



**COMMUNITY ASSOCIATION**

**Vistoso Community Association - Board of Directors Meeting**

**Thursday, July 29, 2021 beginning at 5:30 P.M.**

**Meeting platform via Video & Audio Conferencing**

**Homeowners are encouraged to join Zoom Meeting at**

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

**Meeting ID: 844 586 6556**

**Questions can also be submitted in advance at [AskVCA@ranchovistosohoa.com](mailto:AskVCA@ranchovistosohoa.com)**

⌘ General Session Call to Order at 5:30 p.m. ⌘

- I. **Board President Announcements and Remarks** – Sarah Nelson
- II. **Introduction of Board and Guests** – Meeting Protocol
- III. **Roll Call and Adopt Agenda**
- IV. **Investments Report – Vance Falbaum, RBC Wealth Management**
- V. **Review and Approval of Minutes of Previous Board Meeting**
- VI. **Consent Agenda Items**
  - A. **Ratify the Approval of the Executive Session Minutes** – June 23, 2021
  - B. **Ratify the Approval of the Compliance Committee Results/Fines for July 2021** - Results were presented at Executive Session meeting.
  - C. **Ratify the Approval of Fee Waivers for July 2021** – Recommendations were presented at the Executive Session.
- VII. **Reports (2 minute limit)**
  - A. **Town of Oro Valley Representative** – No report at this time
  - B. **Manager Report** – The General Manager will provide a brief update on the status of community.
  - C. **Financial Report of the Association** – Matt Wood, Treasurer
  - D. **Landscape Report – AAA Landscaping** – Hanna Delosantos
  - E. **Preserve Vistoso Update** – Gayle Mateer, PV President
  - F. **Project Administration & Proposals** – Anthony Martin, FirstService Residential
    1. **Bridal Veil Erosion Project Update**
    2. **Greenway Channel Project Update**
    3. **2021 Vistoso Paint Project Update**
    4. **Sidewalk Repairs**
    5. **Exterior Wall Repairs**
    6. **Wood Chip Proposals**

7. Valley Vista Walk Thru
8. Alterra Walk Thru

**VIII. Committee Reports (2 minute limit)**

- A. **Architectural and Landscape Review Committee** –Sheryl Forte
- B. **Communications Committee** – Dan Sturmon
- C. **Compliance Committee** – Joe Affinati
- D. **Finance Committee** – Matt Wood
  1. **Gift Policy**
- E. **Governing Documents Committee** – Sarah Nelson
- F. **Nomination Committee Report** – No report at this time
- G. **Parks & Landscape Committee** – Susan Wood

IX. **Covid 19 Current Status** – A status update with regards to VCA will be provided.

X. **Homeowner Forum** - Please state your name and address in VCA (3 minutes limit per person).

**XI. Old Business**

- A. **VCA Site Office Search Update**
- B. **Review and Discussion of Butler Hansen Commercial Parcel Listing**
- C. **Management Agreement Language Pertaining to Emergency Spending**
- D. **Proposed Procurement and Competitive Bid Policy**
- E. **Proposed Project Funding Approval Process**

**XII. New Business**

- A. **Landscape Proposals**
  1. **Cortona & Siena Meter Separation, Discovery Phase**
  2. **East Moore Rd. – 2<sup>nd</sup> Median Plant Replacement**
  3. **Saguaro Removal – Median on RVB and N Vistoso Highlands Dr.**
  4. **Tree Removals – North & South of Stone Canyon Entrance**
  5. **Tree Removals – Four Locations as specified in the proposal**
- B. **Integrated Pest Program (IPM)**

XIII. **Review of Correspondence** ([AskVCA@ranchovistosoHOA.com](mailto:AskVCA@ranchovistosoHOA.com))

XIV. **Next Meeting** - The next General Session Board of Directors meeting is tentatively scheduled for Thursday, August 26, 2021 at 5:30 p.m. via Zoom.

XV. **Adjournment**

  
**Vistoso**  
COMMUNITY ASSOCIATION  
**Vistoso Community Association**  
**Board of Directors Meeting – June 24, 2021**  
**Via Webex Platform - GENERAL SESSION MINUTES**

**BOARD MEMBERS PRESENT:** Sarah Nelson, President; Joe Affinati, Vice President; Matt Wood, Treasurer; Sheryl Forte, Secretary; Gayle Lopez, Director; Theodore Dann, Director and Ellen Hong, Director  
**FIRST SERVICE RESIDENTIAL:** Barbara Daoust, General Manager; Britta Haywood, Interim General Manager; Trenais Bryant, Assistant Community Manager and Anthony Martin, Project Administration Manager

- I. **CALL TO ORDER** - The meeting was called to order by President Sarah Nelson at 5:30 PM.
- II. **INTRODUCTION OF BOARD AND GUESTS** – Board President Sarah Nelson received an email from Mark Moore of the Oro Valley Water Department announcing that they will be installing a water main from the Reservoir site on King Air Road, south, through an easement they have that traverses the common area for the S.U.V. subdivision to the east. There are two main impacts (1) they will be relocating the walking trail and the trailhead marker on Moore Road and (2) there will be traffic delays west of Trazana Drive on Moore Road when the section of the water main is installed. Information will be emailed to VCA residents advising them of the project.
- III. **ADOPT AGENDA** – Changes to the agenda were made as follows: (1) Remove New Business, A. Appointment of Members, (2) Change comment under New Business C. to “This will include all master association neighborhoods.”, (3) Add to agenda under New Business D. New Office Space Criteria, E. Investment Options and F. Management Agreement Language pertaining to Emergency Spending.  
*A motion was made by Matt Wood to approve the amended agenda, seconded by Gayle Lopez. Motion passed unanimously.*
- IV. **REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS**  
*A motion was made by Matt Wood and seconded by Gayle Lopez to approve the May 27, 2021 minutes as amended. Motion passed unanimously.*
- V. **CONSENT AGENDA ITEMS** –
  - A. Ratify the approval of Executive Session Minutes: May 26, 2021
  - B. Ratify the approval of the Compliance Committee Results/Fines for May 2021 – Results were presented at the Executive Session.
  - C. Ratify the Approval of Fee Waivers for June 2021- Recommendations were presented at the Executive Session.
  - D. Ratify the Board Action on the Variance Waivers – Information was provided at the Executive Session.*A motion was made by Matt Wood, seconded by Sheryl Forte to approve the consent agenda items. Motion unanimously passed.*
- VI. **COMMITTEE REPORTS**
  - A. **Architectural and Landscape Review Committee** – Sheryl Forte reported that the committee has been concentrating on updating the design guidelines.
  - B. **Communication Committee** – Jim Dobbs reported that the next newsletter will be released on Friday, July 2. He will be submitting a proposal for website management. He indicated that it would be in the best interest of the association to have more security on the site.

## DRAFT

- C. **Compliance Committee** – Joe Affinati reported there were 49 parking violations issued this past month. The association is attempting to address this issue along with string lighting through additional communication to the residents.
- D. **Finance Committee** - The board discussed the revised Procurement & Competitive Policy and Project Funding Process along with FirstService Residential contract pertaining to emergency expenses.  
*A motion was made by Matt Wood and seconded by Joe Affinati to table the proposed Procurement & Competitive Policy and the Proposed Project Funding Process. Motion passed unanimously.*
- E. **Governing Documents Committee** – Sarah Nelson announced that the committee has been working with legal counsel on the wording of the slide presentation and will be presenting to the board shortly the power point to be shared with sub-associations.
- F. **Nominating Committee** – No report

## VII. REPORTS

- A. **Town of Oro Valley Representative** – No report
- B. **Management Report** – Management reported on the following topics:
  - The two portable AC units were purchased and installed at a cost of \$1,874.
  - The locks on the restrooms and tennis courts have been repaired.
  - The software for the tennis courts and keys have been upgraded. Staff has been trained on the system. Thirty homeowners have already exchanged tennis keys. The gates will remain open until July 21.
  - Staff has processed 83 architectural submittals in the month of May.
  - Management has pulled all outstanding work orders from the system and is working with AAA Landscape to appropriately closed them.
  - There is a total of 881 open violations. In the month of May, 115 new violations were issued. The top noncompliant issue is parking followed by landscaping and string lights.
  - Management reported vandalism to the rubber walkway on the playground equipment at Sunset Ridge Park. Currently this section is closed off. Jonathan Cooper from Third Degree will assess the issue and provide some options for replacement.
- C. **Financial Report of the Association** – Board Treasurer Matt Wood reviewed the financial report.
  - He reported that total revenue is in line with the budget.
  - Legal expenses exceed budget because of 2020 invoices being delayed and paid in 2021.
  - The board allocated \$142,000 for homeowner work orders and drainage deferred maintenance and although projects have been worked on, no money has been expensed yet.
  - Siena’s reserve funds contribution was put on hold for 5 months to shore up their working capital and the association will address the shortfall in the proposed 2022 budget.
  - Staff and the Communication Committee continue to work on getting more homeowners to use electronic option for paying their dues rather than the more expensive paper option.*A motion was made by Matt Wood and seconded by Joe Affinati to accept the May 2021 financial reports. Motion passed unanimously.*
- D. **Landscape Report** – Hanna Delosantos from AAA Landscape reported that the crew finished clean-up of the Cortona and Siena view fencing and drainage areas and started on Vista Mirabella. She mentioned that the turf at Sunset Ridge Park is doing well and completed irrigation repairs at Wildlife Park. Since the Barrel Cactus are so large AAA Landscape is addressing the lighting at the Tangerine Monument.
- E. **Preserve Vistoso Update** – Michael Bilodeau reported that the Conversation Fund has made an offer on the 202 acres and a private developer made one for the 6-acre parcel. He explained that both offers must be accepted to go forward. Romspen did contract for the appraisal.
- F. **Project Administration & Proposals** – Anthony Martin from FirstService Residential reported on the following projects.
  - **Bridal Veil Erosion Project** – The association did meet with Township Engineers and WLB to discuss the township requirements on this project. John Wise should have the plan completed by the end of June for review.

## DRAFT

- **Parcel Turnover Valley Vista** – The second walk thru with Pulte occurred on June 9. Outstanding items have been documented and sent to the board and committee representatives for review and comment. A final walk thru will be scheduled once Pulte has addressed the outstanding items on the punch list.
- **Alterra Turnover** – Management was requested to set up a meeting with the board president, Anthony Martin, and General Manager.
- **2021 Vistoso Paint Project** – Project Manager will confirm the availability of the paint with Dunn Edwards and supply the painter with the components.
- **Wood Chip Proposals** – Jonathan Cooper from Third Degree Recreation agreed to have the wood chips tested. In the meanwhile, he has cleansed the wood chips and is monitoring to determine if they need to be completely removed or replenish only.
- **Sidewalk Repairs** – The Board reviewed and discussed the proposals to repair common area sidewalks that were identified.  
*A motion was made by Joe Affinati and seconded by Sarah to move forward with the project. A motion was made by Joe Affinati and seconded by Sarah Nelson to amend the motion to hire Concrete Done with Love to make the concrete sidewalk repairs as specified. Motion passed unanimously.*
- **Exterior Wall Repairs** – Management is still waiting on two additional bids.  
*A motion was made by Matt Wood and seconded by Joe Affinati to table discussion until the July meeting. Motion was approved unanimously.*
- **Project Tracking Tool** - FirstService Residential staff continues working with the Finance Committee on the spreadsheet. David Light expressed that he felt the tool was not working as well. Matt Wood indicated that a task force has been placed together to address the concerns expressed at the finance committee meeting.

**VIII. COVID 19** –Currently the park restrooms are being cleaned daily. All “Park Closed” signage has been removed. On June 9 the office doors opened to the members from 10:00am -2:00pm, Monday thru Friday. Social distancing and mask wearing signage has been posted at the office.

**IX. HOMEOWNER FORUM** – The following items were discussed:

- Bathroom codes remain the same.
- Homeowner will email the General Manager about the website banner.

**X. OLD BUSINESS**

- A. **VCA Onsite Office Search Update** – Sarah Nelson reported that the board has signed the non-binding Letter of Intent with NAI Horizon to explore available space for a site office.
- B. **Review and Discussion of Butler Hansen Commercial Parcel Listing** – FirstService Residential has made progress in determining the NET Acre for commercial Owners’ property. Staff has requested more time on the project.
- C. **2020 Audit** – The board reviewed and discussed the engagement letter and tax return proposal from Butler Hansen.  
*A motion was made by Matt Wood and seconded by Joe Affinati to approve the proposal from Butler Hansen to complete the 2020 audit and tax returns. Motion passed unanimously.*

**XI. NEW BUSINESS**

A. **Speedy Sweeping Contract**

*A motion was made by Matt Wood and seconded by Joe Affinati to approve the street sweeping contract for Siena. Motion carried unanimously.*

DRAFT

**B. Vet Sec Contract**

*A motion was made by Joe Affinati and seconded by Gayle Lopez to approve the Vet Sec Contract. Amendment was offered to have the contractor breakout the cost of conducting parking patrols for Siena. Joe Affinati declined the amendment. Question was called on the original motion. Motion passed with 6 in favor and one opposing vote casted by Gayle Lopez.*

**XII. REVIEW OF CORRESPONDENCE** – No correspondence has been received that needs board attention.

**XIII. NEXT MEETING DATE** – July 29, 2021 – 5:30p.m. via zoom.

**XIV. ADJOURNMENT** – *A motion to adjourn the meeting was made at 7:55pm. Motion carried unanimously.*

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Vistoso Community Association Secretary

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Date



**347 VISTOSO COMMUNITY ASSOCIATION  
BALANCE SHEET  
06/30/2021**

<b>OPERATING FUNDS</b>		
OPERATING CASH	658,965.80	
METROPOLITAN BANK - SAVINGS	595,551.02	
US BANK SAVINGS	10,004.91	
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<b>TOTAL OPERATING FUNDS</b>		<b>1,264,521.73</b>
<b>RESERVE FUNDS</b>		
RESERVE RBC WEALTH MGMT	1,079,928.72	
RESERVE RBC CASH PLUS MM	15,844.17	
RESERVE- FVCB MMA	248,079.54	
RESERVE- UNION BANK MMA	248,111.05	
RESERVE- CIT BANK MMA	242,053.37	
RESERVE- VERITEX MMA	0.51	
RESERVE- SEACOAST BANK MMA	248,083.68	
RESERVE- METRO PHOENIX BANK MMA	177,685.65	
RESERVE- SIGNATURE BANK MM	248,348.81	
RESERVE- STERLING BANK MMA	248,039.83	
RESERVE- US BANK MMA	37,501.36	
RESERVES - ACCRUED INTEREST	6,423.13	
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<b>TOTAL RESERVE FUNDS</b>		<b>2,800,099.82</b>
<b>ACCOUNTS RECEIVABLE</b>		
ACCOUNTS RECEIVABLE	234,048.61	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(98,858.13)	
PRE-LEGAL RECEIVABLE	33,831.70	
CONTINGENT PAYABLE	(33,831.70)	
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<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>135,190.48</b>
<b>OTHER ASSETS</b>		
PREPAID EXPENSE INSURANCE	22,182.75	
PREPAID EXPENSES	889.10	
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<b>TOTAL OTHER ASSETS</b>		<b>23,071.85</b>
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<b>TOTAL ASSETS</b>		<b>4,222,883.88</b>
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**LIABILITIES & EQUITY**



**347 VISTOSO COMMUNITY ASSOCIATION  
BALANCE SHEET  
06/30/2021**

<b>LIABILITIES</b>		
ACCOUNTS PAYABLE	48,620.60	
ACCRUED EXPENSES	47,342.24	
PREPAID ASSESSMENTS	435,664.14	
REFUNDABLE DEPOSIT	2,850.00	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	12,350.00	
INSURANCE CLAIM PENDING	3,102.00	
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<b>TOTAL LIABILITIES</b>		<b>570,335.60</b>
<b>RESERVE</b>		
ACCUMULATED GENERAL C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	2,663,816.07 136,283.75	
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<b>TOTAL RESERVE</b>		<b>2,800,099.82</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	765,704.54	
CURRENT YEAR RESERVE EQUITY	(136,283.75)	
CURRENT SURPLUS/(DEFICIT)	223,027.67	
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<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>852,448.46</b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>4,222,883.88</b>
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**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
06/30/2021**

***** CURRENT PERIOD ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
153,093	149,020	4,073	4000	ASSESSMENT INCOME	908,261	894,120	14,141	1,788,237
59,628	58,932	696	4001	COMMERCIAL DUES	354,290	353,592	698	707,189
204	63	141	4030	INTEREST INCOME	1,279	378	901	750
2,247	1,667	580	4050	COLLECTION COST REIMBURSEMENT	6,468	10,002	(3,534)	20,000
0	292	(292)	4050FR	FILE REVIEW FEE	1,300	1,752	(452)	3,500
0	79	(79)	4050MU	MONITOR TRUSTEE SALE	95	474	(379)	950
0	583	(583)	4050RR	FILE TRANSFER FEES	(95)	3,498	(3,593)	7,000
0	0	0	4050T	FORECLOSURE/TRUSTEE SALES	0	600	(600)	600
(82)	2,500	(2,582)	4070	LATE FEE INCOME	16,606	15,000	1,606	30,000
35	0	35	4075	NSF FEE	490	210	280	350
11,260	11,917	(657)	4205	BUILDER ASSESSMENT	52,897	71,502	(18,605)	143,008
1,828	833	995	4900	VIOLATION FINES	9,866	4,998	4,868	10,000
0	0	0	4922	KEYS	75	0	75	0
1,025	175	850	4945	NEWSLETTER INCOME	2,875	1,050	1,825	2,100
(30)	3,333	(3,363)	4950	REBILL FEE	17,030	19,998	(2,968)	40,000
(37,500)	(37,500)	0	6010	GENERAL RESERVE TRANSFER	(225,000)	(225,000)	0	(450,000)
191,708	191,894	(186)		<b>TOTAL INCOME</b>	<b>1,146,437</b>	<b>1,152,174</b>	<b>(5,737)</b>	<b>2,303,684</b>
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
7,179	7,450	(271)	5000	MANAGEMENT FEE	43,073	44,428	(1,356)	89,133
3,201	3,201	0	5000RO	OFFICE LEASE	19,206	19,206	0	38,412
15,101	22,212	(7,111)	5007w	SALARIES & BENEFITS	119,761	133,272	(13,511)	266,546
(30)	3,333	(3,363)	5009A	REBILL FEE EXPENSE	17,030	19,998	(2,968)	40,000
35	29	6	5009B	NSF FEE EXPENSE	490	174	316	350
3,811	1,167	2,644	5010	LEGAL EXPENSE	45,717	7,002	38,715	14,000
0	667	(667)	5010C	LEGAL/ENFORCEMENT	0	4,002	(4,002)	8,000
1,760	833	927	5014	'CC&R REVISIONS PROJECT	5,415	4,998	417	10,000
3,343	2,500	843	5020	LIEN/COLLECTION COST	12,673	15,000	(2,327)	30,000
50	292	(242)	5020F	FILE REVIEW FEE	1,300	1,752	(452)	3,500
0	79	(79)	5020M	MONITOR TRUSTEE SALE	95	474	(379)	950
0	583	(583)	5020RR	FILE TRANSFER FEE EXPENSE	(95)	3,498	(3,593)	7,000
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	0	300	(300)	600
0	3,000	(3,000)	5030	AUDIT/TAX PREPARATION	6,920	3,000	3,920	3,000
2,584	1,966	618	5031	ELECTRONIC PAYMENT PLATFORM	15,506	11,796	3,710	23,588
0	125	(125)	5033F	ADVERTISING	0	750	(750)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	210	210	0	420
56	56	0	5039	WEBSITE	333	336	(3)	667
7,402	5,693	1,709	5043	BILLING STATEMENTS	15,006	11,386	3,620	22,775
0	105	(105)	5046	NEWSLETTER	444	630	(186)	1,254
931	1,087	(156)	5047B	OFFICE EQUIPMENT RENTAL	6,738	6,522	216	13,040
38	375	(337)	5048	OFFICE EXPENSE	1,223	2,250	(1,027)	4,500
51	250	(199)	5052	PRINTING	775	1,500	(725)	3,000
0	1,167	(1,167)	5055	MEETING EXPENSE	14,217	7,002	7,215	14,000
2,844	1,250	1,594	5059	POSTAGE	6,964	7,500	(536)	15,000
196	150	46	5063	MILEAGE	1,229	900	329	1,800
0	375	(375)	5065	PROFESSIONAL FEES	0	2,250	(2,250)	4,500
0	0	0	5065S	STATUTORY AGENT FEE	100	100	0	100
0	0	0	5070	PROPERTY TAXES	0	0	0	500
0	0	0	5080	CORPORATE TAXES	21,100	10,000	11,100	10,000
14,868	4,167	10,701	5088	BAD DEBT EXPENSE	14,872	25,002	(10,130)	50,000
2,465	2,031	434	5090	INSURANCE	14,786	12,186	2,600	24,375
0	208	(208)	5099	MISCELLANEOUS EXPENSE	582	1,248	(666)	2,500
65,919	64,436	1,483		<b>TOTAL ADMINISTRATIVE</b>	<b>385,669</b>	<b>358,672</b>	<b>26,997</b>	<b>705,010</b>
<b>U T I L I T I E S</b>								
18,798	15,000	3,798	5100	WATER/SEWER	89,066	90,000	(934)	180,000
3,715	4,583	(868)	5120	ELECTRIC	24,304	27,498	(3,194)	55,000
30	42	(12)	5125	GAS	180	252	(72)	500
0	50	(50)	5140	SANITATION	142	100	42	200
474	383	91	5151	PHONE	2,839	2,298	541	4,600



**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
06/30/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
164	164	0	5151B	INTERNET	985	984	1	1,968
68	63	5	5152	ALARM MONITORING	324	378	(54)	751
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23,249	20,285	2,964		TOTAL UTILITIES	117,840	121,510	(3,670)	243,019
L A N D S C A P I N G								
79,041	80,695	(1,654)	5200	LANDSCAPE CONTRACT	474,244	484,170	(9,926)	968,340
14,449	11,838	2,611	5205	GROUNDWORK LABOR	14,449	71,028	(56,579)	142,055
150	417	(267)	5210	LANDSCAPE SUPPLIES/MATERIAL	713	2,502	(1,790)	5,000
0	1,000	(1,000)	5218	MAJOR PROJECTS	7,560	6,000	1,560	12,000
329	2,250	(1,921)	5220	IRRIGATION REPAIRS	3,965	13,500	(9,535)	27,000
0	208	(208)	5222	BACKFLOW INSPEC/RRPS	248	1,248	(1,000)	2,500
0	833	(833)	5228	EROSION CONTROL	0	4,998	(4,998)	10,000
0	2,083	(2,083)	5240	TREE TRIMMING/REMOVAL	4,070	12,498	(8,428)	25,000
2,855	2,855	0	5250	EXTERMINATING	17,128	17,130	(2)	34,260
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96,823	102,179	(5,356)		TOTAL LANDSCAPE	522,377	613,074	(90,697)	1,226,155
C O M M O N A R E A								
1,874	500	1,374	5700	BUILDING MAINTENANCE	1,874	3,000	(1,126)	6,000
117	83	34	5700K	KEYS/LOCK REPAIR	256	498	(243)	1,000
0	267	(267)	5711	PAINTING MAINT	0	1,602	(1,602)	3,200
170	1,250	(1,080)	5722	ELECTRIC REPAIRS/SUPPLIES	2,761	7,500	(4,739)	15,000
0	583	(583)	5740	SIGN MAINTENANCE	0	3,498	(3,498)	7,000
1,025	800	225	5769A	JANITORIAL	2,755	4,800	(2,045)	9,600
1,678	1,750	(73)	5774	PET WASTE REMOVAL	10,065	10,500	(435)	21,000
1,266	1,500	(234)	5779CC	SECURITY PATROL	5,896	9,000	(3,104)	18,000
0	1,000	(1,000)	5794A	SIDEWALK REPAIR	0	6,000	(6,000)	12,000
622	1,250	(628)	5800	COMMON AREA MAINTENANCE/REPAIRS	1,903	7,500	(5,597)	15,000
300	833	(533)	5845	PARK MAINT	2,855	4,998	(2,143)	10,000
428	375	53	5850	EXTERMINATING	1,443	2,250	(807)	4,500
600	600	0	5895	TENNIS COURT REPAIR	4,000	3,600	400	7,200
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8,079	10,791	(2,712)		TOTAL COMMON AREA	33,807	64,746	(30,939)	129,500
-----	-----	-----			-----	-----	-----	-----
194,071	197,691	(3,620)		TOTAL OPERATING EXPENSES	1,059,693	1,158,002	(98,309)	2,303,684
-----	-----	-----			-----	-----	-----	-----
(2,363)	(5,797)	3,434		OPERATING FUND SURPLUS/(DEFICIT)	86,744	(5,828)	92,572	0
-----	-----	-----			-----	-----	-----	-----
R E S E R V E F U N D								
I N C O M E								
37,500	37,500	0	7010	TRANSFER FROM OPERATING	225,000	225,000	0	450,000
(1,660)	0	(1,660)	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	(14,823)	0	(14,823)	0
339	2,083	(1,744)	7034	INTEREST RESERVE FUND	8,385	12,498	(4,113)	25,000
1,962	0	1,962	7034D	DIVIDENDS EARNED	11,558	0	11,558	0
-----	-----	-----			-----	-----	-----	-----
38,140	39,583	(1,443)		TOTAL RESERVE INCOME	230,120	237,498	(7,378)	475,000
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
0	0	0	8510	GENERAL RESERVE EXPENSE	5,495	0	5,495	0
0	1,317	(1,317)	8510R	RECREATIONAL COURTS	0	7,902	(7,902)	15,800
0	15,033	(15,033)	8520	PAINTING	48,553	90,198	(41,645)	180,400
0	308	(308)	8525	MONUMENT SIGNS RESERVE EXPENDITURE	0	1,848	(1,848)	3,700
0	3,292	(3,292)	8528	WALLS	0	19,752	(19,752)	39,500
0	500	(500)	8530	ASPHALT SEAL COATING	0	3,000	(3,000)	6,000
0	625	(625)	8537	BANK/INVESTMENT CHARGES	5,093	3,750	1,343	7,500
0	17,483	(17,483)	8541	GRANITE REPLACEMENT	0	104,898	(104,898)	209,800
0	5,900	(5,900)	8543P	PARK FURNITURE REPLACEMENT	33,190	35,400	(2,210)	70,800
0	458	(458)	8548	RESERVE STUDY	1,505	2,748	(1,243)	5,500
0	825	(825)	8550	PLAY STRUCTURE RRPS/ REPLACEMENT	0	4,950	(4,950)	9,900



**347 VISTOSO COMMUNITY ASSOCIATION**  
**STATEMENT OF REVENUES & EXPENSES**  
**06/30/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
0	1,692	(1,692)	8565	TENNIS COURTS	0	10,152	(10,152)	20,300
0	375	(375)	8571C	CONCRETE WORK	0	2,250	(2,250)	4,500
0	16,167	(16,167)	8575	IRRIGATION SYSTEMS	0	97,002	(97,002)	194,000
0	1,083	(1,083)	8575C	IRRIGATION SYSTEM CONTROLLERS	0	6,498	(6,498)	13,000
----- 0	----- 65,058	----- (65,058)		TOTAL RESERVE EXPENDITURES	----- 93,836	----- 390,348	----- (296,512)	----- 780,700
----- 38,140	----- (25,475)	----- 63,615		RESERVE FUND SURPLUS/(DEFICIT)	----- 136,284	----- (152,850)	----- 289,134	----- (305,700)



**347A VISTOSO- SIENA  
BALANCE SHEET  
06/30/2021**

<b>OPERATING FUNDS</b>		
<b>OPERATING CASH</b>	<b>12,755.78</b>	
	<b>-----</b>	
<b>TOTAL OPERATING FUNDS</b>		<b>12,755.78</b>
<b>RESERVE FUNDS</b>		
<b>RESERVE VERITEX -SIENA RSV</b>	<b>179,139.89</b>	
<b>RESERVE USBANK -SIENA RSV</b>	<b>5,701.26</b>	
	<b>-----</b>	
<b>TOTAL RESERVE FUNDS</b>		<b>184,841.15</b>
<b>ACCOUNTS RECEIVABLE</b>		
<b>ACCOUNTS RECEIVABLE - PARCELS</b>	<b>105.65</b>	
	<b>-----</b>	
<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>105.65</b>
		<b>-----</b>
<b>TOTAL ASSETS</b>		<b>197,702.58</b>
		<b>=====</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>LIABILITIES</b>		
<b>ACCOUNTS PAYABLE</b>	<b>590.00</b>	
<b>ACCRUED EXPENSES</b>	<b>215.00</b>	
<b>PREPAID ASSESSMENTS - PARCELS</b>	<b>3,420.55</b>	
	<b>-----</b>	
<b>TOTAL LIABILITIES</b>		<b>4,225.55</b>
<b>RESERVE</b>		
<b>ACCUMULATED GENERAL C/Y GENERAL RESERVE SURPLUS/(DEFICIT)</b>	<b>179,108.44</b>	
	<b>5,732.71</b>	
	<b>-----</b>	
<b>TOTAL RESERVE</b>		<b>184,841.15</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
<b>ACCUMULATED SURPLUS (DEFICIT)</b>	<b>635.47</b>	
<b>CURRENT YEAR RESERVE EQUITY</b>	<b>(5,732.71)</b>	
<b>CURRENT SURPLUS/(DEFICIT)</b>	<b>13,733.12</b>	
	<b>-----</b>	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>8,635.88</b>



**347A VISTOSO- SIENA  
BALANCE SHEET  
06/30/2021**

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**TOTAL LIABILITIES & EQUITY**

-----  
**197,702.58**  
=====



**347A VISTOSO- SIENA**  
**STATEMENT OF REVENUES & EXPENSES**  
**06/30/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
3,660	3,663	(3)	4000P	PARCEL ASSESSMENTS	21,960	21,978	(18)	43,956
(1,900)	(1,900)	0	P6010	GENERAL RESERVE TRANSFER	(5,700)	(5,700)	0	(17,100)
-----	-----	-----			-----	-----	-----	-----
1,760	1,763	(3)		TOTAL INCOME	16,260	16,278	(18)	26,856
-----	-----	-----			-----	-----	-----	-----
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
0	75	(75)	P5090	INSURANCE	0	450	(450)	900
-----	-----	-----			-----	-----	-----	-----
0	75	(75)		TOTAL ADMINISTRATIVE	0	450	(450)	900
-----	-----	-----			-----	-----	-----	-----
<b>U T I L I T I E S</b>								
0	50	(50)	P5100	WATER/SEWER	0	300	(300)	600
44	25	19	P5120	ELECTRIC	260	150	110	300
-----	-----	-----			-----	-----	-----	-----
44	75	(31)		TOTAL UTILITIES	260	450	(190)	900
-----	-----	-----			-----	-----	-----	-----
<b>L A N D S C A P I N G</b>								
654	655	(1)	P5200	LANDSCAPE CONTRACT	3,926	3,930	(4)	7,860
0	0	0	P5220	IRRIGATION REPAIRS	69	0	69	0
-----	-----	-----			-----	-----	-----	-----
654	655	(1)		TOTAL LANDSCAPE	3,995	3,930	65	7,860
-----	-----	-----			-----	-----	-----	-----
<b>P O O L / S P A / C L U B H O U S E</b>								
160	160	0	P5350	FOUNTAIN MAINTENANCE	960	960	0	1,920
-----	-----	-----			-----	-----	-----	-----
160	160	0		TOTAL POOLS/SPA/CLUBHOUSE	960	960	0	1,920
-----	-----	-----			-----	-----	-----	-----
<b>G A T E S</b>								
215	215	0	P5500	GATE MAINTENANCE CONTRACT	1,290	1,290	0	2,580
0	92	(92)	P5511	GATE REPAIRS	449	552	(103)	1,100
114	100	14	P5517	GATE PHONE	485	600	(115)	1,200
-----	-----	-----			-----	-----	-----	-----
329	407	(78)		TOTAL GATES	2,224	2,442	(218)	4,880
-----	-----	-----			-----	-----	-----	-----
<b>C O M M O N A R E A</b>								
0	147	(147)	P5770	GENERAL MAINTENANCE	375	882	(507)	1,766
0	192	(192)	P5800	COMMON AREA MAINTAINENCE	446	1,152	(706)	2,300
0	528	(528)	P5981	CAPITAL IMPROVEMENTS-PARCEL	0	3,168	(3,168)	6,330
-----	-----	-----			-----	-----	-----	-----
0	867	(867)		TOTAL COMMON AREA	821	5,202	(4,381)	10,396
-----	-----	-----			-----	-----	-----	-----
1,188	2,239	(1,051)		TOTAL OPERATING EXPENSES	8,260	13,434	(5,174)	26,856
-----	-----	-----			-----	-----	-----	-----
572	(476)	1,048		OPERATING FUND SURPLUS/(DEFICIT)	8,000	2,844	5,156	0
=====	=====	=====			=====	=====	=====	=====
<b>R E S E R V E F U N D</b>								
<b>I N C O M E</b>								
1,900	1,900	0	P7010	PARCEL TRANSFER TO RESERVES	5,700	5,700	0	17,100



347A VISTOSO- SIENA  
 STATEMENT OF REVENUES & EXPENSES  
 06/30/2021

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
2	0	2	P7034 INTEREST RESERVE FUNDS	33	0	33	0
1,902	1,900	2	TOTAL RESERVE INCOME	5,733	5,700	33	17,100
E X P E N D I T U R E S							
0	0	0	TOTAL RESERVE EXPENDITURES	0	0	0	0
1,902	1,900	2	RESERVE FUND SURPLUS/(DEFICIT)	5,733	5,700	33	17,100



**347Z VISTOSO COMMUNITY CONSOLIDATED  
BALANCE SHEET  
06/30/2021**

**ASSETS**

**OPERATING FUNDS**

US BANK - OPERATING CHECKING	671,721.58
US BANK SAVINGS	10,004.91
METROPOLITAN BANK - SAVINGS	595,551.02

**TOTAL OPERATING FUNDS**

**1,277,277.51**

**RESERVE FUNDS**

RESERVE VERITEX -SIENA RSV	179,139.89
RESERVE USBANK -SIENA RSV	5,701.26
RESERVE RBC WEALTH MGMT	1,079,928.72
RESERVE RBC CASH PLUS MM	15,844.17
RESERVE SIGNATURE BANK MM	248,348.81
RESERVE FVCB MMA	248,079.54
RESERVE ENTERPRISE BANK MMA	248,083.68
RESERVE STERLING BANK	248,039.83
RESERVE UNION BANK - MM	248,111.05
RESERVE VERITEX MMA	0.51
RESERVE US BANK MMA	37,501.36
RESERVE CIT BANK MMA	242,053.37
RESERVE METRO PHOENIX BANK MMA	177,685.65
RESERVES - ACCRUED INTEREST	6,423.13

**TOTAL RESERVE FUNDS**

**2,984,940.97**

**ACCOUNTS RECEIVABLE**

ACCOUNTS RECEIVABLE	234,048.61
ACCOUNTS RECEIVABLE - PARCELS	105.65
PRE-LEGAL RECEIVABLE	33,831.70
CONTINGENT PAYABLE	(33,831.70)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(98,858.13)

**TOTAL ACCOUNTS RECEIVABLE**

**135,296.13**

**OTHER ASSETS**

PREPAID EXPENSE INSURANCE	22,182.75
PREPAID EXPENSES	889.10

**TOTAL OTHER ASSETS**

**23,071.85**





**347Z VISTOSO COMMUNITY CONSOLIDATED  
BALANCE SHEET  
06/30/2021**

<b>TOTAL ASSETS</b>		<b>4,420,586.46</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>OPERATING LIABILITIES</b>		
ACCOUNTS PAYABLE	49,210.60	
ACCRUED EXPENSES	47,557.24	
PREPAID ASSESSMENTS	435,664.14	
PREPAID ASSESSMENTS - PARCELS	3,420.55	
REFUNDABLE DEPOSIT KEYS	2,850.00	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	12,350.00	
INSURANCE CLAIM PENDING	3,102.00	
<b>TOTAL OPERATING LIABILITIES</b>		<b>574,561.15</b>
<b>RESERVE</b>		
ACCUMULATED GENERAL	2,842,924.51	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	142,016.46	
<b>TOTAL RESERVE</b>		<b>2,984,940.97</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	766,340.01	
CURRENT YEAR RESERVE EQUITY	(142,016.46)	
CURRENT SURPLUS/(DEFICIT)	236,760.79	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>861,084.34</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>4,420,586.46</b>



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
06/30/2021**

***** CURRENT PERIOD ACTUAL	***** CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	***** YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<b>I N C O M E</b>								
153,093	149,020	4,073	4000	ASSESSMENT INCOME	908,261	894,120	14,141	1,788,237
3,660	3,663	(3)	4000P	PARCEL ASSESSMENTS	21,960	21,978	(18)	43,956
59,628	58,932	696	4001	COMMERCIAL DUES	354,290	353,592	698	707,189
204	63	141	4030	INTEREST INCOME	1,279	378	901	750
2,247	1,667	580	4050	COLLECTION COST REIMBURSEMENT	6,468	10,002	(3,534)	20,000
0	292	(292)	4050FR	FILE REVIEW FEE	1,300	1,752	(452)	3,500
0	79	(79)	4050MU	MONITOR TRUSTEE SALE	95	474	(379)	950
0	583	(583)	4050RR	FILE TRANSFER FEES	(95)	3,498	(3,593)	7,000
0	0	0	4050T	FORECLOSURE/TRUSTEE SALES	0	600	(600)	600
(82)	2,500	(2,582)	4070	LATE FEE INCOME	16,606	15,000	1,606	30,000
35	0	35	4075	NSF FEE	490	210	280	350
11,260	11,917	(657)	4205	BUILDER ASSESSMENT	52,897	71,502	(18,605)	143,008
1,828	833	995	4900	VIOLATION FINES	9,866	4,998	4,868	10,000
0	0	0	4922	KEYS	75	0	75	0
1,025	175	850	4945	NEWSLETTER INCOME	2,875	1,050	1,825	2,100
(30)	3,333	(3,363)	4950	REBILL FEE	17,030	19,998	(2,968)	40,000
(37,500)	(37,500)	0	6010	GENERAL RESERVE TRANSFER	(225,000)	(225,000)	0	(450,000)
(1,900)	(1,900)	0	P6010	GENERAL RESERVE TRANSFER	(5,700)	(5,700)	0	(17,100)
-----	-----	-----			-----	-----	-----	-----
193,468	193,657	(189)		TOTAL INCOME	1,162,697	1,168,452	(5,755)	2,330,540
-----	-----	-----			-----	-----	-----	-----
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
7,179	7,450	(271)	5000	MANAGEMENT FEE	43,073	44,428	(1,356)	89,133
3,201	3,201	0	5000RO	OFFICE LEASE	19,206	19,206	0	38,412
15,101	22,212	(7,111)	5007w	SALARIES & BENEFITS	119,761	133,272	(13,511)	266,546
(30)	3,333	(3,363)	5009A	REBILL FEE EXPENSE	17,030	19,998	(2,968)	40,000
35	29	6	5009B	NSF FEE EXPENSE	490	174	316	350
3,811	1,167	2,644	5010	LEGAL EXPENSE	45,717	7,002	38,715	14,000
0	667	(667)	5010C	LEGAL/ENFORCEMENT	0	4,002	(4,002)	8,000
1,760	833	927	5014	'CC&R REVISIONS PROJECT	5,415	4,998	417	10,000
3,343	2,500	843	5020	LIEN/COLLECTION COST	12,673	15,000	(2,327)	30,000
50	292	(242)	5020F	FILE REVIEW FEE	1,300	1,752	(452)	3,500
0	79	(79)	5020M	MONITOR TRUSTEE SALE	95	474	(379)	950
0	583	(583)	5020RR	FILE TRANSFER FEE EXPENSE	(95)	3,498	(3,593)	7,000
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	0	300	(300)	600
0	3,000	(3,000)	5030	AUDIT/TAX PREPARATION	6,920	3,000	3,920	3,000
2,584	1,966	618	5031	ELECTRONIC PAYMENT PLATFORM	15,506	11,796	3,710	23,588
0	125	(125)	5033F	ADVERTISING	0	750	(750)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	210	210	0	420
56	56	0	5039	WEBSITE	333	336	(3)	667
7,402	5,693	1,709	5043	BILLING STATEMENTS	15,006	11,386	3,620	22,775
0	105	(105)	5046	NEWSLETTER	444	630	(186)	1,254
931	1,087	(156)	5047B	OFFICE EQUIPMENT RENTAL	6,738	6,522	216	13,040
38	375	(337)	5048	OFFICE EXPENSE	1,223	2,250	(1,027)	4,500
51	250	(199)	5052	PRINTING	775	1,500	(725)	3,000
0	1,167	(1,167)	5055	MEETING EXPENSE	14,217	7,002	7,215	14,000
2,844	1,250	1,594	5059	POSTAGE	6,964	7,500	(536)	15,000
196	150	46	5063	MILEAGE	1,229	900	329	1,800
0	375	(375)	5065	PROFESSIONAL FEES	0	2,250	(2,250)	4,500
0	0	0	5065S	STATUTORY AGENT FEE	100	100	0	100
0	0	0	5070	PROPERTY TAXES	0	0	0	500
0	0	0	5080	CORPORATE TAXES	21,100	10,000	11,100	10,000
14,868	4,167	10,701	5088	BAD DEBT EXPENSE	14,872	25,002	(10,130)	50,000
2,465	2,031	434	5090	INSURANCE	14,786	12,186	2,600	24,375
0	208	(208)	5099	MISCELLANEOUS EXPENSE	582	1,248	(666)	2,500
0	75	(75)	P5090	INSURANCE	0	450	(450)	900
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65,919	64,511	1,408		TOTAL ADMINISTRATIVE	385,669	359,122	26,547	705,910
-----	-----	-----			-----	-----	-----	-----
<b>U T I L I T I E S</b>								
18,798	15,000	3,798	5100	WATER/SEWER	89,066	90,000	(934)	180,000
3,715	4,583	(868)	5120	ELECTRIC	24,304	27,498	(3,194)	55,000



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
06/30/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
30	42	(12)	5125	GAS	180	252	(72)	500
0	50	(50)	5140	SANITATION	142	100	42	200
474	383	91	5151	PHONE	2,839	2,298	541	4,600
164	164	0	5151B	INTERNET	985	984	1	1,968
68	63	5	5152	ALARM MONITORING	324	378	(54)	751
0	50	(50)	P5100	WATER/SEWER	0	300	(300)	600
44	25	19	P5120	ELECTRIC	260	150	110	300
-----	-----	-----			-----	-----	-----	-----
23,293	20,360	2,933		TOTAL UTILITIES	118,100	121,960	(3,860)	243,919
LANDSCAPING								
79,041	80,695	(1,654)	5200	LANDSCAPE CONTRACT	474,244	484,170	(9,926)	968,340
14,449	11,838	2,611	5205	GROUNDS LABOR	14,449	71,028	(56,579)	142,055
150	417	(267)	5210	LANDSCAPE SUPPLIES/MATERIAL	713	2,502	(1,790)	5,000
0	1,000	(1,000)	5218	MAJOR PROJECTS	7,560	6,000	1,560	12,000
329	2,250	(1,921)	5220	IRRIGATION REPAIRS	3,965	13,500	(9,535)	27,000
0	208	(208)	5222	BACKFLOW INSPEC/RRPS	248	1,248	(1,000)	2,500
0	833	(833)	5228	EROSION CONTROL	0	4,998	(4,998)	10,000
0	2,083	(2,083)	5240	TREE TRIMMING/REMOVAL	4,070	12,498	(8,428)	25,000
2,855	2,855	0	5250	EXTERMINATING	17,128	17,130	(2)	34,260
654	655	(1)	P5200	LANDSCAPE CONTRACT	3,926	3,930	(4)	7,860
0	0	0	P5220	IRRIGATION REPAIRS	69	0	69	0
-----	-----	-----			-----	-----	-----	-----
97,478	102,834	(5,356)		TOTAL LANDSCAPE	526,372	617,004	(90,632)	1,234,015
POOL/SPA/CLUBHOUSE								
160	160	0	P5350	FOUNTAIN MAINTENANCE	960	960	0	1,920
-----	-----	-----			-----	-----	-----	-----
160	160	0		TOTAL POOLS/SPA/CLUBHOUSE	960	960	0	1,920
GATES								
215	215	0	P5500	GATE MAINTENANCE CONTRACT	1,290	1,290	0	2,580
0	92	(92)	P5511	GATE REPAIRS	449	552	(103)	1,100
114	100	14	P5517	GATE PHONE	485	600	(115)	1,200
-----	-----	-----			-----	-----	-----	-----
329	407	(78)		TOTAL GATES	2,224	2,442	(218)	4,880
COMMON AREA								
1,874	500	1,374	5700	BUILDING MAINTENANCE	1,874	3,000	(1,126)	6,000
117	83	34	5700K	KEYS/LOCK REPAIR	256	498	(243)	1,000
0	267	(267)	5711	PAINTING MAINT	0	1,602	(1,602)	3,200
170	1,250	(1,080)	5722	ELECTRIC REPAIRS/SUPPLIES	2,761	7,500	(4,739)	15,000
0	583	(583)	5740	SIGN MAINTENANCE	0	3,498	(3,498)	7,000
1,025	800	225	5769A	JANITORIAL	2,755	4,800	(2,045)	9,600
1,678	1,750	(73)	5774	PET WASTE REMOVAL	10,065	10,500	(435)	21,000
1,266	1,500	(234)	5779CC	SECURITY PATROL	5,896	9,000	(3,104)	18,000
0	1,000	(1,000)	5794A	SIDEWALK REPAIR	0	6,000	(6,000)	12,000
622	1,250	(628)	5800	COMMON AREA MAINTENANCE/REPAIRS	1,903	7,500	(5,597)	15,000
300	833	(533)	5845	PARK MAINT	2,855	4,998	(2,143)	10,000
428	375	53	5850	EXTERMINATING	1,443	2,250	(807)	4,500
600	600	0	5895	TENNIS COURT REPAIR	4,000	3,600	400	7,200
0	147	(147)	P5770	GENERAL MAINTENANCE	375	882	(507)	1,766
0	192	(192)	P5800	COMMON AREA MAINTAINENCE	446	1,152	(706)	2,300
0	528	(528)	P5981	CAPITAL IMPROVEMENTS-PARCEL	0	3,168	(3,168)	6,330
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8,079	11,658	(3,579)		TOTAL COMMON AREA	34,628	69,948	(35,320)	139,896
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195,258	199,930	(4,672)		TOTAL OPERATING EXPENSES	1,067,952	1,171,436	(103,484)	2,330,540
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(1,790)	(6,273)	4,483		OPERATING FUND SURPLUS/(DEFICIT)	94,744	(2,984)	97,728	0
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RESERVE FUND



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
06/30/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<b>I N C O M E</b>							
37,500	37,500	0	7010	225,000	225,000	0	450,000
(1,660)	0	(1,660)	7029U	(14,823)	0	(14,823)	0
339	2,083	(1,744)	7034	8,385	12,498	(4,113)	25,000
1,962	0	1,962	7034D	11,558	0	11,558	0
1,900	1,900	0	P7010	5,700	5,700	0	17,100
2	0	2	P7034	33	0	33	0
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40,042	41,483	(1,441)		235,853	243,198	(7,345)	492,100
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<b>E X P E N D I T U R E S</b>							
0	0	0	8510	5,495	0	5,495	0
0	1,317	(1,317)	8510R	0	7,902	(7,902)	15,800
0	15,033	(15,033)	8520	48,553	90,198	(41,645)	180,400
0	308	(308)	8525	0	1,848	(1,848)	3,700
0	3,292	(3,292)	8528	0	19,752	(19,752)	39,500
0	500	(500)	8530	0	3,000	(3,000)	6,000
0	625	(625)	8537	5,093	3,750	1,343	7,500
0	17,483	(17,483)	8541	0	104,898	(104,898)	209,800
0	5,900	(5,900)	8543P	33,190	35,400	(2,210)	70,800
0	458	(458)	8548	1,505	2,748	(1,243)	5,500
0	825	(825)	8550	0	4,950	(4,950)	9,900
0	1,692	(1,692)	8565	0	10,152	(10,152)	20,300
0	375	(375)	8571C	0	2,250	(2,250)	4,500
0	16,167	(16,167)	8575	0	97,002	(97,002)	194,000
0	1,083	(1,083)	8575C	0	6,498	(6,498)	13,000
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0	65,058	(65,058)		93,836	390,348	(296,512)	780,700
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40,042	(23,575)	63,617		142,016	(147,150)	289,166	(288,600)
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