



ASSETS		As Of Date	Checking	Savings	Other	Total
	Vantage West C U	01-Apr-21	\$31,677.62	\$20,002.47	\$2.01	\$51,682.10

INCOME		Assessment	Document Fee	Late Charges	Bank Interest	Total
	LEVIED AMOUNT	(\$25,020.00)	(\$225.00)	(\$13.90)	\$0.00	(\$25,189.40)
	COLLECTED AMOUNT	\$17,729.95	\$225.00	\$6.95	\$3.96	\$17,965.86
	January	\$8,100.00	\$75.00		\$1.63	\$8,176.63
	February	\$4,949.95	\$150.00	\$6.95	\$1.05	\$5,107.95
	March	\$4,680.00			\$1.28	\$4,681.28
	April					
	COLLECTED PERCENT	70.9%	100.0%	50.0%	na	71.3%
BALANCE DUE	(\$7,290.05)	\$0.00	(\$6.95)	\$3.96	(\$7,223.54)	

	Assessment Status	Lot Count	(Cumulative)	Lot Percentage	(Cumulative)
	Paid in Full	85	85	62.5%	62.5%
	1st Half Paid	37	122	27.2%	89.7%
	1st Half Overdue	14	136	10.3%	100.0%

OUTFLOW		Budgeted	Invoiced	Paid	Unpaid Invoices	Unspent Budget
	Totals:	\$21,970.00	\$3,375.56	\$3,127.50	\$248.06	\$18,842.50
	Administrative	\$980.00	\$248.06	\$0.00	\$248.06	\$980.00
	County Recorder Fees	\$150.00				\$150.00
	Financial Review					
	Mailings	\$400.00	\$248.06		\$248.06	\$400.00
	Meetings	\$200.00				\$200.00
	PO Box	\$80.00				\$80.00
	Website	\$150.00				\$150.00
	Common Areas	\$17,750.00	\$2,800.00	\$2,800.00	\$0.00	\$14,950.00
	Road Grading	\$17,500.00	\$2,800.00	\$2,800.00		\$14,700.00
	Road Repair					
	Windmill	\$250.00				\$250.00
	Services	\$2,950.00	\$277.50	\$277.50	\$0.00	\$2,672.50
	Insurance	\$1,850.00				\$1,850.00
	Legal Fees	\$1,100.00	\$277.50	\$277.50		\$822.50
	Taxes	\$290.00	\$50.00	\$50.00	\$0.00	\$240.00
	AZ Corp Commission	\$10.00				\$10.00
	AZ Income Tax	\$50.00	\$50.00	\$50.00		
	County Taxes	\$30.00				\$30.00
Tax Prep	\$200.00				\$200.00	

SCHEDULE	Calendar Entry (15 days past to 45 days future)	Date(s)
	Annual Assessment Mail Out 1st-Half Overdue Notices	23 - 26 Mar 2021
	Annual Report Request Board Approval	1 - 31 Mar 2021
	Treasurer Report Publish Monthly Report	1 - 9 Apr 2021
	Annual Report Request Publication	1 Mar - 10 Apr 2021
	Taxes Federal Income Taxes	1 Feb - 15 Apr 2021
	Taxes Arizona Income Taxes	1 Feb - 15 Apr 2021
	Annual Report Publish and Announce (Secretary action)	1 Mar - 20 Apr 2021
	Annual Assessment 1st-Half Payment Delinquent (Overdue Owners action)	29 Apr 2021
	Treasurer Report Publish Monthly Report	1 - 9 May 2021
	Annual Assessment Mail Out 1st-Half Delinquent Notices	10 - 14 May 2021

COMMENTS **Financial Decisions:**

- The board authorized \$100 for an external financial review of our 2020 records.
- The board authorized \$150 for a special election.

- The board reversed the certified-return-receipt postage charges levied on members for overdue assessment notices in August of 2020.

2020 Annual Treasurer Report: The draft (pending board approval) report is available for review.

2020 Income Taxes: Federal income tax documents (Form 1120-H) and Arizona income tax documents (Arizona Form A120) have been filed.