



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
04/30/2020**

ASSETS

OPERATING FUNDS		
US BANK - OPERATING CHECKING	351,698.14	
US BANK SAVINGS	604,037.18	
DUE FROM RESERVES	240,000.00	

TOTAL OPERATING FUNDS		1,195,735.32
RESERVE FUNDS		
DUE TO OPERATING	(240,000.00)	
RESERVE USBANK -SIENA RSV	171,533.32	
RESERVE RBC WEALTH MGMT	950,248.76	
RESERVE FVCB MMA	240,304.14	
RESERVE STERLING BANK	240,529.45	
RESERVE US BANK MMA	1,062,875.87	
RESERVE CIT BANK MMA	240,629.08	

TOTAL RESERVE FUNDS		2,666,120.62
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	304,584.55	
ACCOUNTS RECEIVABLE - PARCELS	1,035.65	
PRE-LEGAL RECEIVABLE	61,706.40	
CONTINGENT PAYABLE	(61,706.40)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(80,056.90)	

TOTAL ACCOUNTS RECEIVABLE		225,563.30
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	528.92	
PREPAID EXPENSES	12,456.08	

TOTAL OTHER ASSETS		12,985.00

TOTAL ASSETS		4,100,404.24
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LIABILITIES & EQUITY		
OPERATING LIABILITIES		



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ACCOUNTS PAYABLE	111,732.34	
ACCRUED EXPENSES	55,372.73	
PREPAID ASSESSMENTS	107,303.18	
PREPAID ASSESSMENTS - PARCELS	615.91	
REFUNDABLE DEPOSIT KEYS	1,275.00	
UNEARNED REVENUE	445,722.95	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	12,875.00	

TOTAL OPERATING LIABILITIES		755,303.73
RESERVE		
ACCUMULATED GENERAL	2,580,118.74	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	86,001.88	

TOTAL RESERVE		2,666,120.62
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	570,110.07	
CURRENT YEAR RESERVE EQUITY	(86,001.88)	
CURRENT SURPLUS/(DEFICIT)	194,871.70	

TOTAL SURPLUS/(DEFICIT)		678,979.89

TOTAL LIABILITIES & EQUITY		4,100,404.24
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**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
04/30/2020**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
146,336	143,604	2,732	4000	ASSESSMENT INCOME	583,253	574,416	8,837	1,723,242
2,928	2,928	0	4000P	PARCEL ASSESSMENTS	11,712	11,712	0	35,136
58,932	58,546	386	4001	COMMERCIAL DUES	235,730	234,184	1,546	702,551
50	250	(201)	4030	INTEREST INCOME	1,567	1,000	567	3,000
1,482	3,333	(1,851)	4050	COLLECTION COST REIMBURSEMENT	728	13,332	(12,604)	40,000
0	0	0	4050FR	FILE REVIEW FEE	1,550	0	1,550	0
0	79	(79)	4050MU	MONITOR TRUSTEE SALE	238	316	(79)	950
95	0	95	4050RR	FILE TRANSFER FEES	2,660	0	2,660	0
0	83	(83)	4050T	FORECLOSURE/TRUSTEE SALES	200	332	(132)	1,000
10,769	833	9,936	4070	LATE FEE INCOME	17,387	3,332	14,055	10,000
35	29	6	4075	NSF FEE	175	116	59	350
14,681	12,019	2,662	4205	BUILDER ASSESSMENT	60,146	48,076	12,070	144,228
631	490	141	4900	VIOLATION FINES	6,367	1,960	4,407	5,880
473	1,008	(536)	4945	NEWSLETTER INCOME	7,308	4,032	3,276	12,100
7,540	3,333	4,207	4950	REBILL FEE	15,380	13,332	2,048	40,000
(33,167)	(33,167)	0	6010	GENERAL RESERVE TRANSFER	(132,668)	(132,668)	0	(398,000)
(6,673)	(6,673)	0	6020	IRRIGATION SYSTEMS	(26,692)	(26,692)	0	(80,071)
(1,485)	(1,485)	0	P6010	GENERAL RESERVE TRANSFER	(5,940)	(5,940)	0	(17,820)
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202,626	185,210	17,416		TOTAL INCOME	779,099	740,840	38,259	2,222,546
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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	7,376	(197)	5000	MANAGEMENT FEE	28,715	29,504	(789)	88,517
3,201	3,000	201	5000RO	OFFICE LEASE	12,804	12,000	804	36,000
18,397	21,167	(2,770)	5007w	SALARIES & BENEFITS	71,429	84,668	(13,239)	254,000
7,540	3,333	4,207	5009A	REBILL FEE EXPENSE	15,380	13,332	2,048	40,000
35	29	6	5009B	NSF FEE EXPENSE	175	116	59	350
4,598	2,500	2,098	5010	LEGAL EXPENSE	6,991	10,000	(3,009)	30,000
300	833	(533)	5010C	LEGAL/ENFORCEMENT	300	3,332	(3,032)	10,000
0	1,667	(1,667)	5014	CC&R REVISIONS PROJECT	0	6,668	(6,668)	20,000
9,519	3,333	6,186	5020	LIEN/COLLECTION COST	15,062	13,332	1,730	40,000
0	0	0	5020F	FILE REVIEW FEE	1,550	0	1,550	0
0	79	(79)	5020M	MONITOR TRUSTEE SALE	238	316	(79)	950
95	0	95	5020RR	FILE TRANSFER FEE EXPENSE	2,660	0	2,660	0
0	83	(83)	5020T	FORECLOSURE/TRUSTEE SALES	200	332	(132)	1,000
981	1,042	(62)	5030	AUDIT/TAX PREPARATION	4,433	4,168	265	12,500
0	167	(167)	5033F	ADVERTISING	0	668	(668)	2,000
35	35	0	5037	BANK CHARGES & CC FEES	140	140	0	420
56	56	0	5039	WEBSITE	522	224	298	666
(3)	0	(3)	5043	BILLING STATEMENTS	7,897	11,580	(3,683)	46,320
(1,115)	0	(1,115)	5046	NEWSLETTER	4,754	6,000	(1,246)	24,000
363	573	(210)	5047B	OFFICE EQUIPMENT RENTAL	3,566	2,292	1,274	6,874
1,122	200	922	5048	OFFICE EXPENSE	2,003	800	1,203	2,400
52	533	(481)	5052	PRINTING	1,115	2,132	(1,017)	6,400
5,424	500	4,924	5055	MEETING EXPENSE	8,472	2,000	6,472	6,000
370	200	170	5059	POSTAGE	4,087	800	3,287	2,400
0	750	(750)	5059V	VIOLATION NOTICES	0	3,000	(3,000)	9,000
63	283	(221)	5063	MILEAGE	474	1,132	(659)	3,400
0	0	0	5065	PROFESSIONAL FEES	63	0	63	0
0	0	0	5065S	STATUTORY AGENT FEE	100	0	100	0
0	42	(42)	5070	PROPERTY TAXES	0	168	(168)	500
0	417	(417)	5080	CORPORATE TAXES	30	1,668	(1,638)	5,000
0	2,083	(2,083)	5088	BAD DEBT EXPENSE	18,341	8,332	10,009	25,000
2,285	2,000	285	5090	INSURANCE	6,072	8,000	(1,928)	24,000
531	42	489	5099	MISCELLANEOUS EXPENSE	1,028	168	860	500
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61,027	52,323	8,704		TOTAL ADMINISTRATIVE	218,599	226,872	(8,273)	698,197
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U T I L I T I E S								
11,618	21,833	(10,215)	5100	WATER/SEWER	45,065	87,332	(42,267)	262,000
4,205	4,583	(378)	5120	ELECTRIC	17,692	18,332	(640)	55,000
30	50	(20)	5125	GAS	121	200	(79)	600



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***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
0	38	(38)	5140	SANITATION	49	152	(103)	456
472	275	197	5151	PHONE	1,875	1,100	775	3,300
327	165	162	5151B	INTERNET	813	660	153	1,980
63	60	3	5152	ALARM MONITORING	120	240	(120)	720
23	42	(19)	P5120	ELECTRIC	92	168	(76)	500
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16,737	27,046	(10,309)		TOTAL UTILITIES	65,828	108,184	(42,356)	324,556
				L A N D S C A P I N G				
78,036	76,473	1,563	5200	LANDSCAPE CONTRACT	312,143	305,892	6,251	917,670
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	5,000	(5,000)	15,000
0	1,250	(1,250)	5218	MAJOR PROJECTS	3,844	5,000	(1,156)	15,000
343	5,000	(4,657)	5220	IRRIGATION REPAIRS	12,484	20,000	(7,516)	60,000
0	500	(500)	5222	BACKFLOW INSPEC/RRPS	243	2,000	(1,757)	6,000
0	417	(417)	5224	TREE MAINTENANCE	0	1,668	(1,668)	5,000
0	833	(833)	5228	EROSION CONTROL	0	3,332	(3,332)	10,000
0	0	0	5241	TREE REMOVAL	740	0	740	0
2,935	2,935	0	5250	EXTERMINATING	11,733	11,740	(7)	35,219
0	1,250	(1,250)	5265	IRRIGATION SYSTEM	0	5,000	(5,000)	15,000
654	623	31	P5200	LANDSCAPE CONTRACT	2,617	2,492	125	7,478
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81,968	90,531	(8,563)		TOTAL LANDSCAPE	343,804	362,124	(18,320)	1,086,367
				P O O L / S P A / C L U B H O U S E				
181	132	49	P5350	FOUNTAIN MAINTENANCE	598	528	70	1,588
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181	132	49		TOTAL POOLS/SPA/CLUBHOUSE	598	528	70	1,588
				G A T E S				
215	215	0	P5500	GATE MAINTENANCE CONTRACT	860	860	0	2,580
0	83	(83)	P5511	GATE REPAIRS	0	332	(332)	1,000
60	58	2	P5517	GATE PHONE	240	232	8	700
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275	356	(81)		TOTAL GATES	1,100	1,424	(324)	4,280
				C O M M O N A R E A				
0	42	(42)	5700K	KEYS/LOCK REPAIR	302	168	134	500
2,525	83	2,442	5711	PAINTING MAINT	3,800	332	3,468	1,000
0	2,083	(2,083)	5722	ELECTRIC REPAIRS/SUPPLIES	10,758	8,332	2,426	25,000
0	833	(833)	5740	SIGN MAINTENANCE	0	3,332	(3,332)	10,000
346	610	(264)	5769A	JANITORIAL	2,359	2,440	(81)	7,320
1,677	1,897	(220)	5774	PET WASTE REMOVAL	6,710	7,588	(879)	22,764
(150)	466	(616)	5779CC	SECURITY PATROL	798	1,864	(1,066)	5,594
300	250	50	5794A	SIDEWALK REPAIR	4,700	1,000	3,700	3,000
0	833	(833)	5800	COMMON AREA MAINTENANCE/REPAIRS	5,510	3,332	2,178	10,000
0	1,025	(1,025)	5845	PARK MAINT	1,800	4,100	(2,300)	12,300
161	183	(22)	5850	EXTERMINATING	817	732	85	2,200
(386)	368	(754)	5895	TENNIS COURT REPAIR	1,372	1,472	(100)	4,410
424	200	224	P5770	GENERAL MAINTENANCE	774	800	(26)	2,400
600	89	511	P5800	COMMON AREA MAINTAINENCE	600	356	244	1,070
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5,497	8,962	(3,465)		TOTAL COMMON AREA	40,301	35,848	4,453	107,558
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165,685	179,350	(13,665)		TOTAL OPERATING EXPENSES	670,229	734,980	(64,751)	2,222,546
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36,940	5,860	31,080		OPERATING FUND SURPLUS/(DEFICIT)	108,870	5,860	103,010	0
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				R E S E R V E F U N D				
				I N C O M E				
33,167	33,167	0	7010	TRANSFER FROM OPERATING	132,668	132,668	0	398,000
6,673	6,673	0	7020	IRRIGATION SYSTEMS	26,692	26,692	0	80,071



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***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
709	0	709	7034	INTEREST RESERVE FUND	4,966	0	4,966	0
1,745	2,000	(255)	7034D	DIVIDENDS EARNED	6,247	8,000	(1,753)	24,000
22,602	0	22,602	7069	GAIN (LOSS) ON INVESTMENTS	22,602	0	22,602	0
1,485	1,485	0	P7010	PARCEL TRANSFER TO RESERVES	5,940	5,940	0	17,820
14	0	14	P7034	INTEREST RESERVE FUNDS	429	0	429	0
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66,395	43,325	23,070		TOTAL RESERVE INCOME	199,544	173,300	26,244	519,891
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EXPENDITURES								
0	11,524	(11,524)	8520	PAINTING	0	46,096	(46,096)	138,285
0	296	(296)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	1,184	(1,184)	3,551
0	246	(246)	8526	FOUNTAIN REPLACEMENT	0	984	(984)	2,950
0	1,229	(1,229)	8528	WALLS	0	4,916	(4,916)	14,752
0	5,546	(5,546)	8530	ASPHALT SEAL COATING	0	22,184	(22,184)	66,547
2,150	1,875	275	8537	BANK/INVESTMENT CHARGES	4,494	3,750	744	7,500
0	39,065	(39,065)	8541	GRANITE REPLACEMENT	109,048	156,260	(47,212)	468,781
0	2,450	(2,450)	8543P	PARK FURNITURE REPLACEMENT	0	9,800	(9,800)	29,394
0	458	(458)	8548	RESERVE STUDY	0	1,832	(1,832)	5,500
0	7,854	(7,854)	8550	PLAY STRUCTURE RRPS/ REPLACEMENT	0	31,416	(31,416)	94,248
0	1,193	(1,193)	8565	TENNIS COURTS	0	4,772	(4,772)	14,315
0	364	(364)	8571C	CONCRETE WORK	0	1,456	(1,456)	4,371
0	16,667	(16,667)	8575	IRRIGATION SYSTEMS	0	66,668	(66,668)	200,000
0	1,047	(1,047)	8575C	IRRIGATION SYSTEM CONTROLLERS	0	4,188	(4,188)	12,566
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2,150	89,814	(87,664)		TOTAL RESERVE EXPENDITURES	113,542	355,506	(241,964)	1,062,760
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64,245	(46,489)	110,734		RESERVE FUND SURPLUS/(DEFICIT)	86,002	(182,206)	268,208	(542,869)
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