



347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
06/30/2024

ASSETS

OPERATING FUNDS
OPERATING - US BANK
US BANK SAVINGS
DUE FROM RESERVES

605,645.83
384,227.95
38,223.50

TOTAL OPERATING FUNDS

1,028,097.28

RESERVE FUNDS
DUE TO OPERATING
RESERVE US BANK MMA
MORGAN STANLEY
RESERVES - ACCRUED INTEREST
UNREALIZED RSV GAIN/LOSS

(38,223.50)
353,919.99
3,568,633.24
17,340.19
273.94

TOTAL RESERVE FUNDS

3,901,943.86

DEPOSITS
REFUNDABLE DEPOSITS SECURITY DEPOSITS

3,024.22

TOTAL DEPOSITS

3,024.22

ACCOUNTS RECEIVABLE

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

226,411.22
39,522.43
(39,522.43)
(75,135.49)

TOTAL ACCOUNTS RECEIVABLE

151,275.73

OTHER ASSETS
PREPAID EXPENSE INSURANCE
PREPAID EXPENSES

36,674.99
244.23

TOTAL OTHER ASSETS

36,919.22

TOTAL ASSETS

5,121,260.31
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347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
06/30/2024

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(2,319.89)	
ACCRUED EXPENSES	562,752.72	
PREPAID ASSESSMENTS	438,827.63	
REFUNDABLE DEPOSIT KEYS	10,950.00	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		1,040,177.46
RESERVE		
ACCUMULATED GENERAL	4,041,176.47	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	(224,236.96)	
UNREALIZED GAIN/LOSS INVESTMENTS	273.94	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		3,901,943.86
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	184,488.03	
CURRENT YEAR RESERVE EQUITY	224,236.96	
CURRENT SURPLUS/(DEFICIT)	(229,586.00)	

TOTAL SURPLUS/(DEFICIT)		179,138.99

TOTAL LIABILITIES & EQUITY		5,121,260.31
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**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
06/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
189,385	188,734	651	4000	ASSESSMENT INCOME	1,134,922	1,132,400	2,522	2,264,800
70,976	67,337	3,639	4001	COMMERCIAL DUES	425,858	404,022	21,836	808,045
1,226	834	392	4030	INTEREST INCOME	7,379	5,000	2,379	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	6,000	(6,000)	12,000
(50)	167	(217)	4050FR	FILE REVIEW FEE	550	998	(448)	2,000
150	0	150	4050MU	MONITOR TRUSTEE SALE	375	250	125	500
0	292	(292)	4050RR	FILE TRANSFER FEES	1,425	1,748	(323)	3,500
0	0	0	4050T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
(18)	0	(18)	4070	LATE FEE INCOME	6,727	11,000	(4,273)	22,000
70	75	(5)	4075	NSF FEE	770	450	320	900
35,839	5,122	30,717	4205	BUILDER ASSESSMENT	59,565	30,732	28,833	61,465
20,407	0	20,407	4530	MISCELLANEOUS INCOME	20,407	0	20,407	0
2,350	834	1,516	4900	VIOLATION FINES	12,779	5,000	7,779	10,000
75	0	75	4920	GATE TRANSMITTERS	75	0	75	0
75	0	75	4922	KEYS	375	0	375	0
0	3,000	(3,000)	4950	REBILL FEE	15,780	18,000	(2,220)	36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	5,100	(5,100)	10,200
(66,667)	(66,667)	0	6010	GENERAL RESERVE TRANSFER	(400,000)	(399,998)	(2)	(800,000)
253,818	201,578	52,240		TOTAL INCOME	1,286,987	1,220,852	66,135	2,441,710
E X P E N S E S								
A D M I N I S T R A T I V E								
9,592	9,160	432	5000	MANAGEMENT FEE	56,560	52,493	4,067	107,450
4,056	3,182	874	5000RO	OFFICE LEASE	19,963	19,092	871	38,184
1,565	0	1,565	5005	RESERVE STUDY	3,130	0	3,130	0
24,904	27,735	(2,831)	5007w	SALARIES & BENEFITS	162,293	166,410	(4,117)	332,821
0	3,000	(3,000)	5009A	REBILL FEE EXPENSE	15,780	18,000	(2,220)	36,000
70	75	(5)	5009B	NSF FEE EXPENSE	770	450	320	900
2,393	4,334	(1,941)	5010	LEGAL EXPENSE	12,720	26,000	(13,280)	52,000
4,135	500	3,635	5020	LIEN/COLLECTION COST	7,300	3,000	4,300	6,000
(50)	167	(217)	5020F	FILE REVIEW FEE	550	998	(448)	2,000
150	0	150	5020M	MONITOR TRUSTEE SALE	375	250	125	500
0	291	(291)	5020RR	FILE TRANSFER FEE EXPENSE	1,425	1,749	(324)	3,500
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
5,275	0	5,275	5030	AUDIT/TAX PREPARATION	15,800	11,800	4,000	11,800
0	0	0	5033F	ADVERTISING	301	750	(449)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	210	210	0	420
61	0	61	5039	WEBSITE	619	600	19	1,000
8,508	7,750	758	5040	ADMINISTRATION	42,561	46,500	(3,939)	93,000
143	143	0	5046	NEWSLETTER	855	858	(3)	1,716
208	1,250	(1,042)	5047B	OFFICE EQUIPMENT RENTAL	1,125	7,500	(6,375)	15,000
233	500	(267)	5048	OFFICE EXPENSES	2,886	3,000	(114)	6,000
0	0	0	5052	PRINTING	2,249	0	2,249	10,000
840	1,034	(194)	5054	ARCHITECTURAL EXPENSE	4,660	6,200	(1,540)	12,400
0	0	0	5055	MEETING EXPENSE	23,994	24,000	(6)	27,000
0	500	(500)	5059	POSTAGE	925	3,000	(2,075)	6,000
1,130	850	280	5059V	VIOLATION NOTICES	3,920	5,100	(1,180)	10,200
0	375	(375)	5063	MILEAGE	0	2,250	(2,250)	4,500
0	0	0	5065	PROFESSIONAL FEES	0	15,000	(15,000)	20,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	500	(500)	5068	GIFTS	0	1,000	(1,000)	1,500
181	0	181	5070	PROPERTY TAXES	181	0	181	900
0	0	0	5080	CORPORATE TAXES	78,450	5,000	73,450	5,000
1,709	15,000	(13,291)	5088	BAD DEBT EXPENSE	(32,926)	15,000	(47,926)	20,000
4,075	3,730	345	5090	INSURANCE	20,644	20,517	127	42,897
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	5,000	(5,000)	5,000
0	0	0	5099	MISCELLANEOUS EXPENSE	0	1,000	(1,000)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	8,708	0	8,708	0
69,212	80,111	(10,899)		TOTAL ADMINISTRATIVE	456,026	462,977	(6,951)	880,588



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
06/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
UTILITIES								
19,764	22,000	(2,236)	5100	WATER/SEWER	95,037	84,000	11,037	200,000
1,120	4,167	(3,047)	5120	ELECTRIC	17,923	24,999	(7,077)	50,000
277	417	(140)	5151	TELEPHONE	1,740	2,499	(759)	5,000
351	250	101	5151B	INTERNET	2,036	1,500	536	3,000
75	75	0	5152	ALARM MONITORING	502	450	52	900
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21,588	26,909	(5,321)		TOTAL UTILITIES	117,237	113,448	3,789	258,900
LANDSCAPING								
108,069	108,069	0	5200	LANDSCAPE CONTRACT	648,415	648,414	1	1,296,830
0	0	0	5210	LANDSCAPE SUPPLIES/MATERIAL	0	2,500	(2,500)	5,000
0	0	0	5218	MAJOR PROJECTS	0	25,000	(25,000)	50,000
0	2,000	(2,000)	5220	IRRIGATION REPAIRS	6,427	12,000	(5,573)	24,000
103	0	103	5222	BACKFLOW INSPEC/RPRS	4,907	1,750	3,157	3,000
0	0	0	5228	EROSION CONTROL	0	0	0	7,500
5,148	3,000	2,148	5240	TREE TRIMMING/REMOVAL	8,808	14,000	(5,193)	31,000
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113,320	113,069	251		TOTAL LANDSCAPE	668,557	703,664	(35,107)	1,417,330
COMMON AREA								
0	500	(500)	5700	BUILDING MAINTENANCE	0	3,000	(3,000)	6,000
672	2,500	(1,828)	5700K	KEYS/LOCK REPAIR	3,415	6,000	(2,585)	7,000
0	1,000	(1,000)	5722	ELECTRIC REPAIRS/SUPPLIES	185	6,000	(5,815)	12,000
0	0	0	5740	SIGN MAINTENANCE	0	1,000	(1,000)	2,000
2,288	2,477	(189)	5769A	JANITORIAL	13,765	14,712	(947)	29,574
1,908	1,917	(9)	5774	PET WASTE REMOVAL	11,446	11,498	(52)	23,000
2,700	1,909	791	5779CC	SECURITY PATROL	10,954	11,450	(496)	22,904
0	0	0	5794A	SIDEWALK REPAIR	0	1,000	(1,000)	3,000
1,657	1,167	490	5800	COMMON AREA MAINTENANCE/REPAIRS	5,337	6,998	(1,661)	14,000
0	0	0	5845	PARK MAINT	3,360	3,000	360	7,200
453	500	(47)	5850	EXTERMINATING	1,353	3,000	(1,647)	6,000
0	417	(417)	5895	TENNIS COURT MAINTENANCE	700	2,499	(1,799)	5,000
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9,677	12,387	(2,710)		TOTAL COMMON AREA	50,515	70,157	(19,642)	137,678
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213,798	232,476	(18,678)		TOTAL OPERATING EXPENSES	1,292,336	1,350,246	(57,910)	2,694,496
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40,020	(30,898)	70,918		OPERATING FUND SURPLUS/(DEFICIT)	(5,349)	(129,394)	124,045	(252,786)
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**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
06/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
RESERVE FUND								
I N C O M E								
66,667	66,667	0	7010	TRANSFER FROM OPERATING	400,000	399,998	2	800,000
15,719	14,584	1,135	7034	INTEREST RESERVE FUND	81,364	87,500	(6,136)	175,000
(616)	0	(616)	7069	GAIN (LOSS) ON INVESTMENTS	(52,560)	0	(52,560)	0
(912)	0	(912)	8537	BANK/INVESTMENT CHARGES	(5,495)	0	(5,495)	(10,000)
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80,858	81,251	(393)		TOTAL RESERVE INCOME	423,310	487,498	(64,188)	965,000
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E X P E N D I T U R E S								
19,228	0	19,228	8510	GENERAL RESERVE EXPENSE	23,503	0	23,503	4,000
5,290	0	5,290	8520	PAINTING	5,290	0	5,290	0
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	2,900	0	2,900	10,000
0	0	0	8526	FOUNTAIN REPLACEMENT	0	0	0	4,000
0	0	0	8530	ASPHALT SEAL COATING	0	0	0	11,400
0	0	0	8531	SIDEWALK REPAIRS	1,250	0	1,250	0
484,919	0	484,919	8541	GRANITE REPLACEMENT	499,569	0	499,569	672,000
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	18,700
14,885	0	14,885	8565	TENNIS COURTS	16,235	0	16,235	29,600
0	0	0	8571C	CONCRETE WORK	2,800	0	2,800	5,800
78,550	0	78,550	8575	IRRIGATION SYSTEMS	81,350	0	81,350	424,000
0	0	0	8578D	DRAINAGE	14,650	0	14,650	60,000
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602,872	0	602,872		TOTAL RESERVE EXPENDITURES	647,547	0	647,547	1,239,500
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(522,014)	81,251	(603,265)		RESERVE FUND SURPLUS/(DEFICIT)	(224,237)	487,498	(711,735)	(274,500)
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**347A VISTOSO- SIENA
BALANCE SHEET
06/30/2024**

ASSETS		
OPERATING FUNDS		
OPERATING - US BANK	6,936.62	

TOTAL OPERATING FUNDS		6,936.62
RESERVE FUNDS		
RESERVE US BANK MMA	251,398.36	

TOTAL RESERVE FUNDS		251,398.36
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE - PARCELS	1,645.97	

TOTAL ACCOUNTS RECEIVABLE		1,645.97
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	258.75	

TOTAL OTHER ASSETS		258.75

TOTAL ASSETS		260,239.70
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LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCRUED EXPENSES	950.40	
PREPAID ASSESSMENTS - PARCELS	6,264.50	

TOTAL OPERATING LIABILITIES		7,214.90
RESERVE		
ACCUMULATED GENERAL	234,124.57	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	17,273.79	

TOTAL RESERVE		251,398.36
OPERATING SURPLUS (DEFICIT)		



**347A VISTOSO- SIENA
BALANCE SHEET
06/30/2024**

ACCUMULATED SURPLUS (DEFICIT)	(1,271.29)	
CURRENT YEAR RESERVE EQUITY	(17,273.79)	
CURRENT SURPLUS/(DEFICIT)	20,171.52	

TOTAL SURPLUS/(DEFICIT)		1,626.44

TOTAL LIABILITIES & EQUITY		260,239.70
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347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
06/30/2024

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
4,270	4,270	0	4000P	PARCEL ASSESSMENTS	25,620	25,620	0	51,240
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(12,570)	(12,570)	0	(25,140)
<u>2,175</u>	<u>2,175</u>	<u>0</u>		TOTAL INCOME	<u>13,050</u>	<u>13,050</u>	<u>0</u>	<u>26,100</u>
E X P E N S E S								
A D M I N I S T R A T I V E								
29	30	(1)	P5090	INSURANCE	161	165	(4)	345
<u>29</u>	<u>30</u>	<u>(1)</u>		TOTAL ADMINISTRATIVE	<u>161</u>	<u>165</u>	<u>(4)</u>	<u>345</u>
U T I L I T I E S								
96	225	(129)	P5100	WATER/SEWER	883	1,275	(392)	2,566
0	52	(52)	P5120	ELECTRIC	255	309	(54)	620
<u>96</u>	<u>277</u>	<u>(181)</u>		TOTAL UTILITIES	<u>1,138</u>	<u>1,584</u>	<u>(446)</u>	<u>3,186</u>
L A N D S C A P I N G								
0	0	0	5218	MAJOR PROJECTS	0	2,000	(2,000)	2,000
732	733	(1)	P5200	LANDSCAPE CONTRACT	4,394	4,394	0	8,788
0	0	0	P5220	IRRIGATION REPAIRS	0	100	(100)	100
<u>732</u>	<u>733</u>	<u>(1)</u>		TOTAL LANDSCAPE	<u>4,394</u>	<u>6,494</u>	<u>(2,100)</u>	<u>10,888</u>
P O O L / S P A / C L U B H O U S E								
210	300	(90)	P5350	FOUNTAIN MAINTENANCE	1,605	1,400	205	4,000
<u>210</u>	<u>300</u>	<u>(90)</u>		TOTAL POOLS	<u>1,605</u>	<u>1,400</u>	<u>205</u>	<u>4,000</u>
G A T E S								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,560	1,560	0	3,120
0	0	0	P5511	GATE REPAIRS	(288)	300	(588)	600
115	115	0	P5517	GATE PHONE	685	690	(5)	1,380
<u>375</u>	<u>375</u>	<u>0</u>		TOTAL GATES	<u>1,958</u>	<u>2,550</u>	<u>(592)</u>	<u>5,100</u>
C O M M O N A R E A								
85	0	85	P5739	STREET SWEEPING	511	588	(77)	1,176
0	0	0	P5800	COMMON AREA MAINTAINENCE	385	702	(317)	1,405
<u>85</u>	<u>0</u>	<u>85</u>		TOTAL COMMON AREA	<u>896</u>	<u>1,290</u>	<u>(394)</u>	<u>2,581</u>
<u>1,527</u>	<u>1,715</u>	<u>(188)</u>		TOTAL OPERATING EXPENSES	<u>10,152</u>	<u>13,483</u>	<u>(3,331)</u>	<u>26,100</u>
<u>648</u>	<u>460</u>	<u>188</u>		OPERATING FUND SURPLUS/(DEFICIT)	<u>2,898</u>	<u>(433)</u>	<u>3,331</u>	<u>0</u>



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
06/30/2024

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
RESERVE FUND								
I N C O M E								
2,095	2,095	0	P7010	PARCEL TRANSFER TO RESERVES	12,570	12,570	0	25,140
800	750	50	P7034	INTEREST RESERVE FUNDS	4,704	4,500	204	9,000
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2,895	2,845	50		TOTAL RESERVE INCOME	17,274	17,070	204	34,140
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E X P E N D I T U R E S								
-----	-----	-----			-----	-----	-----	-----
0	0	0		TOTAL RESERVE EXPENDITURES	0	0	0	0
-----	-----	-----			-----	-----	-----	-----
2,895	2,845	50		RESERVE FUND SURPLUS/(DEFICIT)	17,274	17,070	204	34,140
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**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
06/30/2024**

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	612,582.45
US BANK SAVINGS	384,227.95
DUE FROM RESERVES	38,223.50

TOTAL OPERATING FUNDS 1,035,033.90

RESERVE FUNDS

DUE TO OPERATING	(38,223.50)
RESERVE US BANK MMA	605,318.35
MORGAN STANLEY	3,568,633.24
RESERVES - ACCRUED INTEREST	17,340.19
UNREALIZED RSV GAIN/LOSS	273.94

TOTAL RESERVE FUNDS 4,153,342.22

DEPOSITS

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22
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TOTAL DEPOSITS 3,024.22

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	226,411.22
ACCOUNTS RECEIVABLE - PARCELS	1,645.97
PRE-LEGAL RECEIVABLE	39,522.43
CONTINGENT PAYABLE	(39,522.43)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(75,135.49)

TOTAL ACCOUNTS RECEIVABLE 152,921.70

OTHER ASSETS

PREPAID EXPENSE INSURANCE	36,933.74
PREPAID EXPENSES	244.23

TOTAL OTHER ASSETS 37,177.97

TOTAL ASSETS 5,381,500.01



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
06/30/2024**

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(2,319.89)	
ACCRUED EXPENSES	563,703.12	
PREPAID ASSESSMENTS	438,827.63	
PREPAID ASSESSMENTS - PARCELS	6,264.50	
REFUNDABLE DEPOSIT KEYS	10,950.00	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		1,047,392.36
RESERVE		
ACCUMULATED GENERAL	4,275,301.04	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	(206,963.17)	
UNREALIZED GAIN/LOSS INVESTMENTS	273.94	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		4,153,342.22
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	183,216.74	
CURRENT YEAR RESERVE EQUITY	206,963.17	
CURRENT SURPLUS/(DEFICIT)	(209,414.48)	

TOTAL SURPLUS/(DEFICIT)		180,765.43
TOTAL LIABILITIES & EQUITY		5,381,500.01
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**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
06/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
189,385	188,734	651	4000	ASSESSMENT INCOME	1,134,922	1,132,400	2,522	2,264,800
4,270	4,270	0	4000P	PARCEL ASSESSMENTS	25,620	25,620	0	51,240
70,976	67,337	3,639	4001	COMMERCIAL DUES	425,858	404,022	21,836	808,045
1,226	834	392	4030	INTEREST INCOME	7,379	5,000	2,379	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	6,000	(6,000)	12,000
(50)	167	(217)	4050FR	FILE REVIEW FEE	550	998	(448)	2,000
150	0	150	4050MU	MONITOR TRUSTEE SALE	375	250	125	500
0	292	(292)	4050RR	FILE TRANSFER FEES	1,425	1,748	(323)	3,500
0	0	0	4050T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
(18)	0	(18)	4070	LATE FEE INCOME	6,727	11,000	(4,273)	22,000
70	75	(5)	4075	NSF FEE	770	450	320	900
35,839	5,122	30,717	4205	BUILDER ASSESSMENT	59,565	30,732	28,833	61,465
20,407	0	20,407	4530	MISCELLANEOUS INCOME	20,407	0	20,407	0
2,350	834	1,516	4900	VIOLATION FINES	12,779	5,000	7,779	10,000
75	0	75	4920	GATE TRANSMITTERS	75	0	75	0
75	0	75	4922	KEYS	375	0	375	0
0	3,000	(3,000)	4950	REBILL FEE	15,780	18,000	(2,220)	36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	5,100	(5,100)	10,200
(66,667)	(66,667)	0	6010	GENERAL RESERVE TRANSFER	(400,000)	(399,998)	(2)	(800,000)
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(12,570)	(12,570)	0	(25,140)
255,993	203,753	52,240		TOTAL INCOME	1,300,037	1,233,902	66,135	2,467,810
E X P E N S E S								
A D M I N I S T R A T I V E								
9,592	9,160	432	5000	MANAGEMENT FEE	56,560	52,493	4,067	107,450
4,056	3,182	874	5000RO	OFFICE LEASE	19,963	19,092	871	38,184
1,565	0	1,565	5005	RESERVE STUDY	3,130	0	3,130	0
24,904	27,735	(2,831)	5007w	SALARIES & BENEFITS	162,293	166,410	(4,117)	332,821
0	3,000	(3,000)	5009A	REBILL FEE EXPENSE	15,780	18,000	(2,220)	36,000
70	75	(5)	5009B	NSF FEE EXPENSE	770	450	320	900
2,393	4,334	(1,941)	5010	LEGAL EXPENSE	12,720	26,000	(13,280)	52,000
4,135	500	3,635	5020	LIEN/COLLECTION COST	7,300	3,000	4,300	6,000
(50)	167	(217)	5020F	FILE REVIEW FEE	550	998	(448)	2,000
150	0	150	5020M	MONITOR TRUSTEE SALE	375	250	125	500
0	291	(291)	5020RR	FILE TRANSFER FEE EXPENSE	1,425	1,749	(324)	3,500
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
5,275	0	5,275	5030	AUDIT/TAX PREPARATION	15,800	11,800	4,000	11,800
0	0	0	5033F	ADVERTISING	301	750	(449)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	210	210	0	420
61	0	61	5039	WEBSITE	619	600	19	1,000
8,508	7,750	758	5040	ADMINISTRATION	42,561	46,500	(3,939)	93,000
143	143	0	5046	NEWSLETTER	855	858	(3)	1,716
208	1,250	(1,042)	5047B	OFFICE EQUIPMENT RENTAL	1,125	7,500	(6,375)	15,000
233	500	(267)	5048	OFFICE EXPENSES	2,886	3,000	(114)	6,000
0	0	0	5052	PRINTING	2,249	0	2,249	10,000
840	1,034	(194)	5054	ARCHITECTURAL EXPENSE	4,660	6,200	(1,540)	12,400
0	0	0	5055	MEETING EXPENSE	23,994	24,000	(6)	27,000
0	500	(500)	5059	POSTAGE	925	3,000	(2,075)	6,000
1,130	850	280	5059V	VIOLATION NOTICES	3,920	5,100	(1,180)	10,200
0	375	(375)	5063	MILEAGE	0	2,250	(2,250)	4,500
0	0	0	5065	PROFESSIONAL FEES	0	15,000	(15,000)	20,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	500	(500)	5068	GIFTS	0	1,000	(1,000)	1,500
181	0	181	5070	PROPERTY TAXES	181	0	181	900
0	0	0	5080	CORPORATE TAXES	78,450	5,000	73,450	5,000
1,709	15,000	(13,291)	5088	BAD DEBT EXPENSE	(32,926)	15,000	(47,926)	20,000
4,075	3,730	345	5090	INSURANCE	20,644	20,517	127	42,897
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	5,000	(5,000)	5,000
0	0	0	5099	MISCELLANEOUS EXPENSE	0	1,000	(1,000)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	8,708	0	8,708	0
29	30	(1)	P5090	INSURANCE	161	165	(4)	345



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
06/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
69,241	80,141	(10,900)		456,188	463,142	(6,954)	880,933
TOTAL ADMINISTRATIVE							
UTILITIES							
19,764	22,000	(2,236)	5100	95,037	84,000	11,037	200,000
1,120	4,167	(3,047)	5120	17,923	24,999	(7,077)	50,000
277	417	(140)	5151	1,740	2,499	(759)	5,000
351	250	101	5151B	2,036	1,500	536	3,000
75	75	0	5152	502	450	52	900
96	225	(129)	P5100	883	1,275	(392)	2,566
0	52	(52)	P5120	255	309	(54)	620
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21,685	27,186	(5,501)		118,376	115,032	3,344	262,086
TOTAL UTILITIES							
LANDSCAPING							
108,069	108,069	0	5200	648,415	648,414	1	1,296,830
0	0	0	5210	0	2,500	(2,500)	5,000
0	0	0	5218	0	27,000	(27,000)	52,000
0	2,000	(2,000)	5220	6,427	12,000	(5,573)	24,000
103	0	103	5222	4,907	1,750	3,157	3,000
0	0	0	5228	0	0	0	7,500
5,148	3,000	2,148	5240	8,808	14,000	(5,193)	31,000
732	733	(1)	P5200	4,394	4,394	0	8,788
0	0	0	P5220	0	100	(100)	100
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114,052	113,802	250		672,951	710,158	(37,207)	1,428,218
TOTAL LANDSCAPE							
POOL / SPA / CLUBHOUSE							
210	300	(90)	P5350	1,605	1,400	205	4,000
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210	300	(90)		1,605	1,400	205	4,000
TOTAL POOLS							
GATES							
260	260	0	P5500	1,560	1,560	0	3,120
0	0	0	P5511	(288)	300	(588)	600
115	115	0	P5517	685	690	(5)	1,380
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375	375	0		1,958	2,550	(592)	5,100
TOTAL GATES							
COMMON AREA							
0	500	(500)	5700	0	3,000	(3,000)	6,000
672	2,500	(1,828)	5700K	3,415	6,000	(2,585)	7,000
0	1,000	(1,000)	5722	185	6,000	(5,815)	12,000
0	0	0	5740	0	1,000	(1,000)	2,000
2,288	2,477	(189)	5769A	13,765	14,712	(947)	29,574
1,908	1,917	(9)	5774	11,446	11,498	(52)	23,000
2,700	1,909	791	5779CC	10,954	11,450	(496)	22,904
0	0	0	5794A	0	1,000	(1,000)	3,000
1,657	1,167	490	5800	5,337	6,998	(1,661)	14,000
0	0	0	5845	3,360	3,000	360	7,200
453	500	(47)	5850	1,353	3,000	(1,647)	6,000
0	417	(417)	5895	700	2,499	(1,799)	5,000
85	0	85	P5739	511	588	(77)	1,176
0	0	0	P5800	385	702	(317)	1,405
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9,762	12,387	(2,625)		51,411	71,447	(20,036)	140,259
TOTAL COMMON AREA							
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215,325	234,191	(18,866)		1,302,488	1,363,729	(61,241)	2,720,596
TOTAL OPERATING EXPENSES							
40,668	(30,438)	71,106		(2,451)	(129,827)	127,376	(252,786)
OPERATING FUND SURPLUS/(DEFICIT)							



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
06/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET	
RESERVE FUND								
I N C O M E								
66,667	66,667	0	7010	TRANSFER FROM OPERATING	400,000	399,998	2	800,000
15,719	14,584	1,135	7034	INTEREST RESERVE FUND	81,364	87,500	(6,136)	175,000
(616)	0	(616)	7069	GAIN (LOSS) ON INVESTMENTS	(52,560)	0	(52,560)	0
2,095	2,095	0	P7010	PARCEL TRANSFER TO RESERVES	12,570	12,570	0	25,140
800	750	50	P7034	INTEREST RESERVE FUNDS	4,704	4,500	204	9,000
(912)	0	(912)	8537	BANK/INVESTMENT CHARGES	(5,495)	0	(5,495)	(10,000)
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83,753	84,096	(343)		TOTAL RESERVE INCOME	440,584	504,568	(63,984)	999,140
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EXPENDITURES								
19,228	0	19,228	8510	GENERAL RESERVE EXPENSE	23,503	0	23,503	4,000
5,290	0	5,290	8520	PAINTING	5,290	0	5,290	0
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITURE	2,900	0	2,900	10,000
0	0	0	8526	FOUNTAIN REPLACEMENT	0	0	0	4,000
0	0	0	8530	ASPHALT SEAL COATING	0	0	0	11,400
0	0	0	8531	SIDEWALK REPAIRS	1,250	0	1,250	0
484,919	0	484,919	8541	GRANITE REPLACEMENT	499,569	0	499,569	672,000
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	18,700
14,885	0	14,885	8565	TENNIS COURTS	16,235	0	16,235	29,600
0	0	0	8571C	CONCRETE WORK	2,800	0	2,800	5,800
78,550	0	78,550	8575	IRRIGATION SYSTEMS	81,350	0	81,350	424,000
0	0	0	8578D	DRAINAGE	14,650	0	14,650	60,000
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602,872	0	602,872		TOTAL RESERVE EXPENDITURES	647,547	0	647,547	1,239,500
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(519,119)	84,096	(603,215)		RESERVE FUND SURPLUS/(DEFICIT)	(206,963)	504,568	(711,531)	(240,360)
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347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF OPERATIONS 06/30/2024

		January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
INCOME														
4000	ASSESSMENT INCOME	\$ 188,918	\$ 188,918	\$ 188,926	\$ 189,162	\$ 189,613	\$ 189,385	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,134,922
4000P	PARCEL ASSESSMENTS	4,270	4,270	4,270	4,270	4,270	4,270	0	0	0	0	0	0	25,620
4001	COMMERCIAL DUES	70,976	70,976	70,976	70,976	70,976	70,976	0	0	0	0	0	0	425,858
4030	INTEREST INCOME	1,247	1,170	1,255	1,218	1,263	1,226	0	0	0	0	0	0	7,379
4050	COLLECTION COST REIMBURSEMENT	0	0	0	0	0	0	0	0	0	0	0	0	0
4050FR	FILE REVIEW FEE	50	250	300	50	(50)	(50)	0	0	0	0	0	0	550
4050MU	MONITOR TRUSTEE SALE	75	0	0	75	75	150	0	0	0	0	0	0	375
4050RR	FILE TRANSFER FEES	95	760	0	0	570	0	0	0	0	0	0	0	1,425
4070	LATE FEE INCOME	3,307	(21)	(10)	3,543	(73)	(18)	0	0	0	0	0	0	6,727
4075	NSF FEE	280	70	35	210	105	70	0	0	0	0	0	0	770
4205	BUILDER ASSESSMENT	4,805	4,805	4,805	4,608	4,703	35,839	0	0	0	0	0	0	59,565
4530	MISCELLANEOUS INCOME	0	0	0	0	0	20,407	0	0	0	0	0	0	20,407
4900	VIOLATION FINES	2,586	1,368	2,625	50	3,800	2,350	0	0	0	0	0	0	12,779
4920	GATE TRANSMITTERS	0	0	0	0	0	75	0	0	0	0	0	0	75
4922	KEYS	150	0	75	0	75	75	0	0	0	0	0	0	375
4950	REBILL FEE	7,440	(30)	0	8,580	(210)	0	0	0	0	0	0	0	15,780
6010	GENERAL RESERVE TRANSFER	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	(66,667)	0	0	0	0	0	0	(400,000)
P6010	GENERAL RESERVE TRANSFER	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	0	0	0	0	0	0	(12,570)
	TOTAL INCOME	\$ 215,438	\$ 203,775	\$ 204,496	\$ 213,980	\$ 206,355	\$ 255,993	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,300,037
EXPENSES														
ADMINISTRATIVE														
5000	MANAGEMENT FEE	\$ 9,274	\$ 9,270	\$ 9,273	\$ 9,576	\$ 9,574	\$ 9,592	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 56,560
5000RO	OFFICE LEASE	3,181	3,181	3,181	3,181	3,181	4,056	0	0	0	0	0	0	19,963
5005	RESERVE STUDY	0	0	0	1,565	0	1,565	0	0	0	0	0	0	3,130
5007w	SALARIES & BENEFITS	29,069	28,619	26,988	26,547	26,166	24,904	0	0	0	0	0	0	162,293
5009A	REBILL FEE EXPENSE	7,440	(30)	0	8,580	(210)	0	0	0	0	0	0	0	15,780
5009B	NSF FEE EXPENSE	280	70	35	210	105	70	0	0	0	0	0	0	770
5010	LEGAL EXPENSE	2,197	1,483	1,830	1,830	2,988	2,393	0	0	0	0	0	0	12,720
5020	LIEN/COLLECTION COST	510	295	2,065	0	295	4,135	0	0	0	0	0	0	7,300
5020F	FILE REVIEW FEE	50	250	300	50	(50)	(50)	0	0	0	0	0	0	550
5020M	MONITOR TRUSTEE SALE	75	0	0	75	75	150	0	0	0	0	0	0	375
5020RR	FILE TRANSFER FEE EXPENSE	95	760	0	0	570	0	0	0	0	0	0	0	1,425
5030	AUDIT/TAX PREPARATION	0	4,000	6,525	0	0	5,275	0	0	0	0	0	0	15,800
5033F	ADVERTISING	0	0	12	0	289	0	0	0	0	0	0	0	301
5037	BANK CHARGES & CC FEES	35	35	35	35	35	35	0	0	0	0	0	0	210
5039	WEBSITE	314	61	61	61	61	61	0	0	0	0	0	0	619
5040	ADMINISTRATION	(1,055)	8,849	8,501	7,752	10,005	8,508	0	0	0	0	0	0	42,561
5046	NEWSLETTER	143	143	285	0	143	143	0	0	0	0	0	0	855
5047B	OFFICE EQUIPMENT RENTAL	1,306	171	(314)	(253)	6	208	0	0	0	0	0	0	1,125
5048	OFFICE EXPENSES	908	225	480	294	747	233	0	0	0	0	0	0	2,886
5052	PRINTING	1,093	1,156	0	0	0	0	0	0	0	0	0	0	2,249
5054	ARCHITECTURAL EXPENSE	320	580	700	900	1,320	840	0	0	0	0	0	0	4,660
5055	MEETING EXPENSE	0	8,344	15,470	180	0	0	0	0	0	0	0	0	23,994
5059	POSTAGE	925	0	0	0	0	0	0	0	0	0	0	0	925
5059V	VIOLATION NOTICES	0	0	0	2,670	120	1,130	0	0	0	0	0	0	3,920
5070	PROPERTY TAXES	0	0	0	0	0	181	0	0	0	0	0	0	181
5080	CORPORATE TAXES	0	11,928	25,472	39,351	1,698	0	0	0	0	0	0	0	78,450
5088	BAD DEBT EXPENSE	0	0	(34,635)	0	0	1,709	0	0	0	0	0	0	(32,926)
5090	INSURANCE	2,798	2,798	2,798	4,075	4,100	4,075	0	0	0	0	0	0	20,644
5099PY	PRIOR YEAR ADJUSTMENT/EXP	1,908	0	0	0	6,800	0	0	0	0	0	0	0	8,708
P5090	INSURANCE	25	25	25	29	29	29	0	0	0	0	0	0	161
	TOTAL ADMINISTRATIVE	\$ 60,890	\$ 82,214	\$ 69,088	\$ 106,709	\$ 68,046	\$ 69,241	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 456,188
UTILITIES														
5100	WATER/SEWER	\$ 13,259	\$ 12,139	\$ 16,078	\$ 13,921	\$ 19,875	\$ 19,764	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 95,037
5120	ELECTRIC	5,239	4,282	4,054	2,189	1,038	1,120	0	0	0	0	0	0	17,423
5151	TELEPHONE	352	278	278	278	277	277	0	0	0	0	0	0	1,740
5151B	INTERNET	278	352	352	352	351	351	0	0	0	0	0	0	2,036
5152	ALARM MONITORING	138	69	69	69	81	75	0	0	0	0	0	0	502
P5100	WATER/SEWER	211	175	128	139	134	96	0	0	0	0	0	0	883
P5120	ELECTRIC	51	50	51	52	51	0	0	0	0	0	0	0	255
	TOTAL UTILITIES	\$ 19,528	\$ 17,345	\$ 21,010	\$ 16,999	\$ 21,808	\$ 21,685	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 118,376
LANDSCAPING														
5200	LANDSCAPE CONTRACT	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 108,069	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 648,415
5220	IRRIGATION REPAIRS	187	5,521	0	0	719	0	0	0	0	0	0	0	6,427
5222	BACKFLOW INSPEC/RPRS	2,218	0	2,586	0	0	103	0	0	0	0	0	0	4,907
5240	TREE TRIMMING/REMOVAL	0	1,275	0	0	2,385	5,148	0	0	0	0	0	0	8,808
P5200	LANDSCAPE CONTRACT	732	732	732	732	732	732	0	0	0	0	0	0	4,394
	TOTAL LANDSCAPE	\$ 111,207	\$ 115,598	\$ 111,387	\$ 108,802	\$ 111,905	\$ 114,052	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 672,951
POOL/SPA/CLUBHOUSE														
P5350	FOUNTAIN MAINTENANCE	\$ 210	\$ 210	\$ 355	\$ 410	\$ 210	\$ 210	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,605
	TOTAL POOLS/SPA/CLUBHOUSE	\$ 210	\$ 210	\$ 355	\$ 410	\$ 210	\$ 210	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,605
GATES														
P5500	GATE MAINTENANCE CONTRACT	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,560
P5511	GATE REPAIRS	(288)	0	0	0	0	0	0	0	0	0	0	0	(288)
P5517	GATE PHONE	112	115	115	115	115	115	0	0	0	0	0	0	685

