



**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
11/30/2020**

OPERATING FUNDS		
OPERATING CASH	473,158.24	
US BANK SAVINGS	604,256.85	

TOTAL OPERATING FUNDS		1,077,415.09
RESERVE FUNDS		
RESERVE RBC WEALTH MGMT	1,083,825.57	
RESERVE- FVCB MMA	240,989.82	
RESERVE- CIT BANK MMA	241,896.91	
RESERVE- STERLING BANK MMA	241,628.67	
RESERVE- US BANK MMA	832,012.37	

TOTAL RESERVE FUNDS		2,640,353.34
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	201,656.58	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(93,693.42)	
A/R OTHER	(1,593.00)	
PRE-LEGAL RECEIVABLE	52,548.12	
CONTINGENT PAYABLE	(52,548.12)	

TOTAL ACCOUNTS RECEIVABLE		106,370.16
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	9,654.60	
PREPAID EXPENSES	4,479.09	

TOTAL OTHER ASSETS		14,133.69

TOTAL ASSETS		3,838,272.28
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LIABILITIES & EQUITY		
LIABILITIES		
ACCOUNTS PAYABLE	163.92	
ACCRUED EXPENSES	73,494.00	
PREPAID ASSESSMENTS	75,394.50	
REFUNDABLE DEPOSIT	1,950.00	
UNEARNED REVENUE	220,550.06	
UNCLAIMED PROPERTY	20,406.62	



**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
11/30/2020**

SECURITY DEPOSITS	12,650.00	
INSURANCE CLAIM PENDING	825.00	

TOTAL LIABILITIES		405,434.10
RESERVE		
ACCUMULATED GENERAL	2,414,954.66	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	225,398.68	

TOTAL RESERVE		2,640,353.34
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	573,573.92	
CURRENT YEAR RESERVE EQUITY	(225,398.68)	
CURRENT SURPLUS/(DEFICIT)	444,309.60	

TOTAL SURPLUS/(DEFICIT)		792,484.84

TOTAL LIABILITIES & EQUITY		3,838,272.28
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**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
11/30/2020**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
149,465	143,604	5,861	4000	ASSESSMENT INCOME	1,619,661	1,579,644	40,017	1,723,242
58,932	58,546	386	4001	COMMERCIAL DUES	648,256	644,006	4,250	702,551
18	250	(233)	4030	INTEREST INCOME	1,787	2,750	(963)	3,000
1,908	3,333	(1,425)	4050	COLLECTION COST REIMBURSEMENT	20,362	36,663	(16,301)	40,000
0	0	0	4050FR	FILE REVIEW FEE	1,550	0	1,550	0
0	79	(79)	4050MU	MONITOR TRUSTEE SALE	380	869	(489)	950
760	0	760	4050RR	FILE TRANSFER FEES	6,650	0	6,650	0
0	83	(83)	4050T	FORECLOSURE/TRUSTEE SALES	200	913	(713)	1,000
74	833	(759)	4070	LATE FEE INCOME	34,299	9,163	25,136	10,000
0	29	(29)	4075	NSF FEE	525	319	206	350
12,924	12,019	905	4205	BUILDER ASSESSMENT	158,496	132,209	26,287	144,228
2,752	490	2,262	4900	VIOLATION FINES	20,514	5,390	15,124	5,880
0	0	0	4922	KEYS	75	0	75	0
0	1,008	(1,008)	4945	NEWSLETTER INCOME	7,583	11,088	(3,506)	12,100
(20)	3,333	(3,353)	4950	REBILL FEE	27,060	36,663	(9,603)	40,000
(33,167)	(33,167)	0	6010	GENERAL RESERVE TRANSFER	(364,837)	(364,837)	0	(398,000)
(6,673)	(6,673)	0	6020	IRRIGATION SYSTEMS	(73,403)	(73,403)	0	(80,071)
186,972	183,767	3,205		TOTAL INCOME	2,109,157	2,021,437	87,720	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								
7,179	7,376	(197)	5000	MANAGEMENT FEE	78,966	81,136	(2,170)	88,517
3,201	3,000	201	5000RO	OFFICE LEASE	35,211	33,000	2,211	36,000
0	0	0	5005	RESERVE STUDY	5,360	0	5,360	0
19,264	21,167	(1,903)	5007w	SALARIES & BENEFITS	196,350	232,837	(36,487)	254,000
(20)	3,333	(3,353)	5009A	REBILL FEE EXPENSE	27,060	36,663	(9,603)	40,000
0	29	(29)	5009B	NSF FEE EXPENSE	525	319	206	350
0	2,500	(2,500)	5010	LEGAL EXPENSE	20,884	27,500	(6,616)	30,000
0	833	(833)	5010C	LEGAL/ENFORCEMENT	2,640	9,163	(6,523)	10,000
605	1,667	(1,062)	5014	'CC&R REVISIONS PROJECT	963	18,337	(17,375)	20,000
813	3,333	(2,521)	5020	LIEN/COLLECTION COST	28,553	36,663	(8,110)	40,000
0	0	0	5020F	FILE REVIEW FEE	1,550	0	1,550	0
0	79	(79)	5020M	MONITOR TRUSTEE SALE	380	869	(489)	950
760	0	760	5020RR	FILE TRANSFER FEE EXPENSE	6,650	0	6,650	0
0	83	(83)	5020T	FORECLOSURE/TRUSTEE SALES	200	913	(713)	1,000
0	1,042	(1,042)	5030	AUDIT/TAX PREPARATION	6,140	11,462	(5,322)	12,500
0	167	(167)	5033F	ADVERTISING	0	1,837	(1,837)	2,000
35	35	0	5037	BANK CHARGES & CC FEES	385	385	0	420
56	56	0	5039	WEBSITE	911	616	295	666
0	0	0	5043	BILLING STATEMENTS	23,621	34,740	(11,119)	46,320
105	0	105	5046	NEWSLETTER	6,303	18,000	(11,697)	24,000
923	573	350	5047B	OFFICE EQUIPMENT RENTAL	11,613	6,303	5,310	6,874
575	200	375	5048	OFFICE EXPENSE	3,665	2,200	1,465	2,400
65	533	(468)	5052	PRINTING	2,334	5,863	(3,529)	6,400
0	500	(500)	5055	MEETING EXPENSE	13,318	5,500	7,818	6,000
362	200	162	5059	POSTAGE	17,578	2,200	15,378	2,400
0	750	(750)	5059V	VIOLATION NOTICES	1,290	8,250	(6,960)	9,000
153	283	(131)	5063	MILEAGE	1,704	3,113	(1,410)	3,400
0	0	0	5065	PROFESSIONAL FEES	63	0	63	0
0	0	0	5065S	STATUTORY AGENT FEE	100	0	100	0
0	0	0	5070	PROPERTY TAXES	481	500	(19)	500
0	417	(417)	5080	CORPORATE TAXES	15,060	4,587	10,473	5,000
0	2,083	(2,083)	5088	BAD DEBT EXPENSE	46,283	22,913	23,370	25,000
2,414	2,000	414	5090	INSURANCE	21,882	22,000	(118)	24,000
0	0	0	5090D	INSURANCE DEDUCTIBLE	10,000	0	10,000	0
0	42	(42)	5099	MISCELLANEOUS EXPENSE	1,297	462	835	500
36,487	52,281	(15,794)		TOTAL ADMINISTRATIVE	589,319	628,331	(39,012)	698,197
U T I L I T I E S								
14,300	21,833	(7,533)	5100	WATER/SEWER	164,612	240,163	(75,551)	262,000
4,413	4,583	(170)	5120	ELECTRIC	44,563	50,413	(5,850)	55,000



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
11/30/2020**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
30	50	(20)	5125	GAS	334	550	(216)	600
49	38	11	5140	SANITATION	195	418	(223)	456
470	275	195	5151	PHONE	5,161	3,025	2,136	3,300
164	165	(1)	5151B	INTERNET	1,959	1,815	144	1,980
63	60	3	5152	ALARM MONITORING	558	660	(102)	720
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19,488	27,004	(7,516)		TOTAL UTILITIES	217,382	297,044	(79,662)	324,056
				L A N D S C A P I N G				
79,041	76,473	2,568	5200	LANDSCAPE CONTRACT	862,414	841,203	21,211	917,670
113	1,250	(1,138)	5210	LANDSCAPE SUPPLIES/MATERIAL	2,625	13,750	(11,125)	15,000
29,856	1,250	28,606	5218	MAJOR PROJECTS	37,660	13,750	23,910	15,000
2,573	5,000	(2,427)	5220	IRRIGATION REPAIRS	19,212	55,000	(35,788)	60,000
0	500	(500)	5222	BACKFLOW INSPEC/RRPS	495	5,500	(5,005)	6,000
0	417	(417)	5224	TREE MAINTENANCE	34,412	4,587	29,825	5,000
0	833	(833)	5228	EROSION CONTROL	19,595	9,163	10,432	10,000
2,855	2,935	(80)	5250	EXTERMINATING	25,845	32,285	(6,440)	35,219
0	1,250	(1,250)	5265	IRRIGATION SYSTEM	0	13,750	(13,750)	15,000
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114,437	89,908	24,529		TOTAL LANDSCAPE	1,002,258	988,988	13,270	1,078,889
				C O M M O N A R E A				
0	0	0	5700	BUILDING MAINTENANCE	3,491	0	3,491	0
0	42	(42)	5700K	KEYS/LOCK REPAIR	990	462	528	500
0	83	(83)	5711	PAINTING MAINT	1,275	913	362	1,000
0	2,083	(2,083)	5722	ELECTRIC REPAIRS/SUPPLIES	16,028	22,913	(6,885)	25,000
0	833	(833)	5740	SIGN MAINTENANCE	742	9,163	(8,421)	10,000
346	610	(264)	5769A	JANITORIAL	4,781	6,710	(1,929)	7,320
1,678	1,897	(220)	5774	PET WASTE REMOVAL	18,561	20,867	(2,306)	22,764
866	466	400	5779CC	SECURITY PATROL	5,760	5,126	634	5,594
0	250	(250)	5794A	SIDEWALK REPAIR	11,375	2,750	8,625	3,000
0	833	(833)	5800	COMMON AREA MAINTENANCE/REPAIRS	8,960	9,163	(203)	10,000
0	1,025	(1,025)	5845	PARK MAINT	1,800	11,275	(9,475)	12,300
41	183	(142)	5850	EXTERMINATING	3,195	2,013	1,182	2,200
600	368	232	5895	TENNIS COURT REPAIR	4,328	4,048	280	4,410
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3,530	8,673	(5,143)		TOTAL COMMON AREA	81,287	95,403	(14,116)	104,088
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173,942	177,866	(3,924)		TOTAL OPERATING EXPENSES	1,890,246	2,009,766	(119,520)	2,205,230
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13,030	5,901	7,129		OPERATING FUND SURPLUS/(DEFICIT)	218,911	11,671	207,240	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	364,837	364,837	0	398,000
6,673	6,673	0	7020	IRRIGATION SYSTEMS	73,403	73,403	0	80,071
53,108	0	53,108	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	113,575	0	113,575	0
237	0	237	7034	INTEREST RESERVE FUND	8,315	0	8,315	0
1,388	2,000	(612)	7034D	DIVIDENDS EARNED	17,675	22,000	(4,325)	24,000
0	0	0	7069	GAIN (LOSS) ON INVESTMENTS	35,265	0	35,265	0
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94,573	41,840	52,733		TOTAL RESERVE INCOME	613,070	460,240	152,830	502,071
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				E X P E N D I T U R E S				
0	11,524	(11,524)	8520	PAINTING	47,630	126,764	(79,134)	138,285
0	296	(296)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	3,256	(3,256)	3,551
0	246	(246)	8526	FOUNTAIN REPLACEMENT	0	2,706	(2,706)	2,950
0	1,229	(1,229)	8528	WALLS	0	13,519	(13,519)	14,752
0	5,546	(5,546)	8530	ASPHALT SEAL COATING	0	61,006	(61,006)	66,547
0	0	0	8537	BANK/INVESTMENT CHARGES	8,583	7,500	1,083	7,500



347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
11/30/2020

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
0	39,065	(39,065)	8541				
0	2,450	(2,450)	8543P	193,459	429,715	(236,256)	468,781
0	458	(458)	8548	0	26,950	(26,950)	29,394
0	7,854	(7,854)	8550	0	5,038	(5,038)	5,500
0	1,193	(1,193)	8565	0	86,394	(86,394)	94,248
0	364	(364)	8571C	0	13,123	(13,123)	14,315
0	16,667	(16,667)	8575	0	4,004	(4,004)	4,371
0	1,047	(1,047)	8575C	138,000	183,337	(45,337)	200,000
-----	-----	-----		0	11,517	(11,517)	12,566
0	87,939	(87,939)		-----	-----	-----	-----
-----	-----	-----		387,672	974,829	(587,157)	1,062,760
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94,573	(46,099)	140,672		225,399	(514,589)	739,988	(560,689)
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**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS
11/30/2020**

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
TREE REMOVAL EXTERMINATING	0 2,931	740 2,931	0 2,935	0 2,935	(740) 2,694	0 (2,855)	0 2,855	0 2,855	0 2,855	0 2,855	0 2,855	0 0	0 25,845
TOTAL LANDSCAPE	\$ 81,325	\$ 92,806	\$ 85,743	\$ 81,314	\$ 83,566	\$ 78,739	\$ 81,160	\$ 107,023	\$ 83,294	\$ 112,851	\$ 114,437	\$ 0	\$ 1,002,258
COMMON AREA													
BUILDING MAINTENANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 103	\$ 3,388	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,491
KEYS/LOCK REPAIR	7	25	270	0	265	0	0	0	0	423	0	0	990
PAINTING MAINT	0	0	1,275	2,525	0	(2,525)	0	0	0	0	0	0	1,275
ELECTRIC REPAIRS/SUPPLIES	3,168	0	7,590	0	1,348	350	0	0	920	2,652	0	0	16,028
SIGN MAINTENANCE	0	0	0	0	0	0	0	0	275	467	0	0	742
JANITORIAL	671	671	671	346	346	346	346	346	346	346	346	0	4,781
GENERAL MAINTENANCE	4,400	2,825	(7,225)	0	0	0	0	0	0	0	0	0	0
PET WASTE REMOVAL	1,678	1,678	1,678	1,677	1,678	1,678	1,678	1,786	1,678	1,678	1,678	0	18,561
SECURITY PATROL	616	16	316	(150)	166	566	550	566	1,166	1,082	866	0	5,760
SIDEWALK REPAIR	0	0	4,400	300	0	0	6,675	0	0	0	0	0	11,375
COMMON AREA MAINTENANCE/REPAIRS	3,060	1,050	1,400	0	0	0	2,975	175	300	0	0	0	8,960
PARK MAINT	0	1,650	150	0	0	0	0	0	0	0	0	0	1,800
EXTERMINATING	161	161	336	161	761	645	325	165	329	113	41	0	3,195
TENNIS COURT REPAIR	386	386	986	(386)	(644)	300	900	0	600	1,200	600	0	4,328
TOTAL COMMON AREA	\$ 14,147	\$ 8,461	\$ 11,846	\$ 4,473	\$ 4,023	\$ 4,747	\$ 13,448	\$ 3,038	\$ 5,613	\$ 7,960	\$ 3,530	\$ 0	\$ 81,287
TOTAL OPERATING EXPENSES	\$ 163,854	\$ 155,906	\$ 181,160	\$ 163,528	\$ 151,618	\$ 177,983	\$ 184,539	\$ 174,897	\$ 174,063	\$ 188,756	\$ 173,942	\$ 0	\$ 1,890,246
OPERATING FUND SURPLUS/(DEFICIT)	\$ 32,682	\$ 37,170	\$ 1,372	\$ 37,655	\$ 36,778	\$ 10,082	\$ 16,112	\$ 10,040	\$ 15,105	\$ 8,885	\$ 13,030	\$ 0	\$ 218,911
RESERVE FUND													
INCOME													
TRANSFER FROM OPERATING	\$ 33,167	\$ 33,167	\$ 33,167	\$ 33,167	\$ 33,167	\$ 33,167	\$ 33,167	\$ 33,167	\$ 33,167	\$ 33,167	\$ 33,167	\$ 0	\$ 364,837
IRRIGATION SYSTEMS	6,673	6,673	6,673	6,673	6,673	6,673	6,673	6,673	6,673	6,673	6,673	0	73,403
UNREALIZED GAIN/(LOSS) ON INVEST	0	0	0	0	0	0	0	83,450	(13,343)	(9,640)	53,108	0	113,575
INTEREST RESERVE FUND	1,533	1,455	1,269	709	712	594	540	524	400	343	237	0	8,315
DIVIDENDS EARNED	1,617	1,079	1,805	1,745	1,499	2,230	1,675	1,392	1,878	1,366	1,388	0	17,675
GAIN (LOSS) ON INVESTMENTS	0	0	0	22,602	25	0	12,637	0	0	0	0	0	35,265
TOTAL RESERVE INCOME	\$ 42,991	\$ 42,375	\$ 42,913	\$ 64,896	\$ 42,076	\$ 42,664	\$ 54,693	\$ 125,206	\$ 28,775	\$ 31,909	\$ 94,573	\$ 0	\$ 613,070
EXPENDITURES													
PAINTING	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,525	\$ 0	\$ 3,925	\$ 0	\$ 41,180	\$ 0	\$ 0	\$ 47,630
BANK/INVESTMENT CHARGES	2,344	0	0	2,150	0	0	1,998	0	0	2,091	0	0	8,583
GRANITE REPLACEMENT	71,490	37,558	0	0	84,411	0	0	0	0	0	0	0	193,459
IRRIGATION SYSTEMS	0	0	0	0	138,000	0	0	0	0	0	0	0	138,000
TOTAL RESERVE EXPENDITURES	\$ 73,834	\$ 37,558	\$ 0	\$ 2,150	\$ 222,411	\$ 2,525	\$ 1,998	\$ 3,925	\$ 0	\$ 43,271	\$ 0	\$ 0	\$ 387,672
RESERVE FUND SURPLUS/(DEFICIT)	\$ (30,843)	\$ 4,817	\$ 42,913	\$ 62,746	\$ (180,336)	\$ 40,139	\$ 52,695	\$ 121,281	\$ 28,775	\$ (11,362)	\$ 94,573	\$ 0	\$ 225,399



**347A VISTOSO- SIENA
BALANCE SHEET
11/30/2020**

OPERATING FUNDS		
OPERATING CASH	3,073.33	

TOTAL OPERATING FUNDS		3,073.33
RESERVE FUNDS		
RESERVE USBANK -SIENA RSV	179,106.93	

TOTAL RESERVE FUNDS		179,106.93
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE - PARCELS	213.65	

TOTAL ACCOUNTS RECEIVABLE		213.65

TOTAL ASSETS		182,393.91
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LIABILITIES & EQUITY		
LIABILITIES		
ACCRUED EXPENSES	375.00	
PREPAID ASSESSMENTS - PARCELS	730.91	
UNEARNED REVENUE	2,928.00	

TOTAL LIABILITIES		4,033.91
RESERVE		
ACCUMULATED GENERAL	165,164.08	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	13,942.85	

TOTAL RESERVE		179,106.93
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	(3,463.85)	
CURRENT YEAR RESERVE EQUITY	(13,942.85)	
CURRENT SURPLUS/(DEFICIT)	16,659.77	

TOTAL SURPLUS/(DEFICIT)		(746.93)



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
11/30/2020

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
2,928	2,928	0	4000P	PARCEL ASSESSMENTS	32,208	32,208	0	35,136
0	(1,485)	1,485	P6010	GENERAL RESERVE TRANSFER	(14,850)	(16,335)	1,485	(17,820)
2,928	1,443	1,485		TOTAL INCOME	17,358	15,873	1,485	17,316
E X P E N S E S								
U T I L I T I E S								
39	42	(3)	P5120	ELECTRIC	295	462	(167)	500
39	42	(3)		TOTAL UTILITIES	295	462	(167)	500
L A N D S C A P I N G								
654	623	31	P5200	LANDSCAPE CONTRACT	7,197	6,853	344	7,478
654	623	31		TOTAL LANDSCAPE	7,197	6,853	344	7,478
P O O L / S P A / C L U B H O U S E								
160	132	28	P5350	FOUNTAIN MAINTENANCE	1,023	1,452	(429)	1,588
160	132	28		TOTAL POOLS/SPA/CLUBHOUSE	1,023	1,452	(429)	1,588
G A T E S								
215	215	0	P5500	GATE MAINTENANCE CONTRACT	2,365	2,365	0	2,580
188	83	105	P5511	GATE REPAIRS	954	913	41	1,000
60	58	2	P5517	GATE PHONE	660	638	22	700
463	356	107		TOTAL GATES	3,979	3,916	63	4,280
C O M M O N A R E A								
0	200	(200)	P5770	GENERAL MAINTENANCE	1,546	2,200	(654)	2,400
0	89	(89)	P5800	COMMON AREA MAINTAINENCE	600	979	(379)	1,070
0	289	(289)		TOTAL COMMON AREA	2,146	3,179	(1,033)	3,470
1,316	1,442	(126)		TOTAL OPERATING EXPENSES	14,641	15,862	(1,221)	17,316
1,612	1	1,611		OPERATING FUND SURPLUS/(DEFICIT)	2,717	11	2,706	0
R E S E R V E F U N D								
I N C O M E								
0	1,485	(1,485)	P7010	PARCEL TRANSFER TO RESERVES	14,850	16,335	(1,485)	17,820
5	0	5	P7034	INTEREST RESERVE FUNDS	493	0	493	0
5	1,485	(1,480)		TOTAL RESERVE INCOME	15,343	16,335	(992)	17,820
E X P E N D I T U R E S								
0	0	0	P8510	PARCEL - GENERAL RESERVE EXPENSE	1,400	0	1,400	0
0	0	0		TOTAL RESERVE EXPENDITURES	1,400	0	1,400	0
5	1,485	(1,480)		RESERVE FUND SURPLUS/(DEFICIT)	13,943	16,335	(2,392)	17,820



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
10/31/2020**

ASSETS

OPERATING FUNDS		
US BANK - OPERATING CHECKING	442,316.73	
US BANK SAVINGS	604,239.35	

TOTAL OPERATING FUNDS		1,046,556.08
RESERVE FUNDS		
RESERVE USBANK -SIENA RSV	179,101.75	
RESERVE RBC WEALTH MGMT	1,029,327.55	
RESERVE FVCB MMA	240,910.60	
RESERVE STERLING BANK	241,551.45	
RESERVE US BANK MMA	792,149.36	
RESERVE CIT BANK MMA	241,841.25	

TOTAL RESERVE FUNDS		2,724,881.96
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	407,860.46	
ACCOUNTS RECEIVABLE - PARCELS	501.65	
PRE-LEGAL RECEIVABLE	48,330.34	
CONTINGENT PAYABLE	(48,330.34)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(94,206.02)	

TOTAL ACCOUNTS RECEIVABLE		314,156.09
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	11,778.25	
PREPAID EXPENSES	7,735.66	

TOTAL OTHER ASSETS		19,513.91

TOTAL ASSETS		4,105,108.04
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LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	5,616.53	
ACCRUED EXPENSES	52,153.72	



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
10/31/2020**

PREPAID ASSESSMENTS	61,986.27	
PREPAID ASSESSMENTS - PARCELS	586.91	
REFUNDABLE DEPOSIT KEYS	1,950.00	
UNEARNED REVENUE	446,955.44	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	12,650.00	
INSURANCE CLAIM PENDING	825.00	

TOTAL OPERATING LIABILITIES		603,130.49
RESERVE		
ACCUMULATED GENERAL	2,580,118.74	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	144,763.22	

TOTAL RESERVE		2,724,881.96
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	570,110.07	
CURRENT YEAR RESERVE EQUITY	(144,763.22)	
CURRENT SURPLUS/(DEFICIT)	351,748.74	

TOTAL SURPLUS/(DEFICIT)		777,095.59

TOTAL LIABILITIES & EQUITY		4,105,108.04
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**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
10/31/2020**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
148,830	143,604	5,226	4000	ASSESSMENT INCOME	1,470,196	1,436,040	34,156	1,723,242
2,928	2,928	0	4000P	PARCEL ASSESSMENTS	29,280	29,280	0	35,136
58,932	58,546	386	4001	COMMERCIAL DUES	589,324	585,460	3,864	702,551
26	250	(224)	4030	INTEREST INCOME	1,769	2,500	(731)	3,000
4,025	3,333	692	4050	COLLECTION COST REIMBURSEMENT	18,454	33,330	(14,876)	40,000
0	0	0	4050FR	FILE REVIEW FEE	1,550	0	1,550	0
0	79	(79)	4050MU	MONITOR TRUSTEE SALE	380	790	(410)	950
285	0	285	4050RR	FILE TRANSFER FEES	5,890	0	5,890	0
0	83	(83)	4050T	FORECLOSURE/TRUSTEE SALES	200	830	(630)	1,000
5,583	833	4,750	4070	LATE FEE INCOME	34,225	8,330	25,895	10,000
175	29	146	4075	NSF FEE	525	290	235	350
12,924	12,019	905	4205	BUILDER ASSESSMENT	145,572	120,190	25,382	144,228
981	490	491	4900	VIOLATION FINES	17,762	4,900	12,862	5,880
0	0	0	4922	KEYS	75	0	75	0
0	1,008	(1,008)	4945	NEWSLETTER INCOME	7,583	10,080	(2,498)	12,100
5,720	3,333	2,387	4950	REBILL FEE	27,080	33,330	(6,250)	40,000
(33,167)	(33,167)	0	6010	GENERAL RESERVE TRANSFER	(331,670)	(331,670)	0	(398,000)
(6,673)	(6,673)	0	6020	IRRIGATION SYSTEMS	(66,730)	(66,730)	0	(80,071)
(1,485)	(1,485)	0	P6010	GENERAL RESERVE TRANSFER	(14,850)	(14,850)	0	(17,820)
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199,083	185,210	13,873		TOTAL INCOME	1,936,615	1,852,100	84,515	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								
7,179	7,376	(197)	5000	MANAGEMENT FEE	71,788	73,760	(1,973)	88,517
3,201	3,000	201	5000RO	OFFICE LEASE	32,010	30,000	2,010	36,000
0	0	0	5005	RESERVE STUDY	5,360	0	5,360	0
16,819	21,167	(4,348)	5007w	SALARIES & BENEFITS	177,086	211,670	(34,584)	254,000
5,720	3,333	2,387	5009A	REBILL FEE EXPENSE	27,080	33,330	(6,250)	40,000
175	29	146	5009B	NSF FEE EXPENSE	525	290	235	350
3,501	2,500	1,001	5010	LEGAL EXPENSE	20,884	25,000	(4,116)	30,000
0	833	(833)	5010C	LEGAL/ENFORCEMENT	2,640	8,330	(5,690)	10,000
303	1,667	(1,365)	5014	'CC&R REVISIONS PROJECT	358	16,670	(16,313)	20,000
6,686	3,333	3,353	5020	LIEN/COLLECTION COST	27,740	33,330	(5,590)	40,000
0	0	0	5020F	FILE REVIEW FEE	1,550	0	1,550	0
0	79	(79)	5020M	MONITOR TRUSTEE SALE	380	790	(410)	950
285	0	285	5020RR	FILE TRANSFER FEE EXPENSE	5,890	0	5,890	0
0	83	(83)	5020T	FORECLOSURE/TRUSTEE SALES	200	830	(630)	1,000
0	1,042	(1,042)	5030	AUDIT/TAX PREPARATION	6,140	10,420	(4,280)	12,500
0	167	(167)	5033F	ADVERTISING	0	1,670	(1,670)	2,000
35	35	0	5037	BANK CHARGES & CC FEES	350	350	0	420
56	56	0	5039	WEBSITE	856	560	296	666
0	0	0	5043	BILLING STATEMENTS	23,621	34,740	(11,119)	46,320
105	0	105	5046	NEWSLETTER	6,198	18,000	(11,802)	24,000
985	573	412	5047B	OFFICE EQUIPMENT RENTAL	10,690	5,730	4,960	6,874
307	200	107	5048	OFFICE EXPENSE	3,091	2,000	1,091	2,400
303	533	(230)	5052	MEETING	2,269	5,330	(3,061)	6,400
0	500	(500)	5055	MEETING EXPENSE	13,318	5,000	8,318	6,000
64	200	(136)	5059	POSTAGE	17,216	2,000	15,216	2,400
0	750	(750)	5059V	VIOLATION NOTICES	1,290	7,500	(6,210)	9,000
192	283	(92)	5063	MILEAGE	1,551	2,830	(1,279)	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	481	420	61	500
0	417	(417)	5080	CORPORATE TAXES	15,060	4,170	10,890	5,000
0	2,083	(2,083)	5088	BAD DEBT EXPENSE	46,283	20,830	25,453	25,000
2,240	2,000	240	5090	INSURANCE	19,468	20,000	(532)	24,000
0	0	0	5090D	INSURANCE DEDUCTIBLE	10,000	0	10,000	0
0	42	(42)	5099	MISCELLANEOUS EXPENSE	1,297	420	877	500
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48,153	52,323	(4,170)		TOTAL ADMINISTRATIVE	552,832	575,970	(23,138)	698,197
U T I L I T I E S								



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
10/31/2020**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
15,616	21,833	(6,217)	5100	WATER/SEWER	150,313	218,330	(68,017)	262,000
3,448	4,583	(1,135)	5120	ELECTRIC	40,150	45,830	(5,680)	55,000
30	50	(20)	5125	GAS	303	500	(197)	600
0	38	(38)	5140	SANITATION	146	380	(234)	456
470	275	195	5151	PHONE	4,691	2,750	1,941	3,300
164	165	(1)	5151B	INTERNET	1,795	1,650	145	1,980
63	60	3	5152	ALARM MONITORING	495	600	(105)	720
54	42	12	P5120	ELECTRIC	257	420	(163)	500
19,845	27,046	(7,201)		TOTAL UTILITIES	198,151	270,460	(72,309)	324,556
LANDSCAPING								
79,041	76,473	2,568	5200	LANDSCAPE CONTRACT	783,373	764,730	18,643	917,670
113	1,250	(1,138)	5210	LANDSCAPE SUPPLIES/MATERIAL	2,513	12,500	(9,988)	15,000
0	1,250	(1,250)	5218	MAJOR PROJECTS	7,804	12,500	(4,696)	15,000
1,178	5,000	(3,822)	5220	IRRIGATION REPAIRS	16,639	50,000	(33,361)	60,000
0	500	(500)	5222	BACKFLOW INSPEC/RRPS	495	5,000	(4,505)	6,000
10,070	417	9,653	5224	TREE MAINTENANCE	34,412	4,170	30,242	5,000
19,595	833	18,762	5228	EROSION CONTROL	19,595	8,330	11,265	10,000
2,855	2,935	(80)	5250	EXTERMINATING	22,991	29,350	(6,359)	35,219
0	1,250	(1,250)	5265	IRRIGATION SYSTEM	0	12,500	(12,500)	15,000
654	623	31	P5200	LANDSCAPE CONTRACT	6,543	6,230	313	7,478
113,506	90,531	22,975		TOTAL LANDSCAPE	894,364	905,310	(10,946)	1,086,367
POOL / SPA / CLUBHOUSE								
320	132	188	P5350	FOUNTAIN MAINTENANCE	863	1,320	(457)	1,588
320	132	188		TOTAL POOLS/SPA/CLUBHOUSE	863	1,320	(457)	1,588
GATES								
215	215	0	P5500	GATE MAINTENANCE CONTRACT	2,150	2,150	0	2,580
0	83	(83)	P5511	GATE REPAIRS	767	830	(63)	1,000
60	58	2	P5517	GATE PHONE	600	580	20	700
275	356	(81)		TOTAL GATES	3,516	3,560	(44)	4,280
COMMON AREA								
0	0	0	5700	BUILDING MAINTENANCE	3,491	0	3,491	0
423	42	381	5700K	KEYS/LOCK REPAIR	990	420	570	500
0	83	(83)	5711	PAINTING MAINT	1,275	830	445	1,000
2,652	2,083	569	5722	ELECTRIC REPAIRS/SUPPLIES	16,028	20,830	(4,802)	25,000
467	833	(366)	5740	SIGN MAINTENANCE	742	8,330	(7,588)	10,000
346	610	(264)	5769A	JANITORIAL	4,435	6,100	(1,665)	7,320
1,678	1,897	(220)	5774	PET WASTE REMOVAL	16,884	18,970	(2,086)	22,764
1,082	466	616	5779CC	SECURITY PATROL	4,894	4,660	234	5,594
0	250	(250)	5794A	SIDEWALK REPAIR	11,375	2,500	8,875	3,000
0	833	(833)	5800	COMMON AREA MAINTENANCE/REPAIRS	8,960	8,330	630	10,000
0	1,025	(1,025)	5845	PARK MAINT	1,800	10,250	(8,450)	12,300
113	183	(70)	5850	EXTERMINATING	3,155	1,830	1,325	2,200
1,200	368	832	5895	TENNIS COURT REPAIR	3,728	3,680	48	4,410
0	200	(200)	P5770	GENERAL MAINTENANCE	1,546	2,000	(454)	2,400
(1,400)	89	(1,489)	P5800	COMMON AREA MAINTAINENCE	600	890	(290)	1,070
6,560	8,962	(2,402)		TOTAL COMMON AREA	79,903	89,620	(9,717)	107,558
188,659	179,350	9,309		TOTAL OPERATING EXPENSES	1,729,629	1,846,240	(116,611)	2,222,546
10,424	5,860	4,564		OPERATING FUND SURPLUS/(DEFICIT)	206,986	5,860	201,126	0

RESERVE FUND

I N C O M E



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
10/31/2020**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
33,167	33,167	0	7010	TRANSFER FROM OPERATING	331,670	331,670	0	398,000
6,673	6,673	0	7020	IRRIGATION SYSTEMS	66,730	66,730	0	80,071
(9,640)	0	(9,640)	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	60,468	0	60,468	0
343	0	343	7034	INTEREST RESERVE FUND	8,078	0	8,078	0
1,366	2,000	(634)	7034D	DIVIDENDS EARNED	16,287	20,000	(3,713)	24,000
0	0	0	7069	GAIN (LOSS) ON INVESTMENTS	35,265	0	35,265	0
1,485	1,485	0	P7010	PARCEL TRANSFER TO RESERVES	14,850	14,850	0	17,820
8	0	8	P7034	INTEREST RESERVE FUNDS	488	0	488	0
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33,402	43,325	(9,923)		TOTAL RESERVE INCOME	533,835	433,250	100,585	519,891
				E X P E N D I T U R E S				
41,180	11,524	29,656	8520	PAINTING	47,630	115,240	(67,610)	138,285
0	296	(296)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	2,960	(2,960)	3,551
0	246	(246)	8526	FOUNTAIN REPLACEMENT	0	2,460	(2,460)	2,950
0	1,229	(1,229)	8528	WALLS	0	12,290	(12,290)	14,752
0	5,546	(5,546)	8530	ASPHALT SEAL COATING	0	55,460	(55,460)	66,547
2,091	1,875	216	8537	BANK/INVESTMENT CHARGES	8,583	7,500	1,083	7,500
0	39,065	(39,065)	8541	GRANITE REPLACEMENT	193,459	390,650	(197,191)	468,781
0	2,450	(2,450)	8543P	PARK FURNITURE REPLACEMENT	0	24,500	(24,500)	29,394
0	458	(458)	8548	RESERVE STUDY	0	4,580	(4,580)	5,500
0	7,854	(7,854)	8550	PLAY STRUCTURE RRPS/ REPLACEMENT	0	78,540	(78,540)	94,248
0	1,193	(1,193)	8565	TENNIS COURTS	0	11,930	(11,930)	14,315
0	364	(364)	8571C	CONCRETE WORK	0	3,640	(3,640)	4,371
0	16,667	(16,667)	8575	IRRIGATION SYSTEMS	138,000	166,670	(28,670)	200,000
0	1,047	(1,047)	8575C	IRRIGATION SYSTEM CONTROLLERS	0	10,470	(10,470)	12,566
1,400	0	1,400	P8510	PARCEL - GENERAL RESERVE EXPENSE	1,400	0	1,400	0
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44,671	89,814	(45,143)		TOTAL RESERVE EXPENDITURES	389,072	886,890	(497,818)	1,062,760
(11,269)	(46,489)	35,220		RESERVE FUND SURPLUS/(DEFICIT)	144,763	(453,640)	598,403	(542,869)
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