



ASSETS

	As Of Date	Checking	Savings	Other	Total
Vantage West C U	01-Jan-21	\$16,409.05	\$20,041.83	\$2.01	\$36,452.89

INCOME

	Assessment	Document Fee	Mailing Fee	Interest	Total
LEVIED AMOUNT	(\$24,480.00)	(\$375.00)	(\$97.30)	\$0.00	(\$24,952.30)
COLLECTED AMOUNT	\$23,785.05	\$375.00	\$41.70	\$35.31	\$24,237.06
<i>January</i>	\$2,160.00			\$4.77	\$2,164.77
<i>February</i>	\$7,280.00			\$4.59	\$7,284.59
<i>March</i>	\$4,770.00	\$75.00		\$5.16	\$4,850.16
<i>April</i>	\$3,960.00	\$75.00		\$4.37	\$4,039.37
<i>May</i>	\$720.00			\$2.85	\$722.85
<i>June</i>	\$700.00	\$150.00		\$1.93	\$851.93
<i>July</i>	\$2,320.00	\$75.00		\$2.09	\$2,397.09
<i>August</i>	\$1,120.05		\$41.70	\$2.15	\$1,163.90
<i>September</i>				\$2.08	\$2.08
<i>October</i>				\$2.13	\$2.13
<i>November</i>				\$1.62	\$1.62
<i>December</i>	\$755.00			\$1.57	\$756.57
COLLECTED PERCENT	97.2%	100.0%	42.9%	na	97.1%
BALANCE DUE	(\$694.95)	\$0.00	(\$55.60)	\$35.31	(\$715.24)

OUTFLOW

	Budgeted	Invoiced	Paid	Unpaid Invoices	Unspent Budget
Totals:	\$23,750.00	\$19,442.10	\$19,442.10	\$0.00	\$4,307.90
Administrative	\$410.00	\$2,460.46	\$2,460.46	\$0.00	(\$2,050.46)
<i>Mailings</i>		\$2,284.58	\$2,284.58		(\$2,284.58)
<i>Meetings</i>	\$50.00				\$50.00
<i>PO Box</i>	\$60.00	\$56.00	\$56.00		\$4.00
<i>Supplies</i>	\$200.00				\$200.00
<i>Website</i>	\$100.00	\$119.88	\$119.88		(\$19.88)
Common Areas	\$20,200.00	\$13,618.08	\$13,618.08	\$0.00	\$6,581.92
<i>Other</i>		\$143.08	\$143.08		(\$143.08)
<i>Road Grading</i>	\$19,000.00	\$13,475.00	\$13,475.00		\$5,525.00
<i>Road Repair</i>	\$1,000.00				\$1,000.00
<i>Windmill</i>	\$200.00				\$200.00
Services	\$3,000.00	\$3,281.00	\$3,281.00	\$0.00	(\$281.00)
<i>Insurance</i>	\$2,000.00	\$1,813.00	\$1,813.00		\$187.00
<i>Legal Fees</i>	\$1,000.00	\$1,468.00	\$1,468.00		(\$468.00)
Taxes	\$140.00	\$82.56	\$82.56	\$0.00	\$57.44
<i>AZ Corp Commission</i>	\$10.00	\$10.00	\$10.00		
<i>County Taxes</i>	\$30.00	\$22.56	\$22.56		\$7.44
<i>State Taxes</i>		\$50.00	\$50.00		(\$50.00)
<i>Tax Prep</i>	\$100.00				\$100.00
TBD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<i>uncategorized</i>					

SCHEDULE

Calendar Entry (15 days past to 90 days future)	Date(s)
Annual Review Solicit Review Volunteers	1 Nov - 20 Dec 2020
Annual Review Prepare Review Volunteers	30 Nov - 31 Dec 2020
Annual Assessment Record Liens with County	4 - 8 Jan 2021
Treasurer Report Publish Monthly Report	1 - 9 Jan 2021
Annual Report Draft Annual Report	1 - 15 Jan 2021
Annual Assessment Refer to Attorney for Collection	11 - 15 Jan 2021
Annual Review Provide Review Documents	1 - 15 Jan 2021
Annual Assessment Mail Out Notices	15 - 16 Jan 2021
Annual Review Report to the Board (Other action)	2 Jan - 1 Feb 2021
Treasurer Report Publish Monthly Report	1 - 9 Feb 2021

<u>Annual Report</u> Request Board Review	1 Feb - 1 Mar 2021
<u>Annual Assessment</u> Email Out 1st-Half Reminders	1 - 5 Mar 2021
<u>Treasurer Report</u> Publish Monthly Report	1 - 9 Mar 2021
<u>Annual Assessment</u> 1st-Half Payment Due (All Owners action)	15 Mar 2021
<u>Annual Assessment</u> Mail Out 1st-Half Overdue Notices	23 - 26 Mar 2021
<u>Annual Report</u> Request Board Approval	1 - 31 Mar 2021

COMMENTS

2020 Status, Review and Report:

- The road committee has not yet presented information on a comprehensive maintenance plan (re 10 Nov 2020 budget meeting decision to tentatively allocate \$7,500 of end-of-year excess funds to road repair).
- Four members volunteered for the annual financial review: Robert Barfield, Beckie Hilgard, Nance Ceccareli, and Louise Novak. All have been contacted. I will provide them with reports/information and set basic parameters for their report to the board. They will independently decide how to organize and operate.
- The excess in the reserves (\$41.38) will be transferred to the checking account.

Financial Decisions: The board met on 5 December and decided:

- To recognize ten past expenditures as valid and legitimate via approving, by exception, after the fact. Eight items were administrative costs for correspondence expenditures in excess of what we budgeted, one item was AZ state tax which we overlooked in the budget, and one item was the expense we incurred when we changed attorney firm.
- To take no action to approve a \$600 addition to CY2021 budget for Legal Services. The firm's billing department confirmed the account was pre-paid rather than post-paid, and issued a 2-month, \$100 refund.
- To approve \$93 for additional legal fees regarding collections questions.
- To close the bbva bank account. VP Shelburne will close the account and collect \$2.01 balance.
- To delay until April 2021 the turnover of delinquent account to our collections attorney until the board deliberates options at a future meeting.

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), so electronic payment will not be an option before the board can deliberate at the next board meeting (scheduled for 20 March 2021).