



**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
05/31/2021**

OPERATING FUNDS		
OPERATING CASH	499,606.62	
METROPOLITAN BANK - SAVINGS	595,347.23	
US BANK SAVINGS	10,004.83	

TOTAL OPERATING FUNDS		1,104,958.68
RESERVE FUNDS		
RESERVE RBC WEALTH MGMT	1,081,612.73	
RESERVE RBC CASH PLUS MM	15,043.42	
RESERVE- FVCB MMA	241,470.95	
RESERVE- UNION BANK MMA	245,503.76	
RESERVE- CIT BANK MMA	242,033.47	
RESERVE- VERITEX MMA	66,015.20	
RESERVE - SEACOAST BANK MMA	200,419.61	
RESERVE- SIGNATURE BANK MM	248,348.81	
RESERVE- STERLING BANK MMA	241,869.62	
RESERVE- US BANK MMA	174,403.10	
RESERVES - ACCRUED INTEREST	5,238.79	

TOTAL RESERVE FUNDS		2,761,959.46
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	293,147.78	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(84,349.24)	
PRE-LEGAL RECEIVABLE	36,268.25	
CONTINGENT PAYABLE	(36,268.25)	

TOTAL ACCOUNTS RECEIVABLE		208,798.54
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	24,647.50	
PREPAID EXPENSES	4,145.67	

TOTAL OTHER ASSETS		28,793.17

TOTAL ASSETS		4,104,509.85
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LIABILITIES & EQUITY		
LIABILITIES		



**347 VISTOSO COMMUNITY ASSOCIATION
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ACCOUNTS PAYABLE	38,204.79	
ACCRUED EXPENSES	29,981.69	
PREPAID ASSESSMENTS	159,823.59	
REFUNDABLE DEPOSIT	2,025.00	
UNEARNED REVENUE	221,845.72	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	12,350.00	
INSURANCE CLAIM PENDING	3,102.00	

TOTAL LIABILITIES		487,739.41
RESERVE		
ACCUMULATED GENERAL	2,663,816.07	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	98,143.39	

TOTAL RESERVE		2,761,959.46
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	765,704.54	
CURRENT YEAR RESERVE EQUITY	(98,143.39)	
CURRENT SURPLUS/(DEFICIT)	187,249.83	

TOTAL SURPLUS/(DEFICIT)		854,810.98

TOTAL LIABILITIES & EQUITY		4,104,509.85
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**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
05/31/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
151,963	149,020	2,943	4000	ASSESSMENT INCOME	755,167	745,100	10,067	1,788,237
58,932	58,932	0	4001	COMMERCIAL DUES	294,662	294,660	2	707,189
194	63	131	4030	INTEREST INCOME	1,075	315	760	750
234	1,667	(1,433)	4050	COLLECTION COST REIMBURSEMENT	4,221	8,335	(4,114)	20,000
50	292	(242)	4050FR	FILE REVIEW FEE	1,300	1,460	(160)	3,500
0	79	(79)	4050MU	MONITOR TRUSTEE SALE	95	395	(300)	950
0	583	(583)	4050RR	FILE TRANSFER FEES	(95)	2,915	(3,010)	7,000
0	0	0	4050T	FORECLOSURE/TRUSTEE SALES	0	600	(600)	600
(9)	2,500	(2,509)	4070	LATE FEE INCOME	16,688	12,500	4,188	30,000
0	0	0	4075	NSF FEE	455	210	245	350
11,473	11,917	(444)	4205	BUILDER ASSESSMENT	41,637	59,585	(17,948)	143,008
800	833	(33)	4900	VIOLATION FINES	8,038	4,165	3,873	10,000
0	0	0	4922	KEYS	75	0	75	0
0	175	(175)	4945	NEWSLETTER INCOME	1,850	875	975	2,100
0	3,333	(3,333)	4950	REBILL FEE	17,060	16,665	395	40,000
(37,500)	(37,500)	0	6010	GENERAL RESERVE TRANSFER	(187,500)	(187,500)	0	(450,000)
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186,138	191,894	(5,756)		TOTAL INCOME	954,728	960,280	(5,552)	2,303,684
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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								
7,179	7,450	(271)	5000	MANAGEMENT FEE	35,894	36,978	(1,084)	89,133
3,201	3,201	0	5000RO	OFFICE LEASE	16,005	16,005	0	38,412
25,161	22,212	2,949	5007w	SALARIES & BENEFITS	104,660	111,060	(6,400)	266,546
0	3,333	(3,333)	5009A	REBILL FEE EXPENSE	17,060	16,665	395	40,000
0	29	(29)	5009B	NSF FEE EXPENSE	455	145	310	350
5,212	1,167	4,045	5010	LEGAL EXPENSE	41,906	5,835	36,071	14,000
0	667	(667)	5010C	LEGAL/ENFORCEMENT	0	3,335	(3,335)	8,000
3,683	833	2,850	5014	'CC&R REVISIONS PROJECT	3,655	4,165	(510)	10,000
1,955	2,500	(545)	5020	LIEN/COLLECTION COST	9,330	12,500	(3,170)	30,000
0	292	(292)	5020F	FILE REVIEW FEE	1,250	1,460	(210)	3,500
0	79	(79)	5020M	MONITOR TRUSTEE SALE	95	395	(300)	950
0	583	(583)	5020RR	FILE TRANSFER FEE EXPENSE	(95)	2,915	(3,010)	7,000
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	0	250	(250)	600
750	0	750	5030	AUDIT/TAX PREPARATION	6,920	0	6,920	3,000
2,584	1,966	618	5031	ELECTRONIC PAYMENT PLATFORM	12,922	9,830	3,092	23,588
0	125	(125)	5033F	ADVERTISING	0	625	(625)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	175	175	0	420
56	56	0	5039	WEBSITE	278	280	(2)	667
57	0	57	5043	BILLING STATEMENTS	7,604	5,693	1,911	22,775
111	105	6	5046	NEWSLETTER	444	525	(81)	1,254
966	1,087	(121)	5047B	OFFICE EQUIPMENT RENTAL	5,806	5,435	371	13,040
247	375	(128)	5048	OFFICE EXPENSE	1,185	1,875	(690)	4,500
9	250	(241)	5052	PRINTING	724	1,250	(526)	3,000
6,739	1,167	5,572	5055	MEETING EXPENSE	14,217	5,835	8,382	14,000
169	1,250	(1,081)	5059	POSTAGE	4,120	6,250	(2,130)	15,000
425	150	275	5063	MILEAGE	1,034	750	284	1,800
(5,495)	375	(5,870)	5065	PROFESSIONAL FEES	0	1,875	(1,875)	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
0	4,167	(4,167)	5088	BAD DEBT EXPENSE	4	20,835	(20,831)	50,000
2,467	2,031	436	5090	INSURANCE	12,321	10,155	2,166	24,375
0	208	(208)	5099	MISCELLANEOUS EXPENSE	582	1,040	(458)	2,500
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55,509	55,743	(234)		TOTAL ADMINISTRATIVE	319,750	294,236	25,514	705,010
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U T I L I T I E S								
16,262	15,000	1,262	5100	WATER/SEWER	70,268	75,000	(4,732)	180,000
3,624	4,583	(959)	5120	ELECTRIC	20,589	22,915	(2,326)	55,000
30	42	(12)	5125	GAS	150	210	(60)	500
0	0	0	5140	SANITATION	142	50	92	200
474	383	91	5151	PHONE	2,365	1,915	450	4,600



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
05/31/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
164	164	0	5151B	INTERNET	821	820	1	1,968
131	63	68	5152	ALARM MONITORING	256	315	(59)	751
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20,686	20,235	451		TOTAL UTILITIES	94,591	101,225	(6,634)	243,019
L A N D S C A P I N G								
79,041	80,695	(1,654)	5200	LANDSCAPE CONTRACT	395,203	403,475	(8,272)	968,340
0	11,838	(11,838)	5205	GROUNDWORK LABOR	0	59,190	(59,190)	142,055
113	417	(305)	5210	LANDSCAPE SUPPLIES/MATERIAL	563	2,085	(1,523)	5,000
0	1,000	(1,000)	5218	MAJOR PROJECTS	7,560	5,000	2,560	12,000
2,039	2,250	(211)	5220	IRRIGATION REPAIRS	3,636	11,250	(7,614)	27,000
0	208	(208)	5222	BACKFLOW INSPEC/RRPS	248	1,040	(792)	2,500
0	833	(833)	5228	EROSION CONTROL	0	4,165	(4,165)	10,000
0	2,083	(2,083)	5240	TREE TRIMMING/REMOVAL	4,070	10,415	(6,345)	25,000
2,855	2,855	0	5250	EXTERMINATING	14,273	14,275	(2)	34,260
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84,047	102,179	(18,132)		TOTAL LANDSCAPE	425,553	510,895	(85,342)	1,226,155
C O M M O N A R E A								
0	500	(500)	5700	BUILDING MAINTENANCE	0	2,500	(2,500)	6,000
0	83	(83)	5700K	KEYS/LOCK REPAIR	138	415	(277)	1,000
0	267	(267)	5711	PAINTING MAINT	0	1,335	(1,335)	3,200
0	1,250	(1,250)	5722	ELECTRIC REPAIRS/SUPPLIES	2,591	6,250	(3,659)	15,000
0	583	(583)	5740	SIGN MAINTENANCE	0	2,915	(2,915)	7,000
346	800	(454)	5769A	JANITORIAL	1,730	4,000	(2,270)	9,600
3,355	1,750	1,605	5774	PET WASTE REMOVAL	8,388	8,750	(363)	21,000
(34)	1,500	(1,534)	5779CC	SECURITY PATROL	4,630	7,500	(2,870)	18,000
0	1,000	(1,000)	5794A	SIDEWALK REPAIR	0	5,000	(5,000)	12,000
406	1,250	(844)	5800	COMMON AREA MAINTENANCE/REPAIRS	1,281	6,250	(4,969)	15,000
0	833	(833)	5845	PARK MAINT	2,555	4,165	(1,610)	10,000
843	375	468	5850	EXTERMINATING	1,015	1,875	(860)	4,500
600	600	0	5895	TENNIS COURT REPAIR	3,400	3,000	400	7,200
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5,516	10,791	(5,275)		TOTAL COMMON AREA	25,728	53,955	(28,227)	129,500
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165,757	188,948	(23,191)		TOTAL OPERATING EXPENSES	865,622	960,311	(94,689)	2,303,684
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20,381	2,946	17,435		OPERATING FUND SURPLUS/(DEFICIT)	89,106	(31)	89,137	0
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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	187,500	187,500	0	450,000
2,621	0	2,621	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	(13,163)	0	(13,163)	0
388	2,083	(1,695)	7034	INTEREST RESERVE FUND	8,046	10,415	(2,369)	25,000
2,122	0	2,122	7034D	DIVIDENDS EARNED	9,597	0	9,597	0
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42,631	39,583	3,048		TOTAL RESERVE INCOME	191,980	197,915	(5,935)	475,000
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E X P E N D I T U R E S								
5,495	0	5,495	8510	GENERAL RESERVE EXPENSE	5,495	0	5,495	0
0	1,317	(1,317)	8510R	RECREATIONAL COURTS	0	6,585	(6,585)	15,800
3,925	15,033	(11,108)	8520	PAINTING	48,553	75,165	(26,612)	180,400
0	308	(308)	8525	MONUMENT SIGNS RESERVE EXPENDITURE	0	1,540	(1,540)	3,700
0	3,292	(3,292)	8528	WALLS	0	16,460	(16,460)	39,500
0	500	(500)	8530	ASPHALT SEAL COATING	0	2,500	(2,500)	6,000
0	625	(625)	8537	BANK/INVESTMENT CHARGES	5,093	3,125	1,968	7,500
0	17,483	(17,483)	8541	GRANITE REPLACEMENT	0	87,415	(87,415)	209,800
0	5,900	(5,900)	8543P	PARK FURNITURE REPLACEMENT	33,190	29,500	3,690	70,800
1,505	458	1,047	8548	RESERVE STUDY	1,505	2,290	(785)	5,500
0	825	(825)	8550	PLAY STRUCTURE RRPS/ REPLACEMENT	0	4,125	(4,125)	9,900



347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
05/31/2021

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
0	1,692	(1,692)	8565	TENNIS COURTS	0	8,460	(8,460)	20,300
0	375	(375)	8571C	CONCRETE WORK	0	1,875	(1,875)	4,500
0	16,167	(16,167)	8575	IRRIGATION SYSTEMS	0	80,835	(80,835)	194,000
0	1,083	(1,083)	8575C	IRRIGATION SYSTEM CONTROLLERS	0	5,415	(5,415)	13,000
----- 10,925	----- 65,058	----- (54,133)		TOTAL RESERVE EXPENDITURES	----- 93,836	----- 325,290	----- (231,454)	----- 780,700
 <u>31,706</u>	 <u>(25,475)</u>	 <u>57,181</u>		RESERVE FUND SURPLUS/(DEFICIT)	 <u>98,143</u>	 <u>(127,375)</u>	 <u>225,518</u>	 <u>(305,700)</u>



**347A VISTOSO- SIENA
BALANCE SHEET
05/31/2021**

OPERATING FUNDS		
OPERATING CASH	12,708.11	
	<u> </u>	
TOTAL OPERATING FUNDS		12,708.11
RESERVE FUNDS		
RESERVE VERITEX -SIENA RSV	179,138.42	
RESERVE USBANK -SIENA RSV	3,801.23	
	<u> </u>	
TOTAL RESERVE FUNDS		182,939.65
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE - PARCELS	105.65	
	<u> </u>	
TOTAL ACCOUNTS RECEIVABLE		105.65
TOTAL ASSETS		195,753.41
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		<u> </u>
LIABILITIES & EQUITY		
LIABILITIES		
ACCOUNTS PAYABLE	160.00	
ACCRUED EXPENSES	533.59	
PREPAID ASSESSMENTS - PARCELS	396.55	
UNEARNED REVENUE	3,660.00	
	<u> </u>	
TOTAL LIABILITIES		4,750.14
RESERVE		
ACCUMULATED GENERAL	179,108.44	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	3,831.21	
	<u> </u>	
TOTAL RESERVE		182,939.65
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	635.47	
CURRENT YEAR RESERVE EQUITY	(3,831.21)	
CURRENT SURPLUS/(DEFICIT)	11,259.36	
	<u> </u>	



**347A VISTOSO- SIENA
BALANCE SHEET
05/31/2021**

TOTAL SURPLUS/(DEFICIT)	8,063.62

TOTAL LIABILITIES & EQUITY	195,753.41
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347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
05/31/2021

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
3,660	3,663	(3)	4000P	PARCEL ASSESSMENTS	18,300	18,315	(15)	43,956
(1,900)	(1,900)	0	P6010	GENERAL RESERVE TRANSFER	(3,800)	(3,800)	0	(17,100)
<u>1,760</u>	<u>1,763</u>	<u>(3)</u>		TOTAL INCOME	<u>14,500</u>	<u>14,515</u>	<u>(15)</u>	<u>26,856</u>
E X P E N S E S								
A D M I N I S T R A T I V E								
<u>0</u>	<u>75</u>	<u>(75)</u>	P5090	INSURANCE	<u>0</u>	<u>375</u>	<u>(375)</u>	<u>900</u>
<u>0</u>	<u>75</u>	<u>(75)</u>		TOTAL ADMINISTRATIVE	<u>0</u>	<u>375</u>	<u>(375)</u>	<u>900</u>
U T I L I T I E S								
<u>0</u>	<u>50</u>	<u>(50)</u>	P5100	WATER/SEWER	<u>0</u>	<u>250</u>	<u>(250)</u>	<u>600</u>
<u>43</u>	<u>25</u>	<u>18</u>	P5120	ELECTRIC	<u>216</u>	<u>125</u>	<u>91</u>	<u>300</u>
<u>43</u>	<u>75</u>	<u>(32)</u>		TOTAL UTILITIES	<u>216</u>	<u>375</u>	<u>(159)</u>	<u>900</u>
L A N D S C A P I N G								
<u>654</u>	<u>655</u>	<u>(1)</u>	P5200	LANDSCAPE CONTRACT	<u>3,272</u>	<u>3,275</u>	<u>(3)</u>	<u>7,860</u>
<u>0</u>	<u>0</u>	<u>0</u>	P5220	IRRIGATION REPAIRS	<u>69</u>	<u>0</u>	<u>69</u>	<u>0</u>
<u>654</u>	<u>655</u>	<u>(1)</u>		TOTAL LANDSCAPE	<u>3,341</u>	<u>3,275</u>	<u>66</u>	<u>7,860</u>
P O O L / S P A / C L U B H O U S E								
<u>160</u>	<u>160</u>	<u>0</u>	P5350	FOUNTAIN MAINTENANCE	<u>800</u>	<u>800</u>	<u>0</u>	<u>1,920</u>
<u>160</u>	<u>160</u>	<u>0</u>		TOTAL POOLS/SPA/CLUBHOUSE	<u>800</u>	<u>800</u>	<u>0</u>	<u>1,920</u>
G A T E S								
<u>215</u>	<u>215</u>	<u>0</u>	P5500	GATE MAINTENANCE CONTRACT	<u>1,075</u>	<u>1,075</u>	<u>0</u>	<u>2,580</u>
<u>0</u>	<u>92</u>	<u>(92)</u>	P5511	GATE REPAIRS	<u>449</u>	<u>460</u>	<u>(11)</u>	<u>1,100</u>
<u>104</u>	<u>100</u>	<u>4</u>	P5517	GATE PHONE	<u>371</u>	<u>500</u>	<u>(129)</u>	<u>1,200</u>
<u>319</u>	<u>407</u>	<u>(88)</u>		TOTAL GATES	<u>1,895</u>	<u>2,035</u>	<u>(140)</u>	<u>4,880</u>
C O M M O N A R E A								
<u>0</u>	<u>147</u>	<u>(147)</u>	P5770	GENERAL MAINTENANCE	<u>375</u>	<u>735</u>	<u>(360)</u>	<u>1,766</u>
<u>212</u>	<u>192</u>	<u>20</u>	P5800	COMMON AREA MAINTAINENCE	<u>446</u>	<u>960</u>	<u>(514)</u>	<u>2,300</u>
<u>0</u>	<u>528</u>	<u>(528)</u>	P5981	CAPITAL IMPROVEMENTS-PARCEL	<u>0</u>	<u>2,640</u>	<u>(2,640)</u>	<u>6,330</u>
<u>212</u>	<u>867</u>	<u>(655)</u>		TOTAL COMMON AREA	<u>821</u>	<u>4,335</u>	<u>(3,514)</u>	<u>10,396</u>
<u>1,388</u>	<u>2,239</u>	<u>(851)</u>		TOTAL OPERATING EXPENSES	<u>7,072</u>	<u>11,195</u>	<u>(4,123)</u>	<u>26,856</u>
<u>372</u>	<u>(476)</u>	<u>848</u>		OPERATING FUND SURPLUS/(DEFICIT)	<u>7,428</u>	<u>3,320</u>	<u>4,108</u>	<u>0</u>
R E S E R V E F U N D								
I N C O M E								
<u>1,900</u>	<u>1,900</u>	<u>0</u>	P7010	PARCEL TRANSFER TO RESERVES	<u>3,800</u>	<u>3,800</u>	<u>0</u>	<u>17,100</u>



347A VISTOSO- SIENA
 STATEMENT OF REVENUES & EXPENSES
 05/31/2021

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
1	0	1	P7034 INTEREST RESERVE FUNDS	31	0	31	0
1,901	1,900	1	TOTAL RESERVE INCOME	3,831	3,800	31	17,100
E X P E N D I T U R E S							
0	0	0	TOTAL RESERVE EXPENDITURES	0	0	0	0
1,901	1,900	1	RESERVE FUND SURPLUS/(DEFICIT)	3,831	3,800	31	17,100



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
05/31/2021**

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	512,314.73
US BANK SAVINGS	10,004.83
METROPOLITAN BANK - SAVINGS	595,347.23

TOTAL OPERATING FUNDS

1,117,666.79

RESERVE FUNDS

RESERVE VERITEX -SIENA RSV	179,138.42
RESERVE USBANK -SIENA RSV	3,801.23
RESERVE RBC WEALTH MGMT	1,081,612.73
RESERVE RBC CASH PLUS MM	15,043.42
RESERVE SIGNATURE BANK MM	248,348.81
RESERVE FVCB MMA	241,470.95
RESERVE ENTERPRISE BANK MMA	200,419.61
RESERVE STERLING BANK	241,869.62
RESERVE UNION BANK - MM	245,503.76
RESERVE VERITEX MMA	66,015.20
RESERVE US BANK MMA	174,403.10
RESERVE CIT BANK MMA	242,033.47
RESERVES - ACCRUED INTEREST	5,238.79

TOTAL RESERVE FUNDS

2,944,899.11

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	293,147.78
ACCOUNTS RECEIVABLE - PARCELS	105.65
PRE-LEGAL RECEIVABLE	36,268.25
CONTINGENT PAYABLE	(36,268.25)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(84,349.24)

TOTAL ACCOUNTS RECEIVABLE

208,904.19

OTHER ASSETS

PREPAID EXPENSE INSURANCE	24,647.50
PREPAID EXPENSES	4,145.67

TOTAL OTHER ASSETS

28,793.17



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
05/31/2021**

TOTAL ASSETS		4,300,263.26
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	38,364.79	
ACCRUED EXPENSES	30,515.28	
PREPAID ASSESSMENTS	159,823.59	
PREPAID ASSESSMENTS - PARCELS	396.55	
REFUNDABLE DEPOSIT KEYS	2,025.00	
UNEARNED REVENUE	225,505.72	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	12,350.00	
INSURANCE CLAIM PENDING	3,102.00	

TOTAL OPERATING LIABILITIES		492,489.55
RESERVE		
ACCUMULATED GENERAL	2,842,924.51	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	101,974.60	

TOTAL RESERVE		2,944,899.11
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	766,340.01	
CURRENT YEAR RESERVE EQUITY	(101,974.60)	
CURRENT SURPLUS/(DEFICIT)	198,509.19	

TOTAL SURPLUS/(DEFICIT)		862,874.60

TOTAL LIABILITIES & EQUITY		4,300,263.26
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**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
05/31/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
151,963	149,020	2,943	4000	ASSESSMENT INCOME	755,167	745,100	10,067	1,788,237
3,660	3,663	(3)	4000P	PARCEL ASSESSMENTS	18,300	18,315	(15)	43,956
58,932	58,932	0	4001	COMMERCIAL DUES	294,662	294,660	2	707,189
194	63	131	4030	INTEREST INCOME	1,075	315	760	750
234	1,667	(1,433)	4050	COLLECTION COST REIMBURSEMENT	4,221	8,335	(4,114)	20,000
50	292	(242)	4050FR	FILE REVIEW FEE	1,300	1,460	(160)	3,500
0	79	(79)	4050MU	MONITOR TRUSTEE SALE	95	395	(300)	950
0	583	(583)	4050RR	FILE TRANSFER FEES	(95)	2,915	(3,010)	7,000
0	0	0	4050T	FORECLOSURE/TRUSTEE SALES	0	600	(600)	600
(9)	2,500	(2,509)	4070	LATE FEE INCOME	16,688	12,500	4,188	30,000
0	0	0	4075	NSF FEE	455	210	245	350
11,473	11,917	(444)	4205	BUILDER ASSESSMENT	41,637	59,585	(17,948)	143,008
800	833	(33)	4900	VIOLATION FINES	8,038	4,165	3,873	10,000
0	0	0	4922	KEYS	75	0	75	0
0	175	(175)	4945	NEWSLETTER INCOME	1,850	875	975	2,100
0	3,333	(3,333)	4950	REBILL FEE	17,060	16,665	395	40,000
(37,500)	(37,500)	0	6010	GENERAL RESERVE TRANSFER	(187,500)	(187,500)	0	(450,000)
(1,900)	(1,900)	0	P6010	GENERAL RESERVE TRANSFER	(3,800)	(3,800)	0	(17,100)
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187,898	193,657	(5,759)		TOTAL INCOME	969,228	974,795	(5,567)	2,330,540
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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								
7,179	7,450	(271)	5000	MANAGEMENT FEE	35,894	36,978	(1,084)	89,133
3,201	3,201	0	5000RO	OFFICE LEASE	16,005	16,005	0	38,412
25,161	22,212	2,949	5007w	SALARIES & BENEFITS	104,660	111,060	(6,400)	266,546
0	3,333	(3,333)	5009A	REBILL FEE EXPENSE	17,060	16,665	395	40,000
0	29	(29)	5009B	NSF FEE EXPENSE	455	145	310	350
5,212	1,167	4,045	5010	LEGAL EXPENSE	41,906	5,835	36,071	14,000
0	667	(667)	5010C	LEGAL/ENFORCEMENT	0	3,335	(3,335)	8,000
3,683	833	2,850	5014	'CC&R REVISIONS PROJECT	3,655	4,165	(510)	10,000
1,955	2,500	(545)	5020	LIEN/COLLECTION COST	9,330	12,500	(3,170)	30,000
0	292	(292)	5020F	FILE REVIEW FEE	1,250	1,460	(210)	3,500
0	79	(79)	5020M	MONITOR TRUSTEE SALE	95	395	(300)	950
0	583	(583)	5020RR	FILE TRANSFER FEE EXPENSE	(95)	2,915	(3,010)	7,000
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	0	250	(250)	600
750	0	750	5030	AUDIT/TAX PREPARATION	6,920	0	6,920	3,000
2,584	1,966	618	5031	ELECTRONIC PAYMENT PLATFORM	12,922	9,830	3,092	23,588
0	125	(125)	5033F	ADVERTISING	0	625	(625)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	175	175	0	420
56	56	0	5039	WEBSITE	278	280	(2)	667
57	0	57	5043	BILLING STATEMENTS	7,604	5,693	1,911	22,775
111	105	6	5046	NEWSLETTER	444	525	(81)	1,254
966	1,087	(121)	5047B	OFFICE EQUIPMENT RENTAL	5,806	5,435	371	13,040
247	375	(128)	5048	OFFICE EXPENSE	1,185	1,875	(690)	4,500
9	250	(241)	5052	PRINTING	724	1,250	(526)	3,000
6,739	1,167	5,572	5055	MEETING EXPENSE	14,217	5,835	8,382	14,000
169	1,250	(1,081)	5059	POSTAGE	4,120	6,250	(2,130)	15,000
425	150	275	5063	MILEAGE	1,034	750	284	1,800
(5,495)	375	(5,870)	5065	PROFESSIONAL FEES	0	1,875	(1,875)	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
0	4,167	(4,167)	5088	BAD DEBT EXPENSE	4	20,835	(20,831)	50,000
2,467	2,031	436	5090	INSURANCE	12,321	10,155	2,166	24,375
0	208	(208)	5099	MISCELLANEOUS EXPENSE	582	1,040	(458)	2,500
0	75	(75)	P5090	INSURANCE	0	375	(375)	900
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55,509	55,818	(309)		TOTAL ADMINISTRATIVE	319,750	294,611	25,139	705,910
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U T I L I T I E S								
16,262	15,000	1,262	5100	WATER/SEWER	70,268	75,000	(4,732)	180,000
3,624	4,583	(959)	5120	ELECTRIC	20,589	22,915	(2,326)	55,000



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
05/31/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
30	42	(12)	5125	GAS	150	210	(60)	500
0	0	0	5140	SANITATION	142	50	92	200
474	383	91	5151	PHONE	2,365	1,915	450	4,600
164	164	0	5151B	INTERNET	821	820	1	1,968
131	63	68	5152	ALARM MONITORING	256	315	(59)	751
0	50	(50)	P5100	WATER/SEWER	0	250	(250)	600
43	25	18	P5120	ELECTRIC	216	125	91	300
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20,729	20,310	419		TOTAL UTILITIES	94,807	101,600	(6,793)	243,919
LANDSCAPING								
79,041	80,695	(1,654)	5200	LANDSCAPE CONTRACT	395,203	403,475	(8,272)	968,340
0	11,838	(11,838)	5205	GROUNDS LABOR	0	59,190	(59,190)	142,055
113	417	(305)	5210	LANDSCAPE SUPPLIES/MATERIAL	563	2,085	(1,523)	5,000
0	1,000	(1,000)	5218	MAJOR PROJECTS	7,560	5,000	2,560	12,000
2,039	2,250	(211)	5220	IRRIGATION REPAIRS	3,636	11,250	(7,614)	27,000
0	208	(208)	5222	BACKFLOW INSPEC/RRPS	248	1,040	(792)	2,500
0	833	(833)	5228	EROSION CONTROL	0	4,165	(4,165)	10,000
0	2,083	(2,083)	5240	TREE TRIMMING/REMOVAL	4,070	10,415	(6,345)	25,000
2,855	2,855	0	5250	EXTERMINATING	14,273	14,275	(2)	34,260
654	655	(1)	P5200	LANDSCAPE CONTRACT	3,272	3,275	(3)	7,860
0	0	0	P5220	IRRIGATION REPAIRS	69	0	69	0
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84,701	102,834	(18,133)		TOTAL LANDSCAPE	428,894	514,170	(85,276)	1,234,015
POOL/SPA/CLUBHOUSE								
160	160	0	P5350	FOUNTAIN MAINTENANCE	800	800	0	1,920
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160	160	0		TOTAL POOLS/SPA/CLUBHOUSE	800	800	0	1,920
GATES								
215	215	0	P5500	GATE MAINTENANCE CONTRACT	1,075	1,075	0	2,580
0	92	(92)	P5511	GATE REPAIRS	449	460	(11)	1,100
104	100	4	P5517	GATE PHONE	371	500	(129)	1,200
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319	407	(88)		TOTAL GATES	1,895	2,035	(140)	4,880
COMMON AREA								
0	500	(500)	5700	BUILDING MAINTENANCE	0	2,500	(2,500)	6,000
0	83	(83)	5700K	KEYS/LOCK REPAIR	138	415	(277)	1,000
0	267	(267)	5711	PAINTING MAINT	0	1,335	(1,335)	3,200
0	1,250	(1,250)	5722	ELECTRIC REPAIRS/SUPPLIES	2,591	6,250	(3,659)	15,000
0	583	(583)	5740	SIGN MAINTENANCE	0	2,915	(2,915)	7,000
346	800	(454)	5769A	JANITORIAL	1,730	4,000	(2,270)	9,600
3,355	1,750	1,605	5774	PET WASTE REMOVAL	8,388	8,750	(363)	21,000
(34)	1,500	(1,534)	5779CC	SECURITY PATROL	4,630	7,500	(2,870)	18,000
0	1,000	(1,000)	5794A	SIDEWALK REPAIR	0	5,000	(5,000)	12,000
406	1,250	(844)	5800	COMMON AREA MAINTENANCE/REPAIRS	1,281	6,250	(4,969)	15,000
0	833	(833)	5845	PARK MAINT	2,555	4,165	(1,610)	10,000
843	375	468	5850	EXTERMINATING	1,015	1,875	(860)	4,500
600	600	0	5895	TENNIS COURT REPAIR	3,400	3,000	400	7,200
0	147	(147)	P5770	GENERAL MAINTENANCE	375	735	(360)	1,766
212	192	20	P5800	COMMON AREA MAINTAINENCE	446	960	(514)	2,300
0	528	(528)	P5981	CAPITAL IMPROVEMENTS-PARCEL	0	2,640	(2,640)	6,330
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5,728	11,658	(5,930)		TOTAL COMMON AREA	26,549	58,290	(31,741)	139,896
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167,146	191,187	(24,041)		TOTAL OPERATING EXPENSES	872,694	971,506	(98,812)	2,330,540
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20,753	2,470	18,283		OPERATING FUND SURPLUS/(DEFICIT)	96,535	3,289	93,246	0
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RESERVE FUND



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
05/31/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
I N C O M E								
37,500	37,500	0	7010	TRANSFER FROM OPERATING	187,500	187,500	0	450,000
2,621	0	2,621	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	(13,163)	0	(13,163)	0
388	2,083	(1,695)	7034	INTEREST RESERVE FUND	8,046	10,415	(2,369)	25,000
2,122	0	2,122	7034D	DIVIDENDS EARNED	9,597	0	9,597	0
1,900	1,900	0	P7010	PARCEL TRANSFER TO RESERVES	3,800	3,800	0	17,100
1	0	1	P7034	INTEREST RESERVE FUNDS	31	0	31	0
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44,532	41,483	3,049		TOTAL RESERVE INCOME	195,811	201,715	(5,904)	492,100
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E X P E N D I T U R E S								
5,495	0	5,495	8510	GENERAL RESERVE EXPENSE	5,495	0	5,495	0
0	1,317	(1,317)	8510R	RECREATIONAL COURTS	0	6,585	(6,585)	15,800
3,925	15,033	(11,108)	8520	PAINTING	48,553	75,165	(26,612)	180,400
0	308	(308)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	1,540	(1,540)	3,700
0	3,292	(3,292)	8528	WALLS	0	16,460	(16,460)	39,500
0	500	(500)	8530	ASPHALT SEAL COATING	0	2,500	(2,500)	6,000
0	625	(625)	8537	BANK/INVESTMENT CHARGES	5,093	3,125	1,968	7,500
0	17,483	(17,483)	8541	GRANITE REPLACEMENT	0	87,415	(87,415)	209,800
0	5,900	(5,900)	8543P	PARK FURNITURE REPLACEMENT	33,190	29,500	3,690	70,800
1,505	458	1,047	8548	RESERVE STUDY	1,505	2,290	(785)	5,500
0	825	(825)	8550	PLAY STRUCTURE RRPS/ REPLACEMENT	0	4,125	(4,125)	9,900
0	1,692	(1,692)	8565	TENNIS COURTS	0	8,460	(8,460)	20,300
0	375	(375)	8571C	CONCRETE WORK	0	1,875	(1,875)	4,500
0	16,167	(16,167)	8575	IRRIGATION SYSTEMS	0	80,835	(80,835)	194,000
0	1,083	(1,083)	8575C	IRRIGATION SYSTEM CONTROLLERS	0	5,415	(5,415)	13,000
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10,925	65,058	(54,133)		TOTAL RESERVE EXPENDITURES	93,836	325,290	(231,454)	780,700
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33,607	(23,575)	57,182		RESERVE FUND SURPLUS/(DEFICIT)	101,975	(123,575)	225,550	(288,600)
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