



ADVANCED RESERVE SOLUTIONS, INC.

June 28, 2019

Mr. Gil Pierce
Ponderosa Ridge Homeowners Association
Spokane, WA

Gil,

Advanced Reserve Solutions, Inc. would like to thank you for this opportunity to serve Ponderosa Ridge Homeowners Association.

ARS sets the industry standard for excellence in service and enables our clients to meet their long-range fiscal planning goals by providing the most accurate and comprehensive reserve analyses. An ARS Information Booklet, including sample pages from a reserve analysis, is enclosed for your review. This information should prove valuable when evaluating our company and services.

We propose to do the following:

- Review CC&Rs, financial statements and maintenance records
- Perform a competent and diligent on-site inspection
- ✓ Assess current condition of reserve components
- ✓ Quantify reserve components, as required
- Deliver a professional reserve analysis report in the exclusive **WinReserve™** format
- ✓ Now sent via e-mail; see the attached flyer for more information
- ✓ Several summary formats and 30 year projections
- ✓ Comprehensive detail section
- ✓ Membership disclosure summary
- Provide one set of free revisions to the initial report


On the basis of the information you have provided, our fee shall be \$1,250.00

For further information about our firm and services, please visit our web site www.arsinc.com. To serve you efficiently, we have enclosed a Client Punch List of items we need to prepare your reserve analysis. If you have any questions or concerns, please feel free to call us.

Sincerely,
ADVANCED RESERVE SOLUTIONS, INC.



Jim Moore
Regional Vice President

ACCEPTANCE:	
I have read the attached Exhibit "A" and agree to the Terms & Conditions contained therein:	
	<u>7/11/19</u>
Signature	Date
<u>Gil Pierce</u>	<u>HOA Manager</u>
Print Name	Title



ADVANCED RESERVE SOLUTIONS, INC.



CLIENT PUNCH LIST



So that we may begin preparing your reserve analysis, please forward to us as much of the following information as possible:

- Signed proposal letter
- Governing documents (i.e. CC&Rs) and/or other documents detailing client's maintenance responsibilities - *www.ponderosaridgehoa.com*
- Most current monthly financial statements - *Attached*
- Most recent past reserve study, if available - *N/A*
- Map of community with phase development detail, if available
- Access devices (i.e. keys to pool gate and pump room, gate card and/or entry codes, etc.) as applicable
- Landscape maintenance contractor, as applicable:

<i>Greenleaf Landscaping</i>	
Landscape Company	
<i>Gary</i>	
Contact	
<i>509-536-2885</i>	
Phone #	Fax #

- Pool maintenance contractor, as applicable:

<i>N/A</i>	
Pool Maintenance Company	
Contact	
Phone #	
Fax #	

Ponderosa Ridge Owners Association

Balance Sheet
As of 07/31/19

ASSETS

1001-000	Banner - Operating Account	\$ 161,924.63 ✓	
1003-000	Banner - Working Capital Acct	10,608.85 ✓	
	TOTAL ASSETS	<hr/>	\$ 172,533.48 ✓ =====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Subtotal Current Liab.	<hr/>	\$.00
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RESERVES:

Subtotal Reserves	<hr/>	\$.00
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EQUITY:

3900-000	Retained Earnings	\$ 123,463.85	
	Current Year Net Income/(Loss)	49,069.63 ✓	
	Subtotal Equity	<hr/>	\$ 172,533.48
	TOTAL LIABILITIES & EQUITY		\$ 172,533.48 ✓ =====

Ponderosa Ridge Owners Association

Income/Expense Statement Period: 07/01/19 to 07/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
05010-000	Dues	6,196.78	6,200.00	(3.22)	46,267.39	45,500.00	767.39	76,608.00
05010-100	Dues - Townhomes/Cottages	1,712.05	1,700.00	12.05	12,891.16	12,000.00	891.16	20,520.00
05010-200	Dues - Rosebury Commons	873.79	1,125.00	(251.21)	9,263.00	7,875.00	1,388.00	13,500.00
05010-300	Dues - Private	17,896.84	23,000.00	(5,103.16)	160,990.79	162,000.00	(1,009.21)	274,560.00
05012-000	Dues - Builder	.00	504.00	(504.00)	1,224.00	1,008.00	216.00	1,008.00
05012-300	Dues - Builder - Private	.00	390.00	(390.00)	1,560.00	1,560.00	.00	1,560.00
05014-000	Transfer Fee	(300.00)	.00	(300.00)	.00	.00	.00	.00
05020-000	Late Charges	75.03	100.00	(24.97)	1,075.03	625.00	450.03	1,000.00
05021-000	Late Interest	9.08	4.00	5.08	101.79	29.00	72.79	50.00
05025-000	NSF Income	(40.00)	.00	(40.00)	.00	.00	.00	.00
05032-000	Lien Income	.00	.00	.00	175.00	.00	175.00	.00
05045-000	Initiation Fees	(52.00)	.00	(52.00)	(52.00)	.00	(52.00)	.00
05045-900	Initiation Fees	52.00	112.00	(60.00)	312.00	224.00	88.00	224.00
05050-900	Interest Income	.00	.00	.00	10.30	.00	10.30	.00
Subtotal Income		26,423.57	33,135.00	(6,711.43)	233,818.46	230,821.00	2,997.46	389,030.00

EXPENSES

Expenses								
06120-000	Community Events	.00	.00	.00	.00	.00	.00	2,500.00
06135-000	Board & Annual Meetings	.00	.00	.00	195.48	60.00	(135.48)	60.00
06305-000	Accounting	.00	.00	.00	190.00	190.00	.00	190.00
06306-000	Legal	103.50	99.00	(4.50)	103.50	198.00	94.50	250.00
06310-000	Insurance Expense	.00	.00	.00	1,484.00	1,500.00	16.00	2,400.00
06330-000	Bank Charges	10.33	25.00	14.67	152.94	175.00	22.06	440.00
06410-300	Refuse Removal - PV	2,636.65	2,800.00	163.35	17,665.22	18,800.00	1,134.78	32,800.00
06415-000	Electricity & Gas	628.45	625.00	(3.45)	4,360.57	4,375.00	14.43	7,500.00
06415-100	Electricity & Gas - TC	.00	.00	.00	.00	.00	.00	250.00
06420-000	Water	482.28	1,000.00	517.72	2,408.06	2,250.00	(158.06)	6,000.00
06420-100	Water - TC	.00	.00	.00	.00	.00	.00	2,500.00
06420-300	Water - PV	12,741.02	13,000.00	258.98	22,664.54	21,000.00	(1,664.54)	81,500.00
06425-300	Sewer - PV	11,973.03	10,175.00	(1,798.03)	72,107.35	69,895.00	(2,212.35)	120,770.00
06430-300	Recycling - PV	584.37	400.00	(184.37)	(398.03)	(597.00)	(198.97)	953.00
06435-300	Stormwater - PV	914.94	785.00	(129.94)	5,510.64	5,371.00	(139.64)	9,296.00
06440-000	Street Cleaning & Maintenance	.00	.00	.00	.00	150.00	150.00	150.00
06440-300	Street Cleaning & Maint - PV	.00	.00	.00	.00	250.00	250.00	250.00
06615-000	Snow Removal	.00	.00	.00	5,450.88	3,500.00	(1,950.88)	4,300.00
06615-100	Snow Removal - TC	.00	.00	.00	5,124.51	2,295.00	(2,829.51)	2,795.00
06615-200	Snow Removal - RC	.00	.00	.00	5,211.57	460.00	(4,751.57)	660.00
06615-300	Snow Removal - PV	.00	.00	.00	5,195.20	5,000.00	(195.20)	6,000.00
06626-000	Postage	32.36	160.00	127.64	1,384.74	1,330.00	(54.74)	1,800.00
06630-000	Repairs and Maintenance	158.86	110.00	(48.86)	1,343.60	810.00	(533.60)	1,460.00

Ponderosa Ridge Owners Association

Income/Expense Statement
Period: 07/01/19 to 07/31/19

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
06630-300	Repairs & Maintenance-PV	.00	150.00	150.00	.00	150.00	150.00	300.00
06635-000	Special Projects	.00	.00	.00	.00	1,000.00	1,000.00	2,000.00
06810-000	LNDS-Commons Mowing	2,112.68	2,696.00	583.32	5,420.26	6,964.00	1,543.74	17,000.00
06810-100	LNDS-Mowing - TC	1,006.24	1,008.00	1.76	2,515.60	2,772.00	256.40	6,804.00
06812-200	Homes Mowing - RC	1,156.52	1,112.00	(44.52)	2,891.30	3,058.00	166.70	7,743.00
06820-000	LNDS-Commons Fertilizing	569.55	570.00	.45	1,139.10	1,360.00	220.90	2,500.00
06820-100	LNDS-Fertilize - TC	268.71	269.00	.29	537.42	538.00	.58	1,076.00
06822-200	Homes Fertilizing - RC	308.73	308.00	(.73)	617.46	617.00	(.46)	1,234.00
06830-000	LNDS-Commons Turf Spraying	228.69	230.00	1.31	830.57	848.00	17.43	2,300.00
06830-100	LNDS-Turf Spray - TC	.00	.00	.00	134.35	135.00	.65	404.00
06830-300	LNDS-Turf Spray - PV	.00	.00	.00	.00	334.00	334.00	668.00
06832-200	Homes Turf Spray - RC	.00	.00	.00	154.36	155.00	.64	464.00
06843-000	Master Tree Program	.00	.00	.00	4,195.10	3,723.00	(472.10)	5,500.00
06843-100	Master Tree Program - TC	.00	.00	.00	244.75	460.00	215.25	460.00
06843-200	Master Tree Program - RC	.00	.00	.00	559.75	400.00	(159.75)	400.00
06850-000	Flowers (Planting & Maint)	.00	.00	.00	487.56	580.00	92.44	780.00
06860-000	Sprinkler Turn On & Blow Out	.00	.00	.00	353.93	354.00	.07	869.00
06860-100	Sprinkler Turn On&Blow Out-TC	.00	.00	.00	223.25	224.00	.75	643.00
06860-200	Sprinkler Turn On&Blow Out-RC	.00	.00	.00	163.35	164.00	.65	507.00
06880-000	LNDS-Landscape Labor	982.94	1,300.00	317.06	2,467.62	2,250.00	(217.62)	6,000.00
06880-100	Landscape Labor - TC	.00	50.00	50.00	.00	150.00	150.00	325.00
06880-200	Landscape Labor - RC	.00	.00	.00	.00	60.00	60.00	120.00
06890-000	Misc. Landscape	.00	20.00	20.00	118.71	190.00	71.29	1,000.00
06890-100	Misc. Landscape - TC	.00	691.00	691.00	760.13	1,382.00	621.87	2,568.00
06890-200	Misc. Landscape - RC	.00	600.00	600.00	853.51	1,400.00	546.49	2,341.00
06900-000	Web Fees	.00	.00	.00	.00	20.00	20.00	105.00
07505-000	Management Fee	1,035.00	1,040.00	5.00	7,182.00	7,177.00	(5.00)	12,387.00
07505-100	Management Fee - TC	117.00	117.00	.00	819.00	819.00	.00	1,404.00
07505-200	Management Fee - RC	117.00	97.50	(19.50)	702.00	682.50	(19.50)	1,170.00
07505-300	Management Fee- PV	174.00	174.00	.00	1,207.00	1,204.00	(3.00)	2,074.00
07508-000	Property Taxes	.00	.00	.00	15.98	100.00	84.02	100.00
	Expenses	38,342.85	39,611.50	1,268.65	184,748.83	176,282.50	(8,466.33)	366,070.00
	TOTAL EXPENSES	38,342.85	39,611.50	1,268.65	184,748.83	176,282.50	(8,466.33)	366,070.00
	Current Year Net Income/(loss)	(11,919.28)	(6,476.50)	(5,442.78)	49,069.63 ✓	54,538.50	(5,468.87)	22,960.00

Ponderosa Ridge Owners Association

Income/Expense Statement

Sub-account: 000 Main

Period: 07/01/19 to 07/31/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
05010-000	Dues	6,196.78	6,200.00	(3.22)	46,267.39	45,500.00	767.39	76,608.00
05012-000	Dues - Builder	.00	504.00	(504.00)	1,224.00	1,008.00	216.00	1,008.00
05014-000	Transfer Fee	(300.00)	.00	(300.00)	.00	.00	.00	.00
05020-000	Late Charges	75.03	100.00	(24.97)	1,075.03	625.00	450.03	1,000.00
05021-000	Late Interest	9.08	4.00	5.08	101.79	29.00	72.79	50.00
05025-000	NSF Income	(40.00)	.00	(40.00)	.00	.00	.00	.00
05032-000	Lien Income	.00	.00	.00	175.00	.00	175.00	.00
05045-000	Initiation Fees	(52.00)	.00	(52.00)	(52.00)	.00	(52.00)	.00
Subtotal Income		5,888.89	6,808.00	(919.11)	48,791.21	47,162.00	1,629.21	78,666.00
EXPENSES								
Expenses								
06120-000	Community Events	.00	.00	.00	.00	.00	.00	2,500.00
06135-000	Board & Annual Meetings	.00	.00	.00	195.48	60.00	(135.48)	60.00
06305-000	Accounting	.00	.00	.00	190.00	190.00	.00	190.00
06306-000	Legal	103.50	99.00	(4.50)	103.50	198.00	94.50	250.00
06310-000	Insurance Expense	.00	.00	.00	1,484.00	1,500.00	16.00	2,400.00
06330-000	Bank Charges	10.33	25.00	14.67	152.94	175.00	22.06	440.00
06415-000	Electricity & Gas	628.45	625.00	(3.45)	4,360.57	4,375.00	14.43	7,500.00
06420-000	Water	482.28	1,000.00	517.72	2,408.06	2,250.00	(158.06)	6,000.00
06440-000	Street Cleaning & Maintenance	.00	.00	.00	.00	150.00	150.00	150.00
06615-000	Snow Removal	.00	.00	.00	5,450.88	3,500.00	(1,950.88)	4,300.00
06626-000	Postage	32.36	160.00	127.64	1,384.74	1,330.00	(54.74)	1,800.00
06630-000	Repairs and Maintenance	158.86	110.00	(48.86)	1,343.60	810.00	(533.60)	1,460.00
06635-000	Special Projects	.00	.00	.00	.00	1,000.00	1,000.00	2,000.00
06810-000	LNDS-Commons Mowing	2,112.68	2,696.00	583.32	5,420.26	6,964.00	1,543.74	17,000.00
06820-000	LNDS-Commons Fertilizing	569.55	570.00	.45	1,139.10	1,360.00	220.90	2,500.00
06830-000	LNDS-Commons Turf Spraying	228.69	230.00	1.31	830.57	848.00	17.43	2,300.00
06843-000	Master Tree Program	.00	.00	.00	4,195.10	3,723.00	(472.10)	5,500.00
06850-000	Flowers (Planting & Maint)	.00	.00	.00	487.56	580.00	92.44	780.00
06860-000	Sprinkler Turn On & Blow Out	.00	.00	.00	353.93	354.00	.07	869.00
06880-000	LNDS-Landscape Labor	982.94	1,300.00	317.06	2,467.62	2,250.00	(217.62)	6,000.00
06890-000	Misc. Landscape	.00	20.00	20.00	118.71	190.00	71.29	1,000.00
06900-000	Web Fees	.00	.00	.00	.00	20.00	20.00	105.00
07505-000	Management Fee	1,035.00	1,040.00	5.00	7,182.00	7,177.00	(5.00)	12,387.00
07508-000	Property Taxes	.00	.00	.00	15.98	100.00	84.02	100.00
Expenses		6,344.64	7,875.00	1,530.36	39,284.60	39,104.00	(180.60)	77,591.00

Ponderosa Ridge Owners Association

Income/Expense Statement
Sub-account: 000 Main

Period: 07/01/19 to 07/31/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
TOTAL EXPENSES		6,344.64	7,875.00	1,530.36	39,284.60	39,104.00	(180.60)	77,591.00
Current Year Net Income/(loss)		(455.75)	(1,067.00)	611.25	9,506.61	8,058.00	1,448.61	1,075.00
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Ponderosa Ridge Owners Association

Income/Expense Statement
Sub-account: 100 Townhomes/Cottages

Period: 07/01/19 to 07/31/19

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
05010-100	Dues - Townhomes/Cottages	1,712.05	1,700.00	12.05	12,891.16	12,000.00	891.16	20,520.00
	Subtotal Income	1,712.05	1,700.00	12.05	12,891.16	12,000.00	891.16	20,520.00
EXPENSES								
Expenses								
06415-100	Electricity & Gas - TC	.00	.00	.00	.00	.00	.00	250.00
06420-100	Water - TC	.00	.00	.00	.00	.00	.00	2,500.00
06615-100	Snow Removal - TC	.00	.00	.00	5,124.51	2,295.00	(2,829.51)	2,795.00
06810-100	LNDS-Mowing - TC	1,006.24	1,008.00	1.76	2,515.60	2,772.00	256.40	6,804.00
06820-100	LNDS-Fertilize - TC	268.71	269.00	.29	537.42	538.00	.58	1,076.00
06830-100	LNDS-Turf Spray - TC	.00	.00	.00	134.35	135.00	.65	404.00
06843-100	Master Tree Program - TC	.00	.00	.00	244.75	460.00	215.25	460.00
06860-100	Sprinkler Turn On&Blow Out-TC	.00	.00	.00	223.25	224.00	.75	643.00
06880-100	Landscape Labor - TC	.00	50.00	50.00	.00	150.00	150.00	325.00
06890-100	Misc. Landscape - TC	.00	691.00	691.00	760.13	1,382.00	621.87	2,568.00
07505-100	Management Fee - TC	117.00	117.00	.00	819.00	819.00	.00	1,404.00
	Expenses	1,391.95	2,135.00	743.05	10,359.01	8,775.00	(1,584.01)	19,229.00
	TOTAL EXPENSES	1,391.95	2,135.00	743.05	10,359.01	8,775.00	(1,584.01)	19,229.00
	Current Year Net Income/(loss)	320.10	(435.00)	755.10	2,532.15	3,225.00	(692.85)	1,291.00

Ponderosa Ridge Owners Association

Income/Expense Statement Sub-account: 200 Rosebury Commons

Period: 07/01/19 to 07/31/19

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
05010-200	Dues - Rosebury Commons	873.79	1,125.00	(251.21)	9,263.00	7,875.00	1,388.00	13,500.00
	Subtotal Income	873.79	1,125.00	(251.21)	9,263.00	7,875.00	1,388.00	13,500.00
EXPENSES								
Expenses								
06615-200	Snow Removal - RC	.00	.00	.00	5,211.57	460.00	(4,751.57)	660.00
06812-200	Homes Mowing - RC	1,156.52	1,112.00	(44.52)	2,891.30	3,058.00	166.70	7,743.00
06822-200	Homes Fertilizing - RC	308.73	308.00	(.73)	617.46	617.00	(.46)	1,234.00
06832-200	Homes Turf Spray - RC	.00	.00	.00	154.36	155.00	.64	464.00
06843-200	Master Tree Program - RC	.00	.00	.00	559.75	400.00	(159.75)	400.00
06860-200	Sprinkler Turn On&Blow Out-RC	.00	.00	.00	163.35	164.00	.65	507.00
06880-200	Landscape Labor - RC	.00	.00	.00	.00	60.00	60.00	120.00
06890-200	Misc. Landscape - RC	.00	600.00	600.00	853.51	1,400.00	546.49	2,341.00
07505-200	Management Fee - RC	117.00	97.50	(19.50)	702.00	682.50	(19.50)	1,170.00
	Expenses	1,582.25	2,117.50	535.25	11,153.30	6,996.50	(4,156.80)	14,639.00
	TOTAL EXPENSES	1,582.25	2,117.50	535.25	11,153.30	6,996.50	(4,156.80)	14,639.00
	Current Year Net Income/(loss)	(708.46)	(992.50)	284.04	(1,890.30)	878.50	(2,768.80)	(1,139.00)
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Ponderosa Ridge Owners Association

Income/Expense Statement Sub-account: 200 Rosebury Commons

Period: 07/01/19 to 07/31/19

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
05010-200	Dues - Rosebury Commons	873.79	1,125.00	(251.21)	9,263.00	7,875.00	1,388.00	13,500.00
	Subtotal Income	873.79	1,125.00	(251.21)	9,263.00	7,875.00	1,388.00	13,500.00
EXPENSES								
Expenses								
06615-200	Snow Removal - RC	.00	.00	.00	5,211.57	460.00	(4,751.57)	660.00
06812-200	Homes Mowing - RC	1,156.52	1,112.00	(44.52)	2,891.30	3,058.00	166.70	7,743.00
06822-200	Homes Fertilizing - RC	308.73	308.00	(.73)	617.46	617.00	(.46)	1,234.00
06832-200	Homes Turf Spray - RC	.00	.00	.00	154.36	155.00	.64	464.00
06843-200	Master Tree Program - RC	.00	.00	.00	559.75	400.00	(159.75)	400.00
06860-200	Sprinkler Turn On&Blow Out-RC	.00	.00	.00	163.35	164.00	.65	507.00
06880-200	Landscape Labor - RC	.00	.00	.00	.00	60.00	60.00	120.00
06890-200	Misc. Landscape - RC	.00	600.00	600.00	853.51	1,400.00	546.49	2,341.00
07505-200	Management Fee - RC	117.00	97.50	(19.50)	702.00	682.50	(19.50)	1,170.00
	Expenses	1,582.25	2,117.50	535.25	11,153.30	6,996.50	(4,156.80)	14,639.00
	TOTAL EXPENSES	1,582.25	2,117.50	535.25	11,153.30	6,996.50	(4,156.80)	14,639.00
	Current Year Net Income/(loss)	(708.46)	(992.50)	284.04	(1,890.30)	878.50	(2,768.80)	(1,139.00)
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Ponderosa Ridge Owners Association

Income/Expense Statement Sub-account: 300 Private Streets

Period: 07/01/19 to 07/31/19

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
05010-300	Dues - Private	17,896.84	23,000.00	(5,103.16)	160,990.79	162,000.00	(1,009.21)	274,560.00
05012-300	Dues - Builder - Private	.00	390.00	(390.00)	1,560.00	1,560.00	.00	1,560.00
	Subtotal Income	17,896.84	23,390.00	(5,493.16)	162,550.79	163,560.00	(1,009.21)	276,120.00
EXPENSES								
Expenses								
06410-300	Refuse Removal - PV	2,636.65	2,800.00	163.35	17,665.22	18,800.00	1,134.78	32,800.00
06420-300	Water - PV	12,741.02	13,000.00	258.98	22,664.54	21,000.00	(1,664.54)	81,500.00
06425-300	Sewer - PV	11,973.03	10,175.00	(1,798.03)	72,107.35	69,895.00	(2,212.35)	120,770.00
06430-300	Recycling - PV	584.37	400.00	(184.37)	(398.03)	(597.00)	(198.97)	953.00
06435-300	Stormwater - PV	914.94	785.00	(129.94)	5,510.64	5,371.00	(139.64)	9,296.00
06440-300	Street Cleaning & Maint - PV	.00	.00	.00	.00	250.00	250.00	250.00
06615-300	Snow Removal - PV	.00	.00	.00	5,195.20	5,000.00	(195.20)	6,000.00
06630-300	Repairs & Maintenance-PV	.00	150.00	150.00	.00	150.00	150.00	300.00
06830-300	LNDS-Turf Spray - PV	.00	.00	.00	.00	334.00	334.00	668.00
07505-300	Management Fee- PV	174.00	174.00	.00	1,207.00	1,204.00	(3.00)	2,074.00
	Expenses	29,024.01	27,484.00	(1,540.01)	123,951.92	121,407.00	(2,544.92)	254,611.00
	TOTAL EXPENSES	29,024.01	27,484.00	(1,540.01)	123,951.92	121,407.00	(2,544.92)	254,611.00
	Current Year Net Income/(loss)	(11,127.17)	(4,094.00)	(7,033.17)	38,598.87	42,153.00	(3,554.13)	21,509.00
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Ponderosa Ridge Owners Association

Income/Expense Statement Sub-account: 900 Capital Reserve

Period: 07/01/19 to 07/31/19

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
05045-900	Initiation Fees	52.00	112.00	(60.00)	312.00	224.00	88.00	224.00
05050-900	Interest Income	.00	.00	.00	10.30	.00	10.30	.00
	Subtotal Income	52.00	112.00	(60.00)	322.30	224.00	98.30	224.00
EXPENSES								
Expenses								
	Expenses	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	.00	.00	.00	.00	.00	.00	.00
	Current Year Net Income/(loss)	52.00	112.00	(60.00)	322.30	224.00	98.30	224.00
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