

Balance Sheet (Cash)
Ventana Ranch West HOA - (vrw)
October 2009

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

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Carol Rickert & Associates
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Albuquerque, NM 87111

ASSETS

CASH	
Operating Cash 1	57,267.75
Operating Cash 2	1,978.60
Reserve Cash 1	70,655.42
Reserve Cash 2	<u>57,152.42</u>
TOTAL CASH	187,054.19
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TOTAL ASSETS	187,054.19

LIABILITIES & CAPITAL

LIABILITIES	
Prepaid Dues	<u>9,907.27</u>
TOTAL LIABILITIES	9,907.27
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CAPITAL	
Retained Earnings	<u>177,146.92</u>
TOTAL CAPITAL	177,146.92
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TOTAL LIABILITIES & CAPITAL	187,054.19

Cash Flow (Cash)
Ventana Ranch West HOA - (vrw)
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	Month to Date	%	Year to Date	%
INCOME				
Dues	43,407.28	76.25	264,659.60	75.34
Ventana Vista Dues	6,520.00	11.45	38,669.66	11.01
Late Fees	1,830.33	3.22	18,183.94	5.18
NSF	0.00	0.00	75.00	0.02
Legal Reimbursement	2,711.00	4.76	8,676.00	2.47
Collections	0.00	0.00	125.00	0.04
Fines	2,453.15	4.31	20,512.91	5.84
Miscellaneous Income	5.00	0.01	363.68	0.10
TOTAL INCOME	56,926.76	100.00	351,265.79	100.00
EXPENSES				
Wall Repairs	45.48	0.08	45.48	0.01
Miscellaneous Repairs and Maintenan	0.00	0.00	120.00	0.03
Graffiti Removal	0.00	0.00	15.00	0.00
Landscape Maintenance	8,250.75	14.49	82,738.85	23.55
Landscaping Additions	0.00	0.00	9,267.31	2.64
Management Fees	6,412.50	11.26	71,553.75	20.37
Reserve Study	1,568.00	2.75	3,332.00	0.95
Electricity	0.00	0.00	2,078.88	0.59
Water & Sewer	3,516.17	6.18	36,386.49	10.36
Insurance	0.00	0.00	4,155.60	1.18
Copies/Printing/Supplies	782.35	1.37	8,725.01	2.48
Postage	200.00	0.35	6,759.76	1.92
Elections	0.00	0.00	4,360.36	1.24
Other Admin. Costs	0.00	0.00	45.00	0.01
Website	0.00	0.00	160.13	0.05
Social Events/Refreshments	255.10	0.45	255.10	0.07
Signs	0.00	0.00	90.00	0.03
Legal	3,045.96	5.35	16,451.02	4.68
Accounting	0.00	0.00	3,045.63	0.87
Judgment Costs	0.00	0.00	2,122.73	0.60
Collections	0.00	0.00	275.00	0.08
Vista Street Lights	0.00	0.00	1,370.30	0.39
Vista Gate Repairs	136.27	0.24	3,026.44	0.86
Vista Electric	75.16	0.13	719.90	0.20
Vista Telephone	50.96	0.09	504.21	0.14
Vista Copies/Printing/Supplies	44.38	0.08	563.96	0.16
Vista Postage	25.00	0.04	125.00	0.04
Vista Other Admin	0.00	0.00	40.00	0.01
Vista Signs	0.00	0.00	45.45	0.01
Vista Reserve Study	1,296.00	2.28	2,754.00	0.78
Reserve Allocation	2,893.00	5.08	28,930.00	8.24
Reserve Allocation 2	2,695.00	4.73	26,950.00	7.67
TOTAL EXPENSES	31,292.08	54.97	317,012.36	90.25

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	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
NET INCOME	25,634.68	45.03	34,253.43	9.75
ADJUSTMENTS				
Prepaid Dues	-4,894.94		-4,453.04	
TOTAL ADJUSTMENTS	-4,894.94		-4,453.04	
CASH FLOW	20,739.74		29,800.39	
CASH ACCOUNTS	<u>Beginning</u>		<u>Ending</u>	
Operating Cash 1	34,588.24		57,267.75	
Operating Cash 2	3,918.37		1,978.60	
TOTAL CASH ACCOUNTS	38,506.61		59,246.35	

Budget Comparison Cash Flow (Cash)
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<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
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