



**347Z VISTOSO COMMUNITY CONSOLIDATED  
BALANCE SHEET  
05/31/2020**

**ASSETS**

<b>OPERATING FUNDS</b>		
US BANK - OPERATING CHECKING	377,549.28	
US BANK SAVINGS	604,088.34	
DUE FROM RESERVES	159,774.15	
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<b>TOTAL OPERATING FUNDS</b>		<b>1,141,411.77</b>
<b>RESERVE FUNDS</b>		
DUE TO OPERATING	(159,774.15)	
RESERVE USBANK -SIENA RSV	173,032.86	
RESERVE RBC WEALTH MGMT	951,774.49	
RESERVE FVCB MMA	240,406.21	
RESERVE STERLING BANK	240,753.55	
RESERVE US BANK MMA	800,166.02	
RESERVE CIT BANK MMA	240,925.60	
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<b>TOTAL RESERVE FUNDS</b>		<b>2,487,284.58</b>
<b>ACCOUNTS RECEIVABLE</b>		
ACCOUNTS RECEIVABLE	259,474.70	
ACCOUNTS RECEIVABLE - PARCELS	410.65	
PRE-LEGAL RECEIVABLE	60,724.98	
CONTINGENT PAYABLE	(60,724.98)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(78,751.48)	
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<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>181,133.87</b>
<b>OTHER ASSETS</b>		
PREPAID EXPENSE INSURANCE	480.84	
PREPAID EXPENSES	8,219.01	
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<b>TOTAL OTHER ASSETS</b>		<b>8,699.85</b>
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<b>TOTAL ASSETS</b>		<b>3,818,530.07</b>
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<b>LIABILITIES &amp; EQUITY</b>		
<b>OPERATING LIABILITIES</b>		



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ACCOUNTS PAYABLE	7,000.78	
ACCRUED EXPENSES	234,312.67	
PREPAID ASSESSMENTS	115,813.70	
PREPAID ASSESSMENTS - PARCELS	759.91	
REFUNDABLE DEPOSIT KEYS	1,425.00	
UNEARNED REVENUE	222,861.48	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	12,800.00	
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TOTAL OPERATING LIABILITIES		615,380.16
RESERVE		
ACCUMULATED GENERAL	2,580,118.74	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	(92,834.16)	
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TOTAL RESERVE		2,487,284.58
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	570,110.07	
CURRENT YEAR RESERVE EQUITY	92,834.16	
CURRENT SURPLUS/(DEFICIT)	52,921.10	
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TOTAL SURPLUS/(DEFICIT)		715,865.33
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TOTAL LIABILITIES & EQUITY		3,818,530.07
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**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
05/31/2020**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
148,266	143,604	4,662	4000	ASSESSMENT INCOME	731,519	718,020	13,499	1,723,242
2,928	2,928	0	4000P	PARCEL ASSESSMENTS	14,640	14,640	0	35,136
58,932	58,546	386	4001	COMMERCIAL DUES	294,662	292,730	1,932	702,551
51	250	(199)	4030	INTEREST INCOME	1,618	1,250	368	3,000
3,224	3,333	(109)	4050	COLLECTION COST REIMBURSEMENT	3,952	16,665	(12,713)	40,000
0	0	0	4050FR	FILE REVIEW FEE	1,550	0	1,550	0
48	79	(32)	4050MU	MONITOR TRUSTEE SALE	285	395	(110)	950
1,330	0	1,330	4050RR	FILE TRANSFER FEES	3,990	0	3,990	0
0	83	(83)	4050T	FORECLOSURE/TRUSTEE SALES	200	415	(215)	1,000
(142)	833	(975)	4070	LATE FEE INCOME	17,246	4,165	13,081	10,000
0	29	(29)	4075	NSF FEE	175	145	30	350
14,681	12,019	2,662	4205	BUILDER ASSESSMENT	74,827	60,095	14,732	144,228
1,670	490	1,180	4900	VIOLATION FINES	8,037	2,450	5,587	5,880
275	1,008	(733)	4945	NEWSLETTER INCOME	7,583	5,040	2,543	12,100
(100)	3,333	(3,433)	4950	REBILL FEE	15,280	16,665	(1,385)	40,000
(33,167)	(33,167)	0	6010	GENERAL RESERVE TRANSFER	(165,835)	(165,835)	0	(398,000)
(6,673)	(6,673)	0	6020	IRRIGATION SYSTEMS	(33,365)	(33,365)	0	(80,071)
(1,485)	(1,485)	0	P6010	GENERAL RESERVE TRANSFER	(7,425)	(7,425)	0	(17,820)
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189,839	185,210	4,629		TOTAL INCOME	968,938	926,050	42,888	2,222,546
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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	7,376	(197)	5000	MANAGEMENT FEE	35,894	36,880	(986)	88,517
3,201	3,000	201	5000RO	OFFICE LEASE	16,005	15,000	1,005	36,000
16,226	21,167	(4,941)	5007w	SALARIES & BENEFITS	87,654	105,835	(18,181)	254,000
(100)	3,333	(3,433)	5009A	REBILL FEE EXPENSE	15,280	16,665	(1,385)	40,000
0	29	(29)	5009B	NSF FEE EXPENSE	175	145	30	350
2,529	2,500	29	5010	LEGAL EXPENSE	9,519	12,500	(2,981)	30,000
158	833	(675)	5010C	LEGAL/ENFORCEMENT	458	4,165	(3,707)	10,000
0	1,667	(1,667)	5014	CC&R REVISIONS PROJECT	0	8,335	(8,335)	20,000
2,639	3,333	(694)	5020	LIEN/COLLECTION COST	17,701	16,665	1,036	40,000
0	0	0	5020F	FILE REVIEW FEE	1,550	0	1,550	0
48	79	(32)	5020M	MONITOR TRUSTEE SALE	285	395	(110)	950
1,330	0	1,330	5020RR	FILE TRANSFER FEE EXPENSE	3,990	0	3,990	0
0	83	(83)	5020T	FORECLOSURE/TRUSTEE SALES	200	415	(215)	1,000
981	1,042	(62)	5030	AUDIT/TAX PREPARATION	5,414	5,210	204	12,500
0	167	(167)	5033F	ADVERTISING	0	835	(835)	2,000
35	35	0	5037	BANK CHARGES & CC FEES	175	175	0	420
56	56	0	5039	WEBSITE	578	280	298	666
0	0	0	5043	BILLING STATEMENTS	7,897	11,580	(3,683)	46,320
0	0	0	5046	NEWSLETTER	4,754	6,000	(1,246)	24,000
828	573	255	5047B	OFFICE EQUIPMENT RENTAL	4,394	2,865	1,529	6,874
110	200	(90)	5048	OFFICE EXPENSE	2,113	1,000	1,113	2,400
62	533	(471)	5052	PRINTING	1,176	2,665	(1,489)	6,400
4,738	500	4,238	5055	MEETING EXPENSE	13,209	2,500	10,709	6,000
4,233	200	4,033	5059	POSTAGE	8,321	1,000	7,321	2,400
0	750	(750)	5059V	VIOLATION NOTICES	0	3,750	(3,750)	9,000
90	283	(193)	5063	MILEAGE	564	1,415	(852)	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	210	(210)	500
0	417	(417)	5080	CORPORATE TAXES	30	2,085	(2,055)	5,000
0	2,083	(2,083)	5088	BAD DEBT EXPENSE	18,341	10,415	7,926	25,000
2,285	2,000	285	5090	INSURANCE	8,357	10,000	(1,643)	24,000
0	42	(42)	5099	MISCELLANEOUS EXPENSE	1,028	210	818	500
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46,626	52,323	(5,697)		TOTAL ADMINISTRATIVE	265,225	279,195	(13,970)	698,197
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<b>U T I L I T I E S</b>								
13,156	21,833	(8,677)	5100	WATER/SEWER	58,222	109,165	(50,943)	262,000
3,587	4,583	(996)	5120	ELECTRIC	21,279	22,915	(1,636)	55,000
30	50	(20)	5125	GAS	152	250	(98)	600



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STATEMENT OF REVENUES & EXPENSES  
05/31/2020**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
0	38	(38)	5140	SANITATION	49	190	(141)	456
467	275	192	5151	PHONE	2,342	1,375	967	3,300
163	165	(2)	5151B	INTERNET	976	825	151	1,980
0	60	(60)	5152	ALARM MONITORING	120	300	(180)	720
21	42	(21)	P5120	ELECTRIC	113	210	(97)	500
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17,425	27,046	(9,621)		TOTAL UTILITIES	83,253	135,230	(51,977)	324,556
				LANDSCAPING				
78,036	76,473	1,563	5200	LANDSCAPE CONTRACT	390,179	382,365	7,814	917,670
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	6,250	(6,250)	15,000
1,450	1,250	200	5218	MAJOR PROJECTS	5,294	6,250	(956)	15,000
393	5,000	(4,607)	5220	IRRIGATION REPAIRS	12,877	25,000	(12,123)	60,000
0	500	(500)	5222	BACKFLOW INSPEC/RRPS	243	2,500	(2,257)	6,000
1,733	417	1,316	5224	TREE MAINTENANCE	1,733	2,085	(352)	5,000
0	833	(833)	5228	EROSION CONTROL	0	4,165	(4,165)	10,000
(740)	0	(740)	5241	TREE REMOVAL	0	0	0	0
2,694	2,935	(241)	5250	EXTERMINATING	14,427	14,675	(248)	35,219
0	1,250	(1,250)	5265	IRRIGATION SYSTEM	0	6,250	(6,250)	15,000
654	623	31	P5200	LANDSCAPE CONTRACT	3,272	3,115	157	7,478
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84,220	90,531	(6,311)		TOTAL LANDSCAPE	428,024	452,655	(24,631)	1,086,367
				POOL / SPA / CLUBHOUSE				
(1,015)	132	(1,147)	P5350	FOUNTAIN MAINTENANCE	(417)	660	(1,077)	1,588
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(1,015)	132	(1,147)		TOTAL POOLS/SPA/CLUBHOUSE	(417)	660	(1,077)	1,588
				G A T E S				
215	215	0	P5500	GATE MAINTENANCE CONTRACT	1,075	1,075	0	2,580
0	83	(83)	P5511	GATE REPAIRS	0	415	(415)	1,000
60	58	2	P5517	GATE PHONE	299	290	9	700
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275	356	(81)		TOTAL GATES	1,374	1,780	(406)	4,280
				COMMON AREA				
103	0	103	5700	BUILDING MAINTENANCE	103	0	103	0
265	42	223	5700K	KEYS/LOCK REPAIR	567	210	357	500
0	83	(83)	5711	PAINTING MAINT	3,800	415	3,385	1,000
1,348	2,083	(736)	5722	ELECTRIC REPAIRS/SUPPLIES	12,106	10,415	1,691	25,000
0	833	(833)	5740	SIGN MAINTENANCE	0	4,165	(4,165)	10,000
346	610	(264)	5769A	JANITORIAL	2,705	3,050	(345)	7,320
1,678	1,897	(219)	5774	PET WASTE REMOVAL	8,388	9,485	(1,098)	22,764
166	466	(300)	5779CC	SECURITY PATROL	964	2,330	(1,366)	5,594
0	250	(250)	5794A	SIDEWALK REPAIR	4,700	1,250	3,450	3,000
0	833	(833)	5800	COMMON AREA MAINTENANCE/REPAIRS	5,510	4,165	1,345	10,000
0	1,025	(1,025)	5845	PARK MAINT	1,800	5,125	(3,325)	12,300
761	183	578	5850	EXTERMINATING	1,578	915	663	2,200
(644)	368	(1,012)	5895	TENNIS COURT REPAIR	728	1,840	(1,112)	4,410
0	200	(200)	P5770	GENERAL MAINTENANCE	774	1,000	(226)	2,400
1,400	89	1,311	P5800	COMMON AREA MAINTAINENCE	2,000	445	1,555	1,070
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5,423	8,962	(3,540)		TOTAL COMMON AREA	45,723	44,810	913	107,558
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152,953	179,350	(26,397)		TOTAL OPERATING EXPENSES	823,183	914,330	(91,147)	2,222,546
				OPERATING FUND SURPLUS/(DEFICIT)				
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36,885	5,860	31,025		OPERATING FUND SURPLUS/(DEFICIT)	145,755	11,720	134,035	0
				RESERVE FUND				
				I N C O M E				
33,167	33,167	0	7010	TRANSFER FROM OPERATING	165,835	165,835	0	398,000



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STATEMENT OF REVENUES & EXPENSES  
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***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
6,673	6,673	0	7020	IRRIGATION SYSTEMS	33,365	33,365	0	80,071
712	0	712	7034	INTEREST RESERVE FUND	5,678	0	5,678	0
1,499	2,000	(501)	7034D	DIVIDENDS EARNED	7,745	10,000	(2,255)	24,000
25	0	25	7069	GAIN (LOSS) ON INVESTMENTS	22,627	0	22,627	0
1,485	1,485	0	P7010	PARCEL TRANSFER TO RESERVES	7,425	7,425	0	17,820
15	0	15	P7034	INTEREST RESERVE FUNDS	444	0	444	0
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43,575	43,325	250		TOTAL RESERVE INCOME	243,119	216,625	26,494	519,891
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EXPENDITURES								
0	11,524	(11,524)	8520	PAINTING	0	57,620	(57,620)	138,285
0	296	(296)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	1,480	(1,480)	3,551
0	246	(246)	8526	FOUNTAIN REPLACEMENT	0	1,230	(1,230)	2,950
0	1,229	(1,229)	8528	WALLS	0	6,145	(6,145)	14,752
0	5,546	(5,546)	8530	ASPHALT SEAL COATING	0	27,730	(27,730)	66,547
0	0	0	8537	BANK/INVESTMENT CHARGES	4,494	3,750	744	7,500
84,411	39,065	45,346	8541	GRANITE REPLACEMENT	193,459	195,325	(1,866)	468,781
0	2,450	(2,450)	8543P	PARK FURNITURE REPLACEMENT	0	12,250	(12,250)	29,394
0	458	(458)	8548	RESERVE STUDY	0	2,290	(2,290)	5,500
0	7,854	(7,854)	8550	PLAY STRUCTURE RRPS/ REPLACEMENT	0	39,270	(39,270)	94,248
0	1,193	(1,193)	8565	TENNIS COURTS	0	5,965	(5,965)	14,315
0	364	(364)	8571C	CONCRETE WORK	0	1,820	(1,820)	4,371
138,000	16,667	121,333	8575	IRRIGATION SYSTEMS	138,000	83,335	54,665	200,000
0	1,047	(1,047)	8575C	IRRIGATION SYSTEM CONTROLLERS	0	5,235	(5,235)	12,566
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222,411	87,939	134,472		TOTAL RESERVE EXPENDITURES	335,953	443,445	(107,492)	1,062,760
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(178,836)	(44,614)	(134,222)		RESERVE FUND SURPLUS/(DEFICIT)	(92,834)	(226,820)	133,986	(542,869)
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