

Saguaro View Management, Inc.
Balance Sheet
Period Through: 2/28/2021

Assets

Operating	
102 - Mutual of Omaha-Operating	\$152,488.22
Operating Total	\$152,488.22
Reserve	
103 - State Farm Bank-Reserve	\$200,285.64
110 - CIT-6338 CD 0.65% 07/22/21	\$10,199.41
Reserve Total	\$210,485.05
Other Asset	
120 - A/R Assessment	\$1,325.90
121 - A/R-Water	\$6,918.23
131 - Storage Container	\$2,150.00
142 - Accumulated Depreciation	(\$2,150.00)
Other Asset Total	\$8,244.13
Assets Total	\$371,217.40

Liabilities and Equity

Liabilities	
210 - Pre-paid assessment	\$3,865.67
Liabilities Total	\$3,865.67
Operating Equity	
301 - Homeowners Equity	\$31,996.35
Operating Current Year Surplus/Deficit	(\$386.44)
Operating Equity Total	\$31,609.91
Reserve Equity	
320 - Reserve-Special Projects	\$90,104.36
321 - Reserve-Well Pump	\$36,305.51
322 - Reserve-Storage Tanks	\$10,467.00
325 - Reserve-Well	\$198,864.95
Reserve Equity Total	\$335,741.82
Liabilities & Equity Total	\$371,217.40

Saguaro View Management, Inc.
Budget Comparison Report
2/1/2021 - 2/28/2021

	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$0.00	\$1,417.00	(\$1,417.00)	\$0.00	\$2,834.00	(\$2,834.00)	\$17,004.00
410 - Late Charges	\$0.00	\$10.00	(\$10.00)	\$0.00	\$20.00	(\$20.00)	\$120.00
420 - Transfer Fees	\$0.00	\$10.00	(\$10.00)	\$0.00	\$20.00	(\$20.00)	\$120.00
430 - Legal/Collection Fees Charged to Owners	\$30.00	\$10.00	\$20.00	\$50.00	\$20.00	\$30.00	\$120.00
451 - Water Usage Fee	\$6,902.18	\$9,083.00	(\$2,180.82)	\$14,558.63	\$18,166.00	(\$3,607.37)	\$108,996.00
452 - Water Meter On/Off Fee	\$65.00	\$0.00	\$65.00	\$65.00	\$0.00	\$65.00	\$0.00
453 - New Water Meter Install	\$4,500.00	\$0.00	\$4,500.00	\$4,500.00	\$0.00	\$4,500.00	\$0.00
460 - Interest Income - CD's	\$0.00	\$12.50	(\$12.50)	\$0.00	\$25.00	(\$25.00)	\$150.00
461 - Interest Operating Acct	\$23.80	\$12.50	\$11.30	\$48.94	\$25.00	\$23.94	\$150.00
462 - Interest Reserve Acct	\$8.50	\$13.00	(\$4.50)	\$16.98	\$26.00	(\$9.02)	\$156.00
<u>Total Income</u>	\$11,529.48	\$10,568.00	\$961.48	\$19,239.55	\$21,136.00	(\$1,896.45)	\$126,816.00
Total Income	\$11,529.48	\$10,568.00	\$961.48	\$19,239.55	\$21,136.00	(\$1,896.45)	\$126,816.00
Expense							
<u>Admin Expenses</u>							
502 - Copies/Office Supplies	\$0.00	\$83.00	\$83.00	\$0.00	\$166.00	\$166.00	\$996.00
503 - Accounting	\$562.00	\$583.00	\$21.00	\$1,124.00	\$1,166.00	\$42.00	\$6,996.00
504 - Legal-General	\$0.00	\$333.00	\$333.00	\$0.00	\$666.00	\$666.00	\$3,996.00
505 - Printing/Mailings	\$1,728.62	\$250.00	(\$1,478.62)	\$2,177.82	\$500.00	(\$1,677.82)	\$3,000.00
507 - Internet Service	\$62.38	\$50.00	(\$12.38)	\$62.38	\$100.00	\$37.62	\$600.00
508 - Meeting Expenses	\$0.00	\$50.00	\$50.00	\$400.00	\$100.00	(\$300.00)	\$600.00
509 - Legal-Collection	\$30.00	\$26.00	(\$4.00)	\$50.00	\$52.00	\$2.00	\$312.00
581 - Insurance	\$0.00	\$418.00	\$418.00	\$0.00	\$836.00	\$836.00	\$5,016.00
592 - Licenses, Permits & Fees	\$0.00	\$100.00	\$100.00	\$0.00	\$200.00	\$200.00	\$1,200.00
594 - Real Estate Tax-Well	\$0.00	\$7.50	\$7.50	\$0.00	\$15.00	\$15.00	\$90.00
596 - Income Tax/Tax Prep	\$0.00	\$50.00	\$50.00	\$0.00	\$100.00	\$100.00	\$600.00
597 - Bad Debt Expense	\$0.00	\$8.00	\$8.00	\$0.00	\$16.00	\$16.00	\$96.00
599 - Miscellaneous Expenses	\$150.00	\$83.00	(\$67.00)	\$150.00	\$166.00	\$16.00	\$996.00
<u>Total Admin Expenses</u>	\$2,533.00	\$2,041.50	(\$491.50)	\$3,964.20	\$4,083.00	\$118.80	\$24,498.00
<u>Maintenance/Repair</u>							
540 - Road Maintenance	\$0.00	\$1,417.00	\$1,417.00	\$0.00	\$2,834.00	\$2,834.00	\$17,004.00
<u>Total Maintenance/Repair</u>	\$0.00	\$1,417.00	\$1,417.00	\$0.00	\$2,834.00	\$2,834.00	\$17,004.00
<u>Reserve Allocations</u>							
720 - Special Projects	\$333.00	\$333.00	\$0.00	\$666.00	\$666.00	\$0.00	\$3,996.00
721 - Well Pump	\$333.00	\$333.00	\$0.00	\$666.00	\$666.00	\$0.00	\$3,996.00
722 - Storage Tanks	\$1,033.50	\$1,033.50	\$0.00	\$2,067.00	\$2,067.00	\$0.00	\$12,402.00
725 - Well	\$334.00	\$334.00	\$0.00	\$668.00	\$668.00	\$0.00	\$4,008.00
<u>Total Reserve Allocations</u>	\$2,033.50	\$2,033.50	\$0.00	\$4,067.00	\$4,067.00	\$0.00	\$24,402.00
<u>Water/Well Expenses</u>							
514 - Electricity	\$0.00	\$1,000.00	\$1,000.00	\$1,786.93	\$2,000.00	\$213.07	\$12,000.00
535 - Wells Chemicals/Parts	\$0.00	\$250.00	\$250.00	\$768.12	\$500.00	(\$268.12)	\$3,000.00
538 - Water Meter Install-Labor	\$790.00	\$167.00	(\$623.00)	\$790.00	\$334.00	(\$456.00)	\$2,004.00
539 - Meter Installation - Parts	\$0.00	\$167.00	\$167.00	\$0.00	\$334.00	\$334.00	\$2,004.00

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2/1/2021 - 2/28/2021

	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
541 - Well Maintenance	\$1,750.00	\$1,750.00	\$0.00	\$5,377.16	\$3,500.00	(\$1,877.16)	\$21,000.00
544 - Repairs & Maintenance	\$750.00	\$750.00	\$0.00	\$750.00	\$1,500.00	\$750.00	\$9,000.00
548 - Generator Maint/Fuel	\$0.00	\$167.00	\$167.00	\$532.58	\$334.00	(\$198.58)	\$2,004.00
563 - Equipment Replacement	\$0.00	\$50.00	\$50.00	\$0.00	\$100.00	\$100.00	\$600.00
564 - Water Testing	\$415.00	\$375.00	(\$40.00)	\$790.00	\$750.00	(\$40.00)	\$4,500.00
566 - Meter Reading	\$400.00	\$400.00	\$0.00	\$800.00	\$800.00	\$0.00	\$4,800.00
<u>Total Water/Well Expenses</u>	<u>\$4,105.00</u>	<u>\$5,076.00</u>	<u>\$971.00</u>	<u>\$11,594.79</u>	<u>\$10,152.00</u>	<u>(\$1,442.79)</u>	<u>\$60,912.00</u>
Total Expense	\$8,671.50	\$10,568.00	\$1,896.50	\$19,625.99	\$21,136.00	\$1,510.01	\$126,816.00
Operating Net Income	\$2,857.98	\$0.00	\$2,857.98	(\$386.44)	\$0.00	(\$386.44)	\$0.00
Net Income	\$2,857.98	\$0.00	\$2,857.98	(\$386.44)	\$0.00	(\$386.44)	\$0.00