



Treasurer's Report

as of Tuesday, December 01, 2020

ASSETS	As Of Date	Checking	Savings	Other	Total
	Vantage West C U	01-Dec-20	\$17,760.36	\$20,045.98	\$2.01

INCOME	Assessment	Document Fee	Mailing Fee	Interest	Total
	LEVIED AMOUNT	(\$24,480.00)	(\$375.00)	(\$97.30)	\$0.00
COLLECTED AMOUNT	\$23,030.05	\$375.00	\$41.70	\$33.74	\$23,480.49
January	\$2,160.00			\$4.77	\$2,164.77
February	\$7,280.00			\$4.59	\$7,284.59
March	\$4,770.00	\$75.00		\$5.16	\$4,850.16
April	\$3,960.00	\$75.00		\$4.37	\$4,039.37
May	\$720.00			\$2.85	\$722.85
June	\$700.00	\$150.00		\$1.93	\$851.93
July	\$2,320.00	\$75.00		\$2.09	\$2,397.09
August	\$1,120.05		\$41.70	\$2.15	\$1,163.90
September				\$2.08	\$2.08
October				\$2.13	\$2.13
November				\$1.62	\$1.62
December					
COLLECTED PERCENT	94.1%	100.0%	42.9%	na	94.1%
BALANCE DUE	(\$1,449.95)	\$0.00	(\$55.60)	\$33.74	(\$1,471.81)

OUTFLOW	Budgeted	Invoiced	Paid	Unpaid Invoices	Unspent Budget
	Totals:	\$23,750.00	\$17,948.07	\$17,855.07	\$93.00
Administrative	\$410.00	\$1,019.51	\$1,019.51	\$0.00	(\$609.51)
Mailings		\$843.63	\$843.63		(\$843.63)
Meetings	\$50.00				\$50.00
PO Box	\$60.00	\$56.00	\$56.00		\$4.00
Supplies	\$200.00				\$200.00
Website	\$100.00	\$119.88	\$119.88		(\$19.88)
Common Areas	\$20,200.00	\$13,475.00	\$13,475.00	\$0.00	\$6,725.00
Road Grading	\$19,000.00	\$13,475.00	\$13,475.00		\$5,525.00
Road Repair	\$1,000.00				\$1,000.00
Windmill	\$200.00				\$200.00
Services	\$3,000.00	\$3,381.00	\$3,288.00	\$93.00	(\$288.00)
Insurance	\$2,000.00	\$1,813.00	\$1,813.00		\$187.00
Legal Fees	\$1,000.00	\$1,568.00	\$1,475.00	\$93.00	(\$475.00)
Taxes	\$140.00	\$72.56	\$72.56	\$0.00	\$67.44
AZ Corp Commission	\$10.00				\$10.00
County Taxes	\$30.00	\$22.56	\$22.56		\$7.44
State Taxes		\$50.00	\$50.00		(\$50.00)
Tax Prep	\$100.00				\$100.00
TBD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
uncategorized					

SCHEDULE	Calendar Entry	Date(s)
	Annual Assessment Assessment Deliberation (Board action)	2 - 27 Nov 2020
Budget Budget Deliberations (Board action)	2 - 27 Nov 2020	
Budget Approve Budget (Board action)	15 Nov - 1 Dec 2020	
Annual Assessment Assessment Approval (Board action)	16 Nov - 2 Dec 2020	
Treasurer Report Publish Monthly Report	1 - 7 Dec 2020	
Budget Publish Budget	7 - 11 Dec 2020	
Treasurer Report Publish Monthly Report	1 - 7 Jan 2021	
Annual Assessment Record Liens with County	4 - 8 Jan 2021	
Treasurer Report Publish Annual Report	1 - 8 Jan 2021	
Annual Assessment Refer to Attorney for Collection	11 - 15 Jan 2021	
Annual Assessment Mail Out Notices	15 - 16 Jan 2021	

<u>Treasurer Report</u> Publish Monthly Report	1 - 7 Feb 2021
<u>Annual Assessment</u> Email Out 1st-Half Reminders	1 - 5 Mar 2021
<u>Treasurer Report</u> Publish Monthly Report	1 - 7 Mar 2021
<u>Annual Assessment</u> 1st-Half Payment Due <i>(All Owners action)</i>	15 Mar 2021
<u>Annual Assessment</u> Mail Out 1st-Half Overdue Notices	23 - 26 Mar 2021

COMMENTS

Financial Decisions: The board met on 10 November 2020 to determine the 2021 budget and 2021 annual assessment, and to consider options to address the 2020 end-of-year forecast. The committees and individual association members submitted 2021 budget requests totaling \$55,308, which the board deliberated, ultimately approving a 2021 budget of \$23,135. The board also approved the 2021 annual assessment at \$180 per lot, which matched the 2020 annual assessment. In addition, the board reached decisions on how to address the budget excess forecast for the end of 2020.

2021 Assessment: The assessment amount is \$180 per lot. The notices should be mailed out in mid January, with a 15 March 2021 due date. An electronic payment method has not been arranged (free methods offer little or no protections, and a service-charge method has not been vetted).

2020 Status, Review and Report: I am reviewing the year's records and will have them ready for review in early January 2021. AZ law requires the association to conduct an audit, review, or compilation every year. I am seeking to use a group of volunteer association members to review our ledgers, bank statements, records, and documentation to identify errors, irregularities, inconsistencies, missing information, or questionable information. AZ law also requires us to write an annual financial report. That report will be available to all members upon request.