



ASSETS		As Of Date	Checking	Savings	Other	Total
	Vantage West C U	01-May-21	\$32,743.15	\$20,003.29	\$2.01	\$52,748.45

INCOME		Assessment	Document Fee	Late Charges	Bank Interest	Total
	LEVIED AMOUNT	(\$23,963.05)	(\$300.00)	(\$13.90)	\$0.00	(\$24,207.45)
	COLLECTED AMOUNT	\$18,539.95	\$225.00	\$6.95	\$5.31	\$18,852.21
	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	\$810.00			\$1.35	\$886.35
	COLLECTED PERCENT	77.4%	100.0%	50.0%	na	77.9%
BALANCE DUE	(\$5,423.10)	(\$75.00)	(\$6.95)	\$5.31	(\$5,355.24)	

	Assessment Status	Lot Count	(Cumulative)	Lot Percentage	(Cumulative)
	Paid in Full	89	89	65.4%	65.4%
	1st Half Paid	38	127	27.9%	93.4%
	1st Half Unpaid	2	129	1.5%	94.9%
	1st Half Delinquent	7	136	5.1%	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 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
	Annual Assessment Mail Out 2nd-Half Notices	31 May - 4 Jun 2021
	Treasurer Report Publish Monthly Report	1 - 9 Jun 2021

COMMENTS **Financial Decisions:** None

Treasurer Tasks Update:

- Tasks - Closed*
- 1 . Find Missing PO Box Key (20-Mar-21)
 - 2 . External 2020 Financial Review (20-Mar-21)
 - 3 . Internal Financial Report Review (20-Mar-21)
 - 4 . Reversal of Fees Re 2020 Overdue Notices (20-Mar-21)

5 . Reservations for 21 Apr and 22 May Board Meetings (20-Mar-21)

Tasks - Open

1 . Agenda & Contacts to Treasurer (20-Mar-21)

Treasurer to perform member roster, agenda, and meeting minutes duties until EOM June 2021.

22-Apr-21 - Minutes turned over to secretary.

15-Apr-21 - Roster emailed to secretary.

22-Mar-21 - Draft minutes sent to secretary.

2 . New Bank Signatories (20-Mar-21)

Treasurer and President change signatories on bank accounts upon publication of election results in approved meeting minutes.

28-Apr-21 - Confirmed with business account manager at Vantage West that all three new signatories will need to sign at the same time.

22-Apr-21 - vice-President also to be a signatory, so will need to wait for approval of 21 April meeting minutes.

22-Mar-21 - No action required until minutes with election results and minutes with board position appointments are approved.

3 . Close bbva Account (20-Mar-21)

Joel Levin to attempt close-out of bbva Bank account.

10-Apr-21 - No update.

Tasks - New

1 . Develop a Reserve Study Proposal (21-Apr-21)

Task the Treasurer to prepare a recommendation for conducting a new reserve study and to present that recommendation to the board within the next 90 days.

2 . Budget for the Annual External Financial Review (21-Apr-21)

22-Apr-21 - Budget submissions will be opened in late September to early October.

The treasurer will budget for an annual review by a public accountant as required by the association's bylaws.