0	1	0	0	0	0	1
BasketBall	Store In Approved Area	2	1	2	0	0	0	3
Commercial	Signage	1	0	0	0	1	0	0
Driveway	Remove Oil	1	1	0	0	1	0	1
Flag	Not in compliance with Federal Guidelines	1	0	1	0	1	0	0
For Office Use Only	Do Not Send Violation See Manager	32	1	0	0	0	0	33
Landscaping	Trim Shrubs	0	1	0	0	1	0	0
Landscaping	Remove Weeds	128	41	14	0	67	0	102
Landscaping	Trim Trees	3	0	2	0	2	0	1
Landscaping	Remove dead tree or tree stump	2	1	0	0	1	0	2
Landscaping	General Maintenance	2	4	1	0	1	0	5
Landscaping	Plant Encroachment	3	1	1	0	2	0	2
Landscaping	Mistletoe	1	0	1	0	0	0	1
Mailbox	Paint	19	20	19	0	14	0	25
Maintenance / Repair	Roof	1	0	1	0	0	0	1
Nuisance	Excessive Noise	1	0	0	0	0	0	1
Nuisance	Other	1	0	0	0	0	0	1
Nuisance	Health, Safety and Welfare	1	1	0	0	0	0	2
Nuisance	Bee Hive	1	0	0	0	0	0	1
Other	Business violates Association Documents	0	1	0	0	0	0	1
Other	Holiday Lights	3	0	2	0	1	0	2
Other	Non Compliant Lighting	5	7	5	0	2	0	10
Other	Store items out of view	8	3	6	0	2	0	9
Paint	House	2	0	1	0	0	0	2
Paint	Garage Door	1	0	1	0	0	0	1
Pets	Excessive Noise	1	0	1	0	0	0	1
Pool/Spa	Backwashing	0	1	0	0	0	0	1
Trash	Container Visible on Non-Collection day	3	0	0	0	0	0	3
Unauthorized Object	Dumpster	0	1	0	0	0	0	1
Vehicles	Trailers	0	1	0	0	0	0	1
Vehicles	Oversized Vehicle	0	1	0	0	0	0	1
Vehicles	No Parking Streetl	1	5	0	0	0	0	6
Vehicles	No Parking Street	139	72	18	0	47	0	164
Vehicles	No Parking Sidewalk	15	2	0	0	2	0	15
Vehicles	Repairs not permitted	1	0	0	0	0	0	1
Vehicles	Commercial Vehicle	1	0	0	0	0	0	1
Vehicles	No Parking on Granite	9	7	2	0	2	0	14
Vehicles	Recreational Vehicles	1	0	0	0	1	0	0
Vehicles	Trailers on street	3	1	0	0	0	0	4
Vehicles	Trailers in driveway	3	3	1	0	0	0	6

Violation = 227
(by Category)

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



Governing Doc's Committee report for October 2024

October 2, 2024 Committee Meeting

Members

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

Arizona House Bill 2298

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

We gave a recap of our meeting with OVPD. Kathleen Hernandez, Barbara Daoust and I met with Sargent Marshall Morris and he said parking enforcement was not a high priority for OVPD. If a vehicle is parked on the street (not blocking a driveway, fire hydrant or mailbox) it is not against city ordinance unless it has been there for over 48 hours. It is the abandoned vehicle rule that the police must observe that the vehicle hasn't moved for at least 48 hours.

We asked about emergency vehicles not having room to navigate through a congested neighborhood and he said "the big red truck will make room".

We were all given the assignment to think about what to write on the "no on-street parking" signs campaign.

Parks & Landscaping Committee Meeting Report
Thursday, October 3, 2024 at 3:15 PM
In-Person or Zoom

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

Absent - Lyle Vandermyde.

Meeting called to order at 3:15 PM.

Agenda adopted as presented.

Approval of Sept. 5, 2024 minutes were approved.

Opening remarks, Chair-Debbie Gann, Thanked everyone for volunteering & keeping Vistso a beautiful place to live.

No Guests were present.

OLD BUSINESS

- A. AAA Landscaping Report, Anthony Munoz, Turf/Parks - Scalping & reseeding has begun. After the seed is down you will notice an increase in irrigation frequency until the seed germinates, then irrigation will be gradually reduced until fully established. 5 dead trees have been removed. Leaning Saguaro in RVB Median has been removed. Hohokam Park Curb Replenishment rescheduled. Moore Loop Dog Park Erosion rescheduled. The Tangerine Monument Project HAS BEEN COMPLETED and FINAL WALK-THROUGH HAS BEEN DONE! View fencing has been completed for St. Andrew, Bella Vista, Somerset Canyon & Cortona. AAA is currently at Siena then Monticello & Stonefield.
- B. The P & L Committee voted to send to the Board for approval of the AAA Proposal to install plants in the Rancho Vistoso, Valley Vista Common Area.
- C. The P & L Committee recommended that the request to install plants along the front wall at 13105 N La Canada Common Area will be a consideration for inclusion in the 2025 Budget.

NEW BUSINESS

- A. P & L Committee voted to send to the Board for approval of the AAA proposal to remove one leaning tree behind 13925 N Eddington Pl, including stump grinding and all debris hauled off site.
- B. P & L Committee discussed & gave suggestions regarding the Landscape Maintenance RFP.

ADJOURNMENT-Next meeting to be scheduled in Dec. 2024.

SUBMITTED by Chair - Debbie Gann