

**Balance Sheet (Cash)**  
**Ventana Ranch West HOA - (vrw)**  
**October 2008**

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Prepared For:  
Ventana Ranch West HOA  
c/o Carol Rickert & Associates  
4121 Eubank Blvd NE  
Albuquerque, NM 87111

Prepared By:  
Carol Rickert & Associates  
4121 Eubank Blvd NE  
Albuquerque, NM 87111

**ASSETS**

CASH	
Operating Cash 1	44,581.20
Operating Cash 2	938.24
Reserve Cash 1	40,550.20
Reserve Cash 2	<u>26,053.16</u>
TOTAL CASH	112,122.80
<b>TOTAL ASSETS</b>	<u>112,122.80</u>

**LIABILITIES & CAPITAL**

LIABILITIES	
Prepaid Dues	<u>10,716.91</u>
TOTAL LIABILITIES	10,716.91
CAPITAL	
Retained Earnings	<u>101,405.89</u>
TOTAL CAPITAL	101,405.89
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<u>112,122.80</u>

**Cash Flow (Cash)**  
**Ventana Ranch West HOA - (vrw)**  
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	Month to Date	%	Year to Date	%
<b>INCOME</b>				
Dues	43,529.16	84.50	246,579.80	83.49
Ventana Vista Dues	6,583.55	12.78	34,255.57	11.60
Late Fees	895.00	1.74	8,983.00	3.04
NSF	25.00	0.05	125.00	0.04
Legal Fees	118.79	0.23	4,377.79	1.48
Fines	360.00	0.70	1,010.00	0.34
<b>TOTAL INCOME</b>	<b>51,511.50</b>	<b>100.00</b>	<b>295,331.16</b>	<b>100.00</b>
<b>EXPENSES</b>				
Street Lights	0.00	0.00	1,309.74	0.44
Gate Repairs	0.00	0.00	1,389.46	0.47
Landscape Maintenance	8,631.35	16.76	94,011.35	31.83
Security	0.00	0.00	6,361.20	2.15
Management Fees	7,472.50	14.51	74,777.50	25.32
Electricity	79.04	0.15	2,864.88	0.97
Water & Sewer	2,430.69	4.72	21,644.63	7.33
Telephone	50.15	0.10	532.98	0.18
Insurance	448.72	0.87	8,056.73	2.73
Copies/Printing/Supplies	522.06	1.01	7,299.26	2.47
Postage	210.00	0.41	4,607.00	1.56
Other Admin. Costs	0.00	0.00	55.00	0.02
Website	0.00	0.00	160.31	0.05
Signs	0.00	0.00	270.05	0.09
Legal	89.67	0.17	9,056.08	3.07
Judgement Costs	0.00	0.00	730.54	0.25
Reserve Allocation	10,047.00	19.50	40,188.00	13.61
Reserve Allocation 2	4,000.00	7.77	25,756.00	8.72
<b>TOTAL EXPENSES</b>	<b>33,981.18</b>	<b>65.97</b>	<b>299,070.71</b>	<b>101.27</b>
<b>NET INCOME</b>	<b>17,530.32</b>	<b>34.03</b>	<b>-3,739.55</b>	<b>-1.27</b>
<b>ADJUSTMENTS</b>				
Operating Cash 2	1,844.83		-938.24	
Prepaid Dues	-7,992.42		8,335.91	
Owner Contribution	0.00		-3,000.00	
<b>TOTAL ADJUSTMENTS</b>	<b>-6,147.59</b>		<b>4,397.67</b>	
<b>CASH FLOW</b>	<b>11,382.73</b>		<b>658.12</b>	
Beginning Cash	33,198.47			
Ending Balance	44,581.20			

