



COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, December 5, 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 – October 23, 2024**
 - B. **Ratify the Approval of the Compliance Committee Results/Fines for November 2024-** Results were presented at Executive Session meeting.
 - C. **Ratify the Approval of Fee Waivers for November**
 - 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
 - D. **Project Administration Report**

VII. Committee Reports (Written reports have been submitted and are posted on the VCA website for review.)

- A. Architectural and Landscaping Review Committee**
- B. Communications Committee**
- C. Compliance Committee**
- D. Finance Committee**
- E. Governing Documents Committee**
- F. Nomination Committee Report**
- G. Parks & Landscaping Committee**

VIII. Old Business

IX. New Business

- A. Vistoso Highlands I Paint Palette**
- B. Decorative Mailbox Covers**
- C. 2025 Irrigation Repair Proposal**
- D. 2025 Paint Proposals**
- E. 2025 Roof Repair/Replacement Proposal**
- F. Hohokam Tennis Courts and Siena Fountain Maintenance Proposal**

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

XI. Adjournment



Board of Directors Meeting – October 24, 2024
Via Webex Platform - GENERAL SESSION MINUTES

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

Absent: Ryan Hall, Director; and Craig Golden, Director

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

One topic was added to New Business, H. Appointment of Nomination & Election Committee Chair.

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

III. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

A motion was made by Matt Wood and seconded by Barbara Stough to approve September 26, and October 7, 2024, meeting minutes as presented. The motion was approved unanimously.

IV. CONSENT AGENDA ITEMS

- A. Ratify the Approval of Executive Session Minutes: September 25, 2024
- B. Ratify the Approval of the Compliance Committee Results/Fines for October 2024 – Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for October 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

Homeowner from 13420 N Atalaya Way requested the board reconsider allowing decorative covers on mailboxes. This topic will be placed on the ALRC agenda for consideration.

VI. REPORTS

- A. **Management Report** – Written Management report was presented and posted on the association’s website.
- **Rancho Vistoso Blvd. Streetlights** - At the September Board meeting the board selected Cascade Electric to remove and dispose 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.

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➤ **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's 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.

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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 September 30, 2024.

- The Operating Fund balance as of September 30, 2024, is \$544,209. This is adequate to meet current and foreseen cash needs.
- The Reserve Fund balance is \$3,916,199.
- The liquidity of the association is strong to meet ongoing association needs.
- The account receivable balance is \$171,888.
- Total income for the month of September is \$211,445 which is \$9,867 over budget.
- Total expenses for September are \$219,136 which is \$3,390 under budget.
- A monthly contribution of \$66,667 was made to the reserve fund.
- Reserve Investments managed by Morgan Stanley as of September 30:
 - Cash and Equivalents \$ 8,973.11
 - Savings & Time Deposits \$ 913,727.97
 - ETFs and CEFs \$ 451,093.57
 - Government Securities \$ 253,619.80
 - Certificates of Deposit \$ 1,949,767.57
 - Mutual Funds \$ 118,392.80
 - Total \$ 3,695,574.82
- Siena's operating fund balance year to date is \$7,814 and the reserve fund year to date balance is \$260,188.
A motion was made by Matt Wood and seconded by Rob Feltes to accept the September 2024 Treasurer and Financial Reports. The motion was approved unanimously.

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

- Overseeding has been completed. Additional mulch and seed will be applied in trouble areas.
- Grass was first mow on October 25, 2024.
- Irrigation to turf areas has been reduced to two times per day and will be reduced to one time in the next few weeks.
- On site spray technician continues to manage weeds daily throughout the community.
- View fencing clean-up has been completed for Torreno East and West. Crews are currently at La Terraza.
- Crews will be concentrating on trimming and thinning plants and trees to prepare for the growing season.

D. Project Administration & Proposals - Anthony Martin, Project Coordinator provided a project update on the streetlighting project. Discussion ensued on costs for pulling the copper from the system. The benefit to the association to do so could be \$5,000 to \$6,000. If the association leaves it buried, the vendor will reduce the contract price by \$10,000.

A motion was made by Matt Wood and seconded by Joe Affinati not to harvest the copper from the streetlight system. Motion was unanimously approved.

VII. COMMITTEE REPORTS

Committee Chairs provide written reports prior to the meeting and copies are distributed to the board and members for review.

A. Architectural and Landscape Review Committee – No questions

B. Communication Committee – No questions

C. Compliance Committee – No questions

D. Finance Committee – No questions

E. Nominating Committee – No report

F. Governing Documents Committee - No questions

G. Parks & Landscape Committee – No questions

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VIII. OLD BUSINESS

There was no old business to discuss.

IX. NEW BUSINESS

A. Adoption of the 2025 Siena and VCA Budgets

The board reviewed and discussed the proposed 2025 Siena and VCA Budget. The Siena assessment for 2025 remains the same, \$210.00 per quarter. The VCA master assessment for 2025 increases \$8.00 per quarter to \$103.00.

A motion was made by Matt Wood and seconded by Joe Affinati to approve the 2025 Siena budget with no increase in the quarterly assessment. The motion passed unanimously.

A motion was made by Matt Wood and seconded by Barbara Stough to approve the 2025 VCA budget with a \$8.00 quarterly assessment increase from \$95.00 to \$103.00. Motion was unanimously approved.

B. VCA Staff Increase

The board discussed adding a VCA staff member effective July 2025. The funds to support this position are included in the 2025 budget.

A motion was made by Matt Wood and seconded by Barbara Stough to approve adding a person to the VCA staff starting July 1, 2025. Motion passed unanimously.

C. Neighborhood Monument Lighting

The board reviewed the lighting proposals for the three neighborhoods that were affected when the streetlights were turned off. They discussed the options of hard wiring or going solar.

A motion was made to approve the Cascade Electric proposal to hard wire at a cost of \$6,950 to repair/replace the monument lighting for the Las Colinas, Sunset Ridge and Vistoso Highlands neighborhoods. Motion was unanimously approved.

D. Financial Investment Policy Revision

The revision would allow up to 10% of reserve funds to be invested in ETFs, CEFs including a small amount of alternatives. The rest of the funds would be restricted to CDs, government securities and money markets. The Finance Committee is recommending approval to the board.

A motion was made by Joe Affinati and seconded by Kathleen Hernandez to approve the revised Financial Investment Policy. Motion passed unanimously.

E. Siena Street Sweeping Contract

A motion was made by Matt Wood and seconded by Barbara Stough to approve the Speedy Sweeping Contract quarterly increase to \$269.40 for Siena's Street service. Motion was approved unanimously.

F. Big View Wash Drainage Channel Clean Out Proposal

A motion was approved by Matt Wood and seconded by Kathleen Hernandez to approve the AAA Landscape proposal for \$1,130.00 to clean out the Big View Wash drainage channel. Motion passed unanimously.

G. Tree/Stump Removal Proposals

1. On RVB behind 13925 N Eddington Pl

A motion was made by Matt Wood and seconded by Kathleen Hernandez to approve the AAA Landscape proposal for \$970.00 to remove the tree and stump grind on RVB behind 13925 N Eddington Pl as recommended by the Parks and Landscape Committee. Motion was unanimously approved.

2. Common Area near 12078 N Jarren Canyon Way

A motion was made by Matt Wood and seconded by Rob Feltes to approve the AAA Landscape proposal for \$1,690.00 to remove three trees and stump grind in the common area by 12078 N Jarren Canyon Way as recommended by the Parks and Landscape Committee. Motion passed unanimously.

H. Appointment of Nomination and Election Committee Chair

A motion was made by Matt Wood and seconded by Kathleen Hernandez to appoint Matt Wood as the chair for the Nomination and Election Committee. Motion was unanimously approved.

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

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XI. ADJOURNMENT – *A motion was made by Matt Wood and seconded by Rob Feltes to adjourn the meeting at 6:29 P.M. Motion carried.*

Vistoso Community Association Secretary

Date



Management Report December 2024

For the Month of October 2024

ARC Submittals: 30

Denied: 0

Withdrawn: 8

Approved: 22

Resales: 36

Total Work Orders: 10

Open Work Orders: 7

Closed/Completed: 3

Tennis Cards Processed

New: 2

Walk-ins: 115

Calls Received: 254

Call Center: 928

Violations- 471

Parking followed by landscaping were the top compliance issues for the past month.

Rancho Vistoso Blvd. Streetlights

Cascade Electric will start to remove the streetlight poles along RVB the week of December 2nd. During the project there will be temporary street and sidewalk restrictions. We appreciate your patience while we make this improvement for you.

The board selected Cascade Electric to install/repair the lighting for the Las Colinas, Sunset Ridge and Vistoso Highlands monuments that were tied into the streetlighting system. Once this is scheduled notice will go out to the members.

Oro Valley is reviewing the conveyance agreement for the two streetlights along RVB near Honeybee Park.

Park Projects

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

Moore Loop Park – Drains have been installed in the large dog park to mitigate erosion.



Capital Projects

The following Capital Projects have been completed during fiscal year 2024:

- 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
- Playground Panels for Hohokam Park - \$5,850

Tennis Courts – New windscreens and bench shades are being fabricated and are expected to arrive by the end of November. The cost of this project is \$6,675.

Drinking Fountains – New drinking fountains (\$12,000) for Hohokam and Wildlife Ridge Parks are on order. The Moore Loop Park drinking fountain has been repaired and is currently operational.

Drainage Projects

- Big View Ct. Channel – Currently AAA Landscape is clearing a path for the bidders to have access to the end of the drainage channel. Once this is completed estimates will be submitted for review and consideration. The association engineer has clarified the scope of work for the contractors since there has been a great difference among the original estimates received.
- 27 Mile – The scale back scope of work has been sent to bidders.
- Bridal Veil – The RFP is in the process of being prepared for this project.

Builder Transitions

The Town of Oro Valley accepted the Pulte phase of Moore Loop Road for maintenance as of September 11, 2024. The public roads in the Valley Vista neighborhood have not yet been accepted. The landscape along the section of road on the opposite side of Valley Vista has been placed on the town's planned street maintenance schedule and this area should be addressed in the next few weeks.

2025 Budget

The VCA Board of Director approved the 2025 budgets for Siena and VCA at the October 24, 2025, General Session meeting. The quarterly assessment for Siena remains the same at \$210.00, and the VCA quarterly assessment increased to \$103.00. Postcards have been mailed to members with a QR code to view the budgets. You can also access the 2025 budgets on the community website at www.ranchovistosohoa.com. If you are using an electronic payment method to pay your assessments, you will need to make the change with your appropriate service provider before January 1, 2025.

Fall Events

The fall event was held at Hohokam Park on Saturday, October 26. There were over 125 participants attending and enjoying the great weather. The Fire Department, AAA Landscape, VCA staff and Board of Directors were in attendance. Activities included Halloween costume contest, candy guessing game and raffle. We thank AAA Landscape for sponsoring this event.



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.

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

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

- **Balance Sheet.**
 - **Operating Fund Balance.** The Fund Balance of \$815,357 – made up of Cash \$506,774 Savings \$389,181 and due to Reserves \$80,599 - is adequate to meet current and foreseen cash needs.
 - **Reserve Fund Balance.** The reserve fund ending balance is \$3,893,391 – made up of a Morgan Stanley-advised investment portfolio \$3,606,556, a Money Market Account \$125,738, Accrued Interest \$35,250, Unrealized gain \$45,248 and due from Operating \$80,599.
 - **Liquidity.** Given the makeup of both Operating and Reserve Fund Balances, liquidity is very strong to meet ongoing needs.
- **Accounts Receivable and Total Operating Liabilities.** The Accounts Receivable balance, net of an allowance for doubtful accounts totaling \$88,750 is \$215,750. Total Operating Liabilities balance of \$845,274 is made up primarily of Prepaid Assessments \$156,406, Accrued Expenses \$96,948 and Unearned Revenue of \$547,514.
- **Summary balances.** In summary: At 10/31/24 Total Assets are \$4,947,897. Total Liabilities plus Equity: Liabilities \$845,274 plus Reserves \$3,893,391 plus Surplus \$209,231 totals \$4,947,897.
- **Operating Fund Income Statement.**
 - **Income.** Total income for the month was \$230,340. This was \$22,990 over Budget. Member assessments are \$2,672 over Budget, Builder Assessments are \$5,787 over Budget, and Commercial Dues are \$3,639 over Budget.
 - **Expenses.** Total expenses for the month were \$214,358, \$19,392 under Budget.
 - YTD Income of \$2,161,628 is \$123,073 over Budget, while YTD Operating expenses of \$2,136,885 have been \$122,957 under Budget as described below. YTD Admin Expense is \$14,591 under Budget, Utilities are \$10,266 under Budget, Landscaping is \$62,856 under Budget, and Common Area is \$35,244 under Budget. This results in a YTD Operating Surplus of \$24,743 versus a Budgeted deficit of \$221,287.
- **Reserve Fund.**

- **Revenue.** As Budgeted, for October a monthly contribution from the Operating Fund was added to the Reserve Fund in the amount of \$66,667. Including Earnings and fees, Total Reserve Income was \$79,819. The full year Budget calls for \$965,000 Total Reserve Income. YTD Actual Reserve Income totals \$750,176.
- **Expenditures.** Reserve Fund expenditures totaled \$81,649, versus a Budget of \$0. Reserve Fund spending is Budgeted to total \$1,239,500 for all of 2024. Several large project spends have been and are occurring in Q4 2024.
- **Reserve Investments.** As of September 30, 2024, and October 31, 2024 the makeup of The Morgan Stanley managed portfolio is:

	September 2024	October 2024
<i>Cash and equivalents:</i>	8,973.11	17,738.82
<i>Savings and Time Deposits</i>	913,727.97	917,140.90
<i>ETFs and CEFs</i>	451,093.57	444,698.95
<i>Government Securities:</i>	253,619.80	254,168.16
<i>Certificates of Deposit:</i>	1,949,767.57	1,936,534.88
<i>Mutual Funds:</i>	118,392.80	116,487.52
<i>Total:</i>	<u>\$ 3,695,574.82</u>	<u>\$3,686,769.23</u>

- **Siena**

Overall financial condition. At 10/31/24 the Operating Fund balance is \$8,631, the Reserve Fund balance is \$261,927. For October, Operating Income of \$2,175 is \$2,899 less than Operating Expenses of \$5,074. YTD Reserve Fund income has totaled \$28,942 while Reserve Fund Expenditures have totaled \$1,140, yielding a Reserve Fund Surplus totaling \$27,802 versus a Budgeted Surplus of \$28,450.

Joe Affinati, Treasurer



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
10/31/2024**

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	515,365.83	
US BANK SAVINGS	389,181.33	
DUE TO RESERVES	(80,599.00)	

TOTAL OPERATING FUNDS 823,948.16

RESERVE FUNDS

RESERVE US BANK MMA	387,664.65	
MORGAN STANLEY	3,606,556.04	
RESERVES - ACCRUED INTEREST	35,249.93	
DUE FROM OPERATING	80,599.00	
UNREALIZED RSV GAIN/LOSS	45,248.06	

TOTAL RESERVE FUNDS 4,155,317.68

DEPOSITS

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

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	304,771.44	
ACCOUNTS RECEIVABLE - PARCELS	2,037.42	
PRE-LEGAL RECEIVABLE	41,820.35	
CONTINGENT PAYABLE	(41,820.35)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(88,750.43)	

TOTAL ACCOUNTS RECEIVABLE 218,058.43

OTHER ASSETS

PREPAID EXPENSE INSURANCE	20,518.74	
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TOTAL OTHER ASSETS 20,518.74

TOTAL ASSETS 5,220,867.23



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
10/31/2024**

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCRUED EXPENSES	97,467.96	
PREPAID ASSESSMENTS	156,411.50	
PREPAID ASSESSMENTS - PARCELS	1,089.00	
REFUNDABLE DEPOSIT KEYS	11,325.00	
UNEARNED REVENUE	556,053.98	
SECURITY DEPOSITS	29,967.00	
INSURANCE CLAIM PENDING	3,114.00	

TOTAL OPERATING LIABILITIES		855,428.44
RESERVE		
ACCUMULATED GENERAL	4,275,301.04	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	(249,961.83)	
UNREALIZED GAIN/LOSS INVESTMENTS	45,248.06	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		4,155,317.68
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	183,216.74	
PRIOR YEAR ADJUSTMENT	(5.00)	
CURRENT YEAR RESERVE EQUITY	249,961.83	
CURRENT SURPLUS/(DEFICIT)	(223,052.46)	

TOTAL SURPLUS/(DEFICIT)		210,121.11

TOTAL LIABILITIES & EQUITY		5,220,867.23
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**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
10/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
191,405	188,733	2,672	4000	ASSESSMENT INCOME	1,896,878	1,887,333	9,545	2,264,800
4,270	4,270	0	4000P	PARCEL ASSESSMENTS	42,700	42,700	0	51,240
70,976	67,337	3,639	4001	COMMERCIAL DUES	709,764	673,370	36,394	808,045
1,168	833	335	4030	INTEREST INCOME	12,333	8,333	4,000	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	10,000	(10,000)	12,000
400	167	233	4050FR	FILE REVIEW FEE	1,300	1,666	(366)	2,000
0	125	(125)	4050MU	MONITOR TRUSTEE SALE	375	500	(125)	500
1,045	292	753	4050RR	FILE TRANSFER FEES	3,800	2,916	884	3,500
0	150	(150)	4050T	FORECLOSURE/TRUSTEE SALES	0	300	(300)	300
5,077	5,500	(423)	4070	LATE FEE INCOME	18,452	22,000	(3,549)	22,000
385	75	310	4075	NSF FEE	1,680	750	930	900
10,909	5,122	5,787	4205	BUILDER ASSESSMENT	102,584	51,220	51,364	61,465
0	0	0	4530	MISCELLANEOUS INCOME	20,407	0	20,407	0
8,890	833	8,057	4900	VIOLATION FINES	29,269	8,333	20,936	10,000
0	0	0	4920	GATE TRANSMITTERS	150	0	150	0
0	0	0	4922	KEYS	375	0	375	0
6,750	3,000	3,750	4950	REBILL FEE	30,930	30,000	930	36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	8,500	(8,500)	10,200
(66,667)	(66,667)	0	6010	GENERAL RESERVE TRANSFER	(666,667)	(666,666)	(1)	(800,000)
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(20,950)	(20,950)	0	(25,140)
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232,515	209,525	22,990		TOTAL INCOME	2,183,378	2,060,305	123,073	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								
9,641	9,160	481	5000	MANAGEMENT FEE	95,070	89,131	5,939	107,450
3,230	3,182	48	5000RO	OFFICE LEASE	32,882	31,820	1,062	38,184
0	0	0	5005	RESERVE STUDY	3,130	0	3,130	0
26,153	27,735	(1,582)	5007w	SALARIES & BENEFITS	269,903	277,350	(7,447)	332,821
6,750	3,000	3,750	5009A	REBILL FEE EXPENSE	30,930	30,000	930	36,000
385	75	310	5009B	NSF FEE EXPENSE	1,680	750	930	900
6,527	4,333	2,194	5010	LEGAL EXPENSE	29,918	43,333	(13,415)	52,000
3,108	500	2,608	5020	LIEN/COLLECTION COST	10,838	5,000	5,838	6,000
400	167	233	5020F	FILE REVIEW FEE	1,300	1,666	(366)	2,000
(246)	125	(371)	5020M	MONITOR TRUSTEE SALE	375	500	(125)	500
1,045	292	753	5020RR	FILE TRANSFER FEE EXPENSE	3,800	2,916	884	3,500
0	150	(150)	5020T	FORECLOSURE/TRUSTEE SALES	0	300	(300)	300
1,950	0	1,950	5030	AUDIT/TAX PREPARATION	17,750	11,800	5,950	11,800
699	750	(51)	5033F	ADVERTISING	1,492	1,500	(8)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	350	350	0	420
61	0	61	5039	WEBSITE	864	1,000	(136)	1,000
8,559	7,750	809	5040	ADMINISTRATION	76,725	77,500	(775)	93,000
265	143	122	5046	NEWSLETTER	1,568	1,430	138	1,716
434	1,250	(816)	5047B	OFFICE EQUIPMENT RENTAL	5,308	12,500	(7,192)	15,000
940	500	440	5048	OFFICE EXPENSES	5,286	5,000	286	6,000
0	0	0	5052	PRINTING	2,249	0	2,249	10,000
1,520	1,033	487	5054	ARCHITECTURAL EXPENSE	7,400	10,333	(2,933)	12,400
0	0	0	5055	MEETING EXPENSE	23,994	24,000	(6)	27,000
0	500	(500)	5059	POSTAGE	1,018	5,000	(3,982)	6,000
4,140	850	3,290	5059V	VIOLATION NOTICES	9,540	8,500	1,040	10,200
0	375	(375)	5063	MILEAGE	0	3,750	(3,750)	4,500
0	2,500	(2,500)	5065	PROFESSIONAL FEES	0	20,000	(20,000)	20,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
100	500	(400)	5068	GIFTS	100	1,500	(1,400)	1,500
0	0	0	5070	PROPERTY TAXES	644	900	(256)	900
(18,855)	0	(18,855)	5080	CORPORATE TAXES	59,441	5,000	54,441	5,000
762	0	762	5088	BAD DEBT EXPENSE	(17,398)	20,000	(37,398)	20,000
4,075	3,730	345	5090	INSURANCE	36,944	35,437	1,507	42,897
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	5,000	(5,000)	5,000
0	2,000	(2,000)	5099	MISCELLANEOUS EXPENSE	0	3,000	(3,000)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	8,708	0	8,708	0
29	30	(1)	P5090	INSURANCE	276	285	(9)	345
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61,707	70,665	(8,958)		TOTAL ADMINISTRATIVE	722,086	736,651	(14,565)	880,933



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
10/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
UTILITIES							
20,062	20,000	62	5100	180,343	170,000	10,343	200,000
1,396	4,167	(2,771)	5120	21,939	41,666	(19,727)	50,000
352	417	(65)	5151	3,352	4,166	(814)	5,000
0	250	(250)	5151B	2,387	2,500	(113)	3,000
75	75	0	5152	796	750	46	900
146	215	(69)	P5100	1,345	2,156	(811)	2,566
204	52	152	P5120	510	516	(6)	620
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22,235	25,176	(2,941)		210,671	221,754	(11,083)	262,086
LANDSCAPING							
108,069	108,069	0	5200	1,080,692	1,080,690	2	1,296,830
0	1,250	(1,250)	5210	0	5,000	(5,000)	5,000
12,578	12,500	78	5218	12,578	52,000	(39,422)	52,000
484	2,000	(1,516)	5220	9,270	20,000	(10,730)	24,000
0	0	0	5222	4,907	3,000	1,907	3,000
3,591	0	3,591	5228	3,591	0	3,591	7,500
5,989	2,000	3,989	5240	14,797	30,000	(15,204)	31,000
732	732	0	P5200	7,323	7,323	0	8,788
0	0	0	P5220	0	100	(100)	100
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131,443	126,551	4,892		1,133,157	1,198,113	(64,956)	1,428,218
POOL/SPA/CLUBHOUSE							
3,135	1,400	1,735	P5350	5,275	3,600	1,675	4,000
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3,135	1,400	1,735		5,275	3,600	1,675	4,000
GATES							
520	260	260	P5500	2,600	2,600	0	3,120
0	300	(300)	P5511	(288)	600	(888)	600
115	115	0	P5517	1,145	1,150	(5)	1,380
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635	675	(40)		3,458	4,350	(892)	5,100
COMMON AREA							
0	500	(500)	5700	1,130	5,000	(3,870)	6,000
483	500	(17)	5700K	3,898	7,000	(3,102)	7,000
0	1,000	(1,000)	5722	185	10,000	(9,815)	12,000
0	500	(500)	5740	0	2,000	(2,000)	2,000
2,288	2,477	(189)	5769A	22,915	24,620	(1,705)	29,574
3,815	1,917	1,898	5774	20,983	19,166	1,817	23,000
(6,850)	1,909	(8,759)	5779CC	14,704	19,086	(4,382)	22,904
0	0	0	5794A	0	2,000	(2,000)	3,000
150	1,167	(1,017)	5800	7,359	11,666	(4,307)	14,000
0	1,500	(1,500)	5845	5,290	6,000	(710)	7,200
426	500	(74)	5850	3,295	5,000	(1,705)	6,000
0	417	(417)	5895	700	4,166	(3,466)	5,000
0	0	0	P5739	852	882	(30)	1,176
0	352	(352)	P5800	510	1,405	(895)	1,405
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312	12,739	(12,427)		81,822	117,991	(36,169)	140,259
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219,467	237,206	(17,739)		2,156,469	2,282,459	(125,990)	2,720,596
OPERATING FUND SURPLUS/(DEFICIT)							
13,048	(27,681)	40,729		26,909	(222,154)	249,063	(252,786)
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**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
10/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
RESERVE FUND								
I N C O M E								
66,667	66,667	0	7010	TRANSFER FROM OPERATING	666,667	666,666	1	800,000
12,828	14,583	(1,755)	7034	INTEREST RESERVE FUND	135,502	145,833	(10,331)	175,000
848	0	848	7069	GAIN (LOSS) ON INVESTMENTS	(44,475)	0	(44,475)	0
2,095	2,095	0	P7010	PARCEL TRANSFER TO RESERVES	20,950	20,950	0	25,140
784	750	34	P7034	INTEREST RESERVE FUNDS	7,992	7,500	492	9,000
(523)	0	(523)	8537	BANK/INVESTMENT CHARGES	(7,518)	0	(7,518)	(10,000)
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82,698	84,095	(1,397)		TOTAL RESERVE INCOME	779,118	840,949	(61,831)	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
76,404	0	76,404	8525	MONUMENT SIGNS RESERVE EXPENDITU	129,082	0	129,082	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
0	0	0	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
0	0	0	8565	TENNIS COURTS	32,275	0	32,275	29,600
0	0	0	8571C	CONCRETE WORK	24,337	0	24,337	5,800
0	0	0	8575	IRRIGATION SYSTEMS	85,893	0	85,893	424,000
5,245	0	5,245	8578D	DRAINAGE	19,895	0	19,895	60,000
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81,649	0	81,649		TOTAL RESERVE EXPENDITURES	1,029,080	0	1,029,080	1,239,500
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1,049	84,095	(83,046)		RESERVE FUND SURPLUS/(DEFICIT)	(249,962)	840,949	(1,090,911)	(240,360)
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347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 10/31/2024

		January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
		*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
INCOME														
4000	ASSESSMENT INCOME	\$ 188,918	\$ 188,918	\$ 188,926	\$ 189,162	\$ 189,613	\$ 189,385	\$ 189,957	\$ 190,364	\$ 190,229	\$ 191,405	\$ 0	\$ 0	\$ 1,896,878
4000P	PARCEL ASSESSMENTS	4,270	4,270	4,270	4,270	4,270	4,270	4,270	4,270	4,270	4,270	0	0	42,700
4001	COMMERCIAL DUES	70,976	70,976	70,976	70,976	70,976	70,976	70,976	70,976	70,976	70,976	0	0	709,764
4030	INTEREST INCOME	1,247	1,170	1,255	1,218	1,263	1,226	1,271	1,275	1,238	1,168	0	0	12,333
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	400	0	0	1,300
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	1,045	0	0	3,800
4070	LATE FEE INCOME	3,307	(21)	(10)	3,543	(73)	(18)	6,647	0	0	5,077	0	0	18,452
4075	NSF FEE	280	70	35	210	105	70	420	70	35	385	0	0	1,680
4205	BUILDER ASSESSMENT	4,805	4,805	4,805	4,608	4,703	35,839	10,703	10,703	10,703	10,909	0	0	102,584
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	8,890	0	0	29,269
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	6,750	0	0	30,930
6010	GENERAL RESERVE TRANSFER	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	0	0	(666,667)
P6010	GENERAL RESERVE TRANSFER	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	0	0	(20,950)
	TOTAL INCOME	\$ 215,438	\$ 203,775	\$ 204,496	\$ 213,980	\$ 206,355	\$ 255,993	\$ 225,709	\$ 211,498	\$ 213,620	\$ 232,515	\$ 0	\$ 0	\$ 2,183,378
EXPENSES														
ADMINISTRATIVE														
5000	MANAGEMENT FEE	\$ 9,274	\$ 9,270	\$ 9,273	\$ 9,576	\$ 9,574	\$ 9,592	\$ 9,607	\$ 9,616	\$ 9,647	\$ 9,641	\$ 0	\$ 0	\$ 95,070
5000RO	OFFICE LEASE	3,181	3,181	3,181	3,181	3,181	4,056	3,230	3,230	3,230	3,230	0	0	32,882
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	26,153	0	0	269,903
5009A	REBILL FEE EXPENSE	7,440	(30)	0	8,580	(210)	0	8,400	0	0	6,750	0	0	30,930
5009B	NSF FEE EXPENSE	280	70	35	210	105	70	420	70	35	385	0	0	1,680
5010	LEGAL EXPENSE	2,197	1,483	1,830	1,830	2,988	2,393	8,201	0	2,471	6,527	0	0	29,918
5020	LIEN/COLLECTION COST	510	295	2,065	0	295	4,135	135	0	295	3,108	0	0	10,638
5020F	FILE REVIEW FEE	50	250	300	50	(50)	(50)	200	50	100	400	0	0	1,300
5020M	MONITOR TRUSTEE SALE	75	0	0	75	75	150	245	(245)	246	(246)	0	0	375
5020RR	FILE TRANSFER FEE EXPENSE	95	760	0	0	570	0	0	0	1,330	1,045	0	0	3,800
5030	AUDIT/TAX PREPARATION	0	4,000	6,525	0	0	5,275	0	0	0	1,950	0	0	17,750
5033F	ADVERTISING	0	0	12	0	289	0	0	0	491	699	0	0	1,492
5037	BANK CHARGES & CC FEES	35	35	35	35	35	35	35	35	35	35	0	0	350
5039	WEBSITE	314	61	61	61	61	61	61	61	61	61	0	0	864
5040	ADMINISTRATION	(1,055)	8,849	8,501	7,752	10,005	8,508	8,533	8,521	8,552	8,559	0	0	76,725
5046	NEWSLETTER	143	143	285	0	143	143	143	143	163	265	0	0	1,568
5047B	OFFICE EQUIPMENT RENTAL	1,306	171	(314)	(253)	6	208	2,955	346	449	434	0	0	5,308
5048	OFFICE EXPENSES	908	225	480	294	747	233	724	287	449	940	0	0	5,286
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	1,520	0	0	7,400
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	4,140	0	0	9,540
5068	GIFTS	0	0	0	0	0	0	0	0	0	100	0	0	100
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	(18,855)	0	0	59,441
5088	BAD DEBT EXPENSE	0	0	(34,635)	0	0	1,709	0	0	14,766	762	0	0	(17,398)
5090	INSURANCE	2,798	2,798	2,798	4,075	4,100	4,075	4,075	4,075	4,075	4,075	0	0	36,944
5099PY	PRIOR YEAR ADJUSTMENT/EXP	1,908	0	0	0	6,800	0	0	0	0	0	0	0	8,708
P5090	INSURANCE	25	25	25	29	29	29	29	29	29	29	0	0	276
	TOTAL ADMINISTRATIVE	\$ 60,890	\$ 82,214	\$ 69,088	\$ 106,709	\$ 68,046	\$ 69,241	\$ 77,499	\$ 51,833	\$ 74,859	\$ 61,707	\$ 0	\$ 0	\$ 722,086
UTILITIES														
5100	WATER/SEWER	\$ 13,259	\$ 12,139	\$ 16,078	\$ 13,921	\$ 19,875	\$ 19,764	\$ 20,960	\$ 23,449	\$ 20,836	\$ 20,062	\$ 0	\$ 0	\$ 180,343
5120	ELECTRIC	5,239	4,282	4,054	2,189	1,038	1,120	1,287	1,332	0	1,396	0	0	21,939
5151	TELEPHONE	352	278	278	278	277	277	277	631	352	352	0	0	3,352
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	75	0	0	796
P5100	WATER/SEWER	211	175	128	139	134	96	123	193	0	146	0	0	1,345
P5120	ELECTRIC	51	50	51	52	51	0	51	0	0	204	0	0	510
	TOTAL UTILITIES	\$ 19,528	\$ 17,345	\$ 21,010	\$ 16,999	\$ 21,808	\$ 21,685	\$ 23,119	\$ 25,680	\$ 21,262	\$ 22,235	\$ 0	\$ 0	\$ 210,671
LANDSCAPING														
5200	LANDSCAPE CONTRACT	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 0	\$ 0	\$ 1,080,692
5218	MAJOR PROJECTS	0	0	0	0	0	0	0	0	0	12,578	0	0	12,578
5220	IRRIGATION REPAIRS	187	5,521	0	0	719	0	1,208	402	749	484	0	0	9,270
5222	BACKFLOW INSPEC/RPRS	2,218	0	2,586	0	0	103	0	0	0	0	0	0	4,907
5228	EROSION CONTROL	0	0	0	0	0	0	0	0	0	3,591	0	0	3,591
5240	TREE TRIMMING/REMOVAL	0	1,275	0	0	2,385	5,148	0	0	0	5,989	0	0	14,797
P5200	LANDSCAPE CONTRACT	732	732	732	732	732	732	732	732	732	732	0	0	7,323
	TOTAL LANDSCAPE	\$ 111,207	\$ 115,598	\$ 111,387	\$ 108,802	\$ 111,905	\$ 114,052	\$ 110,009	\$ 109,203	\$ 109,550	\$ 131,443	\$ 0	\$ 0	\$ 1,133,157
POOL/SPA/CLUBHOUSE														
P5350	FOUNTAIN MAINTENANCE	\$ 210	\$ 210	\$ 355	\$ 410	\$ 210	\$ 210	\$ 0	\$ 325	\$ 210	\$ 3,135	\$ 0	\$ 0	\$ 5,275
	TOTAL POOLS/SPA/CLUBHOUSE	\$ 210	\$ 210	\$ 355	\$ 410	\$ 210	\$ 210	\$ 0	\$ 325	\$ 210	\$ 3,135	\$ 0	\$ 0	\$ 5,275
GATES														
P5500	GATE MAINTENANCE CONTRACT	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 520	\$ 0	\$ 0	\$ 2,600
P5511	GATE REPAIRS	(288)	0	0	0	0	0	0	0	0	0	0	0	(288)
P5517	GATE PHONE	112	115	115	115	115	115	115	115	115	115	0	0	1,145
	TOTAL GATES	\$ 84	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 115	\$ 635	\$ 0	\$ 0	\$ 3,458



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF OPERATIONS
10/31/2024**

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
COMMON AREA													
5700	BUILDING MAINTENANCE	\$ 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	483	0	0	3,898
5722	ELECTRIC REPAIRS/SUPPLIES	0	185	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	22,915
5774	PET WASTE REMOVAL	1,908	1,908	0	3,815	1,908	1,908	1,908	1,908	3,815	0	0	20,983
5779CC	SECURITY PATROL	826	2,596	1,966	1,966	900	2,700	600	750	9,250	(6,850)	0	14,704
5800	COMMON AREA MAINTENANCE/REPAIR	604	689	604	1,179	604	1,657	205	1,666	0	150	0	7,359
5845	PARK MAINT	0	0	1,680	1,680	0	0	1,930	0	0	0	0	5,290
5850	EXTERMINATING	0	0	225	0	675	453	900	201	416	0	0	3,295
5895	TENNIS COURT REPAIR	0	700	0	0	0	0	0	0	0	0	0	700
P5739	STREET SWEEPING	85	85	85	85	85	85	256	0	0	0	0	852
P5800	COMMON AREA MAINTAINENCE	0	0	0	385	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	\$ 312	\$ 0	\$ 81,822
	TOTAL OPERATING EXPENSES	\$ 197,745	\$ 224,481	\$ 209,129	\$ 247,005	\$ 208,804	\$ 215,325	\$ 219,318	\$ 194,974	\$ 220,223	\$ 219,467	\$ 0	\$ 2,156,469
	OPERATING FUND SURPLUS/(DEFICI	\$ 17,693	\$ (20,706)	\$ (4,633)	\$ (33,024)	\$ (2,449)	\$ 40,668	\$ 6,391	\$ 16,524	\$ (6,602)	\$ 13,048	\$ 0	\$ 26,909



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF OPERATIONS
10/31/2024**

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
RESERVE FUND													
INCOME													
7010	TRANSFER FROM OPERATING	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 0	\$ 0	\$ 666,667
7034	INTEREST RESERVE FUND	17,213	13,521	15,141	9,871	9,898	15,719	13,078	13,846	14,386	12,828	0	135,502
7069	GAIN (LOSS) ON INVESTMENTS	0	0	0	0	(51,943)	(616)	4,372	2,346	519	848	0	(44,475)
P7010	PARCEL TRANSFER TO RESERVES	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	0	20,950
P7034	INTEREST RESERVE FUNDS	777	735	799	778	815	800	837	842	825	784	0	7,992
	TOTAL RESERVE INCOME	\$ 86,751	\$ 83,018	\$ 84,702	\$ 79,412	\$ 27,531	\$ 84,664	\$ 87,049	\$ 85,796	\$ 84,491	\$ 0	\$ 0	\$ 786,636
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	76,404	0	0	129,082
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	523	0	7,518
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	5,245	0	19,895
	TOTAL RESERVE EXPENDITURES	\$ 27,981	\$ 1,052	\$ 8,582	\$ 12,960	\$ (1,317)	\$ 603,783	\$ 41,443	\$ 10,943	\$ 248,998	\$ 82,172	\$ 0	\$ 1,036,598
	RESERVE FUND SURPLUS/(DEFICIT)	\$ 58,771	\$ 81,966	\$ 76,120	\$ 66,451	\$ 28,848	\$ (519,119)	\$ 45,606	\$ 74,853	\$ (164,506)	\$ 1,049	\$ 0	\$ (249,962)



**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
10/31/2024**

ASSETS

OPERATING FUNDS		
OPERATING - US BANK	506,774.21	
US BANK SAVINGS	389,181.33	
DUE TO RESERVES	(80,599.00)	

TOTAL OPERATING FUNDS		815,356.54
RESERVE FUNDS		
RESERVE US BANK MMA	125,737.79	
MORGAN STANLEY	3,606,556.04	
RESERVES - ACCRUED INTEREST	35,249.93	
DUE FROM OPERATING	80,599.00	
UNREALIZED RSV GAIN/LOSS	45,248.06	

TOTAL RESERVE FUNDS		3,893,390.82
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	

TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	304,500.54	
PRE-LEGAL RECEIVABLE	41,820.35	
CONTINGENT PAYABLE	(41,820.35)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(88,750.43)	

TOTAL ACCOUNTS RECEIVABLE		215,750.11
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	20,374.99	

TOTAL OTHER ASSETS		20,374.99
TOTAL ASSETS		4,947,896.68
		=====

LIABILITIES & EQUITY



**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
10/31/2024**

OPERATING LIABILITIES		
ACCRUED EXPENSES	96,947.96	
PREPAID ASSESSMENTS	156,406.50	
REFUNDABLE DEPOSIT KEYS	11,325.00	
UNEARNED REVENUE	547,513.98	
SECURITY DEPOSITS	29,967.00	
INSURANCE CLAIM PENDING	3,114.00	

TOTAL OPERATING LIABILITIES		845,274.44
RESERVE		
ACCUMULATED GENERAL	4,041,176.47	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	(277,764.12)	
UNREALIZED GAIN/LOSS INVESTMENTS	45,248.06	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		3,893,390.82
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	184,488.03	
CURRENT YEAR RESERVE EQUITY	277,764.12	
CURRENT SURPLUS/(DEFICIT)	(253,020.73)	

TOTAL SURPLUS/(DEFICIT)		209,231.42

TOTAL LIABILITIES & EQUITY		4,947,896.68
		=====



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
10/31/2024**

***** CURRENT PERIOD ACTUAL	***** BUDGET	***** OVER (UNDER)			***** ACTUAL	***** YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
I N C O M E								
191,405	188,733	2,672	4000	ASSESSMENT INCOME	1,896,878	1,887,333	9,545	2,264,800
70,976	67,337	3,639	4001	COMMERCIAL DUES	709,764	673,370	36,394	808,045
1,168	833	335	4030	INTEREST INCOME	12,333	8,333	4,000	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	10,000	(10,000)	12,000
400	167	233	4050FR	FILE REVIEW FEE	1,300	1,666	(366)	2,000
0	125	(125)	4050MU	MONITOR TRUSTEE SALE	375	500	(125)	500
1,045	292	753	4050RR	FILE TRANSFER FEES	3,800	2,916	884	3,500
0	150	(150)	4050T	FORECLOSURE/TRUSTEE SALES	0	300	(300)	300
5,077	5,500	(423)	4070	LATE FEE INCOME	18,452	22,000	(3,549)	22,000
385	75	310	4075	NSF FEE	1,680	750	930	900
10,909	5,122	5,787	4205	BUILDER ASSESSMENT	102,584	51,220	51,364	61,465
0	0	0	4530	MISCELLANEOUS INCOME	20,407	0	20,407	0
8,890	833	8,057	4900	VIOLATION FINES	29,269	8,333	20,936	10,000
0	0	0	4920	GATE TRANSMITTERS	150	0	150	0
0	0	0	4922	KEYS	375	0	375	0
6,750	3,000	3,750	4950	REBILL FEE	30,930	30,000	930	36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	8,500	(8,500)	10,200
(66,667)	(66,667)	0	6010	GENERAL RESERVE TRANSFER	(666,667)	(666,666)	(1)	(800,000)
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230,340	207,350	22,990		TOTAL INCOME	2,161,628	2,038,555	123,073	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								
9,641	9,160	481	5000	MANAGEMENT FEE	95,070	89,131	5,939	107,450
3,230	3,182	48	5000RO	OFFICE LEASE	32,882	31,820	1,062	38,184
0	0	0	5005	RESERVE STUDY	3,130	0	3,130	0
26,153	27,735	(1,582)	5007w	SALARIES & BENEFITS	269,903	277,350	(7,447)	332,821
6,750	3,000	3,750	5009A	REBILL FEE EXPENSE	30,930	30,000	930	36,000
385	75	310	5009B	NSF FEE EXPENSE	1,680	750	930	900
6,527	4,333	2,194	5010	LEGAL EXPENSE	29,918	43,333	(13,415)	52,000
3,108	500	2,608	5020	LIEN/COLLECTION COST	10,838	5,000	5,838	6,000
400	167	233	5020F	FILE REVIEW FEE	1,300	1,666	(366)	2,000
(246)	125	(371)	5020M	MONITOR TRUSTEE SALE	375	500	(125)	500
1,045	292	753	5020RR	FILE TRANSFER FEE EXPENSE	3,800	2,916	884	3,500
0	150	(150)	5020T	FORECLOSURE/TRUSTEE SALES	0	300	(300)	300
1,950	0	1,950	5030	AUDIT/TAX PREPARATION	17,750	11,800	5,950	11,800
699	750	(51)	5033F	ADVERTISING	1,492	1,500	(8)	1,500
0	35	(35)	5037	BANK CHARGES & CC FEES	315	350	(35)	420
61	0	61	5039	WEBSITE	864	1,000	(136)	1,000
8,559	7,750	809	5040	ADMINISTRATION	76,725	77,500	(775)	93,000
265	143	122	5046	NEWSLETTER	1,568	1,430	138	1,716
434	1,250	(816)	5047B	OFFICE EQUIPMENT RENTAL	5,308	12,500	(7,192)	15,000
940	500	440	5048	OFFICE EXPENSES	5,286	5,000	286	6,000
0	0	0	5052	PRINTING	2,249	0	2,249	10,000
1,520	1,033	487	5054	ARCHITECTURAL EXPENSE	7,400	10,333	(2,933)	12,400
0	0	0	5055	MEETING EXPENSE	23,994	24,000	(6)	27,000
0	500	(500)	5059	POSTAGE	1,018	5,000	(3,982)	6,000
4,140	850	3,290	5059V	VIOLATION NOTICES	9,540	8,500	1,040	10,200
0	375	(375)	5063	MILEAGE	0	3,750	(3,750)	4,500
0	2,500	(2,500)	5065	PROFESSIONAL FEES	0	20,000	(20,000)	20,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
100	500	(400)	5068	GIFTS	100	1,500	(1,400)	1,500
0	0	0	5070	PROPERTY TAXES	644	900	(256)	900
(18,855)	0	(18,855)	5080	CORPORATE TAXES	59,441	5,000	54,441	5,000
762	0	762	5088	BAD DEBT EXPENSE	(17,398)	20,000	(37,398)	20,000
4,075	3,730	345	5090	INSURANCE	36,944	35,437	1,507	42,897
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	5,000	(5,000)	5,000
0	2,000	(2,000)	5099	MISCELLANEOUS EXPENSE	0	3,000	(3,000)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	8,708	0	8,708	0
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61,643	70,635	(8,992)		TOTAL ADMINISTRATIVE	721,775	736,366	(14,591)	880,588



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
10/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
UTILITIES								
20,062	20,000	62	5100	WATER/SEWER	180,343	170,000	10,343	200,000
1,396	4,167	(2,771)	5120	ELECTRIC	21,939	41,666	(19,727)	50,000
352	417	(65)	5151	TELEPHONE	3,352	4,166	(814)	5,000
0	250	(250)	5151B	INTERNET	2,387	2,500	(113)	3,000
75	75	0	5152	ALARM MONITORING	796	750	46	900
(193)	0	(193)	P5100	WATER/SEWER	0	0	0	0
21,692	24,909	(3,217)		TOTAL UTILITIES	208,816	219,082	(10,266)	258,900
LANDSCAPING								
108,069	108,069	0	5200	LANDSCAPE CONTRACT	1,080,692	1,080,690	2	1,296,830
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	5,000	(5,000)	5,000
12,578	12,500	78	5218	MAJOR PROJECTS	12,578	50,000	(37,422)	50,000
484	2,000	(1,516)	5220	IRRIGATION REPAIRS	9,270	20,000	(10,730)	24,000
0	0	0	5222	BACKFLOW INSPEC/RPRS	4,907	3,000	1,907	3,000
3,591	0	3,591	5228	EROSION CONTROL	3,591	0	3,591	7,500
5,989	2,000	3,989	5240	TREE TRIMMING/REMOVAL	14,797	30,000	(15,204)	31,000
130,711	125,819	4,892		TOTAL LANDSCAPE	1,125,834	1,188,690	(62,856)	1,417,330
COMMON AREA								
0	500	(500)	5700	BUILDING MAINTENANCE	1,130	5,000	(3,870)	6,000
483	500	(17)	5700K	KEYS/LOCK REPAIR	3,898	7,000	(3,102)	7,000
0	1,000	(1,000)	5722	ELECTRIC REPAIRS/SUPPLIES	185	10,000	(9,815)	12,000
0	500	(500)	5740	SIGN MAINTENANCE	0	2,000	(2,000)	2,000
2,288	2,477	(189)	5769A	JANITORIAL	22,915	24,620	(1,705)	29,574
3,815	1,917	1,898	5774	PET WASTE REMOVAL	20,983	19,166	1,817	23,000
(6,850)	1,909	(8,759)	5779CC	SECURITY PATROL	14,704	19,086	(4,382)	22,904
0	0	0	5794A	SIDEWALK REPAIR	0	2,000	(2,000)	3,000
150	1,167	(1,017)	5800	COMMON AREA MAINTENANCE/REPAIRS	7,359	11,666	(4,307)	14,000
0	1,500	(1,500)	5845	PARK MAINT	5,290	6,000	(710)	7,200
426	500	(74)	5850	EXTERMINATING	3,295	5,000	(1,705)	6,000
0	417	(417)	5895	TENNIS COURT MAINTENANCE	700	4,166	(3,466)	5,000
312	12,387	(12,075)		TOTAL COMMON AREA	80,460	115,704	(35,244)	137,678
214,358	233,750	(19,392)		TOTAL OPERATING EXPENSES	2,136,885	2,259,842	(122,957)	2,694,496
15,982	(26,400)	42,382		OPERATING FUND SURPLUS/(DEFICIT)	24,743	(221,287)	246,030	(252,786)



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
10/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND							
INCOME							
66,667	66,667	0	7010	666,667	666,666	1	800,000
12,828	14,583	(1,755)	7034	135,502	145,833	(10,331)	175,000
848	0	848	7069	(44,475)	0	(44,475)	0
(523)	0	(523)	8537	(7,518)	0	(7,518)	(10,000)
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79,819	81,250	(1,431)		750,176	812,499	(62,323)	965,000
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EXPENDITURES							
0	0	0	8510	38,830	0	38,830	4,000
0	0	0	8520	5,290	0	5,290	0
76,404	0	76,404	8525	129,082	0	129,082	10,000
0	0	0	8526	0	0	0	4,000
0	0	0	8530	0	0	0	11,400
0	0	0	8531	1,250	0	1,250	0
0	0	0	8541	686,377	0	686,377	672,000
0	0	0	8543P	5,850	0	5,850	0
0	0	0	8550	0	0	0	18,700
0	0	0	8565	32,275	0	32,275	29,600
0	0	0	8571C	23,197	0	23,197	5,800
0	0	0	8575	85,893	0	85,893	424,000
5,245	0	5,245	8578D	19,895	0	19,895	60,000
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81,649	0	81,649		1,027,940	0	1,027,940	1,239,500
-----	-----	-----		-----	-----	-----	-----
(1,830)	81,250	(83,080)		(277,764)	812,499	(1,090,263)	(274,500)
=====	=====	=====		=====	=====	=====	=====



347 VISTOSO COMMUNITY ASSOCIATION

STATEMENT OF OPERATIONS

10/31/2024

		January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
		*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
INCOME														
4000	ASSESSMENT INCOME	\$ 188,918	\$ 188,918	\$ 188,926	\$ 189,162	\$ 189,613	\$ 189,385	\$ 189,957	\$ 190,364	\$ 190,229	\$ 191,405	\$ 0	\$ 0	\$ 1,896,878
4001	COMMERCIAL DUES	70,976	70,976	70,976	70,976	70,976	70,976	70,976	70,976	70,976	70,976	0	0	709,764
4030	INTEREST INCOME	1,247	1,170	1,255	1,218	1,263	1,226	1,271	1,275	1,238	1,168	0	0	12,333
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	400	0	0	1,300
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	1,045	0	0	3,800
4070	LATE FEE INCOME	3,307	(21)	(10)	3,543	(73)	(18)	6,647	0	0	5,077	(7)	0	18,452
4075	NSF FEE	280	70	35	210	105	70	420	70	35	385	0	0	1,680
4205	BUILDER ASSESSMENT	4,805	4,805	4,805	4,608	4,703	35,839	10,703	10,703	10,703	10,909	0	0	102,584
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	8,890	0	0	29,269
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	6,750	0	0	30,930
6010	GENERAL RESERVE TRANSFER	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	0	0	(666,667)
	TOTAL INCOME	\$ 213,263	\$ 201,600	\$ 202,321	\$ 211,805	\$ 204,180	\$ 253,818	\$ 223,534	\$ 209,323	\$ 211,445	\$ 230,340	\$ 0	\$ 0	\$ 2,161,628
EXPENSES														
ADMINISTRATIVE														
5000	MANAGEMENT FEE	\$ 9,274	\$ 9,270	\$ 9,273	\$ 9,576	\$ 9,574	\$ 9,592	\$ 9,607	\$ 9,616	\$ 9,647	\$ 9,641	\$ 0	\$ 0	\$ 95,070
5000RO	OFFICE LEASE	3,181	3,181	3,181	3,181	3,181	4,056	3,230	3,230	3,230	3,230	0	0	32,882
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	26,153	0	0	269,903
5009A	REBILL FEE EXPENSE	7,440	(30)	0	8,580	(210)	0	8,400	0	0	6,750	0	0	30,930
5009B	NSF FEE EXPENSE	280	70	35	210	105	70	420	70	35	385	0	0	1,680
5010	LEGAL EXPENSE	2,197	1,483	1,830	1,830	2,988	2,393	8,201	0	2,471	6,527	0	0	29,918
5020	LIEN/COLLECTION COST	510	295	2,065	0	295	4,135	135	0	295	3,108	0	0	10,638
5020F	FILE REVIEW FEE	50	250	300	50	(50)	(50)	200	50	100	400	0	0	1,300
5020M	MONITOR TRUSTEE SALE	75	0	0	75	75	150	245	(245)	246	(246)	0	0	375
5020RR	FILE TRANSFER FEE EXPENSE	95	760	0	0	570	0	0	0	1,330	1,045	0	0	3,800
5030	AUDIT/TAX PREPARATION	0	4,000	6,525	0	0	5,275	0	0	0	1,950	0	0	17,750
5033F	ADVERTISING	0	0	12	0	289	0	0	0	491	699	0	0	1,492
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	61	0	0	864
5040	ADMINISTRATION	(1,055)	8,849	8,501	7,752	10,005	8,508	8,533	8,521	8,552	8,559	0	0	76,725
5046	NEWSLETTER	143	143	285	0	143	143	143	143	163	265	0	0	1,568
5047B	OFFICE EQUIPMENT RENTAL	1,306	171	(314)	(253)	6	208	2,955	346	449	434	0	0	5,308
5048	OFFICE EXPENSES	908	225	480	294	747	233	724	287	449	940	0	0	5,286
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	1,520	0	0	7,400
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	4,140	0	0	9,540
5068	GIFTS	0	0	0	0	0	0	0	0	0	100	0	0	100
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	(18,855)	0	0	59,441
5088	BAD DEBT EXPENSE	0	0	(34,635)	0	0	1,709	0	0	14,766	762	0	0	(17,398)
5090	INSURANCE	2,798	2,798	2,798	4,075	4,100	4,075	4,075	4,075	4,075	4,075	0	0	36,944
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	\$ 61,643	\$ 0	\$ 0	\$ 721,775
UTILITIES														
5100	WATER/SEWER	\$ 13,259	\$ 12,139	\$ 16,078	\$ 13,921	\$ 19,875	\$ 19,764	\$ 20,960	\$ 23,449	\$ 20,836	\$ 20,062	\$ 0	\$ 0	\$ 180,343
5120	ELECTRIC	5,239	4,282	4,054	2,189	1,038	1,120	1,287	1,332	0	1,396	0	0	21,939
5151	TELEPHONE	352	278	278	278	277	277	277	631	352	352	0	0	3,352
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	75	0	0	796
P5100	WATER/SEWER	0	0	0	0	0	0	0	193	0	(193)	0	0	0
	TOTAL UTILITIES	\$ 19,266	\$ 17,120	\$ 20,831	\$ 16,809	\$ 21,624	\$ 21,588	\$ 22,945	\$ 25,680	\$ 21,262	\$ 21,692	\$ 0	\$ 0	\$ 208,816
LANDSCAPING														
5200	LANDSCAPE CONTRACT	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 0	\$ 0	\$ 1,080,692
5218	MAJOR PROJECTS	0	0	0	0	0	0	0	0	0	12,578	0	0	12,578
5220	IRRIGATION REPAIRS	187	5,521	0	0	719	0	1,208	402	749	484	0	0	9,270
5222	BACKFLOW INSPEC/RPRS	2,218	0	2,586	0	0	0	103	0	0	0	0	0	4,907
5228	EROSION CONTROL	0	0	0	0	0	0	0	0	0	3,591	0	0	3,591
5240	TREE TRIMMING/REMOVAL	0	1,275	0	0	2,385	5,148	0	0	0	5,989	0	0	14,797
	TOTAL LANDSCAPE	\$ 110,475	\$ 114,865	\$ 110,655	\$ 108,069	\$ 111,173	\$ 113,320	\$ 109,277	\$ 108,471	\$ 108,818	\$ 130,711	\$ 0	\$ 0	\$ 1,125,834
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	483	0	0	3,898
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	2,288	0	0	22,915
5774	PET WASTE REMOVAL	1,908	1,908	0	3,815	1,908	1,908	1,908	1,908	1,908	3,815	0	0	20,983
5779CC	SECURITY PATROL	826	2,596	1,966	1,966	900	2,700	600	750	9,250	(6,850)	0	0	14,704
5800	COMMON AREA MAINTENANCE/REPAIR	604	689	604	1,179	604	1,657	205	1,666	0	150	0	0	7,359
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	426	0	0	3,295
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	\$ 312	\$ 0	\$ 0	\$ 80,460
	TOTAL OPERATING EXPENSES	\$ 196,346	\$ 222,829	\$ 207,377	\$ 244,798	\$ 207,189	\$ 213,798	\$ 217,923	\$ 193,132	\$ 219,136	\$ 214,358	\$ 0	\$ 0	\$ 2,136,885



347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS
10/31/2024

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
OPERATING FUND SURPLUS/(DEFICI	\$ 16,917	\$ (21,228)	\$ (5,057)	\$ (32,993)	\$ (3,009)	\$ 40,020	\$ 5,611	\$ 16,191	\$ (7,691)	\$ 15,982	\$ 0	\$ 0	\$ 24,743



347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS
10/31/2024

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
RESERVE FUND													
INCOME													
7010	TRANSFER FROM OPERATING	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 66,667	\$ 0	\$ 0	\$ 666,667
7034	INTEREST RESERVE FUND	17,213	13,521	15,141	9,871	9,898	15,719	13,078	13,846	14,386	12,828	0	135,502
7069	GAIN (LOSS) ON INVESTMENTS	0	0	0	0	(51,943)	(616)	4,372	2,346	519	848	0	(44,475)
	TOTAL RESERVE INCOME	\$ 83,880	\$ 80,188	\$ 81,808	\$ 76,538	\$ 24,621	\$ 81,769	\$ 84,117	\$ 82,859	\$ 81,571	\$ 0	\$ 0	\$ 757,694
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	76,404	0	0	129,082
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	523	0	7,518
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	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	85,893
8578D	DRAINAGE	9,575	250	4,825	0	0	0	0	0	0	5,245	0	19,895
	TOTAL RESERVE EXPENDITURES	\$ 27,981	\$ 1,052	\$ 8,582	\$ 12,960	\$ (1,317)	\$ 603,783	\$ 41,443	\$ 10,943	\$ 247,858	\$ 82,172	\$ 0	\$ 1,035,458
	RESERVE FUND SURPLUS/(DEFICIT)	\$ 55,899	\$ 79,136	\$ 73,226	\$ 63,578	\$ 25,939	\$ (522,014)	\$ 42,674	\$ 71,916	\$ (166,287)	\$ (1,830)	\$ 0	\$ (277,764)



**347A VISTOSO- SIENA
BALANCE SHEET
10/31/2024**

ASSETS

OPERATING FUNDS		
OPERATING - US BANK	8,631.84	

TOTAL OPERATING FUNDS		8,631.84
RESERVE FUNDS		
RESERVE US BANK MMA	261,926.86	

TOTAL RESERVE FUNDS		261,926.86
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	270.90	
ACCOUNTS RECEIVABLE - PARCELS	2,037.42	

TOTAL ACCOUNTS RECEIVABLE		2,308.32
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	143.75	

TOTAL OTHER ASSETS		143.75

TOTAL ASSETS		273,010.77
		=====

LIABILITIES & EQUITY

OPERATING LIABILITIES		
ACCRUED EXPENSES	520.00	
PREPAID ASSESSMENTS	5.00	
PREPAID ASSESSMENTS - PARCELS	1,089.00	
UNEARNED REVENUE	8,540.00	

TOTAL OPERATING LIABILITIES		10,154.00
RESERVE		
ACCUMULATED GENERAL	234,124.57	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	27,802.29	



**347A VISTOSO- SIENA
BALANCE SHEET
10/31/2024**

TOTAL RESERVE		261,926.86
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	(1,271.29)	
CURRENT YEAR RESERVE EQUITY	(27,802.29)	
CURRENT SURPLUS/(DEFICIT)	30,003.49	

TOTAL SURPLUS/(DEFICIT)		929.91

TOTAL LIABILITIES & EQUITY		273,010.77
		=====



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
10/31/2024

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
4,270	4,270	0	4000P	PARCEL ASSESSMENTS	42,700	42,700	0	51,240
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(20,950)	(20,950)	0	(25,140)
-----	-----	-----			-----	-----	-----	-----
2,175	2,175	0		TOTAL INCOME	21,750	21,750	0	26,100
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
29	30	(1)	P5090	INSURANCE	276	285	(9)	345
-----	-----	-----			-----	-----	-----	-----
29	30	(1)		TOTAL ADMINISTRATIVE	276	285	(9)	345
-----	-----	-----			-----	-----	-----	-----
U T I L I T I E S								
338	215	123	P5100	WATER/SEWER	1,345	2,156	(811)	2,566
204	52	152	P5120	ELECTRIC	510	516	(6)	620
-----	-----	-----			-----	-----	-----	-----
542	267	275		TOTAL UTILITIES	1,855	2,672	(817)	3,186
-----	-----	-----			-----	-----	-----	-----
L A N D S C A P I N G								
0	0	0	5218	MAJOR PROJECTS	0	2,000	(2,000)	2,000
732	732	0	P5200	LANDSCAPE CONTRACT	7,323	7,323	0	8,788
0	0	0	P5220	IRRIGATION REPAIRS	0	100	(100)	100
-----	-----	-----			-----	-----	-----	-----
732	732	0		TOTAL LANDSCAPE	7,323	9,423	(2,100)	10,888
-----	-----	-----			-----	-----	-----	-----
P O O L / S P A / C L U B H O U S E								
3,135	1,400	1,735	P5350	FOUNTAIN MAINTENANCE	5,275	3,600	1,675	4,000
-----	-----	-----			-----	-----	-----	-----
3,135	1,400	1,735		TOTAL POOLS	5,275	3,600	1,675	4,000
-----	-----	-----			-----	-----	-----	-----
G A T E S								
520	260	260	P5500	GATE MAINTENANCE CONTRACT	2,600	2,600	0	3,120
0	300	(300)	P5511	GATE REPAIRS	(288)	600	(888)	600
115	115	0	P5517	GATE PHONE	1,145	1,150	(5)	1,380
-----	-----	-----			-----	-----	-----	-----
635	675	(40)		TOTAL GATES	3,458	4,350	(892)	5,100
-----	-----	-----			-----	-----	-----	-----
C O M M O N A R E A								
0	0	0	P5739	STREET SWEEPING	852	882	(30)	1,176
0	352	(352)	P5800	COMMON AREA MAINTAINENCE	510	1,405	(895)	1,405
-----	-----	-----			-----	-----	-----	-----
0	352	(352)		TOTAL COMMON AREA	1,362	2,287	(925)	2,581
-----	-----	-----			-----	-----	-----	-----
5,074	3,456	1,618		TOTAL OPERATING EXPENSES	19,549	22,617	(3,068)	26,100
-----	-----	-----			-----	-----	-----	-----
(2,899)	(1,281)	(1,618)		OPERATING FUND SURPLUS/(DEFICIT)	2,201	(867)	3,068	0
=====	=====	=====			=====	=====	=====	=====



347A VISTOSO- SIENA
 STATEMENT OF REVENUES & EXPENSES
 10/31/2024

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
I N C O M E								
2,095	2,095	0	P7010	PARCEL TRANSFER TO RESERVES	20,950	20,950	0	25,140
784	750	34	P7034	INTEREST RESERVE FUNDS	7,992	7,500	492	9,000
2,879	2,845	34		TOTAL RESERVE INCOME	28,942	28,450	492	34,140
E X P E N D I T U R E S								
0	0	0	8571C	CONCRETE WORK	1,140	0	1,140	0
0	0	0		TOTAL RESERVE EXPENDITURES	1,140	0	1,140	0
2,879	2,845	34		RESERVE FUND SURPLUS/(DEFICIT)	27,802	28,450	(648)	34,140



347A VISTOSO- SIENA
STATEMENT OF OPERATIONS
10/31/2024

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
INCOME													
4000P	PARCEL ASSESSMENTS	\$ 4,270	\$ 4,270	\$ 4,270	\$ 4,270	\$ 4,270	\$ 4,270	\$ 4,270	\$ 4,270	\$ 4,270	\$ 0	\$ 0	\$ 42,700
P6010	GENERAL RESERVE TRANSFER	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	0	0	(20,950)
	TOTAL INCOME	<u>\$ 2,175</u>	<u>\$ 2,175</u>	<u>\$ 2,175</u>	<u>\$ 2,175</u>	<u>\$ 2,175</u>	<u>\$ 2,175</u>	<u>\$ 2,175</u>	<u>\$ 2,175</u>	<u>\$ 2,175</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 21,750</u>
EXPENSES													
ADMINISTRATIVE													
P5090	INSURANCE	\$ 25	\$ 25	\$ 25	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 0	\$ 0	\$ 276
	TOTAL ADMINISTRATIVE	<u>\$ 25</u>	<u>\$ 25</u>	<u>\$ 25</u>	<u>\$ 29</u>	<u>\$ 29</u>	<u>\$ 29</u>	<u>\$ 29</u>	<u>\$ 29</u>	<u>\$ 29</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 276</u>
UTILITIES													
P5100	WATER/SEWER	\$ 211	\$ 175	\$ 128	\$ 139	\$ 134	\$ 96	\$ 123	\$ 0	\$ 0	\$ 338	\$ 0	\$ 1,345
P5120	ELECTRIC	51	50	51	52	51	0	51	0	0	204	0	510
	TOTAL UTILITIES	<u>\$ 262</u>	<u>\$ 225</u>	<u>\$ 179</u>	<u>\$ 191</u>	<u>\$ 185</u>	<u>\$ 96</u>	<u>\$ 174</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 542</u>	<u>\$ 0</u>	<u>\$ 1,855</u>
LANDSCAPING													
P5200	LANDSCAPE CONTRACT	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 732	\$ 0	\$ 0	\$ 7,323
	TOTAL LANDSCAPE	<u>\$ 732</u>	<u>\$ 732</u>	<u>\$ 732</u>	<u>\$ 732</u>	<u>\$ 732</u>	<u>\$ 732</u>	<u>\$ 732</u>	<u>\$ 732</u>	<u>\$ 732</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 7,323</u>
POOL/SPA/CLUBHOUSE													
P5350	FOUNTAIN MAINTENANCE	\$ 210	\$ 210	\$ 355	\$ 410	\$ 210	\$ 210	\$ 0	\$ 325	\$ 210	\$ 3,135	\$ 0	\$ 5,275
	TOTAL POOLS/SPA/CLUBHOUSE	<u>\$ 210</u>	<u>\$ 210</u>	<u>\$ 355</u>	<u>\$ 410</u>	<u>\$ 210</u>	<u>\$ 210</u>	<u>\$ 0</u>	<u>\$ 325</u>	<u>\$ 210</u>	<u>\$ 3,135</u>	<u>\$ 0</u>	<u>\$ 5,275</u>
GATES													
P5500	GATE MAINTENANCE CONTRACT	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 520	\$ 0	\$ 0	\$ 2,600
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	115	0	0	1,145
	TOTAL GATES	<u>\$ 84</u>	<u>\$ 375</u>	<u>\$ 375</u>	<u>\$ 375</u>	<u>\$ 375</u>	<u>\$ 375</u>	<u>\$ 375</u>	<u>\$ 375</u>	<u>\$ 115</u>	<u>\$ 635</u>	<u>\$ 0</u>	<u>\$ 3,458</u>
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	<u>\$ 85</u>	<u>\$ 85</u>	<u>\$ 85</u>	<u>\$ 470</u>	<u>\$ 85</u>	<u>\$ 85</u>	<u>\$ 85</u>	<u>\$ 381</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 1,362</u>
	TOTAL OPERATING EXPENSES	<u>\$ 1,399</u>	<u>\$ 1,652</u>	<u>\$ 1,752</u>	<u>\$ 2,207</u>	<u>\$ 1,615</u>	<u>\$ 1,527</u>	<u>\$ 1,395</u>	<u>\$ 1,842</u>	<u>\$ 1,086</u>	<u>\$ 5,074</u>	<u>\$ 0</u>	<u>\$ 19,549</u>
	OPERATING FUND SURPLUS/(DEFICI	<u>\$ 776</u>	<u>\$ 523</u>	<u>\$ 423</u>	<u>\$ (32)</u>	<u>\$ 560</u>	<u>\$ 648</u>	<u>\$ 780</u>	<u>\$ 333</u>	<u>\$ 1,089</u>	<u>\$ (2,899)</u>	<u>\$ 0</u>	<u>\$ 2,201</u>



347A VISTOSO- SIENA
STATEMENT OF OPERATIONS
10/31/2024

	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	\$ 20,950
P7034	INTEREST RESERVE FUNDS	777	735	799	778	815	800	837	842	825	784	0	7,992
	TOTAL RESERVE INCOME	\$ 2,872	\$ 2,830	\$ 2,894	\$ 2,873	\$ 2,910	\$ 2,895	\$ 2,932	\$ 2,937	\$ 2,920	\$ 2,879	\$ 0	\$ 28,942
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	\$ 2,879	\$ 0	\$ 27,802

Delinquent & Prepaid Resident Report
347A VISTOSO- SIENA
Report Date: 10/31/2024



FirstService
RESIDENTIAL

Project: 34-

Management Co:

Unit Resident	Collection Status	Date						Balance
Co-Resident								
Charge Code	Date	Current	30 Days	60 Days	90 Days	180 Days	365 Days	Balance

Project Totals:		0.00	279.00	0.00	210.00	1,293.00	69.65	1,851.65
		-210.00	0.00	0.00	0.00	0.00	-195.00	-405.00
PQ PARCEL FEE		0.00	279.00	0.00	210.00	1,293.00	69.65	1,851.65
		-210.00	0.00	0.00	0.00	0.00	-195.00	-405.00
Total Units:		1	2	0	1	1	2	5

AD-Account in Dispute AT-At the Attorney B2-BK Discharged B3-BK Terminated BF-Bank Foreclosure BY-Bankruptcy
 CD-COVID DISPUTE CL-Cleared DL-PL DEMAND LETTER DM-Demand Letter FD-PL FINAL DEMAND FP-Foreclosure Notice
 FS-Funds Sent IC-In Collections IE-In Escrow LP-PL LIEN PLACED MA-PL ANVA MM-MM At Attorney

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

GL code	component #	component description	RFP sent	budget	contract \$	MONTHLY PROGRESS AND EXPENDITURES												YTD total	Prior Yr Payments	% of budget2	completed?	comments	
						JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC						
8543P	134	Play Equipment Repairs throughout Parks	1/24	18,700	5,850							5,850							5,850		31.3%		
8571C	156	Concrete Repair Parks and Walkways	1/24	5,800	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 part of the project should be deferred to after completion of the 27 Mile Erosion project will take place at	
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 reserch and discussion it has been suggested to update the system. This topic is on the P&L agenda for discussion for November 3. This project is deferred until feedback and a revised RFP is developed. Contract awarded to AAA Landscape. Project to statrt in March 2024. Final payment of \$4,543 covers the solar controller fo thei 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 Refurish		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	49.6%	0		
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				
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				Jan\$3,500F eb \$250 March \$4,825

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 October / November 2024

Turf /Parks

- Turf watering start times at the overseeded parks are scheduled at 8am and watering 3 times a week.
- We are scheduled to apply our second round of fertilizer by the end of November, while it's still warm enough for the ryegrass to absorb it. This will help keep our turf healthy and strong as we prepare for the upcoming freezing temperatures

Irrigation

- We've experienced two mainline leaks: one on the northwest corner of Rancho Vistoso Blvd and Vistoso Highlands, involving a 2.5-inch PVC line, and another on the east side of Rancho Vistoso Blvd, in front of Splendido, where a 2-inch PVC line was affected. Both leaks were quickly addressed by our on-site irrigation technician.
- All drip irrigation timers across VCA have been seasonally adjusted to accommodate colder weather conditions.

Chemical

- Our on-site spray technician has been doing an excellent job managing weed control, and a big part of this success can be credited to the Integrated Pest Management (IPM) program that we have in place. By effectively applying pre-emergent treatments, we can prevent seed germination, which helps reduce weed growth and minimizes the need for post-emergent chemical applications. This strategy ultimately saves money by reducing the overall use of chemicals.

Site damage/ Storm damage

No site damage

Proposals submitted, signed and work completed.

- Eddington Pl Tree Removal was completed November 14th
- Big View Ct Wash Cleanup was Completed on November 13th
- Moore Loop Park North Irrigation Conversion Was Signed and Pending Start Date
- La Canada Tree Removal between Desert Fairways and Rodriguez Sent
- Saguaro Arms Trail & RVB Tree Removal- Sent on November 14th
- Valley Vista Common Area Planting- Sent September 19th

Work orders.

- 14 Work Orders Have Been Completed

The AAA Team

- View Fencing has been completed at La Teraza and Eagle Summit and the crew is currently working on Maravilla
- As the colder weather approaches, we're focused on resizing many of the shrubs, as well as lifting and thinning out our trees. This is a standard practice as plant growth slows down during this time. By doing so, we can maintain the appropriate size of plants throughout the summer months. This proactive approach will not only help our crews work more efficiently but also reduce the amount of waste sent to the landfill.

Added Value

- Storage of 3 street light plocs at AAA Landscape Main Yard
Total \$75.00

Vistoso Projects Update

November 19, 2024

Parcel Turnovers (**In Progress**)

- **Valley Vista:**

- **Nov 19, 2024**

- Town of Oro have accepted Valley Vista Improvements on Sept 11, 2024.

Bridal Veil Erosion (**In progress**)

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

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

The North-West Side of the erosion is secured by a temporary fence. The South-East side is not 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

November 19, 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

November 19, 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 be sent out when requested.
- Nov 19, 2024
 - An RFP will be 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

Vistoso Projects Update

November 19, 2024

We received an updated preliminary plan on Aug 21 from John Wise (WLB Engineering). A meeting is being scheduled to meet with John Spiker (TOV) to discuss our next steps.

- Oct 18

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

- Nov 27

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

- Jan 16, 2024

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

- Feb 21, 2024

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

- 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**



Vistoso Projects Update

November 19, 2024

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

- June 18, 2024
 - WBL Engineering will be submitting a bid schedule with proposed material quantities. This will be sent out to the participating contractors to assist with more comparable bids.
- July 17, 2024
 - WBL Engineering apologized for not completing the bid schedule with proposed material quantities. This will be completed the week of July 15.
- 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.
- Nov 19 2024
 - An onsite walkthrough with contractors and WLB engineering on Oct 16.
 - The wash was cleared of vegetation on Nov 14 to allow an unrestricted review of the wash.
 - The following vendors were encouraged to re-visit the big view wash to give an updated assessment.



Vistoso Projects Update

November 19, 2024

27 Mile Erosion Project (**In progress**)

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

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

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

- June 20

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

- July 14

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



Vistoso Projects Update

November 19, 2024

Desert Earth Contracting	X	Waiting on Confirmation
Premier Remediation Services	X	Waiting on Confirmation

- August 22
 - Total Maintenance Erosion Control (TMEC), have been tentatively selected to complete the 27 Mile Project
 - Barbara Daoust, Matt Wood, John Wise (WLB) and I are meeting with James Bello (TMEC) on Aug 23.
The purpose of this meeting is to discuss options for equipment access and staging.

- Sept 20
 - Barbara, John Wise and I met onsite with James Bello (TMEC) to walk through the logistics.
 - Additional vegetation clearing will be required to update the plan for WLB to give a more accurate scope of work.
 - We received a price from TMEC and will be meeting with AAA the week of the 25th to receive a 2nd bid for the vegetation removal.

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

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

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

- Feb 21, 2024
 - 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.

Vistoso Projects Update

November 19, 2024

- July 17, 2024
 - The WLB updated plan was completed and sent to TMEC for updating their proposal.
 - The updated proposal is scheduled to be submitted to the Association from TMEC by July 19.
- August 20, 2024
 - TMEC submitted their updated proposal for the repair.
 - The RFP was sent to the following additional Contractors:
 - Smith Construction and Excavation
 - Nibroc Excavating
- Sept 17, 2024
 - A walkthrough with WLB engineering and the bidding contractors for Sept 20.
 - Contractors are:
 - AZ Home Services
 - TMEC
 - 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.
- Nov 19, 2024
 - KE&G and AZ Home Services have declined to bid on this project.
 - Smith Contracting will review the RFP and let us know by 11/21 if he is still willing to bid on the project.
 - TMEC have not responded.
 - I will include Sky Island and GT Skidsteers to bid on this project.

• **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.

Vistoso Projects Update

November 19, 2024

- We will be receiving a budget # from Mountain Power on the labour to remove the wire by Tuesday, May 28.
- Some challenges noted by Mountain Power include:
 - Cost of labour may be prohibitive.
 - There are broken wires at multiple locations between poles. This will require additional work to remove.
 - There is a high possibility of damaging property, pipes and other utilities while pulling out wire cables.
 - The pricing for the retrieved copper is approximately \$2.00 per pound.
 - The weight of each 200' section (if 4 AWG- to be confirmed) would be approximately 40 pounds.
- June 18, 2024
 - Marc Reisgo from Mountain Power submitted his proposal for the removal of the wiring between the street light poles.
 - Board to decide on pole removal and wire removal option to move forward.
- July 17, 2024
 - The Streetlight RFP is scheduled to be completed the week of July 15.
- August 20, 2024
 - RFP's were sent to:
 - Commonwealth Electric Company (**Bid Received**)
 - Sturgeon Electric Company, Inc (**To be Confirmed**)
 - Mountain Power Electrical (**Bid Received**)
- Sept 17, 2024
 - Bids have been received by Commonwealth, Sturgeon, Mountain Power, and Cascade Electric.
 - See the attached proposals and comparison matrix for selection.
- 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.
- **Nov 19 2024**
 - Pre Construction Meeting with Cascade Electric on Nov 11.
 - Community Notices were sent out on Nov 12
 - Traffic Permit issued Nov 19
 - We are working with Venture West on the staging area.
 - The project is scheduled to start on Dec 3. Completion by Mid March.

Architectural Landscape Review Committee
November 13, 2024, Meeting Report

Variance Request - Additions/Add-ons

Homeowner had pre approval questions for the ALRC prior to submitting an application to the Town of Oro Valley for an addition to their home.

Variance Request - Exterior Paint Colors

The Committee denied approving a homeowner's paint color variance. This will be forwarded the Board of Directors for a decision.

Review of VCA Color Palette

An ALRC subcommittee will meet with the Dunn and Edwards paint rep in order to add new paint colors to the Vistoso house paint color palette. This will occur in the future after coordinating a meeting time and a review of possible colors.

Variance Request for Front Yard Pond

The Committee denied approving a new homeowner's request to reactivate an abandoned front yard pond / water feature. This will be forwarded the Board of Directors for a decision.

Vistoso Highlands I Paint Palette

The committee approved the Vistoso Highlands 1 paint palette. This will be forwarded the Board of Directors for a decision.

Variance Request for Decorative Mailbox Cover

The committee approve a homeowners request to use decorative mailbox covers provided they are limited to our Holiday times and standards. This will be forwarded the Board of Directors for a decision.

ALRC's next monthly meeting is December 11, 2024, at 3 PM. Hybrid (Zoom) meetings are provided by the VCA office at 1171 E Rancho Vistoso Blvd, Suite #103, located inside the Mountain View Plaza.

COMMUNICATIONS COMMITTEE – Oct 2024 Report to the VCA Board

Newsletter Statistics

	24-Jan	24-Feb	24-Mar	24-Apr	24-May	24-Jun	24-Jul	24-Aug	24-Sep	24-Oct
Greetings from the board	105	116	129	352	90	454	93	76	205	178
Did you know	59	59	53	142	93	149	52	56	60	76
Snapshot	21	32	19	36	70	91	77	102	95	113
Critter of the month	18	4	1	28	50	49	57	46	79	39
AAA Landscaping	67	39	21	26	41	44	61	58	30	34
Members Corner					119		40			

Greetings From the Board:

We are finishing the budget for 2025 and will vote on approving the budget at our October 24th meeting (on zoom at 5:30 pm). If you cannot attend the meeting, you may look at the budget on-line sometime in early November.

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 (a special vote on just the parking issue would cost the HOA approximately \$25,000).

Without the HOA having authority over on-street parking on public roadways, the Town of Oro Valley’s parking restrictions would be in place and those restrictions only cover blocking driveways, fire hydrants and mailboxes or if a vehicle doesn’t move for 48 hours. This isn’t just cars! RV’s, boats, trailers, etc.

If you missed the September 26, 2024, Board of Directors meeting, here are the highlights of the Manager's Report. The next Board of Directors meeting is scheduled for October 24, 2024.

Rancho Vistoso Blvd. Streetlights

The board will be reviewing proposals for the removal and disposal of the VCA streetlights at the September 26 meeting. Staff has solicited bids for the monuments for Las Colinas, Sunset Ridge and Vistoso Highlands monuments that were tied into the streetlighting system. A conveyance agreement for the two streetlights along RVB near Honeybee Park has been drafted for the Town of Oro Valley consideration.

Entryway Monuments

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

Capital Projects

- Granite Replenish Project – This project is completed. Approximately 6,078 tons of granite has been installed throughout the community.
- Concrete Repairs – Common area concrete repairs and replacement have been completed.
- Tennis Court Resurface Project – APEX has completed their portion of the project. Third Degree Recreation has ordered new net post mechanisms to customize the existing posts. New windscreens and bench shades have been ordered and will be installed when they arrive.
- Playground Equipment – Wood chips for the playgrounds at Hohokam, Somerset and Sunset Ridge Parks will be refreshed in October. Three playground panels for Hohokam Park are expected to arrive in October and will be installed upon arrival.

Drainage Projects

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

Builder Transitions

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

Reserve Study Report

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

Architectural & Landscaping Guidelines

Recently the board approved detailed language on the replacement and maintenance of mailboxes. This section is below for your reference. The updates version of the guidelines and architectural review form can be found on the association’s website at www.ranchovistosohoa.com under the “Resident Info” tab. Mailboxes: Residential mailboxes shall be maintained by the homeowner, box, post and flag shall be kept in good condition, consistent with the neighborhood standard of style and color. Black mailboxes must be replaced with a black mailbox. Repainting an existing black mailbox must use flat or matted black paint. Mailboxes in neighborhoods that are other than black shall be replaced with a similar style, color and finish. Any changes to the mailbox and /or post requires submittal of ALC form.

2025 Budget

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

Fall Events

The fall yard sale is scheduled for Saturday, October 19, from 7:00am until 2:00pm. This event will be advertised, and signage will be placed in the community as per the Town of Oro Valley permitting requirements. The fall event will be held at Hohokam Park from 8:00am until 11:00am on Saturday, October 26. AAA Landscape will be sponsoring this community event.

E-Statement Promotion

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

Post navigation

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

Interesting facts about Arizona:

The Saguaro cactus blossom is the state flower

While many different flowers can grow and thrive in Arizona, the official state flower is the Saguaro cactus blossom. This flower grows on the Saguaro cactus, one of the most important plants in Arizona.

Since 1931, the flower has been recognized as a symbol for the area. The flowers are white and waxy in texture, making them easily recognizable.

The Navajo Nation is within Arizona's borders

The Navajo Native Americans have a long and rich history and culture. They were crucial for US victories during WWII and have contributed to much of the state culture in Arizona.

So, it's no surprise that the Navajo Nation reservation, the largest reservation in the country, is within Arizona territory. Due to the size of the reservation, it also spans parts of Utah and New Mexico.

Arizona is home to one of the "seven natural wonders"

If you're looking for Arizona cool facts, you'll be happy to find out that it's the home of one of

the seven natural wonders of the world. The Grand Canyon is a natural marvel that is one of a kind on Earth.

The canyon is one of the most important monuments in the US. As such, it draws visitors from all over the US and from around the globe.

The state doesn't observe daylight savings

If you're tired of changing your clock twice a year for daylight savings, you should consider moving to Arizona. The state doesn't adjust the clock during the spring and keeps the same time all year.

Hawaii is the only other state in the country that doesn't observe DST. The only exception to this rule is the Navajo Nation, which is a sovereign territory within Arizona's borders.

Post navigation

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Harley

This little girl was a first time snowbird here in Rancho Vistoso.....her name is Harley!

She thoroughly enjoyed the warm summer days for some great sunbathing! And of course....chasing the lizards kept her in shape! She plans to be back soon and says HI to Rancho Vistoso Residents! She thinks you live in a beautiful place!!!

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.

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

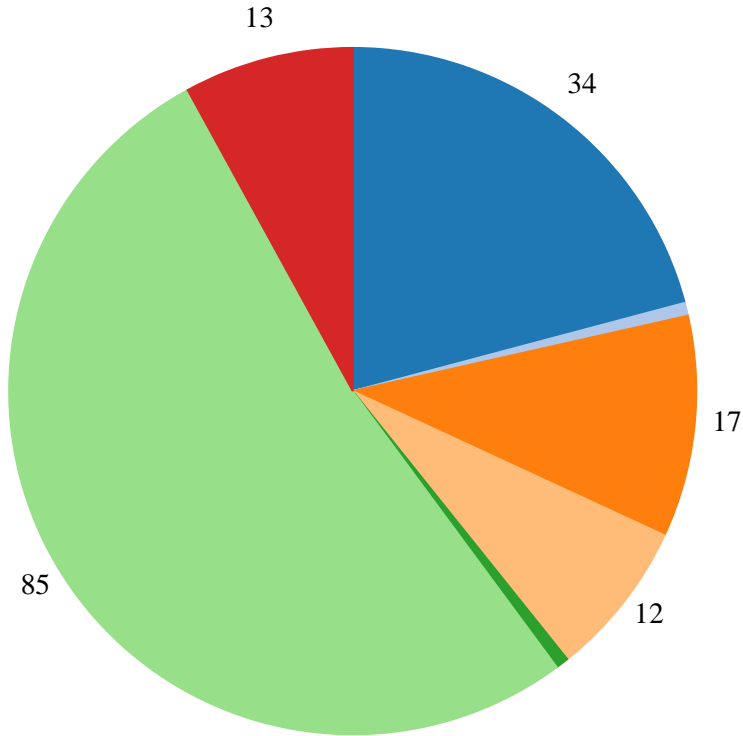
Today : 11/14/2024

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	1	0	0	0	2
Architectural Modification	Violation Standards and Procedures Before Approval	1	0	0	0	0	0	1
Architectural Modification	Architectural Review Process Violations	27	0	12	0	4	0	23
Architectural Modification	Violation Standards and Procedures After Approval	1	0	0	0	0	0	1
BasketBall	Store In Approved Area	3	0	1	0	0	0	3
Commercial	Signage	0	1	0	0	0	0	1
Driveway	Remove Oil	1	0	0	0	1	0	0
Flag	Not in compliance with Federal Guidelines	1	1	0	0	2	0	0
For Office Use Only	Do Not Send Violation See Manager	32	0	0	0	0	0	32
Landscaping	Remove Weeds	102	1	23	0	26	0	77
Landscaping	Trim Shrubs	1	0	0	0	1	0	0
Landscaping	Trim Trees	2	0	1	0	1	0	1
Landscaping	Remove dead tree or tree stump	2	0	0	0	2	0	0
Landscaping	General Maintenance	5	0	0	0	5	0	0
Landscaping	Plant Encroachment	2	5	1	0	0	0	7
Landscaping	Mistletoe	1	1	1	0	0	0	2
Mailbox	Paint	25	14	16	0	4	0	35
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	2	0	0	0	0	0	2
Nuisance	Bee Hive	1	0	0	0	0	0	1
Other	Holiday Lights	2	0	0	0	1	0	1
Other	Business violates Association Documents	1	0	0	0	0	0	1
Other	Non Compliant Lighting	9	2	7	0	2	0	9
Other	Store items out of view	10	1	4	0	3	0	8
Paint	House	2	2	1	0	0	0	4
Paint	Garage Door	1	1	1	0	0	0	2
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	1	0	0	0	1	0	0
Vehicles	No Parking Street1	6	1	1	0	1	0	6
Vehicles	No Parking Back Yard	0	0	0	0	0	0	0
Vehicles	Remove disabled vehicle	0	0	0	0	0	0	0
Vehicles	No Parking Street	164	61	30	0	29	0	196
Vehicles	No Parking Sidewalk	15	2	1	0	2	0	15
Vehicles	Repairs not permitted	1	0	0	0	0	0	1
Vehicles	Commercial Vehicle	1	0	1	0	0	0	1
Vehicles	No Parking on Granite	14	3	3	0	1	0	16
Vehicles	Trailers	1	1	0	0	1	0	1
Vehicles	Recreational Vehicles	1	3	1	0	1	0	3
Vehicles	Oversized Vehicle	1	0	0	0	0	0	1
Vehicles	Trailers on street	4	0	0	0	0	0	4
Vehicles	Trailers in driveway	6	1	0	0	1	0	6

Violation = 163
(by Category)

● Landscaping ● BasketBall ● Mailbox ● Other ● Paint ● Vehicles
● Architectural M...



Finance Committee
November 2024, Meeting Report

Approval of Minutes from October 21, 2024

The Committee reviewed and approved the October 21, 2024 meeting minutes.

Review of Financial Statements

October 2024 Financial Statements, Treasurer's Report, Morgan Stanley Account Statement and Tracking Tool were reviewed.

Reserve Fund Investment Policy

The Committee reviewed the copy of the Board approved changes and verbiage to our Investment Policy.

2025 Sienna/VCA Draft Budget Review

The Committee reviewed the copy of the Board approved 2025 Siena and VCA budgets.

Joe Affinati - Treasurer

The next regularly scheduled meeting of the Finance Committee will occur on December 17 2024, at 3 PM. Hybrid (Zoom) meetings are provided by the VCA office at 1171 E Rancho Vistoso Blvd, Suite #103, located inside the Mountain View Plaza.

Governing Doc's Committee report for November 2024

November 6, 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 reviewed the sign and Barbara will obtain an estimate of the cost for between 20 and 25 signs

Matt will contact the Town regarding how long a sign can be up. Currently they can only be up for 3 days and you have to resubmit. Must be a better way?

Matt will contact Golder Ranch Fire & Rescue. for comments about safety and accessibility issues with on-street parking.

Nomination & Election Committee report for November 2024

November 4, 2024 Committee Meeting

Members

- ❖ Matt Wood (Chair)
- ❖ Gayle Lopez
- ❖ Joan Sauer
- ❖ Randy Kohout
- ❖ Susan Wood

Candidate Orientation PowerPoint: We made a few tweaks. To last year's version

We reviewed the committee's charter and agreed it was still appropriate.

Candidate video option: We agreed to give Board applicants the opportunity to submit a video of their qualifications for the board (if they wish to do so).

Gayle Lopez and Tim O'Keefe (from the communications committee) are spearheading this effort.

We held a "meet the candidates meeting" the last few years with minimal attendance, therefore we will just introduce the candidates at the January 30, 2025 Board Meeting.

The next meeting is scheduled for January 6, 2025 at 3 pm

Parks & Landscaping Committee Meeting Report
Thursday, Nov. 7, 2024 at 3:15 PM
In-Person or Zoom

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

Meeting called to order at 3:15 PM.
Agenda adopted as presented.
Oct. 3, 2024 minutes were approved.
Opening remarks by Chair-Debbie Gann, none.
No guests were present.

OLD BUSINESS

- A. AAA Landscaping Report, Anthony Munoz. Turf- overseeding has been completed & grass is coming in great. First mow of grass was completed on Oct. 25th. Irrigation has been reduced to 2 times a day and will be reduced to 1 time a day in the coming weeks. Crew has been addressing turf damage caused by Javelina at Hohokam, Torreno East & Sunset Parks.
Hohokam Park Curb Replenishment was completed on Oct. 18, 2024.
Moore Loop Dog Park Erosion Repair was completed on Oct. 16, 2024.
5 Dead Trees Removal was completed on Sept. 19, 2024.
Valley Vista Revised Proposal For Common Area sent Sept. 19, 2024.
Eddington Tree Removal Anthony just got it.
La Canada Common Area Plant Replenishment- sent on Aug. 16, 2024.
View Fencing has been completed at Torreno East & West and the crew is currently at La Terraza.

NEW BUSINESS

- A. Tree Removal Request 12146 N Legacy Pl - Woodburne Ave Common Area - Request was denied by this Committee.

Adjournment at 3:29 PM. Next meeting Thurs., Dec. 5, 2024.