

Ventana Lakes Property Owners Association
Treasurer's Report
December 12, 2007

Colby Financial Statements

The Colby financial statements are not available for December. I have attached the November financial statements which were previously posted on the VLPOA website.

Attached And Included as Part of This Report:(not to be posted on VLPOA website)

The updated CD list. I have updated the CD lists to include all reserves funds (both CD's & money market accounts for both the master POA and the Gardens.

The AMTRUST \$100,000 CD was renewed into a \$45,000 six month and the balance of \$64,623 was added to the Corus money market account. We now have adequate liquidity to cover future expenses such as mold remediation.

The CD with FNB of \$81,188 is due on 1/30/08. This will be discussed further at the January board meeting.

The master POA owes the Gardens reserves the amount of \$4,242. I intend to transfer these funds to the Garden reserves (Domestic Money Market Account) prior to the end of 2007.

Combined legal fees for the litigation issue:

I will not know the actual amount that VLPOA will be responsible for until 12/15/07. I estimate that VLPOA will be responsible for additional fees from Carpenter Hazelwood plus legal fees related to the plaintiffs. I expect these combined fees to be between \$150,000 and \$170,000 (\$89 to \$100 per home). The VLPOA has already paid its legal fees as they occurred. If the lawsuit results were known to me at time of proposing the 2007 budget I would have proposed a budget increase for 2008. In the past the treasurer added any remaining profits after year end to the reserve fund. This will not be known until we receive the December financials. If there are not adequate excess profits we will have two options available that should be discussed in January or February of 2008. One option is to absorb the amounts from the reserves and the other is to have a dues increase for the last 9 months of 2008.

Delinquent Homeowner Accounts

Total delinquent amount is \$13,000. Colby mailed out delinquency notices to 5 homeowners. I have personally talked with 3 owners and they intend to take steps to pay down the amounts.

Certified Audit for 2008

The property manager was given names including the prior VLPOA CPA to contact for a 2008 engagement. The additional CPA's are from the Sun City Communities. This list does not include the CPA firm with which I am currently employed. I would like to receive bids from a minimum of 3 CPA firms.

Submitted and signed by Maurice Frenette this 12th day of December, 2007.

Maurice Frenette