

Saguaro View Management, Inc.  
Balance Sheet  
Period Through: 2/29/2020

**Assets**

Operating	
102 - Mutual of Omaha-Operating	\$201,881.18
Operating Total	\$201,881.18
Reserve	
103 - State Farm Bank-Reserve	\$100,063.03
110 - MOB-Bk of China CD 2.00% 07/23/20	\$10,020.63
Reserve Total	\$110,083.66
Other Asset	
120 - A/R Assessment	\$1,094.40
121 - A/R-Water	\$7,076.47
131 - Storage Container	\$2,150.00
142 - Accumulated Depreciation	(\$2,150.00)
181 - Prepaid Insurance (July 1)	\$1,020.39
Other Asset Total	\$9,191.26
Assets Total	\$321,156.10

**Liabilities and Equity**

Liabilities	
210 - Pre-paid assessment	\$2,624.98
220 - Sales Tax Liability	\$100.00
Liabilities Total	\$2,724.98
Operating Equity	
301 - Homeowners Equity	\$33,753.32
Operating Current Year Surplus/Deficit	(\$10,997.02)
Operating Equity Total	\$22,756.30
Reserve Equity	
320 - Reserve-Special Projects	\$79,438.36
321 - Reserve-Well Pump	\$30,639.51
322 - Reserve-Storage Tanks	\$7,400.00
325 - Reserve-Well	\$178,196.95
Reserve Equity Total	\$295,674.82
Liabilities & Equity Total	\$321,156.10

**Saguaro View Management, Inc.**  
**Budget Comparison Report**  
**2/1/2020 - 2/29/2020**

	2/1/2020 - 2/29/2020			1/1/2020 - 2/29/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,000.00
410 - Late Charges	\$130.00	\$125.00	\$5.00	\$260.00	\$250.00	\$10.00	\$1,500.00
420 - Transfer Fees	\$66.00	\$0.00	\$66.00	\$132.00	\$0.00	\$132.00	\$0.00
430 - Legal/Collection Fees Charged to Owners	\$120.00	\$83.00	\$37.00	\$240.00	\$170.00	\$70.00	\$1,000.00
451 - Water Usage Fee	\$7,744.41	\$8,750.00	(\$1,005.59)	\$13,539.74	\$17,500.00	(\$3,960.26)	\$105,000.00
452 - Water Meter On/Off Fee	\$65.00	\$17.00	\$48.00	\$65.00	\$30.00	\$35.00	\$200.00
453 - New Water Meter Install	\$0.00	\$83.00	(\$83.00)	\$0.00	\$170.00	(\$170.00)	\$1,000.00
461 - Interest Operating Acct	\$71.98	\$0.00	\$71.98	\$151.22	\$0.00	\$151.22	\$0.00
462 - Interest Reserve Acct	\$63.03	\$0.00	\$63.03	\$63.03	\$0.00	\$63.03	\$0.00
<u>Total Income</u>	\$8,260.42	\$9,058.00	(\$797.58)	\$14,450.99	\$18,120.00	(\$3,669.01)	\$125,700.00
<b>Total Income</b>	\$8,260.42	\$9,058.00	(\$797.58)	\$14,450.99	\$18,120.00	(\$3,669.01)	\$125,700.00
<b>Expense</b>							
<u>Admin Expenses</u>							
502 - Copies/Office Supplies	\$0.00	\$83.00	\$83.00	\$0.00	\$170.00	\$170.00	\$1,000.00
503 - Accounting	\$536.00	\$536.00	\$0.00	\$1,072.00	\$1,072.00	\$0.00	\$6,432.00
504 - Legal/Collections	\$177.00	\$50.00	(\$127.00)	\$297.00	\$100.00	(\$197.00)	\$600.00
505 - Printing/Mailings	\$0.00	\$167.00	\$167.00	\$217.15	\$330.00	\$112.85	\$2,000.00
507 - Internet Service	\$0.00	\$19.00	\$19.00	\$0.00	\$38.00	\$38.00	\$228.00
508 - Meeting Expenses	\$0.00	\$50.00	\$50.00	(\$15.00)	\$100.00	\$115.00	\$600.00
581 - Insurance	\$208.50	\$290.00	\$81.50	\$417.00	\$580.00	\$163.00	\$3,480.00
592 - Licenses, Permits & Fees	\$0.00	\$200.00	\$200.00	\$10.00	\$400.00	\$390.00	\$2,400.00
594 - Real Estate Tax-Well	\$0.00	\$7.00	\$7.00	\$0.00	\$15.00	\$15.00	\$85.00
596 - Income Tax/Tax Prep	\$0.00	\$27.00	\$27.00	\$0.00	\$55.00	\$55.00	\$325.00
597 - Bad Debt Expense	\$0.00	\$8.00	\$8.00	\$0.00	\$20.00	\$20.00	\$100.00
599 - Miscellaneous Expenses	(\$9.99)	\$83.00	\$92.99	\$150.01	\$170.00	\$19.99	\$1,000.00
<u>Total Admin Expenses</u>	\$911.51	\$1,520.00	\$608.49	\$2,148.16	\$3,050.00	\$901.84	\$18,250.00
<u>Maintenance/Repair</u>							
540 - Road Maintenance	\$0.00	\$1,417.00	\$1,417.00	\$4,200.00	\$2,830.00	(\$1,370.00)	\$17,000.00
<u>Total Maintenance/Repair</u>	\$0.00	\$1,417.00	\$1,417.00	\$4,200.00	\$2,830.00	(\$1,370.00)	\$17,000.00
<u>Reserve Allocations</u>							
720 - Special Projects	\$1,000.00	\$1,000.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$12,000.00
721 - Well Pump	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$6,000.00
722 - Storage Tanks	\$100.00	\$100.00	\$0.00	\$200.00	\$200.00	\$0.00	\$1,200.00
725 - Well	\$2,000.00	\$2,000.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$24,000.00
<u>Total Reserve Allocations</u>	\$3,600.00	\$3,600.00	\$0.00	\$7,200.00	\$7,200.00	\$0.00	\$43,200.00
<u>Water/Well Expenses</u>							
514 - Electricity	\$830.07	\$917.00	\$86.93	\$1,381.86	\$1,830.00	\$448.14	\$11,000.00
535 - Wells Chemicals/Parts	\$0.00	\$375.00	\$375.00	\$344.06	\$750.00	\$405.94	\$4,500.00
538 - Water Meter Install-Labor	\$0.00	\$133.00	\$133.00	\$1,450.00	\$270.00	(\$1,180.00)	\$1,600.00
539 - Meter Installation - Parts	\$0.00	\$0.00	\$0.00	\$2,247.35	\$0.00	(\$2,247.35)	\$0.00
541 - Well Maintenance	\$1,750.00	\$1,750.00	\$0.00	\$3,500.00	\$3,500.00	\$0.00	\$21,000.00
544 - Repairs & Maintenance	\$0.00	\$750.00	\$750.00	\$0.00	\$1,500.00	\$1,500.00	\$9,000.00

**Saguaro View Management, Inc.**  
**Budget Comparison Report**  
**2/1/2020 - 2/29/2020**

	2/1/2020 - 2/29/2020			1/1/2020 - 2/29/2020			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
548 - Generator Maint/Fuel	\$739.58	\$67.00	(\$672.58)	\$1,381.58	\$130.00	(\$1,251.58)	\$800.00
563 - Equipment Replacement	\$0.00	\$50.00	\$50.00	\$0.00	\$100.00	\$100.00	\$600.00
564 - Water Testing	\$420.00	\$333.00	(\$87.00)	\$795.00	\$670.00	(\$125.00)	\$4,000.00
566 - Meter Reading	\$400.00	\$400.00	\$0.00	\$800.00	\$800.00	\$0.00	\$4,800.00
<u>Total Water/Well Expenses</u>	\$4,139.65	\$4,775.00	\$635.35	\$11,899.85	\$9,550.00	(\$2,349.85)	\$57,300.00
<b>Total Expense</b>	\$8,651.16	\$11,312.00	\$2,660.84	\$25,448.01	\$22,630.00	(\$2,818.01)	\$135,750.00
Operating Net Income	(\$390.74)	(\$2,254.00)	\$1,863.26	(\$10,997.02)	(\$4,510.00)	(\$6,487.02)	(\$10,050.00)
Net Income	(\$390.74)	(\$2,254.00)	\$1,863.26	(\$10,997.02)	(\$4,510.00)	(\$6,487.02)	(\$10,050.00)