



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

OPERATING FUNDS		
OPERATING CASH	658,965.80	
METROPOLITAN BANK - SAVINGS	595,551.02	
US BANK SAVINGS	10,004.91	

TOTAL OPERATING FUNDS		1,264,521.73
RESERVE FUNDS		
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	

TOTAL RESERVE FUNDS		2,800,099.82
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	234,048.61	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(98,858.13)	
PRE-LEGAL RECEIVABLE	33,831.70	
CONTINGENT PAYABLE	(33,831.70)	

TOTAL ACCOUNTS RECEIVABLE		135,190.48
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	22,182.75	
PREPAID EXPENSES	889.10	

TOTAL OTHER ASSETS		23,071.85

TOTAL ASSETS		4,222,883.88
		=====
LIABILITIES & EQUITY		



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

LIABILITIES		
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	

TOTAL LIABILITIES		570,335.60
RESERVE		
ACCUMULATED GENERAL	2,663,816.07	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	136,283.75	

TOTAL RESERVE		2,800,099.82
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	765,704.54	
CURRENT YEAR RESERVE EQUITY	(136,283.75)	
CURRENT SURPLUS/(DEFICIT)	223,027.67	

TOTAL SURPLUS/(DEFICIT)		852,448.46

TOTAL LIABILITIES & EQUITY		4,222,883.88
		=====



**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
I N C O M E								
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)		TOTAL INCOME	1,146,437	1,152,174	(5,737)	2,303,684
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	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		TOTAL ADMINISTRATIVE	385,669	358,672	26,997	705,010
U T I L I T I E S								
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
-----	-----	-----			-----	-----	-----	-----
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
-----	-----	-----			-----	-----	-----	-----
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
-----	-----	-----			-----	-----	-----	-----
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)
<u>-----</u>	<u>-----</u>	<u>-----</u>			<u>-----</u>	<u>-----</u>	<u>-----</u>	<u>-----</u>



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

OPERATING FUNDS		
OPERATING CASH	12,755.78	

TOTAL OPERATING FUNDS		12,755.78
RESERVE FUNDS		
RESERVE VERITEX -SIENA RSV	179,139.89	
RESERVE USBANK -SIENA RSV	5,701.26	

TOTAL RESERVE FUNDS		184,841.15
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE - PARCELS	105.65	

TOTAL ACCOUNTS RECEIVABLE		105.65

TOTAL ASSETS		197,702.58
		=====
LIABILITIES & EQUITY		
LIABILITIES		
ACCOUNTS PAYABLE	590.00	
ACCRUED EXPENSES	215.00	
PREPAID ASSESSMENTS - PARCELS	3,420.55	

TOTAL LIABILITIES		4,225.55
RESERVE		
ACCUMULATED GENERAL C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	179,108.44	
	5,732.71	

TOTAL RESERVE		184,841.15
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	635.47	
CURRENT YEAR RESERVE EQUITY	(5,732.71)	
CURRENT SURPLUS/(DEFICIT)	13,733.12	

TOTAL SURPLUS/(DEFICIT)		8,635.88



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

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
I N C O M E								
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
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
0	75	(75)	P5090	INSURANCE	0	450	(450)	900
-----	-----	-----			-----	-----	-----	-----
0	75	(75)		TOTAL ADMINISTRATIVE	0	450	(450)	900
-----	-----	-----			-----	-----	-----	-----
U T I L I T I E S								
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
-----	-----	-----			-----	-----	-----	-----
L A N D S C A P I N G								
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
-----	-----	-----			-----	-----	-----	-----
P O O L / S P A / C L U B H O U S E								
160	160	0	P5350	FOUNTAIN MAINTENANCE	960	960	0	1,920
-----	-----	-----			-----	-----	-----	-----
160	160	0		TOTAL POOLS/SPA/CLUBHOUSE	960	960	0	1,920
-----	-----	-----			-----	-----	-----	-----
G A T E S								
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
-----	-----	-----			-----	-----	-----	-----
C O M M O N A R E A								
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
=====	=====	=====			=====	=====	=====	=====
R E S E R V E F U N D								
I N C O M E								
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**

TOTAL ASSETS		4,420,586.46
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
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	
TOTAL OPERATING LIABILITIES		574,561.15
RESERVE		
ACCUMULATED GENERAL	2,842,924.51	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	142,016.46	
TOTAL RESERVE		2,984,940.97
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	766,340.01	
CURRENT YEAR RESERVE EQUITY	(142,016.46)	
CURRENT SURPLUS/(DEFICIT)	236,760.79	
TOTAL SURPLUS/(DEFICIT)		861,084.34
TOTAL LIABILITIES & EQUITY		4,420,586.46



**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
I N C O M E								
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
-----	-----	-----			-----	-----	-----	-----
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	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
-----	-----	-----			-----	-----	-----	-----
65,919	64,511	1,408		TOTAL ADMINISTRATIVE	385,669	359,122	26,547	705,910
-----	-----	-----			-----	-----	-----	-----
U T I L I T I E S								
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
-----	-----	-----			-----	-----	-----	-----
8,079	11,658	(3,579)		TOTAL COMMON AREA	34,628	69,948	(35,320)	139,896
-----	-----	-----			-----	-----	-----	-----
195,258	199,930	(4,672)		TOTAL OPERATING EXPENSES	1,067,952	1,171,436	(103,484)	2,330,540
-----	-----	-----			-----	-----	-----	-----
(1,790)	(6,273)	4,483		OPERATING FUND SURPLUS/(DEFICIT)	94,744	(2,984)	97,728	0
=====	=====	=====			=====	=====	=====	=====

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
I N C O M E							
37,500	37,500	0	7010	TRANSFER FROM OPERATING	225,000	225,000	450,000
(1,660)	0	(1,660)	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	(14,823)	0	0
339	2,083	(1,744)	7034	INTEREST RESERVE FUND	8,385	12,498	25,000
1,962	0	1,962	7034D	DIVIDENDS EARNED	11,558	0	0
1,900	1,900	0	P7010	PARCEL TRANSFER TO RESERVES	5,700	5,700	17,100
2	0	2	P7034	INTEREST RESERVE FUNDS	33	0	0
-----	-----	-----			-----	-----	-----
40,042	41,483	(1,441)		TOTAL RESERVE INCOME	235,853	243,198	492,100
-----	-----	-----			-----	-----	-----
E X P E N D I T U R E S							
0	0	0	8510	GENERAL RESERVE EXPENSE	5,495	0	0
0	1,317	(1,317)	8510R	RECREATIONAL COURTS	0	7,902	15,800
0	15,033	(15,033)	8520	PAINTING	48,553	90,198	180,400
0	308	(308)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	1,848	3,700
0	3,292	(3,292)	8528	WALLS	0	19,752	39,500
0	500	(500)	8530	ASPHALT SEAL COATING	0	3,000	6,000
0	625	(625)	8537	BANK/INVESTMENT CHARGES	5,093	3,750	7,500
0	17,483	(17,483)	8541	GRANITE REPLACEMENT	0	104,898	209,800
0	5,900	(5,900)	8543P	PARK FURNITURE REPLACEMENT	33,190	35,400	70,800
0	458	(458)	8548	RESERVE STUDY	1,505	2,748	5,500
0	825	(825)	8550	PLAY STRUCTURE RRPS/ REPLACEMENT	0	4,950	9,900
0	1,692	(1,692)	8565	TENNIS COURTS	0	10,152	20,300
0	375	(375)	8571C	CONCRETE WORK	0	2,250	4,500
0	16,167	(16,167)	8575	IRRIGATION SYSTEMS	0	97,002	194,000
0	1,083	(1,083)	8575C	IRRIGATION SYSTEM CONTROLLERS	0	6,498	13,000
-----	-----	-----			-----	-----	-----
0	65,058	(65,058)		TOTAL RESERVE EXPENDITURES	93,836	390,348	780,700
-----	-----	-----			-----	-----	-----
40,042	(23,575)	63,617		RESERVE FUND SURPLUS/(DEFICIT)	142,016	(147,150)	(288,600)
=====	=====	=====			=====	=====	=====