



**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
01/31/2021**

OPERATING FUNDS		
OPERATING CASH	703,321.50	
METROPOLITAN BANK - SAVINGS	594,517.92	
US BANK SAVINGS	10,004.52	
DUE FROM RESERVES	44,247.00	

TOTAL OPERATING FUNDS		1,352,090.94
RESERVE FUNDS		
DUE TO OPERATING	(44,247.00)	
RESERVE RBC WEALTH MGMT	1,095,120.56	
RESERVE- FVCB MMA	241,153.61	
RESERVE- UNION BANK MMA	245,000.00	
RESERVE- CIT BANK MMA	241,953.91	
RESERVE- VERITEX MMA	66,002.52	
RESERVE - SEACOAST BANK MMA	200,090.43	
RESERVE- SIGNATURE BANK MM	248,093.79	
RESERVE- STERLING BANK MMA	241,710.65	
RESERVE- US BANK MMA	150,357.77	

TOTAL RESERVE FUNDS		2,685,236.24
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	264,192.79	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(86,080.51)	
PRE-LEGAL RECEIVABLE	41,463.75	
CONTINGENT PAYABLE	(41,463.75)	

TOTAL ACCOUNTS RECEIVABLE		178,112.28
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	4,927.80	
PREPAID EXPENSES	7,568.95	

TOTAL OTHER ASSETS		12,496.75

TOTAL ASSETS		4,227,936.21
		=====
LIABILITIES & EQUITY		
LIABILITIES		



**347 VISTOSO COMMUNITY ASSOCIATION
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01/31/2021**

ACCOUNTS PAYABLE	11,706.56	
ACCRUED EXPENSES	111,664.87	
PREPAID ASSESSMENTS	123,872.22	
REFUNDABLE DEPOSIT	2,100.00	
UNEARNED REVENUE	439,392.75	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	12,500.00	
INSURANCE CLAIM PENDING	825.00	

TOTAL LIABILITIES		722,468.02
RESERVE		
ACCUMULATED GENERAL	2,663,816.07	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	21,420.17	

TOTAL RESERVE		2,685,236.24
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	765,704.54	
CURRENT YEAR RESERVE EQUITY	(21,420.17)	
CURRENT SURPLUS/(DEFICIT)	75,947.58	

TOTAL SURPLUS/(DEFICIT)		820,231.95

TOTAL LIABILITIES & EQUITY		4,227,936.21
		=====



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
01/31/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
150,596	149,020	1,576	4000	ASSESSMENT INCOME	150,596	149,020	1,576	1,788,237
58,932	58,932	0	4001	COMMERCIAL DUES	58,932	58,932	0	707,189
245	63	182	4030	INTEREST INCOME	245	63	182	750
763	1,667	(904)	4050	COLLECTION COST REIMBURSEMENT	763	1,667	(904)	20,000
250	292	(42)	4050FR	FILE REVIEW FEE	250	292	(42)	3,500
48	79	(32)	4050MU	MONITOR TRUSTEE SALE	48	79	(32)	950
0	583	(583)	4050RR	FILE TRANSFER FEES	0	583	(583)	7,000
0	600	(600)	4050T	FORECLOSURE/TRUSTEE SALES	0	600	(600)	600
7,011	2,500	4,511	4070	LATE FEE INCOME	7,011	2,500	4,511	30,000
385	70	315	4075	NSF FEE	385	70	315	350
10,657	11,917	(1,260)	4205	BUILDER ASSESSMENT	10,657	11,917	(1,260)	143,008
3,270	833	2,437	4900	VIOLATION FINES	3,270	833	2,437	10,000
875	175	700	4945	NEWSLETTER INCOME	875	175	700	2,100
9,040	3,333	5,707	4950	REBILL FEE	9,040	3,333	5,707	40,000
(37,500)	(37,500)	0	6010	GENERAL RESERVE TRANSFER	(37,500)	(37,500)	0	(450,000)
<u>204,572</u>	<u>192,564</u>	<u>12,008</u>		TOTAL INCOME	<u>204,572</u>	<u>192,564</u>	<u>12,008</u>	<u>2,303,684</u>
E X P E N S E S								
A D M I N I S T R A T I V E								
7,179	7,178	1	5000	MANAGEMENT FEE	7,179	7,178	1	89,133
3,201	3,201	0	5000RO	OFFICE LEASE	3,201	3,201	0	38,412
19,648	22,212	(2,564)	5007w	SALARIES & BENEFITS	19,648	22,212	(2,564)	266,546
9,040	3,333	5,707	5009A	REBILL FEE EXPENSE	9,040	3,333	5,707	40,000
385	29	356	5009B	NSF FEE EXPENSE	385	29	356	350
0	1,167	(1,167)	5010	LEGAL EXPENSE	0	1,167	(1,167)	14,000
0	667	(667)	5010C	LEGAL/ENFORCEMENT	0	667	(667)	8,000
(28)	833	(861)	5014	'CC&R REVISIONS PROJECT	(28)	833	(861)	10,000
825	2,500	(1,676)	5020	LIEN/COLLECTION COST	825	2,500	(1,676)	30,000
250	292	(42)	5020F	FILE REVIEW FEE	250	292	(42)	3,500
48	79	(32)	5020M	MONITOR TRUSTEE SALE	48	79	(32)	950
0	583	(583)	5020RR	FILE TRANSFER FEE EXPENSE	0	583	(583)	7,000
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	0	50	(50)	600
0	0	0	5030	AUDIT/TAX PREPARATION	0	0	0	3,000
0	1,966	(1,966)	5031	ELECTRONIC PAYMENT PLATFORM	0	1,966	(1,966)	23,588
0	125	(125)	5033F	ADVERTISING	0	125	(125)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	35	35	0	420
56	56	0	5039	WEBSITE	56	56	0	667
0	0	0	5043	BILLING STATEMENTS	0	0	0	22,775
111	105	6	5046	NEWSLETTER	111	105	6	1,254
1,352	1,087	265	5047B	OFFICE EQUIPMENT RENTAL	1,352	1,087	265	13,040
185	375	(190)	5048	OFFICE EXPENSE	185	375	(190)	4,500
65	250	(185)	5052	PRINTING	65	250	(185)	3,000
46	1,167	(1,121)	5055	MEETING EXPENSE	46	1,167	(1,121)	14,000
344	1,250	(906)	5059	POSTAGE	344	1,250	(906)	15,000
223	150	73	5063	MILEAGE	223	150	73	1,800
0	375	(375)	5065	PROFESSIONAL FEES	0	375	(375)	4,500
0	100	(100)	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	0	0	5070	PROPERTY TAXES	0	0	0	500
0	0	0	5080	CORPORATE TAXES	0	0	0	10,000
0	4,167	(4,167)	5088	BAD DEBT EXPENSE	0	4,167	(4,167)	50,000
2,464	2,031	433	5090	INSURANCE	2,464	2,031	433	24,375
0	208	(208)	5099	MISCELLANEOUS EXPENSE	0	208	(208)	2,500
<u>45,427</u>	<u>55,571</u>	<u>(10,144)</u>		TOTAL ADMINISTRATIVE	<u>45,427</u>	<u>55,571</u>	<u>(10,144)</u>	<u>705,010</u>
U T I L I T I E S								
12,613	15,000	(2,387)	5100	WATER/SEWER	12,613	15,000	(2,387)	180,000
5,048	4,583	465	5120	ELECTRIC	5,048	4,583	465	55,000
30	42	(12)	5125	GAS	30	42	(12)	500
0	0	0	5140	SANITATION	0	0	0	200
472	383	89	5151	PHONE	472	383	89	4,600
164	164	0	5151B	INTERNET	164	164	0	1,968



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
01/31/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
63	63	0	5152	ALARM MONITORING	63	63	0	751
18,390	20,235	(1,845)		TOTAL UTILITIES	18,390	20,235	(1,845)	243,019
LANDSCAPING								
79,040	80,695	(1,655)	5200	LANDSCAPE CONTRACT	79,040	80,695	(1,655)	968,340
0	11,838	(11,838)	5205	GROUNDWORK LABOR	0	11,838	(11,838)	142,055
113	417	(305)	5210	LANDSCAPE SUPPLIES/MATERIAL	113	417	(305)	5,000
0	1,000	(1,000)	5218	MAJOR PROJECTS	0	1,000	(1,000)	12,000
286	2,250	(1,964)	5220	IRRIGATION REPAIRS	286	2,250	(1,964)	27,000
0	208	(208)	5222	BACKFLOW INSPEC/RRPS	0	208	(208)	2,500
0	833	(833)	5228	EROSION CONTROL	0	833	(833)	10,000
0	2,083	(2,083)	5240	TREE TRIMMING/REMOVAL	0	2,083	(2,083)	25,000
2,855	2,855	0	5250	EXTERMINATING	2,855	2,855	0	34,260
82,293	102,179	(19,886)		TOTAL LANDSCAPE	82,293	102,179	(19,886)	1,226,155
COMMON AREA								
0	500	(500)	5700	BUILDING MAINTENANCE	0	500	(500)	6,000
138	83	55	5700K	KEYS/LOCK REPAIR	138	83	55	1,000
0	267	(267)	5711	PAINTING MAINT	0	267	(267)	3,200
0	1,250	(1,250)	5722	ELECTRIC REPAIRS/SUPPLIES	0	1,250	(1,250)	15,000
0	583	(583)	5740	SIGN MAINTENANCE	0	583	(583)	7,000
346	800	(454)	5769A	JANITORIAL	346	800	(454)	9,600
1,678	1,750	(73)	5774	PET WASTE REMOVAL	1,678	1,750	(73)	21,000
1,166	1,500	(334)	5779CC	SECURITY PATROL	1,166	1,500	(334)	18,000
0	1,000	(1,000)	5794A	SIDEWALK REPAIR	0	1,000	(1,000)	12,000
7	1,250	(1,243)	5800	COMMON AREA MAINTENANCE/REPAIRS	7	1,250	(1,243)	15,000
0	833	(833)	5845	PARK MAINT	0	833	(833)	10,000
0	375	(375)	5850	EXTERMINATING	0	375	(375)	4,500
600	600	0	5895	TENNIS COURT REPAIR	600	600	0	7,200
3,935	10,791	(6,856)		TOTAL COMMON AREA	3,935	10,791	(6,856)	129,500
150,045	188,776	(38,731)		TOTAL OPERATING EXPENSES	150,045	188,776	(38,731)	2,303,684
54,527	3,788	50,739		OPERATING FUND SURPLUS/(DEFICIT)	54,527	3,788	50,739	0
RESERVE FUND								
I N C O M E								
37,500	37,500	0	7010	TRANSFER FROM OPERATING	37,500	37,500	0	450,000
(8,667)	0	(8,667)	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	(8,667)	0	(8,667)	0
322	2,083	(1,761)	7034	INTEREST RESERVE FUND	322	2,083	(1,761)	25,000
1,474	0	1,474	7034D	DIVIDENDS EARNED	1,474	0	1,474	0
30,629	39,583	(8,954)		TOTAL RESERVE INCOME	30,629	39,583	(8,954)	475,000
E X P E N D I T U R E S								
0	1,317	(1,317)	8510R	RECREATIONAL COURTS	0	1,317	(1,317)	15,800
7,030	15,033	(8,003)	8520	PAINTING	7,030	15,033	(8,003)	180,400
0	308	(308)	8525	MONUMENT SIGNS RESERVE EXPENDITURE	0	308	(308)	3,700
0	3,292	(3,292)	8528	WALLS	0	3,292	(3,292)	39,500
0	500	(500)	8530	ASPHALT SEAL COATING	0	500	(500)	6,000
2,179	625	1,554	8537	BANK/INVESTMENT CHARGES	2,179	625	1,554	7,500
0	17,483	(17,483)	8541	GRANITE REPLACEMENT	0	17,483	(17,483)	209,800
0	5,900	(5,900)	8543P	PARK FURNITURE REPLACEMENT	0	5,900	(5,900)	70,800
0	458	(458)	8548	RESERVE STUDY	0	458	(458)	5,500
0	825	(825)	8550	PLAY STRUCTURE RRPS/ REPLACEMENT	0	825	(825)	9,900
0	1,692	(1,692)	8565	TENNIS COURTS	0	1,692	(1,692)	20,300
0	375	(375)	8571C	CONCRETE WORK	0	375	(375)	4,500



347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
01/31/2021

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
0	16,167	(16,167)	8575	0	16,167	(16,167)	194,000
0	1,083	(1,083)	8575C	0	1,083	(1,083)	13,000
----- 9,209	----- 65,058	----- (55,849)		----- 9,209	----- 65,058	----- (55,849)	----- 780,700
----- 21,420	----- (25,475)	----- 46,895		----- 21,420	----- (25,475)	----- 46,895	----- (305,700)
=====	=====	=====		=====	=====	=====	=====



**347A VISTOSO- SIENA
BALANCE SHEET
01/31/2021**

OPERATING FUNDS		
OPERATING CASH	11,387.33	

TOTAL OPERATING FUNDS		11,387.33
RESERVE FUNDS		
RESERVE VERITEX -SIENA RSV	179,108.44	
RESERVE USBANK -SIENA RSV	1.22	

TOTAL RESERVE FUNDS		179,109.66
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE - PARCELS	393.65	

TOTAL ACCOUNTS RECEIVABLE		393.65

TOTAL ASSETS		190,890.64
		=====
LIABILITIES & EQUITY		
LIABILITIES		
ACCRUED EXPENSES	590.00	
PREPAID ASSESSMENTS - PARCELS	654.55	
UNEARNED REVENUE	7,320.00	

TOTAL LIABILITIES		8,564.55
RESERVE		
ACCUMULATED GENERAL	179,108.44	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	1.22	

TOTAL RESERVE		179,109.66
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	635.47	
CURRENT YEAR RESERVE EQUITY	(1.22)	
CURRENT SURPLUS/(DEFICIT)	2,582.18	

TOTAL SURPLUS/(DEFICIT)		3,216.43



**347A VISTOSO- SIENA
BALANCE SHEET
01/31/2021**

TOTAL LIABILITIES & EQUITY

190,890.64
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347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
01/31/2021

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
3,660	3,663	(3)	4000P	PARCEL ASSESSMENTS	3,660	3,663	(3)	43,956
0	0	0	P6010	GENERAL RESERVE TRANSFER	0	0	0	(17,100)
-----	-----	-----			-----	-----	-----	-----
3,660	3,663	(3)		TOTAL INCOME	3,660	3,663	(3)	26,856
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
0	75	(75)	P5090	INSURANCE	0	75	(75)	900
-----	-----	-----			-----	-----	-----	-----
0	75	(75)		TOTAL ADMINISTRATIVE	0	75	(75)	900
-----	-----	-----			-----	-----	-----	-----
U T I L I T I E S								
0	50	(50)	P5100	WATER/SEWER	0	50	(50)	600
43	25	18	P5120	ELECTRIC	43	25	18	300
-----	-----	-----			-----	-----	-----	-----
43	75	(32)		TOTAL UTILITIES	43	75	(32)	900
-----	-----	-----			-----	-----	-----	-----
L A N D S C A P I N G								
654	655	(1)	P5200	LANDSCAPE CONTRACT	654	655	(1)	7,860
-----	-----	-----			-----	-----	-----	-----
654	655	(1)		TOTAL LANDSCAPE	654	655	(1)	7,860
-----	-----	-----			-----	-----	-----	-----
P O O L / S P A / C L U B H O U S E								
160	160	0	P5350	FOUNTAIN MAINTENANCE	160	160	0	1,920
-----	-----	-----			-----	-----	-----	-----
160	160	0		TOTAL POOLS/SPA/CLUBHOUSE	160	160	0	1,920
-----	-----	-----			-----	-----	-----	-----
G A T E S								
215	215	0	P5500	GATE MAINTENANCE CONTRACT	215	215	0	2,580
0	92	(92)	P5511	GATE REPAIRS	0	92	(92)	1,100
7	100	(93)	P5517	GATE PHONE	7	100	(93)	1,200
-----	-----	-----			-----	-----	-----	-----
222	407	(185)		TOTAL GATES	222	407	(185)	4,880
-----	-----	-----			-----	-----	-----	-----
C O M M O N A R E A								
0	147	(147)	P5770	GENERAL MAINTENANCE	0	147	(147)	1,766
0	192	(192)	P5800	COMMON AREA MAINTAINENCE	0	192	(192)	2,300
0	528	(528)	P5981	CAPITAL IMPROVEMENTS-PARCEL	0	528	(528)	6,330
-----	-----	-----			-----	-----	-----	-----
0	867	(867)		TOTAL COMMON AREA	0	867	(867)	10,396
-----	-----	-----			-----	-----	-----	-----
1,079	2,239	(1,160)		TOTAL OPERATING EXPENSES	1,079	2,239	(1,160)	26,856
-----	-----	-----			-----	-----	-----	-----
2,581	1,424	1,157		OPERATING FUND SURPLUS/(DEFICIT)	2,581	1,424	1,157	0
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R E S E R V E F U N D								
I N C O M E								
0	0	0	P7010	PARCEL TRANSFER TO RESERVES	0	0	0	17,100
1	0	1	P7034	INTEREST RESERVE FUNDS	1	0	1	0



347A VISTOSO- SIENA
 STATEMENT OF REVENUES & EXPENSES
 01/31/2021

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
-----	-----	-----		-----	-----	-----	-----
1	0	1	TOTAL RESERVE INCOME	1	0	1	17,100
-----	-----	-----		-----	-----	-----	-----
			E X P E N D I T U R E S				
-----	-----	-----		-----	-----	-----	-----
0	0	0	TOTAL RESERVE EXPENDITURES	0	0	0	0
-----	-----	-----		-----	-----	-----	-----
1	0	1	RESERVE FUND SURPLUS/(DEFICIT)	1	0	1	17,100
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**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
01/31/2021**

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	714,708.83
US BANK SAVINGS	10,004.52
METROPOLITAN BANK - SAVINGS	594,517.92
DUE FROM RESERVES	44,247.00

TOTAL OPERATING FUNDS **1,363,478.27**

RESERVE FUNDS

DUE TO OPERATING	(44,247.00)
RESERVE VERITEX -SIENA RSV	179,108.44
RESERVE USBANK -SIENA RSV	1.22
RESERVE RBC WEALTH MGMT	1,095,120.56
RESERVE SIGNATURE BANK MM	248,093.79
RESERVE FVCB MMA	241,153.61
RESERVE SEACOAST BANK MMA	200,090.43
RESERVE STERLING BANK	241,710.65
RESERVE UNION BANK - MM	245,000.00
RESERVE VERITEX MMA	66,002.52
RESERVE US BANK MMA	150,357.77
RESERVE CIT BANK MMA	241,953.91

TOTAL RESERVE FUNDS **2,864,345.90**

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	264,192.79
ACCOUNTS RECEIVABLE - PARCELS	393.65
PRE-LEGAL RECEIVABLE	41,463.75
CONTINGENT PAYABLE	(41,463.75)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(86,080.51)

TOTAL ACCOUNTS RECEIVABLE **178,505.93**

OTHER ASSETS

PREPAID EXPENSE INSURANCE	4,927.80
PREPAID EXPENSES	7,568.95

TOTAL OTHER ASSETS **12,496.75**



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
01/31/2021**

TOTAL ASSETS		4,418,826.85
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	11,706.56	
ACCRUED EXPENSES	112,254.87	
PREPAID ASSESSMENTS	123,872.22	
PREPAID ASSESSMENTS - PARCELS	654.55	
REFUNDABLE DEPOSIT KEYS	2,100.00	
UNEARNED REVENUE	446,712.75	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	12,500.00	
INSURANCE CLAIM PENDING	825.00	

TOTAL OPERATING LIABILITIES		731,032.57
RESERVE		
ACCUMULATED GENERAL	2,842,924.51	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	21,421.39	

TOTAL RESERVE		2,864,345.90
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	766,340.01	
CURRENT YEAR RESERVE EQUITY	(21,421.39)	
CURRENT SURPLUS/(DEFICIT)	78,529.76	

TOTAL SURPLUS/(DEFICIT)		823,448.38

TOTAL LIABILITIES & EQUITY		4,418,826.85
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**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
01/31/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
150,596	149,020	1,576	4000	ASSESSMENT INCOME	150,596	149,020	1,576	1,788,237
3,660	3,663	(3)	4000P	PARCEL ASSESSMENTS	3,660	3,663	(3)	43,956
58,932	58,932	0	4001	COMMERCIAL DUES	58,932	58,932	0	707,189
245	63	182	4030	INTEREST INCOME	245	63	182	750
763	1,667	(904)	4050	COLLECTION COST REIMBURSEMENT	763	1,667	(904)	20,000
250	292	(42)	4050FR	FILE REVIEW FEE	250	292	(42)	3,500
48	79	(32)	4050MU	MONITOR TRUSTEE SALE	48	79	(32)	950
0	583	(583)	4050RR	FILE TRANSFER FEES	0	583	(583)	7,000
0	600	(600)	4050T	FORECLOSURE/TRUSTEE SALES	0	600	(600)	600
7,011	2,500	4,511	4070	LATE FEE INCOME	7,011	2,500	4,511	30,000
385	70	315	4075	NSF FEE	385	70	315	350
10,657	11,917	(1,260)	4205	BUILDER ASSESSMENT	10,657	11,917	(1,260)	143,008
3,270	833	2,437	4900	VIOLATION FINES	3,270	833	2,437	10,000
875	175	700	4945	NEWSLETTER INCOME	875	175	700	2,100
9,040	3,333	5,707	4950	REBILL FEE	9,040	3,333	5,707	40,000
(37,500)	(37,500)	0	6010	GENERAL RESERVE TRANSFER	(37,500)	(37,500)	0	(450,000)
0	(1,425)	1,425	P6010	GENERAL RESERVE TRANSFER	0	(1,425)	1,425	(17,100)
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208,232	194,802	13,430		TOTAL INCOME	208,232	194,802	13,430	2,330,540
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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	7,178	1	5000	MANAGEMENT FEE	7,179	7,178	1	89,133
3,201	3,201	0	5000RO	OFFICE LEASE	3,201	3,201	0	38,412
19,648	22,212	(2,564)	5007w	SALARIES & BENEFITS	19,648	22,212	(2,564)	266,546
9,040	3,333	5,707	5009A	REBILL FEE EXPENSE	9,040	3,333	5,707	40,000
385	29	356	5009B	NSF FEE EXPENSE	385	29	356	350
0	1,167	(1,167)	5010	LEGAL EXPENSE	0	1,167	(1,167)	14,000
0	667	(667)	5010C	LEGAL/ENFORCEMENT	0	667	(667)	8,000
(28)	833	(861)	5014	'CC&R REVISIONS PROJECT	(28)	833	(861)	10,000
825	2,500	(1,676)	5020	LIEN/COLLECTION COST	825	2,500	(1,676)	30,000
250	292	(42)	5020F	FILE REVIEW FEE	250	292	(42)	3,500
48	79	(32)	5020M	MONITOR TRUSTEE SALE	48	79	(32)	950
0	583	(583)	5020RR	FILE TRANSFER FEE EXPENSE	0	583	(583)	7,000
0	50	(50)	5020T	FORECLOSURE/TRUSTEE SALES	0	50	(50)	600
0	0	0	5030	AUDIT/TAX PREPARATION	0	0	0	3,000
0	1,966	(1,966)	5031	ELECTRONIC PAYMENT PLATFORM	0	1,966	(1,966)	23,588
0	125	(125)	5033F	ADVERTISING	0	125	(125)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	35	35	0	420
56	56	0	5039	WEBSITE	56	56	0	667
0	0	0	5043	BILLING STATEMENTS	0	0	0	22,775
111	105	6	5046	NEWSLETTER	111	105	6	1,254
1,352	1,087	265	5047B	OFFICE EQUIPMENT RENTAL	1,352	1,087	265	13,040
185	375	(190)	5048	OFFICE EXPENSE	185	375	(190)	4,500
65	250	(185)	5052	PRINTING	65	250	(185)	3,000
46	1,167	(1,121)	5055	MEETING EXPENSE	46	1,167	(1,121)	14,000
344	1,250	(906)	5059	POSTAGE	344	1,250	(906)	15,000
223	150	73	5063	MILEAGE	223	150	73	1,800
0	375	(375)	5065	PROFESSIONAL FEES	0	375	(375)	4,500
0	100	(100)	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	0	0	5070	PROPERTY TAXES	0	0	0	500
0	0	0	5080	CORPORATE TAXES	0	0	0	10,000
0	4,167	(4,167)	5088	BAD DEBT EXPENSE	0	4,167	(4,167)	50,000
2,464	2,031	433	5090	INSURANCE	2,464	2,031	433	24,375
0	208	(208)	5099	MISCELLANEOUS EXPENSE	0	208	(208)	2,500
0	75	(75)	P5090	INSURANCE	0	75	(75)	900
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45,427	55,646	(10,219)		TOTAL ADMINISTRATIVE	45,427	55,646	(10,219)	705,910
U T I L I T I E S								
12,613	15,000	(2,387)	5100	WATER/SEWER	12,613	15,000	(2,387)	180,000
5,048	4,583	465	5120	ELECTRIC	5,048	4,583	465	55,000
30	42	(12)	5125	GAS	30	42	(12)	500



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
01/31/2021**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
0	0	0	5140	SANITATION	0	0	0	200
472	383	89	5151	PHONE	472	383	89	4,600
164	164	0	5151B	INTERNET	164	164	0	1,968
63	63	0	5152	ALARM MONITORING	63	63	0	751
0	50	(50)	P5100	WATER/SEWER	0	50	(50)	600
43	25	18	P5120	ELECTRIC	43	25	18	300
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18,433	20,310	(1,877)		TOTAL UTILITIES	18,433	20,310	(1,877)	243,919
L A N D S C A P I N G								
79,040	80,695	(1,655)	5200	LANDSCAPE CONTRACT	79,040	80,695	(1,655)	968,340
0	11,838	(11,838)	5205	GROUNDWORK LABOR	0	11,838	(11,838)	142,055
113	417	(305)	5210	LANDSCAPE SUPPLIES/MATERIAL	113	417	(305)	5,000
0	1,000	(1,000)	5218	MAJOR PROJECTS	0	1,000	(1,000)	12,000
286	2,250	(1,964)	5220	IRRIGATION REPAIRS	286	2,250	(1,964)	27,000
0	208	(208)	5222	BACKFLOW INSPEC/RRPS	0	208	(208)	2,500
0	833	(833)	5228	EROSION CONTROL	0	833	(833)	10,000
0	2,083	(2,083)	5240	TREE TRIMMING/REMOVAL	0	2,083	(2,083)	25,000
2,855	2,855	0	5250	EXTERMINATING	2,855	2,855	0	34,260
654	655	(1)	P5200	LANDSCAPE CONTRACT	654	655	(1)	7,860
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82,947	102,834	(19,887)		TOTAL LANDSCAPE	82,947	102,834	(19,887)	1,234,015
P O O L / S P A / C L U B H O U S E								
160	160	0	P5350	FOUNTAIN MAINTENANCE	160	160	0	1,920
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160	160	0		TOTAL POOLS/SPA/CLUBHOUSE	160	160	0	1,920
G A T E S								
215	215	0	P5500	GATE MAINTENANCE CONTRACT	215	215	0	2,580
0	92	(92)	P5511	GATE REPAIRS	0	92	(92)	1,100
7	100	(93)	P5517	GATE PHONE	7	100	(93)	1,200
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222	407	(185)		TOTAL GATES	222	407	(185)	4,880
C O M M O N A R E A								
0	500	(500)	5700	BUILDING MAINTENANCE	0	500	(500)	6,000
138	83	55	5700K	KEYS/LOCK REPAIR	138	83	55	1,000
0	267	(267)	5711	PAINTING MAINT	0	267	(267)	3,200
0	1,250	(1,250)	5722	ELECTRIC REPAIRS/SUPPLIES	0	1,250	(1,250)	15,000
0	583	(583)	5740	SIGN MAINTENANCE	0	583	(583)	7,000
346	800	(454)	5769A	JANITORIAL	346	800	(454)	9,600
1,678	1,750	(73)	5774	PET WASTE REMOVAL	1,678	1,750	(73)	21,000
1,166	1,500	(334)	5779CC	SECURITY PATROL	1,166	1,500	(334)	18,000
0	1,000	(1,000)	5794A	SIDEWALK REPAIR	0	1,000	(1,000)	12,000
7	1,250	(1,243)	5800	COMMON AREA MAINTENANCE/REPAIRS	7	1,250	(1,243)	15,000
0	833	(833)	5845	PARK MAINT	0	833	(833)	10,000
0	375	(375)	5850	EXTERMINATING	0	375	(375)	4,500
600	600	0	5895	TENNIS COURT REPAIR	600	600	0	7,200
0	147	(147)	P5770	GENERAL MAINTENANCE	0	147	(147)	1,766
0	192	(192)	P5800	COMMON AREA MAINTAINENCE	0	192	(192)	2,300
0	528	(528)	P5981	CAPITAL IMPROVEMENTS-PARCEL	0	528	(528)	6,330
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3,935	11,658	(7,723)		TOTAL COMMON AREA	3,935	11,658	(7,723)	139,896
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151,124	191,015	(39,891)		TOTAL OPERATING EXPENSES	151,124	191,015	(39,891)	2,330,540
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57,108	3,787	53,321		OPERATING FUND SURPLUS/(DEFICIT)	57,108	3,787	53,321	0
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RESERVE FUND

I N C O M E

