



**347 VISTOSO COMMUNITY ASSOCIATION
BUDGET REPORT
01/01/2020**

ACCT. DESC.	ACCT. #	2019 BUDGET	2020 BUDGET
I N C O M E			
ASSESSMENT INCOME	4000	1,603,650	1,723,242
COMMERCIAL DUES	4001	648,708	702,551
INTEREST INCOME	4030	300	3,000
COLLECTION COST REIMBURSEMENT	4050	46,205	40,000
MONITOR TRUSTEE SALE	4050MU	0	950
FORECLOSURE/TRUSTEE SALES	4050T	0	1,000
LATE FEE INCOME	4070	12,000	10,000
NSF FEE	4075	210	350
ADMIN FEE	4076	480	0
BUILDER ASSESSMENT	4205	134,817	144,228
DESIGN REVIEW INCOME	4401	3,000	0
VIOLATION FINES	4900	3,700	5,880
NEWSLETTER INCOME	4945	18,000	12,100
REBILL FEE	4950	0	40,000
MISCELLANEOUS INCOME	4990	270	0
GENERAL RESERVE TRANSFER	6010	(360,000)	(398,000)
CONTINGENCY	6015	(71)	0
IRRIGATION SYSTEMS	6020	0	(80,071)
LEGAL	6026	(228)	0
INSURANCE	6036	(19)	0
TOTAL INCOME		2,111,022	2,205,230
E X P E N S E S			
A D M I N I S T R A T I V E			
MANAGEMENT FEE	5000	103,714	88,517
OFFICE LEASE	5000RO	48,000	36,000
SALARIES & BENEFITS	5007w	193,286	254,000
REBILL FEE EXPENSE	5009A	0	40,000
NSF FEE EXPENSE	5009B	1,475	350
LEGAL EXPENSE	5010	0	30,000
LEGAL/ENFORCEMENT	5010C	0	10,000
'CC&R REVISIONS PROJECT	5014	0	20,000
LIEN/COLLECTION COST	5020	50,000	40,000
MONITOR TRUSTEE SALE	5020M	0	950
FORECLOSURE/TRUSTEE SALES	5020T	0	1,000
TRANSITION EXPENSE	5022	10,000	0
AUDIT/TAX PREPARATION	5030	0	12,500
ADVERTISING	5033F	1,500	2,000
BANK CHARGES & CC FEES	5037	9,000	420
WEBSITE	5039	3,600	666
BILLING STATEMENTS	5043	0	46,320
NEWSLETTER	5046	22,000	24,000
OFFICE EQUIPMENT RENTAL	5047B	0	6,874
OFFICE EXPENSE	5048	7,350	2,400
PRINTING	5052	40,000	6,400
MEETING EXPENSE	5055	8,000	6,000
POSTAGE	5059	21,000	2,400
VIOLATION NOTICES	5059V	0	9,000
MILEAGE	5063	0	3,400
PROFESSIONAL FEES	5065	50,000	0
PROPERTY TAXES	5070	500	500
CORPORATE TAXES	5080	1,320	5,000
BAD DEBT EXPENSE	5088	21,000	25,000
INSURANCE	5090	25,000	24,000
STORAGE	5096	500	0
MISCELLANEOUS EXPENSE	5099	5,000	500



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TOTAL ADMINISTRATIVE		622,245	698,197
UTILITIES			
WATER/SEWER	5100	262,000	262,000
ELECTRIC	5120	52,000	55,000
GAS	5125	400	600
SANITATION	5140	0	456
PHONE	5151	0	3,300
INTERNET	5151B	1,400	1,980
ALARM MONITORING	5152	0	720
TOTAL UTILITIES		315,800	324,056
LANDSCAPING			
LANDSCAPE CONTRACT	5200	805,200	917,670
LANDSCAPE SUPPLIES/MATERIAL	5210	12,000	15,000
MAJOR PROJECTS	5218	60,000	15,000
IRRIGATION REPAIRS	5220	24,000	60,000
BACKFLOW INSPEC/RRPS	5222	0	6,000
TREE MAINTENANCE	5224	82,800	5,000
EROSION CONTROL	5228	15,000	10,000
OVERSEEDING	5235	6,744	0
TREE REMOVAL	5241	8,000	0
EXTERMINATING	5250	0	35,219
WASH MAINTENANCE	5258W	15,000	0
IRRIGATION SYSTEM	5265	30,000	15,000
TOTAL LANDSCAPE		1,058,744	1,078,889
COMMON AREA			
KEYS/LOCK REPAIR	5700K	2,400	500
PAINTING MAINT	5711	0	1,000
ELECTRIC REPAIRS/SUPPLIES	5722	24,000	25,000
SIGN MAINTENANCE	5740	12,000	10,000
JANITORIAL	5769A	8,000	7,320
GENERAL MAINTENANCE	5770	20,000	0
PET WASTE REMOVAL	5774	0	22,764
SECURITY PATROL	5779CC	0	5,594
SIDEWALK REPAIR	5794A	6,000	3,000
COMMON AREA MAINTENANCE/REPAIRS	5800	24,600	10,000
PARK MAINT	5845	9,000	12,300
EXTERMINATING	5850	0	2,200
TENNIS COURT REPAIR	5895	4,500	4,410
CONTINGENCY	5915	15,000	0
TOTAL COMMON AREA		125,500	104,088
TOTAL OPERATING EXPENSES		2,122,289	2,205,230
OPERATING FUND SURPLUS/(DEFICIT)		(11,267)	0
RESERVE FUND			
INCOME			
TRANSFER FROM OPERATING	7010	360,000	398,000



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CONTINGENCY	7015	71	0
IRRIGATION SYSTEMS	7020	0	80,071
LEGAL	7026	228	0
INTEREST RESERVE FUND	7034	1,200	0
DIVIDENDS EARNED	7034D	21,500	24,000
INSURANCE RESERVES	7036I	19	0
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TOTAL RESERVE INCOME		383,018	502,071
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E X P E N D I T U R E S			
PAINTING	8520	0	138,285
MONUMENT SIGNS RESERVE EXPENDITURE	8525	0	3,551
FOUNTAIN REPLACEMENT	8526	0	2,950
WALLS	8528	0	14,752
ASPHALT SEAL COATING	8530	0	66,547
BANK/INVESTMENT CHARGES	8537	0	7,500
GRANITE REPLACEMENT	8541	0	468,781
PARK FURNITURE REPLACEMENT	8543P	0	29,394
RESERVE STUDY	8548	0	5,500
PLAY STRUCTURE RRPS/ REPLACEMENT	8550	0	94,248
TENNIS COURTS	8565	0	14,315
CONCRETE WORK	8571C	0	4,371
IRRIGATION SYSTEMS	8575	0	200,000
IRRIGATION SYSTEM CONTROLLERS	8575C	0	12,566
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TOTAL RESERVE EXPENDITURES		0	1,062,760
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RESERVE FUND SURPLUS/(DEFICIT)		383,018	(560,689)
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