

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

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1/3/2009  
10:14 AM

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  
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**ASSETS**

CASH	
Operating Cash 1	25,006.76
Operating Cash 2	4,439.20
Reserve Cash 1	40,759.18
Reserve Cash 2	29,454.29
TOTAL CASH	<u>99,659.43</u>
<b>TOTAL ASSETS</b>	<u>99,659.43</u>

**LIABILITIES & CAPITAL**

LIABILITIES	
Prepaid Dues	<u>14,360.31</u>
TOTAL LIABILITIES	14,360.31
CAPITAL	
Retained Earnings	<u>85,299.12</u>
TOTAL CAPITAL	85,299.12
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<u>99,659.43</u>

**Cash Flow (Cash)**  
**Ventana Ranch West HOA - (vrw)**  
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	Month to Date	%	Year to Date	%
<b>INCOME</b>				
Dues	13,224.73	82.24	265,314.53	82.79
Ventana Vista Dues	1,504.00	9.35	36,944.57	11.53
Late Fees	742.82	4.62	10,947.55	3.42
NSF	0.00	0.00	125.00	0.04
Legal Fees	241.90	1.50	4,685.07	1.46
Fines	366.27	2.28	2,436.27	0.76
<b>TOTAL INCOME</b>	<b>16,079.72</b>	<b>100.00</b>	<b>320,452.99</b>	<b>100.00</b>
<b>EXPENSES</b>				
Street Lights	0.00	0.00	1,309.74	0.41
Gate Repairs	4.18	0.03	2,144.97	0.67
Landscape Maintenance	8,540.00	53.11	111,091.35	34.67
Security	0.00	0.00	6,361.20	1.99
Management Fees	7,472.50	46.47	89,722.50	28.00
Electricity	311.28	1.94	3,711.38	1.16
Water & Sewer	928.56	5.77	24,692.43	7.71
Telephone	50.15	0.31	634.12	0.20
Insurance	898.00	5.58	9,403.45	2.93
Copies/Printing/Supplies	612.78	3.81	8,169.11	2.55
Postage	650.00	4.04	5,467.00	1.71
Other Admin. Costs	0.00	0.00	55.00	0.02
Website	0.00	0.00	160.31	0.05
Signs	90.00	0.56	360.05	0.11
Legal	18.00	0.11	10,134.08	3.16
Accounting	0.00	0.00	240.19	0.07
Judgment Costs	201.00	1.25	931.54	0.29
Collections	0.00	0.00	125.00	0.04
Reserve Allocation	0.00	0.00	40,188.00	12.54
Reserve Allocation 2	0.00	0.00	29,008.00	9.05
<b>TOTAL EXPENSES</b>	<b>19,776.45</b>	<b>122.99</b>	<b>343,909.42</b>	<b>107.32</b>
<b>NET INCOME</b>	<b>-3,696.73</b>	<b>-22.99</b>	<b>-23,456.43</b>	<b>-7.32</b>
<b>ADJUSTMENTS</b>				
Operating Cash 2	-1,049.00		-4,439.20	
Prepaid Dues	2,934.58		11,979.31	
Owner Contribution	0.00		-3,000.00	
<b>TOTAL ADJUSTMENTS</b>	<b>1,885.58</b>		<b>4,540.11</b>	
<b>CASH FLOW</b>	<b>-1,811.15</b>		<b>-18,916.32</b>	
Beginning Cash	26,817.91			
Ending Balance	25,006.76			

