



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
07/31/2020**

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING
US BANK SAVINGS

612,186.15
604,163.43

TOTAL OPERATING FUNDS

1,216,349.58

RESERVE FUNDS

RESERVE USBANK -SIENA RSV
RESERVE RBC WEALTH MGMT
RESERVE FVCB MMA
RESERVE STERLING BANK
RESERVE US BANK MMA
RESERVE CIT BANK MMA

176,024.45
966,308.19
240,607.18
241,166.45
717,639.26
241,364.67

TOTAL RESERVE FUNDS

2,583,110.20

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE
ACCOUNTS RECEIVABLE - PARCELS
PRE-LEGAL RECEIVABLE
CONTINGENT PAYABLE
ALLOWANCE FOR DOUBTFUL ACCOUNTS

334,956.10
501.65
52,914.40
(52,914.40)
(85,685.23)

TOTAL ACCOUNTS RECEIVABLE

249,772.52

OTHER ASSETS

PREPAID EXPENSE INSURANCE
PREPAID EXPENSES

18,499.00
10,623.03

TOTAL OTHER ASSETS

29,122.03

TOTAL ASSETS

4,078,354.33
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LIABILITIES & EQUITY

OPERATING LIABILITIES

ACCOUNTS PAYABLE
ACCRUED EXPENSES

6,934.26
180,173.21



**347Z VISTOSO COMMUNITY CONSOLIDATED
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PREPAID ASSESSMENTS	83,683.58	
PREPAID ASSESSMENTS - PARCELS	458.91	
REFUNDABLE DEPOSIT KEYS	1,950.00	
UNEARNED REVENUE	446,155.44	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	12,725.00	
INSURANCE CLAIM PENDING	825.00	

TOTAL OPERATING LIABILITIES		753,312.02
RESERVE		
ACCUMULATED GENERAL	2,580,118.74	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	2,991.46	

TOTAL RESERVE		2,583,110.20
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	570,110.07	
CURRENT YEAR RESERVE EQUITY	(2,991.46)	
CURRENT SURPLUS/(DEFICIT)	174,813.50	

TOTAL SURPLUS/(DEFICIT)		741,932.11

TOTAL LIABILITIES & EQUITY		4,078,354.33
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**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
07/31/2020**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
147,430	143,604	3,826	4000	ASSESSMENT INCOME	1,025,567	1,005,228	20,339	1,723,242
2,928	2,928	0	4000P	PARCEL ASSESSMENTS	20,496	20,496	0	35,136
58,932	58,546	386	4001	COMMERCIAL DUES	412,527	409,822	2,705	702,551
26	250	(224)	4030	INTEREST INCOME	1,693	1,750	(57)	3,000
0	3,333	(3,333)	4050	COLLECTION COST REIMBURSEMENT	8,823	23,331	(14,508)	40,000
0	0	0	4050FR	FILE REVIEW FEE	1,550	0	1,550	0
48	79	(32)	4050MU	MONITOR TRUSTEE SALE	333	553	(221)	950
0	0	0	4050RR	FILE TRANSFER FEES	3,895	0	3,895	0
0	83	(83)	4050T	FORECLOSURE/TRUSTEE SALES	200	581	(381)	1,000
11,449	833	10,616	4070	LATE FEE INCOME	28,686	5,831	22,855	10,000
105	29	76	4075	NSF FEE	280	203	77	350
13,804	12,019	1,785	4205	BUILDER ASSESSMENT	103,312	84,133	19,179	144,228
2,597	490	2,107	4900	VIOLATION FINES	13,416	3,430	9,986	5,880
0	0	0	4922	KEYS	75	0	75	0
0	1,008	(1,008)	4945	NEWSLETTER INCOME	7,583	7,056	527	12,100
6,100	3,333	2,767	4950	REBILL FEE	21,380	23,331	(1,951)	40,000
(33,167)	(33,167)	0	6010	GENERAL RESERVE TRANSFER	(232,169)	(232,169)	0	(398,000)
(6,673)	(6,673)	0	6020	IRRIGATION SYSTEMS	(46,711)	(46,711)	0	(80,071)
(1,485)	(1,485)	0	P6010	GENERAL RESERVE TRANSFER	(10,395)	(10,395)	0	(17,820)
202,094	185,210	16,884		TOTAL INCOME	1,360,540	1,296,470	64,070	2,222,546
E X P E N S E S								
A D M I N I S T R A T I V E								
7,654	7,376	278	5000	MANAGEMENT FEE	50,726	51,632	(906)	88,517
3,201	3,000	201	5000RO	OFFICE LEASE	22,407	21,000	1,407	36,000
18,934	21,167	(2,233)	5007w	SALARIES & BENEFITS	124,270	148,169	(23,899)	254,000
6,100	3,333	2,767	5009A	REBILL FEE EXPENSE	21,380	23,331	(1,951)	40,000
105	29	76	5009B	NSF FEE EXPENSE	280	203	77	350
1,508	2,500	(993)	5010	LEGAL EXPENSE	13,770	17,500	(3,730)	30,000
1,582	833	749	5010C	LEGAL/ENFORCEMENT	2,367	5,831	(3,464)	10,000
0	1,667	(1,667)	5014	'CC&R REVISIONS PROJECT	55	11,669	(11,614)	20,000
922	3,333	(2,412)	5020	LIEN/COLLECTION COST	20,008	23,331	(3,323)	40,000
0	0	0	5020F	FILE REVIEW FEE	1,550	0	1,550	0
48	79	(32)	5020M	MONITOR TRUSTEE SALE	333	553	(221)	950
0	0	0	5020RR	FILE TRANSFER FEE EXPENSE	3,895	0	3,895	0
0	83	(83)	5020T	FORECLOSURE/TRUSTEE SALES	200	581	(381)	1,000
0	1,042	(1,042)	5030	AUDIT/TAX PREPARATION	6,140	7,294	(1,154)	12,500
0	167	(167)	5033F	ADVERTISING	0	1,169	(1,169)	2,000
35	35	0	5037	BANK CHARGES & CC FEES	245	245	0	420
56	56	0	5039	WEBSITE	689	392	297	666
(75)	0	(75)	5043	BILLING STATEMENTS	15,731	23,160	(7,429)	46,320
(4,739)	0	(4,739)	5046	NEWSLETTER	5,989	12,000	(6,011)	24,000
1,436	573	863	5047B	OFFICE EQUIPMENT RENTAL	6,940	4,011	2,929	6,874
137	200	(63)	5048	OFFICE EXPENSE	2,572	1,400	1,172	2,400
58	533	(475)	5052	PRINTING	1,332	3,731	(2,399)	6,400
0	500	(500)	5055	MEETING EXPENSE	13,318	3,500	9,818	6,000
2,800	200	2,600	5059	POSTAGE	13,783	1,400	12,383	2,400
0	750	(750)	5059V	VIOLATION NOTICES	0	5,250	(5,250)	9,000
199	283	(85)	5063	MILEAGE	1,006	1,981	(976)	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	294	(294)	500
15,000	417	14,583	5080	CORPORATE TAXES	15,060	2,919	12,141	5,000
0	2,083	(2,083)	5088	BAD DEBT EXPENSE	34,579	14,581	19,998	25,000
2,240	2,000	240	5090	INSURANCE	12,747	14,000	(1,253)	24,000
10,000	0	10,000	5090D	INSURANCE DEDUCTIBLE	10,000	0	10,000	0
(99)	42	(141)	5099	MISCELLANEOUS EXPENSE	1,291	294	997	500
67,102	52,323	14,779		TOTAL ADMINISTRATIVE	402,825	401,421	1,404	698,197
U T I L I T I E S								
18,326	21,833	(3,507)	5100	WATER/SEWER	95,910	152,831	(56,921)	262,000



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
07/31/2020**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
3,773	4,583	(810)	5120	ELECTRIC	28,854	32,081	(3,227)	55,000
30	50	(20)	5125	GAS	212	350	(138)	600
0	38	(38)	5140	SANITATION	98	266	(169)	456
473	275	198	5151	PHONE	3,282	1,925	1,357	3,300
164	165	(1)	5151B	INTERNET	1,303	1,155	148	1,980
63	60	3	5152	ALARM MONITORING	308	420	(112)	720
22	42	(20)	P5120	ELECTRIC	157	294	(137)	500
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22,851	27,046	(4,195)		TOTAL UTILITIES	130,123	189,322	(59,199)	324,556
LANDSCAPING								
78,036	76,473	1,563	5200	LANDSCAPE CONTRACT	546,251	535,311	10,940	917,670
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	600	8,750	(8,150)	15,000
0	1,250	(1,250)	5218	MAJOR PROJECTS	7,804	8,750	(946)	15,000
270	5,000	(4,730)	5220	IRRIGATION REPAIRS	13,489	35,000	(21,511)	60,000
0	500	(500)	5222	BACKFLOW INSPEC/RRPS	349	3,500	(3,151)	6,000
0	417	(417)	5224	TREE MAINTENANCE	1,733	2,919	(1,186)	5,000
0	833	(833)	5228	EROSION CONTROL	0	5,831	(5,831)	10,000
2,855	2,935	(80)	5250	EXTERMINATING	14,427	20,545	(6,118)	35,219
0	1,250	(1,250)	5265	IRRIGATION SYSTEM	0	8,750	(8,750)	15,000
654	623	31	P5200	LANDSCAPE CONTRACT	4,580	4,361	219	7,478
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81,814	90,531	(8,717)		TOTAL LANDSCAPE	589,232	633,717	(44,485)	1,086,367
POOL/SPA/CLUBHOUSE								
160	132	28	P5350	FOUNTAIN MAINTENANCE	(257)	924	(1,181)	1,588
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160	132	28		TOTAL POOLS/SPA/CLUBHOUSE	(257)	924	(1,181)	1,588
GATES								
215	215	0	P5500	GATE MAINTENANCE CONTRACT	1,505	1,505	0	2,580
0	83	(83)	P5511	GATE REPAIRS	767	581	186	1,000
60	58	2	P5517	GATE PHONE	419	406	13	700
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275	356	(81)		TOTAL GATES	2,690	2,492	198	4,280
COMMON AREA								
0	0	0	5700	BUILDING MAINTENANCE	3,491	0	3,491	0
0	42	(42)	5700K	KEYS/LOCK REPAIR	567	294	273	500
0	83	(83)	5711	PAINTING MAINT	1,275	581	694	1,000
0	2,083	(2,083)	5722	ELECTRIC REPAIRS/SUPPLIES	12,456	14,581	(2,125)	25,000
0	833	(833)	5740	SIGN MAINTENANCE	0	5,831	(5,831)	10,000
346	610	(264)	5769A	JANITORIAL	3,397	4,270	(873)	7,320
1,678	1,897	(220)	5774	PET WASTE REMOVAL	11,743	13,279	(1,537)	22,764
550	466	84	5779CC	SECURITY PATROL	2,080	3,262	(1,182)	5,594
6,675	250	6,425	5794A	SIDEWALK REPAIR	11,375	1,750	9,625	3,000
2,975	833	2,142	5800	COMMON AREA MAINTENANCE/REPAIRS	8,485	5,831	2,654	10,000
0	1,025	(1,025)	5845	PARK MAINT	1,800	7,175	(5,375)	12,300
325	183	142	5850	EXTERMINATING	2,548	1,281	1,267	2,200
900	368	532	5895	TENNIS COURT REPAIR	1,928	2,576	(648)	4,410
0	200	(200)	P5770	GENERAL MAINTENANCE	959	1,400	(441)	2,400
0	89	(89)	P5800	COMMON AREA MAINTAINENCE	2,000	623	1,377	1,070
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13,448	8,962	4,486		TOTAL COMMON AREA	64,104	62,734	1,370	107,558
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185,650	179,350	6,300		TOTAL OPERATING EXPENSES	1,188,718	1,290,610	(101,892)	2,222,546
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16,444	5,860	10,584		OPERATING FUND SURPLUS/(DEFICIT)	171,822	5,860	165,962	0
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RESERVE FUND

I N C O M E



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
07/31/2020**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
33,167	33,167	0	7010	TRANSFER FROM OPERATING	232,169	232,169	0	398,000
6,673	6,673	0	7020	IRRIGATION SYSTEMS	46,711	46,711	0	80,071
540	0	540	7034	INTEREST RESERVE FUND	6,812	0	6,812	0
1,675	2,000	(325)	7034D	DIVIDENDS EARNED	11,651	14,000	(2,349)	24,000
12,637	0	12,637	7069	GAIN (LOSS) ON INVESTMENTS	35,265	0	35,265	0
1,485	1,485	0	P7010	PARCEL TRANSFER TO RESERVES	10,395	10,395	0	17,820
7	0	7	P7034	INTEREST RESERVE FUNDS	465	0	465	0
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56,185	43,325	12,860		TOTAL RESERVE INCOME	343,467	303,275	40,192	519,891
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E X P E N D I T U R E S								
0	11,524	(11,524)	8520	PAINTING	2,525	80,668	(78,143)	138,285
0	296	(296)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	2,072	(2,072)	3,551
0	246	(246)	8526	FOUNTAIN REPLACEMENT	0	1,722	(1,722)	2,950
0	1,229	(1,229)	8528	WALLS	0	8,603	(8,603)	14,752
0	5,546	(5,546)	8530	ASPHALT SEAL COATING	0	38,822	(38,822)	66,547
1,998	1,875	123	8537	BANK/INVESTMENT CHARGES	6,492	5,625	867	7,500
0	39,065	(39,065)	8541	GRANITE REPLACEMENT	193,459	273,455	(79,996)	468,781
0	2,450	(2,450)	8543P	PARK FURNITURE REPLACEMENT	0	17,150	(17,150)	29,394
0	458	(458)	8548	RESERVE STUDY	0	3,206	(3,206)	5,500
0	7,854	(7,854)	8550	PLAY STRUCTURE RRPS/ REPLACEMENT	0	54,978	(54,978)	94,248
0	1,193	(1,193)	8565	TENNIS COURTS	0	8,351	(8,351)	14,315
0	364	(364)	8571C	CONCRETE WORK	0	2,548	(2,548)	4,371
0	16,667	(16,667)	8575	IRRIGATION SYSTEMS	138,000	116,669	21,331	200,000
0	1,047	(1,047)	8575C	IRRIGATION SYSTEM CONTROLLERS	0	7,329	(7,329)	12,566
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1,998	89,814	(87,816)		TOTAL RESERVE EXPENDITURES	340,476	621,198	(280,722)	1,062,760
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54,187	(46,489)	100,676		RESERVE FUND SURPLUS/(DEFICIT)	2,991	(317,923)	320,914	(542,869)
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