



**347 VISTOSO COMMUNITY ASSOCIATION  
BALANCE SHEET  
07/31/2021**

<b>OPERATING FUNDS</b>		
OPERATING CASH	708,655.34	
METROPOLITAN BANK - SAVINGS	595,700.75	
US BANK SAVINGS	10,004.99	
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<b>TOTAL OPERATING FUNDS</b>		<b>1,314,361.08</b>
<b>RESERVE FUNDS</b>		
RESERVE RBC WEALTH MGMT	1,094,901.68	
RESERVE RBC CASH PLUS MM	5,322.28	
RESERVE- FVCB MMA	248,163.83	
RESERVE- UNION BANK MMA	248,212.99	
RESERVE- CIT BANK MMA	242,073.92	
RESERVE- VERITEX MMA	0.51	
RESERVE- ENTERPRISE BANK MMA	248,189.05	
RESERVE- METRO PHOENIX BANK MMA	177,738.47	
RESERVE- SIGNATURE BANK MM	248,452.94	
RESERVE- STERLING BANK MMA	248,081.96	
RESERVE- US BANK MMA	75,001.72	
RESERVES - ACCRUED INTEREST	6,325.53	
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<b>TOTAL RESERVE FUNDS</b>		<b>2,842,464.88</b>
<b>ACCOUNTS RECEIVABLE</b>		
ACCOUNTS RECEIVABLE	316,364.18	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(98,402.93)	
PRE-LEGAL RECEIVABLE	29,712.27	
CONTINGENT PAYABLE	(29,712.27)	
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<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>217,961.25</b>
<b>OTHER ASSETS</b>		
PREPAID EXPENSE INSURANCE	19,718.00	
PREPAID EXPENSES	7,235.53	
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<b>TOTAL OTHER ASSETS</b>		<b>26,953.53</b>
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<b>TOTAL ASSETS</b>		<b>4,401,740.74</b>
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**LIABILITIES & EQUITY**



**347 VISTOSO COMMUNITY ASSOCIATION  
BALANCE SHEET  
07/31/2021**

<b>LIABILITIES</b>		
ACCOUNTS PAYABLE	3,624.50	
ACCRUED EXPENSES	66,432.27	
PREPAID ASSESSMENTS	136,822.77	
REFUNDABLE DEPOSIT	3,900.00	
UNEARNED REVENUE	442,664.78	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	12,275.00	
INSURANCE CLAIM PENDING	3,102.00	
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<b>TOTAL LIABILITIES</b>		<b>689,227.94</b>
<b>RESERVE</b>		
ACCUMULATED GENERAL	2,663,816.07	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	178,648.81	
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<b>TOTAL RESERVE</b>		<b>2,842,464.88</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	765,704.54	
CURRENT YEAR RESERVE EQUITY	(178,648.81)	
CURRENT SURPLUS/(DEFICIT)	282,992.19	
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<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>870,047.92</b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>4,401,740.74</b>
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**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
07/31/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<b>I N C O M E</b>								
152,238	149,020	3,218	4000	ASSESSMENT INCOME	1,060,499	1,043,140	17,359	1,788,237
58,237	58,932	(695)	4001	COMMERCIAL DUES	412,527	412,524	3	707,189
150	63	87	4030	INTEREST INCOME	1,429	441	988	750
(565)	1,667	(2,232)	4050	COLLECTION COST REIMBURSEMENT	5,903	11,669	(5,766)	20,000
0	292	(292)	4050FR	FILE REVIEW FEE	1,300	2,044	(744)	3,500
0	79	(79)	4050MU	MONITOR TRUSTEE SALE	95	553	(458)	950
0	583	(583)	4050RR	FILE TRANSFER FEES	(95)	4,081	(4,176)	7,000
0	0	0	4050T	FORECLOSURE/TRUSTEE SALES	0	600	(600)	600
6,329	2,500	3,829	4070	LATE FEE INCOME	22,935	17,500	5,435	30,000
140	70	70	4075	NSF FEE	630	280	350	350
9,547	11,917	(2,370)	4205	BUILDER ASSESSMENT	62,444	83,419	(20,975)	143,008
2,759	833	1,926	4900	VIOLATION FINES	12,625	5,831	6,794	10,000
0	0	0	4922	KEYS	75	0	75	0
0	175	(175)	4945	NEWSLETTER INCOME	2,875	1,225	1,650	2,100
8,310	3,333	4,977	4950	REBILL FEE	25,340	23,331	2,009	40,000
(37,500)	(37,500)	0	6010	GENERAL RESERVE TRANSFER	(262,500)	(262,500)	0	(450,000)
199,644	191,964	7,680		<b>TOTAL INCOME</b>	<b>1,346,080</b>	<b>1,344,138</b>	<b>1,942</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	50,251	51,878	(1,627)	89,133
3,201	3,201	0	5000RO	OFFICE LEASE	22,407	22,407	0	38,412
20,754	22,212	(1,458)	5007w	SALARIES & BENEFITS	140,515	155,484	(14,969)	266,546
8,310	3,333	4,977	5009A	REBILL FEE EXPENSE	25,340	23,331	2,009	40,000
140	29	111	5009B	NSF FEE EXPENSE	630	203	427	350
1,280	1,167	113	5010	LEGAL EXPENSE	46,997	8,169	38,828	14,000
0	667	(667)	5010C	LEGAL/ENFORCEMENT	0	4,669	(4,669)	8,000
0	833	(833)	5014	'CC&R REVISIONS PROJECT	5,415	5,831	(416)	10,000
1,335	2,500	(1,165)	5020	LIEN/COLLECTION COST	14,008	17,500	(3,492)	30,000
0	292	(292)	5020F	FILE REVIEW FEE	1,300	2,044	(744)	3,500
0	79	(79)	5020M	MONITOR TRUSTEE SALE	95	553	(458)	950
0	583	(583)	5020RR	FILE TRANSFER FEE EXPENSE	(95)	4,081	(4,176)	7,000
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	0	350	(350)	600
0	0	0	5030	AUDIT/TAX PREPARATION	6,920	3,000	3,920	3,000
2,584	1,966	618	5031	ELECTRONIC PAYMENT PLATFORM	18,090	13,762	4,328	23,588
0	125	(125)	5033F	ADVERTISING	0	875	(875)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	245	245	0	420
56	56	0	5039	WEBSITE	389	392	(3)	667
238	0	238	5043	BILLING STATEMENTS	15,244	11,386	3,858	22,775
222	105	117	5046	NEWSLETTER	665	735	(70)	1,254
980	1,087	(107)	5047B	OFFICE EQUIPMENT RENTAL	7,718	7,609	109	13,040
182	375	(193)	5048	OFFICE EXPENSE	1,404	2,625	(1,221)	4,500
51	250	(199)	5052	PRINTING	826	1,750	(924)	3,000
0	1,167	(1,167)	5055	MEETING EXPENSE	14,217	8,169	6,048	14,000
278	1,250	(972)	5059	POSTAGE	7,242	8,750	(1,508)	15,000
375	150	225	5063	MILEAGE	1,604	1,050	554	1,800
0	375	(375)	5065	PROFESSIONAL FEES	0	2,625	(2,625)	4,500
0	0	0	5065S	STATUTORY AGENT FEE	100	100	0	100
22	0	22	5070	PROPERTY TAXES	22	0	22	500
2,478	0	2,478	5080	CORPORATE TAXES	23,578	10,000	13,578	10,000
0	4,167	(4,167)	5088	BAD DEBT EXPENSE	14,872	29,169	(14,297)	50,000
2,465	2,031	434	5090	INSURANCE	17,251	14,217	3,034	24,375
0	208	(208)	5099	MISCELLANEOUS EXPENSE	582	1,456	(874)	2,500
52,164	55,743	(3,579)		<b>TOTAL ADMINISTRATIVE</b>	<b>437,832</b>	<b>414,415</b>	<b>23,417</b>	<b>705,010</b>
<b>U T I L I T I E S</b>								
20,941	15,000	5,941	5100	WATER/SEWER	110,007	105,000	5,007	180,000
3,357	4,583	(1,227)	5120	ELECTRIC	27,660	32,081	(4,421)	55,000
30	42	(12)	5125	GAS	211	294	(83)	500
0	0	0	5140	SANITATION	142	100	42	200
278	383	(105)	5151	PHONE	3,116	2,681	435	4,600



**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
07/31/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
164	164	0	5151B	INTERNET	1,149	1,148	1	1,968
68	63	5	5152	ALARM MONITORING	392	441	(49)	751
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24,837	20,235	4,602		TOTAL UTILITIES	142,677	141,745	932	243,019
L A N D S C A P I N G								
79,041	80,695	(1,654)	5200	LANDSCAPE CONTRACT	553,284	564,865	(11,581)	968,340
14,449	11,838	2,611	5205	GROUNDWORK LABOR	28,898	82,866	(53,968)	142,055
0	417	(417)	5210	LANDSCAPE SUPPLIES/MATERIAL	713	2,919	(2,207)	5,000
0	1,000	(1,000)	5218	MAJOR PROJECTS	7,560	7,000	560	12,000
0	2,250	(2,250)	5220	IRRIGATION REPAIRS	3,965	15,750	(11,785)	27,000
0	208	(208)	5222	BACKFLOW INSPEC/RRPS	248	1,456	(1,208)	2,500
0	833	(833)	5228	EROSION CONTROL	0	5,831	(5,831)	10,000
425	2,083	(1,658)	5240	TREE TRIMMING/REMOVAL	4,495	14,581	(10,086)	25,000
2,855	2,855	0	5250	EXTERMINATING	19,983	19,985	(2)	34,260
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96,769	102,179	(5,410)		TOTAL LANDSCAPE	619,146	715,253	(96,107)	1,226,155
C O M M O N A R E A								
0	500	(500)	5700	BUILDING MAINTENANCE	1,874	3,500	(1,626)	6,000
299	83	216	5700K	KEYS/LOCK REPAIR	555	581	(27)	1,000
0	267	(267)	5711	PAINTING MAINT	0	1,869	(1,869)	3,200
0	1,250	(1,250)	5722	ELECTRIC REPAIRS/SUPPLIES	2,761	8,750	(5,989)	15,000
0	583	(583)	5740	SIGN MAINTENANCE	0	4,081	(4,081)	7,000
1,232	800	432	5769A	JANITORIAL	3,987	5,600	(1,613)	9,600
1,678	1,750	(73)	5774	PET WASTE REMOVAL	11,743	12,250	(508)	21,000
1,066	1,500	(434)	5779CC	SECURITY PATROL	6,962	10,500	(3,538)	18,000
0	1,000	(1,000)	5794A	SIDEWALK REPAIR	0	7,000	(7,000)	12,000
3,047	1,250	1,797	5800	COMMON AREA MAINTENANCE/REPAIRS	4,950	8,750	(3,800)	15,000
125	833	(708)	5845	PARK MAINT	2,980	5,831	(2,851)	10,000
228	375	(147)	5850	EXTERMINATING	1,670	2,625	(955)	4,500
600	600	0	5895	TENNIS COURT REPAIR	4,600	4,200	400	7,200
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8,274	10,791	(2,517)		TOTAL COMMON AREA	42,081	75,537	(33,456)	129,500
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182,044	188,948	(6,904)		TOTAL OPERATING EXPENSES	1,241,737	1,346,950	(105,213)	2,303,684
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17,599	3,016	14,583		OPERATING FUND SURPLUS/(DEFICIT)	104,343	(2,812)	107,155	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	262,500	262,500	0	450,000
5,406	0	5,406	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	(9,417)	0	(9,417)	0
512	2,083	(1,571)	7034	INTEREST RESERVE FUND	8,896	14,581	(5,685)	25,000
1,846	0	1,846	7034D	DIVIDENDS EARNED	13,404	0	13,404	0
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45,264	39,583	5,681		TOTAL RESERVE INCOME	275,384	277,081	(1,697)	475,000
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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	9,219	(9,219)	15,800
0	15,033	(15,033)	8520	PAINTING	48,553	105,231	(56,678)	180,400
0	308	(308)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	2,156	(2,156)	3,700
0	3,292	(3,292)	8528	WALLS	0	23,044	(23,044)	39,500
0	500	(500)	8530	ASPHALT SEAL COATING	0	3,500	(3,500)	6,000
2,898	625	2,273	8537	BANK/INVESTMENT CHARGES	7,992	4,375	3,617	7,500
0	17,483	(17,483)	8541	GRANITE REPLACEMENT	0	122,381	(122,381)	209,800
0	5,900	(5,900)	8543P	PARK FURNITURE REPLACEMENT	33,190	41,300	(8,110)	70,800
0	458	(458)	8548	RESERVE STUDY	1,505	3,206	(1,701)	5,500
0	825	(825)	8550	PLAY STRUCTURE RRPS/ REPLACEMENT	0	5,775	(5,775)	9,900



**347 VISTOSO COMMUNITY ASSOCIATION**  
**STATEMENT OF REVENUES & EXPENSES**  
**07/31/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
0	1,692	(1,692)	8565	TENNIS COURTS	0	11,844	(11,844)	20,300
0	375	(375)	8571C	CONCRETE WORK	0	2,625	(2,625)	4,500
0	16,167	(16,167)	8575	IRRIGATION SYSTEMS	0	113,169	(113,169)	194,000
0	1,083	(1,083)	8575C	IRRIGATION SYSTEM CONTROLLERS	0	7,581	(7,581)	13,000
----- 2,898	----- 65,058	----- (62,160)		TOTAL RESERVE EXPENDITURES	----- 96,735	----- 455,406	----- (358,671)	----- 780,700
----- 42,365	----- (25,475)	----- 67,840		RESERVE FUND SURPLUS/(DEFICIT)	----- 178,649	----- (178,325)	----- 356,974	----- (305,700)



**347A VISTOSO- SIENA  
BALANCE SHEET  
07/31/2021**

<b>OPERATING FUNDS</b>		
OPERATING CASH	(166,170.47)	
DUE TO RESERVES	(1,900.00)	
DUE FROM RESERVES	184,839.65	
	-----	
<b>TOTAL OPERATING FUNDS</b>		<b>16,769.18</b>
<b>RESERVE FUNDS</b>		
DUE TO OPERATING	(184,839.65)	
DUE FROM OPERATING	1,900.00	
RESERVE VERITEX -SIENA RSV	179,141.46	
RESERVE USBANK -SIENA RSV	5,701.30	
RESERVE SIENA BANK OZK	184,861.68	
	-----	
<b>TOTAL RESERVE FUNDS</b>		<b>186,764.79</b>
<b>ACCOUNTS RECEIVABLE</b>		
ACCOUNTS RECEIVABLE - PARCELS	321.65	
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<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>321.65</b>
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<b>TOTAL ASSETS</b>		<b>203,855.62</b>
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<b>LIABILITIES &amp; EQUITY</b>		
<b>LIABILITIES</b>		
ACCRUED EXPENSES	430.00	
PREPAID ASSESSMENTS - PARCELS	334.00	
UNEARNED REVENUE	7,320.00	
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<b>TOTAL LIABILITIES</b>		<b>8,084.00</b>
<b>RESERVE</b>		
ACCUMULATED GENERAL	179,108.44	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	7,656.35	
	-----	
<b>TOTAL RESERVE</b>		<b>186,764.79</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		



**347A VISTOSO- SIENA  
BALANCE SHEET  
07/31/2021**

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<b>ACCUMULATED SURPLUS (DEFICIT)</b>	<b>635.47</b>	
<b>CURRENT YEAR RESERVE EQUITY</b>	<b>(7,656.35)</b>	
<b>CURRENT SURPLUS/(DEFICIT)</b>	<b>16,027.71</b>	
	<b>-----</b>	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>9,006.83</b>
		<b>-----</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>203,855.62</b>
		<b>=====</b>



**347A VISTOSO- SIENA**  
**STATEMENT OF REVENUES & EXPENSES**  
**07/31/2021**

***** 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	25,620	25,641	(21)	43,956
(1,900)	(1,900)	0	P6010	GENERAL RESERVE TRANSFER	(7,600)	(7,600)	0	(17,100)
1,760	1,763	(3)		TOTAL INCOME	18,020	18,041	(21)	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	525	(525)	900
0	75	(75)		TOTAL ADMINISTRATIVE	0	525	(525)	900
<b>U T I L I T I E S</b>								
0	50	(50)	P5100	WATER/SEWER	0	350	(350)	600
45	25	20	P5120	ELECTRIC	305	175	130	300
45	75	(30)		TOTAL UTILITIES	305	525	(220)	900
<b>L A N D S C A P I N G</b>								
654	655	(1)	P5200	LANDSCAPE CONTRACT	4,580	4,585	(5)	7,860
0	0	0	P5220	IRRIGATION REPAIRS	69	0	69	0
654	655	(1)		TOTAL LANDSCAPE	4,649	4,585	64	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	1,120	1,120	0	1,920
160	160	0		TOTAL POOLS/SPA/CLUBHOUSE	1,120	1,120	0	1,920
<b>G A T E S</b>								
215	215	0	P5500	GATE MAINTENANCE CONTRACT	1,505	1,505	0	2,580
0	92	(92)	P5511	GATE REPAIRS	449	644	(195)	1,100
103	100	3	P5517	GATE PHONE	588	700	(112)	1,200
318	407	(89)		TOTAL GATES	2,541	2,849	(308)	4,880
<b>C O M M O N A R E A</b>								
0	147	(147)	P5770	GENERAL MAINTENANCE	375	1,029	(654)	1,766
212	192	20	P5800	COMMON AREA MAINTAINENCE	658	1,344	(686)	2,300
0	528	(528)	P5981	CAPITAL IMPROVEMENTS-PARCEL	0	3,696	(3,696)	6,330
212	867	(655)		TOTAL COMMON AREA	1,033	6,069	(5,036)	10,396
1,389	2,239	(850)		TOTAL OPERATING EXPENSES	9,649	15,673	(6,024)	26,856
371	(476)	847		OPERATING FUND SURPLUS/(DEFICIT)	8,371	2,368	6,003	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	7,600	7,600	0	17,100
24	0	24	P7034	INTEREST RESERVE FUNDS	56	0	56	0
1,924	1,900	24		TOTAL RESERVE INCOME	7,656	7,600	56	17,100





347A VISTOSO- SIENA  
 STATEMENT OF REVENUES & EXPENSES  
 07/31/2021

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
EXPENDITURES							
0	1,083	(1,083)	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	7,581	(7,581) 13,000
0	1,083	(1,083)		TOTAL RESERVE EXPENDITURES	0	7,581	(7,581) 13,000
1,924	817	1,107		RESERVE FUND SURPLUS/(DEFICIT)	7,656	19	7,637 4,100



**347Z VISTOSO COMMUNITY CONSOLIDATED  
BALANCE SHEET  
07/31/2021**

**ASSETS**

**OPERATING FUNDS**

US BANK - OPERATING CHECKING	542,484.87
US BANK SAVINGS	10,004.99
METROPOLITAN BANK - SAVINGS	595,700.75
DUE TO RESERVES	(1,900.00)
DUE FROM RESERVES	184,839.65

**TOTAL OPERATING FUNDS**

1,331,130.26

**RESERVE FUNDS**

DUE TO OPERATING	(184,839.65)
RESERVE VERITEX -SIENA RSV	179,141.46
RESERVE USBANK -SIENA RSV	5,701.30
RESERVE SIENA BANK OZK	184,861.68
RESERVE RBC WEALTH MGMT	1,094,901.68
RESERVE RBC CASH PLUS MM	5,322.28
RESERVE SIGNATURE BANK MM	248,452.94
RESERVE FVCB MMA	248,163.83
RESERVE ENTERPRISE BANK MMA	248,189.05
RESERVE STERLING BANK	248,081.96
RESERVE UNION BANK - MM	248,212.99
RESERVE VERITEX MMA	0.51
RESERVE US BANK MMA	75,001.72
RESERVE CIT BANK MMA	242,073.92
RESERVE METRO PHOENIX BANK MMA	177,738.47
RESERVES - ACCRUED INTEREST	6,325.53
DUE FROM OPERATING	1,900.00

**TOTAL RESERVE FUNDS**

3,029,229.67

**ACCOUNTS RECEIVABLE**

ACCOUNTS RECEIVABLE	316,364.18
ACCOUNTS RECEIVABLE - PARCELS	321.65
PRE-LEGAL RECEIVABLE	29,712.27
CONTINGENT PAYABLE	(29,712.27)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(98,402.93)

**TOTAL ACCOUNTS RECEIVABLE**

218,282.90



**347Z VISTOSO COMMUNITY CONSOLIDATED  
BALANCE SHEET  
07/31/2021**

<b>OTHER ASSETS</b>		
PREPAID EXPENSE INSURANCE	19,718.00	
PREPAID EXPENSES	7,235.53	
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<b>TOTAL OTHER ASSETS</b>		<b>26,953.53</b>
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<b>TOTAL ASSETS</b>		<b>4,605,596.36</b>
		=====
 <b>LIABILITIES &amp; EQUITY</b>		
<b>OPERATING LIABILITIES</b>		
ACCOUNTS PAYABLE	3,624.50	
ACCRUED EXPENSES	66,862.27	
PREPAID ASSESSMENTS	136,822.77	
PREPAID ASSESSMENTS - PARCELS	334.00	
REFUNDABLE DEPOSIT KEYS	3,900.00	
UNEARNED REVENUE	449,984.78	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	12,275.00	
INSURANCE CLAIM PENDING	3,102.00	
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<b>TOTAL OPERATING LIABILITIES</b>		<b>697,311.94</b>
 <b>RESERVE</b>		
ACCUMULATED GENERAL	2,842,924.51	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	186,305.16	
	-----	
<b>TOTAL RESERVE</b>		<b>3,029,229.67</b>
 <b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	766,340.01	
CURRENT YEAR RESERVE EQUITY	(186,305.16)	
CURRENT SURPLUS/(DEFICIT)	299,019.90	
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<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>879,054.75</b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>4,605,596.36</b>
		=====



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
07/31/2021**

***** 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>								
152,238	149,020	3,218	4000	ASSESSMENT INCOME	1,060,499	1,043,140	17,359	1,788,237
3,660	3,663	(3)	4000P	PARCEL ASSESSMENTS	25,620	25,641	(21)	43,956
58,237	58,932	(695)	4001	COMMERCIAL DUES	412,527	412,524	3	707,189
150	63	87	4030	INTEREST INCOME	1,429	441	988	750
(565)	1,667	(2,232)	4050	COLLECTION COST REIMBURSEMENT	5,903	11,669	(5,766)	20,000
0	292	(292)	4050FR	FILE REVIEW FEE	1,300	2,044	(744)	3,500
0	79	(79)	4050MU	MONITOR TRUSTEE SALE	95	553	(458)	950
0	583	(583)	4050RR	FILE TRANSFER FEES	(95)	4,081	(4,176)	7,000
0	0	0	4050T	FORECLOSURE/TRUSTEE SALES	0	600	(600)	600
6,329	2,500	3,829	4070	LATE FEE INCOME	22,935	17,500	5,435	30,000
140	70	70	4075	NSF FEE	630	280	350	350
9,547	11,917	(2,370)	4205	BUILDER ASSESSMENT	62,444	83,419	(20,975)	143,008
2,759	833	1,926	4900	VIOLATION FINES	12,625	5,831	6,794	10,000
0	0	0	4922	KEYS	75	0	75	0
0	175	(175)	4945	NEWSLETTER INCOME	2,875	1,225	1,650	2,100
8,310	3,333	4,977	4950	REBILL FEE	25,340	23,331	2,009	40,000
(37,500)	(37,500)	0	6010	GENERAL RESERVE TRANSFER	(262,500)	(262,500)	0	(450,000)
(1,900)	(1,900)	0	P6010	GENERAL RESERVE TRANSFER	(7,600)	(7,600)	0	(17,100)
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201,404	193,727	7,677		TOTAL INCOME	1,364,100	1,362,179	1,921	2,330,540
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<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	50,251	51,878	(1,627)	89,133
3,201	3,201	0	5000RO	OFFICE LEASE	22,407	22,407	0	38,412
20,754	22,212	(1,458)	5007w	SALARIES & BENEFITS	140,515	155,484	(14,969)	266,546
8,310	3,333	4,977	5009A	REBILL FEE EXPENSE	25,340	23,331	2,009	40,000
140	29	111	5009B	NSF FEE EXPENSE	630	203	427	350
1,280	1,167	113	5010	LEGAL EXPENSE	46,997	8,169	38,828	14,000
0	667	(667)	5010C	LEGAL/ENFORCEMENT	0	4,669	(4,669)	8,000
0	833	(833)	5014	'CC&R REVISIONS PROJECT	5,415	5,831	(416)	10,000
1,335	2,500	(1,165)	5020	LIEN/COLLECTION COST	14,008	17,500	(3,492)	30,000
0	292	(292)	5020F	FILE REVIEW FEE	1,300	2,044	(744)	3,500
0	79	(79)	5020M	MONITOR TRUSTEE SALE	95	553	(458)	950
0	583	(583)	5020RR	FILE TRANSFER FEE EXPENSE	(95)	4,081	(4,176)	7,000
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	0	350	(350)	600
0	0	0	5030	AUDIT/TAX PREPARATION	6,920	3,000	3,920	3,000
2,584	1,966	618	5031	ELECTRONIC PAYMENT PLATFORM	18,090	13,762	4,328	23,588
0	125	(125)	5033F	ADVERTISING	0	875	(875)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	245	245	0	420
56	56	0	5039	WEBSITE	389	392	(3)	667
238	0	238	5043	BILLING STATEMENTS	15,244	11,386	3,858	22,775
222	105	117	5046	NEWSLETTER	665	735	(70)	1,254
980	1,087	(107)	5047B	OFFICE EQUIPMENT RENTAL	7,718	7,609	109	13,040
182	375	(193)	5048	OFFICE EXPENSE	1,404	2,625	(1,221)	4,500
51	250	(199)	5052	PRINTING	826	1,750	(924)	3,000
0	1,167	(1,167)	5055	MEETING EXPENSE	14,217	8,169	6,048	14,000
278	1,250	(972)	5059	POSTAGE	7,242	8,750	(1,508)	15,000
375	150	225	5063	MILEAGE	1,604	1,050	554	1,800
0	375	(375)	5065	PROFESSIONAL FEES	0	2,625	(2,625)	4,500
0	0	0	5065S	STATUTORY AGENT FEE	100	100	0	100
22	0	22	5070	PROPERTY TAXES	22	0	22	500
2,478	0	2,478	5080	CORPORATE TAXES	23,578	10,000	13,578	10,000
0	4,167	(4,167)	5088	BAD DEBT EXPENSE	14,872	29,169	(14,297)	50,000
2,465	2,031	434	5090	INSURANCE	17,251	14,217	3,034	24,375
0	208	(208)	5099	MISCELLANEOUS EXPENSE	582	1,456	(874)	2,500
0	75	(75)	P5090	INSURANCE	0	525	(525)	900
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52,164	55,818	(3,654)		TOTAL ADMINISTRATIVE	437,832	414,940	22,892	705,910
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<b>U T I L I T I E S</b>								
20,941	15,000	5,941	5100	WATER/SEWER	110,007	105,000	5,007	180,000
3,357	4,583	(1,227)	5120	ELECTRIC	27,660	32,081	(4,421)	55,000



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
07/31/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
30	42	(12)	5125	GAS	211	294	(83)	500
0	0	0	5140	SANITATION	142	100	42	200
278	383	(105)	5151	PHONE	3,116	2,681	435	4,600
164	164	0	5151B	INTERNET	1,149	1,148	1	1,968
68	63	5	5152	ALARM MONITORING	392	441	(49)	751
0	50	(50)	P5100	WATER/SEWER	0	350	(350)	600
45	25	20	P5120	ELECTRIC	305	175	130	300
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24,883	20,310	4,573		TOTAL UTILITIES	142,983	142,270	713	243,919
LANDSCAPING								
79,041	80,695	(1,654)	5200	LANDSCAPE CONTRACT	553,284	564,865	(11,581)	968,340
14,449	11,838	2,611	5205	GROUNDS LABOR	28,898	82,866	(53,968)	142,055
0	417	(417)	5210	LANDSCAPE SUPPLIES/MATERIAL	713	2,919	(2,207)	5,000
0	1,000	(1,000)	5218	MAJOR PROJECTS	7,560	7,000	560	12,000
0	2,250	(2,250)	5220	IRRIGATION REPAIRS	3,965	15,750	(11,785)	27,000
0	208	(208)	5222	BACKFLOW INSPEC/RRPS	248	1,456	(1,208)	2,500
0	833	(833)	5228	EROSION CONTROL	0	5,831	(5,831)	10,000
425	2,083	(1,658)	5240	TREE TRIMMING/REMOVAL	4,495	14,581	(10,086)	25,000
2,855	2,855	0	5250	EXTERMINATING	19,983	19,985	(2)	34,260
654	655	(1)	P5200	LANDSCAPE CONTRACT	4,580	4,585	(5)	7,860
0	0	0	P5220	IRRIGATION REPAIRS	69	0	69	0
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97,424	102,834	(5,410)		TOTAL LANDSCAPE	623,795	719,838	(96,043)	1,234,015
POOL/SPA/CLUBHOUSE								
160	160	0	P5350	FOUNTAIN MAINTENANCE	1,120	1,120	0	1,920
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160	160	0		TOTAL POOLS/SPA/CLUBHOUSE	1,120	1,120	0	1,920
GATES								
215	215	0	P5500	GATE MAINTENANCE CONTRACT	1,505	1,505	0	2,580
0	92	(92)	P5511	GATE REPAIRS	449	644	(195)	1,100
103	100	3	P5517	GATE PHONE	588	700	(112)	1,200
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318	407	(89)		TOTAL GATES	2,541	2,849	(308)	4,880
COMMON AREA								
0	500	(500)	5700	BUILDING MAINTENANCE	1,874	3,500	(1,626)	6,000
299	83	216	5700K	KEYS/LOCK REPAIR	555	581	(27)	1,000
0	267	(267)	5711	PAINTING MAINT	0	1,869	(1,869)	3,200
0	1,250	(1,250)	5722	ELECTRIC REPAIRS/SUPPLIES	2,761	8,750	(5,989)	15,000
0	583	(583)	5740	SIGN MAINTENANCE	0	4,081	(4,081)	7,000
1,232	800	432	5769A	JANITORIAL	3,987	5,600	(1,613)	9,600
1,678	1,750	(73)	5774	PET WASTE REMOVAL	11,743	12,250	(508)	21,000
1,066	1,500	(434)	5779CC	SECURITY PATROL	6,962	10,500	(3,538)	18,000
0	1,000	(1,000)	5794A	SIDEWALK REPAIR	0	7,000	(7,000)	12,000
3,047	1,250	1,797	5800	COMMON AREA MAINTENANCE/REPAIRS	4,950	8,750	(3,800)	15,000
125	833	(708)	5845	PARK MAINT	2,980	5,831	(2,851)	10,000
228	375	(147)	5850	EXTERMINATING	1,670	2,625	(955)	4,500
600	600	0	5895	TENNIS COURT REPAIR	4,600	4,200	400	7,200
0	147	(147)	P5770	GENERAL MAINTENANCE	375	1,029	(654)	1,766
212	192	20	P5800	COMMON AREA MAINTAINENCE	658	1,344	(686)	2,300
0	528	(528)	P5981	CAPITAL IMPROVEMENTS-PARCEL	0	3,696	(3,696)	6,330
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8,486	11,658	(3,172)		TOTAL COMMON AREA	43,114	81,606	(38,492)	139,896
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183,433	191,187	(7,754)		TOTAL OPERATING EXPENSES	1,251,386	1,362,623	(111,237)	2,330,540
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17,970	2,540	15,430		OPERATING FUND SURPLUS/(DEFICIT)	112,715	(444)	113,159	0
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RESERVE FUND



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
07/31/2021**

***** 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	TRANSFER FROM OPERATING	262,500	262,500	0	450,000
5,406	0	5,406	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	(9,417)	0	(9,417)	0
512	2,083	(1,571)	7034	INTEREST RESERVE FUND	8,896	14,581	(5,685)	25,000
1,846	0	1,846	7034D	DIVIDENDS EARNED	13,404	0	13,404	0
1,900	1,900	0	P7010	PARCEL TRANSFER TO RESERVES	7,600	7,600	0	17,100
24	0	24	P7034	INTEREST RESERVE FUNDS	56	0	56	0
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47,187	41,483	5,704		TOTAL RESERVE INCOME	283,040	284,681	(1,641)	492,100
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<b>E X P E N D I T U R E S</b>								
0	0	0	8510	GENERAL RESERVE EXPENSE	5,495	0	5,495	0
0	1,317	(1,317)	8510R	RECREATIONAL COURTS	0	9,219	(9,219)	15,800
0	15,033	(15,033)	8520	PAINTING	48,553	105,231	(56,678)	180,400
0	308	(308)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	2,156	(2,156)	3,700
0	3,292	(3,292)	8528	WALLS	0	23,044	(23,044)	39,500
0	500	(500)	8530	ASPHALT SEAL COATING	0	3,500	(3,500)	6,000
2,898	625	2,273	8537	BANK/INVESTMENT CHARGES	7,992	4,375	3,617	7,500
0	17,483	(17,483)	8541	GRANITE REPLACEMENT	0	122,381	(122,381)	209,800
0	5,900	(5,900)	8543P	PARK FURNITURE REPLACEMENT	33,190	41,300	(8,110)	70,800
0	458	(458)	8548	RESERVE STUDY	1,505	3,206	(1,701)	5,500
0	825	(825)	8550	PLAY STRUCTURE RRPS/ REPLACEMENT	0	5,775	(5,775)	9,900
0	1,692	(1,692)	8565	TENNIS COURTS	0	11,844	(11,844)	20,300
0	375	(375)	8571C	CONCRETE WORK	0	2,625	(2,625)	4,500
0	16,167	(16,167)	8575	IRRIGATION SYSTEMS	0	113,169	(113,169)	194,000
0	1,083	(1,083)	8575C	IRRIGATION SYSTEM CONTROLLERS	0	7,581	(7,581)	13,000
0	1,083	(1,083)	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	7,581	(7,581)	13,000
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2,898	66,141	(63,243)		TOTAL RESERVE EXPENDITURES	96,735	462,987	(366,252)	793,700
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44,289	(24,658)	68,947		RESERVE FUND SURPLUS/(DEFICIT)	186,305	(178,306)	364,611	(301,600)
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