



ASSETS	As Of Date	Checking	Savings	Other	Total
	Vantage West C U	01-Feb-21	\$22,366.66	\$20,000.85	\$2.01

INCOME	Assessment	Document Fee	Mailing Fee	Interest	Total
	LEVIED AMOUNT	(\$24,480.00)	(\$75.00)	\$0.00	\$0.00
COLLECTED AMOUNT	\$8,100.00	\$75.00	\$0.00	\$1.63	\$8,176.63
<i>January</i>	\$8,100.00	\$75.00		\$1.63	\$8,176.63
<i>February</i>					
<i>March</i>					
COLLECTED PERCENT	33.1%	100.0%	#Num!	na	33.3%
BALANCE DUE	(\$16,380.00)	\$0.00	\$0.00	\$1.63	(\$16,378.37)

OUTFLOW	Budgeted	Invoiced	Paid	Unpaid Invoices	Unspent Budget
	Totals:	\$22,135.00	\$277.50	\$277.50	\$0.00
Administrative	\$980.00	\$0.00	\$0.00	\$0.00	\$980.00
<i>County Recorder Fees</i>	\$150.00				\$150.00
<i>Mailings</i>	\$400.00				\$400.00
<i>Meetings</i>	\$200.00				\$200.00
<i>PO Box</i>	\$80.00				\$80.00
<i>Supplies</i>					
<i>Website</i>	\$150.00				\$150.00
Common Areas	\$17,915.00	\$0.00	\$0.00	\$0.00	\$17,915.00
<i>Road Grading</i>	\$17,500.00				\$17,500.00
<i>Road Repair</i>					
<i>Signs</i>	\$165.00				\$165.00
<i>Windmill</i>	\$250.00				\$250.00
Services	\$2,950.00	\$277.50	\$277.50	\$0.00	\$2,672.50
<i>Insurance</i>	\$1,850.00				\$1,850.00
<i>Legal Fees</i>	\$1,100.00	\$277.50	\$277.50		\$822.50
Taxes	\$290.00	\$0.00	\$0.00	\$0.00	\$290.00
<i>AZ Corp Commission</i>	\$10.00				\$10.00
<i>AZ Income Tax</i>	\$50.00				\$50.00
<i>County Taxes</i>	\$30.00				\$30.00
<i>Tax Prep</i>	\$200.00				\$200.00

SCHEDULE	Calendar Entry (15 days past to 90 days future)	Date(s)
	Annual Review Report to the Board (Other action)	2 Jan - 1 Feb 2021
	Treasurer Report Publish Monthly Report	1 - 9 Feb 2021
	Annual Report Request Board Review	1 Feb - 1 Mar 2021
	Annual Assessment Email Out 1st-Half Reminders	1 - 5 Mar 2021
	Treasurer Report Publish Monthly Report	1 - 9 Mar 2021
	Annual Assessment 1st-Half Payment Due (All Owners action)	15 Mar 2021
	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

COMMENTS **2020 Financial Review and Report:** Great appreciation is due to the four volunteer members of the 2020 Financial Review Group: Robert Wade Barfield, Rebecca Hilgart, Nance Ceccarelli, and Louise Novak. Their report is expected at or in advance of the next scheduled meeting on 20 March 2021. The review groups was provided the following PDF documents (with all personal data suppressed):

- Monthly **Bank Statements** for 2020

- **Budget Documents:** 2020 Budget and 2021 Budget
- **Expenditure Documents:** 2020 Expenditures (summary by budget category), Invoice / Expenditure Record (individual record for each 2020 expenditure), 2020 Expenditure Summary by Check, and Expenditures (list of 2020 expenditures by budget category))
- **Income Documents:** 2020 Check Deposit Report and 2020 Check Deposit Report Summary
- **Tax Documents:** Arizona Tax Form 120A Instructions for 2019; Arizona Corporation Income Tax Return (Short Form) for 2019; Instructions for Federal IRS Tax Form 1120-H (U.S. Income Tax Return for Homeowners Associations); and Form 1120-H U.S. Income Tax Return for Homeowners Associations 2019
- **Administrative Documents:** Monthly Treasurer Reports for 2020; 2020 Treasurer Calendar by Date; 2020 Treasurer Calendar by Subject; 2021 Treasurer Calendar by Date; and 2021 Treasurer Calendar by Subject

Financial Decisions: No decisions made in January 2021.

2021 Assessment: The initial assessment notices were mailed out on 7 January 2021. Responses to date:

- 47 lot accounts (34.6%) are paid in full for the 2021 annual assessment.
- 9 lot accounts (6.6%) are paid for the first half of the 2021 annual assessment.
- 80 lot accounts (58.8%) have not yet responded.