

APPROVED BUDGET 2020-21		APPROVED					
Fiscal Year 2020-21 JUL 1, 2020-JUNE 30, 2021		BUDGET	1ST QUARTER FINANCIALS	2ND QUARTER FINANCIALS	3RD QUARTER FINANCIALS	4TH QUARTER FINANCIALS QTD	YTD FINANCIALS
		July '20-June '21	JULY 1-SEPT 30, 2020	OCT 1-DEC 31, 2020	JAN 1-MARCH 31, 2021	APRIL 1-JUNE 21, 2021	JULY 1-JUNE 30, 2021
		DUES \$140	DUES \$140	DUES \$140	DUES \$140	DUES \$140	
INCOME							
1	Association Dues-781 paying lots 6.30.20	\$ 437,360.00	\$ 111,570.88	\$ 112,999.80	\$ 113,624.00	\$ 113,680.00	\$ 451,874.68
2	Initial Assessment	\$ 26,100.00	\$ 14,700.00	\$ 9,600.00	\$ 6,600.00	\$ 7,800.00	\$ 38,700.00
3	Design review fee	\$ 15,000.00	\$ 4,800.00	\$ 5,500.00	\$ 2,500.00	\$ 3,800.00	\$ 16,600.00
4	Lien Fee - reimbursement		\$ 300.00			\$ 450.00	\$ 750.00
5	Other Income - NSF reimb./late fees		\$ (107.82)	\$ 401.11	\$ 427.27	\$ 459.23	\$ 1,179.79
6	Misc. Income					-\$916.00	\$ (916.00)
7	Enforcement - Architectural		\$ 1,172.60				\$ 1,172.60
8	Enforcement					\$50.00	\$ 50.00
9	Bank Interest		\$ 51.76	\$ 19.42	\$ 15.55	\$8.33	\$ 95.06
**	Park reimbursement (1 time only)				\$ 24,298.88		\$ 24,298.88
10	TOTAL INCOME	\$ 478,460.00	\$ 132,487.42	\$ 128,520.33	\$ 147,465.70	\$ 125,331.56	\$ 533,805.01
EXPENSES							
11	Unit Billable						
12	Repair / Replacement (not resv item)	\$ 3,000.00					
13	Park/Lawn Maintenance	\$ 184,000.00	\$ 92,056.09	\$ 44,409.56	\$ 9,207.69	\$30,850.90	\$ 176,524.24
14	Tree Replacement - additional	\$ 14,000.00	\$ 18,183.80	\$ 6,039.31			\$ 24,223.11
15	Sprinkler System - turn on/off; repairs	\$ 16,100.00	\$ 17,621.00	\$ 4,633.00		\$5,613.00	\$ 27,867.00
16	Snow Removal	\$ 91,000.00		\$ 8,100.00	\$ 24,705.00	\$41,618.75	\$ 74,423.75
17	Northwestern Energy	\$ 10,400.00	\$ 3,650.19	\$ 2,863.90	\$ 1,918.03	\$2,236.33	\$ 10,668.45
18	Management/Accounting Fee	\$ 70,500.00	\$ 17,250.00	\$ 17,250.00	\$ 17,250.00	\$17,250.00	\$ 69,000.00
19	Professional - design review	\$ 13,500.00	\$ 5,655.00	\$ 8,373.75	\$ 5,002.50	\$4,712.50	\$ 23,743.75
20	Insurance	\$ 14,500.00	\$ 9,698.20	\$ 5,887.80		\$3,656.26	\$ 19,242.26
21	Legal/Acctg: attorney, liens, tax filing	\$ 10,000.00	\$ 4,265.00		\$ 225.00	\$1,170.00	\$ 5,660.00
22	Office supplies, postage, web, bank fees	\$ 7,300.00	\$ 300.00	\$ 2,203.44	\$ 1,804.28	\$1,182.48	\$ 5,490.20
23	Property Tax for open space & parks	\$ 7,700.00		\$ 4,020.73	\$ 1,235.70	\$4,020.73	\$ 9,277.16
24	Annual Meeting	\$ 40.00				\$40.00	
25	Christmas Lights - Décor	\$ 4,500.00		\$ 6,050.00			\$ 6,050.00
27	Total OPERATING Expenses	\$ 446,540.00	\$ 168,679.28	\$ 109,831.49	\$ 61,348.20	\$ 112,350.95	\$ 452,169.92
29	Net Inc/Exp (before Reserve Cont.)	\$ 31,920.00	\$ (36,191.86)	\$ 18,688.84	\$ 86,117.50	\$ 12,980.61	\$ 81,635.09
FUND Reserve / Future Replacements Contribution							
30	Contribution						
31	Net income/loss	\$31,920.00	-\$36,191.86	\$18,688.84	\$86,117.50	\$12,980.61	\$81,635.09

32	Reserve Acct. - Bal forward	\$ 193,047.99	\$ 193,066.86	\$ 157,893.12	\$ 126,166.63	\$126,182.18	
33	FUND Reserve / Future Replacements Contribution	\$ 50,000.00				\$50,000.00	
34	Projects/Replacement - COMPLETED!		\$ (35,225.50)	\$ (31,745.91)			
35	Projects/Replacement - Future	\$ (79,176.00)					
36	Interest		\$ 51.76	\$ 19.42	\$ 15.55	\$8.33	
37	Net Reserve account total	\$ 163,871.99	\$ 157,893.12	\$ 126,166.63	\$ 126,182.18	\$176,190.51	\$ 176,190.51
38	FOR CONSIDERATION						
39	Checking balance		\$ 22,043.37	\$ 74,293.59	\$ 133,479.54	\$127,442.12	
40	Reserve balance		\$ 157,893.12	\$ 126,166.63	\$ 126,182.18	\$176,190.51	
41	Accounts Receivable		\$ 34,024.17	\$ 34,579.90	\$ 40,777.33	\$36,646.62	
42	Accounts Payable		\$ -				
43	Prepaid liability		\$ 24,132.53	\$ 58,250.06	\$ 37,671.49	\$64,531.08	

VALLEY WEST HOME OWNERS ASSOC

Balance Sheet
As of 06/30/21

ASSETS

AMERICAN BANK CHECKING	\$ 127,442.12	
SAVINGS - Replacement Reserves	176,190.51	
ACCOUNTS RECEIVABLE	36,646.62	
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TOTAL ASSETS		\$ 340,279.25
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LIABILITIES & EQUITY

CURRENT LIABILITIES:		
PREPAID OWNER DUES	\$ 64,531.08	
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Subtotal Current Liab.		\$ 64,531.08
RESERVES:		
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Subtotal Reserves		\$.00
EQUITY:		
RETAINED EARNINGS	\$ 176,650.06	
Current Year Net Income/(Loss)	99,098.11	
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Subtotal Equity		\$ 275,748.17
TOTAL LIABILITIES & EQUITY		\$ 340,279.25
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VALLEY WEST HOME OWNERS ASSOC

Income/Expense Statement
Period: 04/01/21 to 06/30/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
04500	ASSOCIATION DUES	113,680.00	.00	113,680.00	227,304.00	.00	227,304.00	.00
04510	INITIAL ASSESSMENT	7,800.00	.00	7,800.00	14,400.00	.00	14,400.00	.00
04520	LATE CHG / INTEREST FEE	459.23	.00	459.23	886.50	.00	886.50	.00
04600	DESIGN REVIEW APPLICATION FE	3,800.00	.00	3,800.00	6,300.00	.00	6,300.00	.00
04650	ENFORCEMENT FEE	50.00	.00	50.00	50.00	.00	50.00	.00
04690	LIEN FEE - REIMB. HOA	450.00	.00	450.00	450.00	.00	450.00	.00
05500	INTEREST INCOME	8.33	.00	8.33	23.88	.00	23.88	.00
05600	MISCELLANEOUS INCOME	(916.00)	.00	(916.00)	(916.00)	.00	(916.00)	.00
05700	CITY PARK REIMBURSEMENT	.00	.00	.00	24,298.88	.00	24,298.88	.00
	Subtotal Income	125,331.56	.00	125,331.56	272,797.26	.00	272,797.26	.00
EXPENSES								
OPERATING								
06300	LAWN MAINTENANCE	12,750.00	.00	(12,750.00)	12,750.00	.00	(12,750.00)	.00
06305	FERTILIZATION / WEED CONTROL	175.00	.00	(175.00)	175.00	.00	(175.00)	.00
06310	GROUNDS / PARK MAINTENANCE	17,925.90	.00	(17,925.90)	27,133.59	.00	(27,133.59)	.00
06320	SPRINKLER MAINTENANCE	5,613.00	.00	(5,613.00)	5,613.00	.00	(5,613.00)	.00
06350	SNOW REMOVAL	41,618.75	.00	(41,618.75)	66,323.75	.00	(66,323.75)	.00
06410	GAS & ELECTRIC	2,236.33	.00	(2,236.33)	4,154.36	.00	(4,154.36)	.00
	OPERATING	80,318.98	.00	(80,318.98)	116,149.70	.00	(116,149.70)	.00
ADMINISTRATIVE								
07100	INSURANCE	3,656.26	.00	(3,656.26)	3,656.26	.00	(3,656.26)	.00
07150	DESIGN REVIEW	4,712.50	.00	(4,712.50)	9,715.00	.00	(9,715.00)	.00
07300	OFFICE SUPPLIES / POSTAGE	882.48	.00	(882.48)	2,386.76	.00	(2,386.76)	.00
07325	WEBSITE	300.00	.00	(300.00)	600.00	.00	(600.00)	.00
07400	LEGAL & ACCOUNTING	1,170.00	.00	(1,170.00)	1,395.00	.00	(1,395.00)	.00
07450	TAXES & LICENSES	.00	.00	.00	1,235.70	.00	(1,235.70)	.00
07500	PROPERTY TAX	4,020.73	.00	(4,020.73)	4,020.73	.00	(4,020.73)	.00
07600	MEETINGS / SOCIALS	40.00	.00	(40.00)	40.00	.00	(40.00)	.00
07800	MANAGEMENT FEE	17,250.00	.00	(17,250.00)	34,500.00	.00	(34,500.00)	.00
	ADMINISTRATIVE	32,031.97	.00	(32,031.97)	57,549.45	.00	(57,549.45)	.00
	TOTAL EXPENSES	112,350.95	.00	(112,350.95)	173,699.15	.00	(173,699.15)	.00
	Current Year Net Income/(loss)	12,980.61	.00	12,980.61	99,098.11	.00	99,098.11	.00
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HOMEOWNER ACCOUNT SUMMARY: June 30, 2021

* - Previous Owner or Renter

SORT KEY STREET/ACCOUNT/LOT-UNIT RESPONSIBLE PARTY	ASSESMT A1	LATE 01	LEGAL 05	OTHER CODE YEAR	OTHER AMOUNT	PP CODE YEAR	PREPAID AMOUNT	TOTAL BALANCE
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ACCOUNT SUMMARY

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	CURRENT BALANCES
1300	ACCOUNTS RECEIVABLE	\$36,646.62
	TOTAL AMOUNT DUE	\$36,646.62
2210	PREPAID OWNER DUES	\$64,531.08
	GRAND TOTAL	\$27,884.46CR

CHARGE CODE RECAP

CODE	DESCRIPTION	G/L ACCT #	AMOUNT
A1	QUARTERLY DUES	1300	\$23,323.56
PP	Credit-Prepaid	2210	\$64,531.08CR
14	LIEN FEE	1300	\$1,077.50
04	Interest	1300	\$7,716.96
11	ENFORCEMENT	1300	\$3,717.15
05	Attorney Fees	1300	\$351.45
13	CAPITAL CONTR.	1300	\$460.00
	TOTALS		\$27,884.46CR

CHECKBOOK

Date: 04/01/21 thru 06/30/21

Bank account #: 02 AMERICAN BANK

Cleared items have "*" next to them

Item	Date	Reference	Amount	Balance
		Beginning Balance		134,122.04
Deposit *	04/01/21	Lockbox cash receipts	980.00	135,102.04
CK# 4251 *	04/01/21	PEAK PROPERTY MANAGEMENT	5,850.00CR	129,252.04
CK# 4252 *	04/01/21	ELEMENTS DESIGN, INC.	40,168.75CR	89,083.29
Deposit *	04/01/21	Scanned cash receipts	3,150.00	92,233.29
Deposit *	04/02/21	Lockbox cash receipts	280.00	92,513.29
Deposit *	04/02/21	Scanned cash receipts	7,606.67	100,119.96
Deposit *	04/04/21	Lockbox cash receipts	420.00	100,539.96
Deposit *	04/05/21	Lockbox cash receipts	140.00	100,679.96
Deposit *	04/05/21	Owner cash receipts - 655	440.00	101,119.96
Deposit *	04/05/21	Owner cash receipts - 656	440.00	101,559.96
Deposit *	04/06/21	Lockbox cash receipts	280.00	101,839.96
Deposit *	04/08/21	Scanned cash receipts	5,810.00	107,649.96
Deposit *	04/09/21	Scanned cash receipts	16,750.00	124,399.96
Deposit *	04/12/21	Lockbox cash receipts	140.00	124,539.96
CK# 4253 *	04/12/21	INTRINSIK ARCHITECTURE IN	1,522.50CR	123,017.46
CK# 4253 *	04/12/21	Void chk, INTRINSIK ARCHI	1,522.50	124,539.96
CK# 4254 *	04/12/21	INTRINSIK ARCHITECTURE IN	1,522.50CR	123,017.46
CK# 4257 *	04/12/21	PEAK PROPERTY MANAGEMENT	405.93CR	122,611.53
Deposit *	04/12/21	Owner cash receipts - 657	335.00	122,946.53
Deposit *	04/12/21	Owner cash receipts - 658	440.00	123,386.53
Deposit *	04/12/21	Owner cash receipts - 659	720.00	124,106.53
Deposit *	04/12/21	Scanned cash receipts	11,338.00	135,444.53
Deposit *	04/13/21	Lockbox cash receipts	140.00	135,584.53
CK# 4260 *	04/13/21	PEAK PROPERTY MANAGEMENT	882.48CR	134,702.05
Deposit *	04/14/21	Lockbox cash receipts	140.00	134,842.05
Deposit *	04/14/21	Owner cash receipts - 660	2,520.00	137,362.05
Deposit *	04/14/21	Owner cash receipts - 661	144.00	137,506.05
Deposit *	04/14/21	Scanned cash receipts	9,720.00	147,226.05
Deposit *	04/15/21	Lockbox cash receipts	140.00	147,366.05
CK# 4255 *	04/15/21	GREATER GALLATIN CONTRACT	225.00CR	147,141.05
CK# 4256 *	04/15/21	PETRA ACADEMY	40.00CR	147,101.05
CK# 4259 *	04/15/21	PEAK PROPERTY MANAGEMENT	997.47CR	146,103.58
Deposit *	04/16/21	Lockbox cash receipts	420.00	146,523.58
Deposit *	04/19/21	Scanned cash receipts	8,570.00	155,093.58
Deposit *	04/20/21	Lockbox cash receipts	140.00	155,233.58
Deposit *	04/21/21	Lockbox cash receipts	140.00	155,373.58
Deposit *	04/22/21	Lockbox cash receipts	280.00	155,653.58
Deposit *	04/23/21	Owner cash receipts - 662	140.00	155,793.58
Deposit *	04/23/21	Scanned cash receipts	3,960.00	159,753.58

CHECKBOOK

Date: 04/01/21 thru 06/30/21

Bank account #: 02 AMERICAN BANK

Cleared items have "*" next to them

Item	Date	Reference	Amount	Balance
Deposit *	04/24/21	Lockbox cash receipts	140.00	159,893.58
Deposit *	04/25/21	Lockbox cash receipts	140.00	160,033.58
Deposit *	04/26/21	Lockbox cash receipts	560.00	160,593.58
CK# 4261 *	04/26/21	NORTHWESTERN ENERGY	646.91CR	159,946.67
Deposit *	04/26/21	Owner cash receipts - 663	515.00	160,461.67
Deposit *	04/28/21	Lockbox cash receipts	140.00	160,601.67
CK# 4262 *	04/28/21	NORTHWESTERN ENERGY	6.00CR	160,595.67
Deposit *	04/28/21	Scanned cash receipts	1,270.00	161,865.67
Deposit *	04/30/21	Lockbox cash receipts	420.00	162,285.67
Deposit *	04/30/21	Scanned cash receipts	1,190.00	163,475.67
CK# 4268 *	05/01/21	PEAK PROPERTY MANAGEMENT	5,850.00CR	157,625.67
Deposit *	05/03/21	Lockbox cash receipts	525.00	158,150.67
Deposit *	05/04/21	Lockbox cash receipts	140.00	158,290.67
CK# 4264 *	05/04/21	ADVANTAGE LANDCARE	175.00CR	158,115.67
CK# 4266 *	05/04/21	ELEMENTS DESIGN, INC.	10,950.00CR	147,165.67
CK# 4267 *	05/04/21	INTRINSIK ARCHITECTURE IN	2,283.75CR	144,881.92
Deposit *	05/04/21	Scanned cash receipts	1,936.67	146,818.59
CK# 4263 *	05/05/21	ELEMENTS DESIGN, INC.	2,747.50CR	144,071.09
Deposit *	05/06/21	Lockbox cash receipts	140.00	144,211.09
Deposit *	05/06/21	Scanned cash receipts	2,620.00	146,831.09
Deposit *	05/07/21	Lockbox cash receipts	280.00	147,111.09
Deposit *	05/08/21	Lockbox cash receipts	140.00	147,251.09
Deposit *	05/11/21	Scanned cash receipts	5,610.00	152,861.09
Deposit *	05/12/21	Payment adjustment	6.09CR	152,855.00
Deposit *	05/12/21	Payment adjustment	130.87CR	152,724.13
Deposit *	05/12/21	Payment adjustment	130.87CR	152,593.26
Deposit *	05/12/21	Payment adjustment	19.78CR	152,573.48
Deposit *	05/12/21	Payment adjustment	140.00CR	152,433.48
Deposit *	05/12/21	Owner cash receipts - 664	140.00	152,573.48
Deposit *	05/12/21	Owner cash receipts - 665	130.87	152,704.35
Deposit *	05/12/21	Owner cash receipts - 666	130.87	152,835.22
Deposit *	05/12/21	Owner cash receipts - 667	6.09	152,841.31
Deposit *	05/12/21	Owner cash receipts - 668	19.78	152,861.09
Deposit *	05/14/21	Lockbox cash receipts	280.00	153,141.09
Deposit *	05/14/21	Scanned cash receipts	980.00	154,121.09
Deposit *	05/15/21	Lockbox cash receipts	280.00	154,401.09
CK# 4265 *	05/18/21	GREATER GALLATIN CONTRACT	3,375.00CR	151,026.09
Deposit *	05/21/21	Lockbox cash receipts	260.00	151,286.09
CK# 4271 *	05/24/21	NORTHWESTERN ENERGY	860.55CR	150,425.54
Deposit *	05/25/21	Lockbox cash receipts	140.00	150,565.54

CHECKBOOK

Date: 04/01/21 thru 06/30/21

Bank account #: 02 AMERICAN BANK

Cleared items have "*" next to them

Item	Date	Reference	Amount	Balance
Adjustmnt *	05/25/21	Owner adjustment	140.00CR	150,425.54
CK# 4275	05/25/21	HAVEN ESTATES CONDO ASSOC	240.00CR	150,185.54
Deposit *	05/25/21	Payment adjustment	240.00CR	149,945.54
Deposit *	05/25/21	Owner cash receipts - 669	440.00	150,385.54
Adjustmnt *	05/25/21	CORRECT TOIGO PMT TO H.E.	240.00	150,625.54
Deposit *	05/25/21	Scanned cash receipts	4,363.94	154,989.48
Deposit	05/27/21	Lockbox cash receipts	140.00	155,129.48
CK# 4272	05/27/21	PHILADELPHIA INSURANCE CO	3,656.26CR	151,473.22
CK# 4269 *	05/31/21	CITY OF BOZEMAN - TAX	4,020.73CR	147,452.49
CK# 4270	05/31/21	GALLATIN TREASURER	1,235.70CR	146,216.79
CK# 4270	05/31/21	Void chk, GALLATIN TREASU	1,235.70	147,452.49
CK# 4273	06/01/21	PEAK PROPERTY MANAGEMENT	5,750.00CR	141,702.49
CK# 4274	06/01/21	PEAK PROPERTY MANAGEMENT	100.00CR	141,602.49
CK# 4279	06/01/21	GREATER GALLATIN CONTRACT	13,425.00CR	128,177.49
Deposit	06/01/21	Scanned cash receipts	2,705.00	130,882.49
Deposit *	06/03/21	Payment adjustment	140.00CR	130,742.49
Deposit *	06/03/21	Owner cash receipts - 673	140.00	130,882.49
Deposit	06/03/21	Scanned cash receipts	466.67	131,349.16
CK# 4276	06/04/21	GREATER GALLATIN CONTRACT	5,613.00CR	125,736.16
CK# 4277	06/04/21	INTRINSIK ARCHITECTURE IN	906.25CR	124,829.91
CK# 4278	06/04/21	OGBURN LAW FIRM	1,170.00CR	123,659.91
Deposit	06/04/21	Owner cash receipts - 670	140.00	123,799.91
Deposit	06/07/21	Owner cash receipts - 671	440.00	124,239.91
Deposit	06/08/21	Scanned cash receipts	2,488.91	126,728.82
Deposit	06/12/21	Lockbox cash receipts	140.00	126,868.82
Deposit	06/14/21	Lockbox cash receipts	280.00	127,148.82
Deposit	06/14/21	Lockbox cash receipts	280.00	127,428.82
Deposit	06/14/21	Scanned cash receipts	2,280.00	129,708.82
Deposit	06/15/21	Lockbox cash receipts	280.00	129,988.82
CK Trans	06/16/21	'20-'21 Annual Rsv xfer	50,000.00CR	79,988.82
Deposit	06/17/21	Lockbox cash receipts	140.00	80,128.82
Deposit	06/17/21	Scanned cash receipts	1,790.00	81,918.82
Deposit	06/18/21	Lockbox cash receipts	140.00	82,058.82
Deposit	06/19/21	Lockbox cash receipts	140.00	82,198.82
Deposit	06/21/21	Scanned cash receipts	16,672.00	98,870.82
Deposit	06/23/21	Lockbox cash receipts	140.00	99,010.82
Deposit	06/23/21	Owner cash receipts - 674	140.00	99,150.82
Deposit	06/23/21	Owner cash receipts - 675	2,520.00	101,670.82
Deposit	06/23/21	Scanned cash receipts	10,930.00	112,600.82
CK# 4280	06/25/21	NORTHWESTERN ENERGY	557.35CR	112,043.47

CHECKBOOK

Date: 04/01/21 thru 06/30/21

Bank account #: 02 AMERICAN BANK

Cleared items have "*" next to them

Item	Date	Reference	Amount	Balance
CK# 4281	06/25/21	NORTHWESTERN ENERGY	165.52CR	111,877.95
Deposit	06/26/21	Lockbox cash receipts	420.00	112,297.95
Deposit	06/28/21	Scanned cash receipts	10,420.00	122,717.95
Deposit	06/29/21	Lockbox cash receipts	700.00	123,417.95
Deposit	06/29/21	Lockbox cash receipts	140.00	123,557.95
Deposit	06/30/21	Lockbox cash receipts	140.00	123,697.95
Deposit	06/30/21	Scanned cash receipts	3,826.67	127,524.62

Current checkbook balance: 127,524.62

Current G/L balance: 127,442.12