

VALLI VUE ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
ANNUAL MEETING  
OCTOBER 18, 2018  
AGENDA

- I. QUORUM:
- II. APPROVAL OF AGENDA
- III. HOMEOWNER COMMENTS
- IV. MINUTES OF OCTOBER 19, 2017 ANNUAL MEETING
- V. TREASURER'S REPORT
  - A. 2018 YEAR TO DATE AND 2017 YEAR END FINANCIALS
- VI. COMMITTEE REPORTS
  - A. WATER-DAVE WARD
  - B. ACC
  - C. ROADS-LRSA-PAUL STRAND
    - 1. MATT BURKHOLDER/HALO (Anchorage Homeowners and Landowner's Organization)
  - D. COMMON AREA
- VII. ELECTION OF DIRECTORS (3)
  - A. NOMINATIONS
- VIII. ASSOCIATION BUSINESS
  - A. 2019 BUDGET
  - B.
  - C.
- IX. ADJOURNMENT

**VALLI VUE ESTATES PROPERTY OWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING MINUTES**  
**OCTOBER 19, 2017**  
**DRAFT**

A quorum being present, the meeting was called to order at the hour of 7:35 p.m.

Introductions for all present was performed.

The agenda was presented and approved.

The minutes of the October 20, 2016 Annual meeting were distributed and reviewed. Andre Neptune moved to approve the minutes as written. Andy Ming 2<sup>nd</sup> the motion. The motion to approve the minutes as written was approved.

The Managing Agent presented the current and 2016 year-end financial report.

**HOMEOWNERS' COMMENTS**

Ed Nash spoke of his house that was granted a waiver by the Board in the early 1980's due to muni easements and an electrical power pole that impacted his property. Mr. Nash stated the Board waiver would not require him to have a garage as stated in the covenants. He further informed those present the city had no record of this waiver. The Managing Agent stated he would search the records but did not think Bonanza has records dating back that far. Mr. Nash asked the new Board to consider renewing the waiver as he may sell his home in the near future.

Jewel Jones asked if lot 424, which is owned by Valli Vue could be maintained, particularly during the summer.

Cal Kerr reminded the Board of the tree houses built by neighborhood kids that are in the woods adjacent to the well house. These have been there for years and are now broken and rotted. The wood has nails showing and is hazardous. The Managing Agent will ask the spring cleanup contractor, Gage Tree, if they would provide a cost to remove all of them.

Committee Reports were as follows

WATER: Dave Ward reported on the water storage tank paint project. He stated the job went as planned and the Association hired a third party project manager to oversee contracting and performance of the contractor, KC Corporation. He also informed those present of a few other items, including a valve problem causing some owners to have a boil water notice and new controls for the well pump. Dave also talked about the Water Hardness Report that was included in the meeting packet. He stated the report talks about on-demand hot water heaters and the potential to be susceptible to "scale buildup".

ACC: Homeowners present were reminded to submit an ACC request whenever changes to the exterior of their units or surrounding topography are planned. The policy is available on the website.

ROADS/LRSA: Paul Strand gave the report for the LRSA. He reminded owners that the Limited Road Service Area is paid for with taxes to the homeowners though the Municipality of Anchorage and not the Valli Vue Homeowners Association. The LRSA Board meet every month prior to the Board of Directors meetings. Members of the committee are voted in by muni election processes. He reported the LRSA had done the preliminary work for paving several streets for 2017 but the process continued and will be rescheduled for the spring of 2018.

Jewell Jones spoke on the issue of speed bumps and the steps necessary to convince the city of several new ones around the Association. She informed owners there is no muni program for these and the city has no plans for any in the Valli Vue road system. The Managing Agent informed those present Bill Rathke, long time member of the LRSA Board would be moving out of state and would be stepping down. Those present thanked Bill for all he has done while on the LRSA Board.

COMMON AREAS: It was noted that landscaping at the Association entries were again done voluntarily by Diana Hansen, and her efforts were greatly appreciated by those present. It was noted the Diana was re-imbursed by the Association for plants and materials only.

### ELECTION OF DIRECTORS (3)

The next item of business was the election of Directors.

Three seats were up for election at this annual meeting in accordance of the Association documents. Two other seats also needed to be filled. One was due to Board member Bill Rathke stepping down as he is moving out of state. The second seat had been vacant since the last annual meeting. With no nominations from the floor Cal Kerr moved to elect incumbents Andre Neptune, Justin Selvik, and George Dailey, along with Tracey Christopherson and Leela Portell to the Board of Directors by acclamation. Andre Neptune seconded. A vote was taken, and all five owners were elected unanimously.

2017 BUDGET: The 2018 budget proposed by the Board of Directors was presented at this meeting for ratification. It was noted there was no pending increase from the contractor performing the spring cleanup. With the tank paint project and some upgrades to the pump monitoring system, no major projects were planned for the well system. The presented budget called for no change in dues for 2018. Scott Rees moved to ratify the 2018 budget as proposed. Cheryl Brooking seconded the motion. The 2018 budget was approved.

It was noted Allen Hansen, Andre Neptune, George Dailey, and Scott Reece along with volunteer Cheryl Brooking will make up the Architectural Control Committee for 2018.

Being no further business to come before the membership at this time the meeting was adjourned at the hour of 8:55p.m.

**Valli Vue Estates Property Owners Assn.**  
Income/Expense Statement  
Period: 12/01/17 to 12/31/17

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>								
61000	HOMEOWNERS DUES	553.86	10,523.37	(9,969.51)	130,160.83	126,280.00	3,880.83	126,280.00
63000	LATE CHARGE INCOME	.00	.00	.00	1,690.00	.00	1,690.00	.00
	<b>INCOME</b>	<u>553.86</u>	<u>10,523.37</u>	<u>(9,969.51)</u>	<u>131,850.83</u>	<u>126,280.00</u>	<u>5,570.83</u>	<u>126,280.00</u>
<b>OTHER INCOME:</b>								
67000	WATER INCOME	.00	125.00	(125.00)	500.70	500.00	.70	500.00
71000	RESERVE INTEREST	74.57	116.74	(42.17)	1,723.68	1,400.00	323.68	1,400.00
72000	OTHER INTEREST INC.	3.22	.00	3.22	262.87	.00	262.87	.00
73000	MISCELLANEOUS INCOME	.00	.00	.00	200.00	.00	200.00	.00
	<b>OTHER INCOME</b>	<u>77.79</u>	<u>241.74</u>	<u>(163.95)</u>	<u>2,687.25</u>	<u>1,900.00</u>	<u>787.25</u>	<u>1,900.00</u>
	<b>TOTAL INCOME</b>	<u>631.65</u>	<u>10,765.11</u>	<u>(10,133.46)</u>	<u>134,538.08</u>	<u>128,180.00</u>	<u>6,358.08</u>	<u>128,180.00</u>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE:</b>								
80100	MANAGEMENT	2,026.15	1,166.74	(859.41)	14,859.41	14,000.00	(859.41)	14,000.00
80200	LEGAL	300.00	.00	(300.00)	(4,378.81)	.00	4,378.81	.00
80300	ACCOUNTING/AUDIT	.00	208.37	208.37	.00	2,500.00	2,500.00	2,500.00
80500	MISCELLANEOUS FEES	.00	.00	.00	408.00	.00	(408.00)	.00
80600	BANK CHARGES	150.00	.00	(150.00)	150.00	.00	(150.00)	.00
	<b>TOTAL ADMINISTRATION</b>	<u>2,476.15</u>	<u>1,375.11</u>	<u>(1,101.04)</u>	<u>11,038.60</u>	<u>16,500.00</u>	<u>5,461.40</u>	<u>16,500.00</u>
<b>INSURANCE:</b>								
81100	INSURANCE	1,854.00	1,041.74	(812.26)	9,101.00	12,500.00	3,399.00	12,500.00
	<b>TOTAL INSURANCE</b>	<u>1,854.00</u>	<u>1,041.74</u>	<u>(812.26)</u>	<u>9,101.00</u>	<u>12,500.00</u>	<u>3,399.00</u>	<u>12,500.00</u>
<b>TAXES:</b>								
82200	INCOME TAXES	.00	.00	.00	.00	200.00	200.00	200.00
	<b>TOTAL TAXES</b>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>200.00</u>	<u>200.00</u>	<u>200.00</u>
<b>UTILITIES:</b>								
85100	NATURAL GAS	115.23	83.37	(31.86)	996.00	1,000.00	4.00	1,000.00
85300	WELL & WATER SYSTEM	7,639.00	3,981.74	(3,657.26)	111,060.82	47,780.00	(63,280.82)	47,780.00
85500	ELECTRIC	948.81	1,958.37	1,009.56	19,974.99	23,500.00	3,525.01	23,500.00
85600	ANCHORAGE TELEPHONE	.00	50.00	50.00	500.27	600.00	99.73	600.00
	<b>TOTAL UTILITIES</b>	<u>8,703.04</u>	<u>6,073.48</u>	<u>(2,629.56)</u>	<u>132,532.08</u>	<u>72,880.00</u>	<u>(59,652.08)</u>	<u>72,880.00</u>
<b>MAINTENANCE:</b>								
86100	SPRING CLEANUP	.00	1,466.74	1,466.74	17,400.00	17,600.00	200.00	17,600.00
87000	FIRE HYDRANTS	.00	250.00	250.00	.00	3,000.00	3,000.00	3,000.00

**Valli Vue Estates Property Owners Assn.**  
Income/Expense Statement  
Period: 12/01/17 to 12/31/17

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
87100	COMMON AREA MAINTENANCE	.00	208.37	208.37	.00	2,500.00	2,500.00	2,500.00
	TOTAL MAINTENANCE	.00	1,925.11	1,925.11	17,400.00	23,100.00	5,700.00	23,100.00
MISCELLANEOUS:								
88100	MISCELLANEOUS	276.80	208.37	(68.43)	1,107.82	2,500.00	1,392.18	2,500.00
	TOTAL MISCELLANEOUS	276.80	208.37	(68.43)	1,107.82	2,500.00	1,392.18	2,500.00
	TOTAL EXPENSES	13,309.99	10,623.81	(2,686.18)	171,179.50	127,680.00	(43,499.50)	127,680.00
	NET EXCESS/ (DEFICIT)	(12,678.34)	141.30	(12,819.64)	(36,641.42)	500.00	(37,141.42)	500.00
RESERVE EXPENSE:								
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
	NET AFTER DEPRECIATION	(12,678.34)	141.30	(12,819.64)	(36,641.42)	500.00	(37,141.42)	500.00

Valli Vue Estates Property Owners Assn.  
Balance Sheet  
As of 12/31/17

ASSETS

Current Assets

Cash in Checking	\$	205,897.33	Denali Alaskan
Alliance Operating		32,051.24	Alliance Association
UBS CD		213,530.69	USB
Denali Basic Sl		5.00	Denali Alaskan
Land		7,121.87	

TOTAL CURRENT ASSETS			\$	458,606.13
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Member's Equity

EQUITY	\$	495,247.55
Current Year Net Income/(Loss)		(36,641.42)

Total Member's Equity	\$	458,606.13
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TOTAL LIABILITIES & EQUITY	\$	458,606.13
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**Valli Vue Estates Property Owners Assn.**  
Income/Expense Statement  
Period: 09/01/18 to 09/30/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
61000 HOMEOWNERS DUES	.00	10,523.33	(10,523.33)	128,033.51	94,709.97	33,323.54	126,280.00
63000 LATE CHARGE INCOME	.00	.00	.00	1,849.91	.00	1,849.91	.00
INCOME	.00	10,523.33	(10,523.33)	129,883.42	94,709.97	35,173.45	126,280.00
<b>OTHER INCOME:</b>							
64000 INTEREST CHG INCOME	147.27	.00	147.27	2,210.98	.00	2,210.98	.00
67000 WATER INCOME	.00	125.00	(125.00)	273.05	375.00	(101.95)	500.00
71000 RESERVE INTEREST	6.16	116.66	(110.50)	152.66	1,049.94	(897.28)	1,400.00
72000 OTHER INTEREST INC.	.00	.00	.00	(294.66)	.00	(294.66)	.00
73000 MISCELLANEOUS INCOME	.00	.00	.00	90.00	.00	90.00	.00
OTHER INCOME	153.43	241.66	(88.23)	2,432.03	1,424.94	1,007.09	1,900.00
TOTAL INCOME	153.43	10,764.99	(10,611.56)	132,315.45	96,134.91	36,180.54	128,180.00
<b>EXPENSES</b>							
<b>ADMINISTRATIVE:</b>							
80100 MANAGEMENT	1,166.66	1,166.66	.00	10,499.94	10,499.94	.00	14,000.00
80200 LEGAL	.00	.00	.00	2,478.02	.00	(2,478.02)	.00
80300 ACCOUNTING/AUDIT	.00	208.33	208.33	.00	1,874.97	1,874.97	2,500.00
80610 MARKET VALUE ADJUSTMENT	76.77	.00	(76.77)	534.12	.00	(534.12)	.00
80620 INTEREST VALUE ADJUSTMENT	(185.50)	.00	185.50	(458.45)	.00	458.45	.00
TOTAL ADMINISTRATION	1,057.93	1,374.99	317.06	13,053.63	12,374.91	(678.72)	16,500.00
<b>INSURANCE:</b>							
81100 INSURANCE	.00	1,041.66	1,041.66	6,849.86	9,374.94	2,525.08	12,500.00
TOTAL INSURANCE	.00	1,041.66	1,041.66	6,849.86	9,374.94	2,525.08	12,500.00
<b>TAXES:</b>							
82200 INCOME TAXES	.00	.00	.00	.00	200.00	200.00	200.00
TOTAL TAXES	.00	.00	.00	.00	200.00	200.00	200.00
<b>UTILITIES:</b>							
85100 NATURAL GAS	59.46	83.33	23.87	1,108.89	749.97	(358.92)	1,000.00
85300 WELL & WATER SYSTEM	.00	3,981.66	3,981.66	37,091.54	35,834.94	(1,256.60)	47,780.00
85500 ELECTRIC	2,070.25	1,958.33	(111.92)	12,452.31	17,624.97	5,172.66	23,500.00
85600 ANCHORAGE TELEPHONE	54.67	50.00	(4.67)	587.50	450.00	(137.50)	600.00
TOTAL UTILITIES	2,184.38	6,073.32	3,888.94	51,240.24	54,659.88	3,419.64	72,880.00
<b>MAINTENANCE:</b>							
86100 SPRING CLEANUP	.00	1,466.66	1,466.66	17,400.00	13,199.94	(4,200.06)	17,600.00

**Valli Vue Estates Property Owners Assn.**  
Income/Expense Statement  
Period: 09/01/18 to 09/30/18

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
87000	FIRE HYDRANTS	.00	250.00	250.00	.00	2,250.00	2,250.00	3,000.00
87100	COMMON AREA MAINTENANCE	.00	208.33	208.33	.00	1,874.97	1,874.97	2,500.00
	<b>TOTAL MAINTENANCE</b>	<u>.00</u>	<u>1,924.99</u>	<u>1,924.99</u>	<u>17,400.00</u>	<u>17,324.91</u>	<u>(75.09)</u>	<u>23,100.00</u>
MISCELLANEOUS:								
88100	MISCELLANEOUS	.00	208.33	208.33	404.13	1,874.97	1,470.84	2,500.00
	<b>TOTAL MISCELLANEOUS</b>	<u>.00</u>	<u>208.33</u>	<u>208.33</u>	<u>404.13</u>	<u>1,874.97</u>	<u>1,470.84</u>	<u>2,500.00</u>
	<b>TOTAL EXPENSES</b>	<u>3,242.31</u>	<u>10,623.29</u>	<u>7,380.98</u>	<u>88,947.86</u>	<u>95,809.61</u>	<u>6,861.75</u>	<u>127,680.00</u>
	<b>NET EXCESS/ (DEFICIT)</b>	<u>(3,088.88)</u>	<u>141.70</u>	<u>(3,230.58)</u>	<u>43,367.59</u>	<u>325.30</u>	<u>43,042.29</u>	<u>500.00</u>
RESERVE EXPENSE:								
	<b>TOTAL RESERVE EXPENSES</b>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
	<b>NET AFTER DEPRECIATION</b>	<u>(3,088.88)</u>	<u>141.70</u>	<u>(3,230.58)</u>	<u>43,367.59</u>	<u>325.30</u>	<u>43,042.29</u>	<u>500.00</u>

Valli Vue Estates Property Owners Assn.  
Income/Expense Statement  
Actual spreadsheet Start date: 01/01/18 Cutoff date: 09/30/18

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
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INCOME:													
HOMEOWNERS DUES	7693	69072	28502	15652	5962	554	554	44	0	0	0	0	128034
LATE CHARGE INCOME	180	800	70	390	380	20	10	0	0	0	0	0	1850
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INCOME	7873	69872	28572	16042	6342	574	564	44	0	0	0	0	129883
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OTHER INCOME:													
INTEREST CHG INCOME	0	351	0	79	76	677	773	108	147	0	0	0	2211
WATER INCOME	273	0	0	0	0	0	0	0	0	0	0	0	273
RESERVE INTEREST	559	468-	10	11	11	9	8	7	6	0	0	0	153
OTHER INTEREST INC.	295-	0	0	0	0	0	0	0	0	0	0	0	295-
MISCELLANEOUS INCOME	0	45	0	0	0	45	0	0	0	0	0	0	90
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OTHER INCOME	537	72-	10	89	87	731	781	115	153	0	0	0	2432
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TOTAL INCOME	8411	69800	28582	16132	6429	1305	1345	159	153	0	0	0	132315
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EXPENSES													
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ADMINISTRATIVE:													
MANAGEMENT	1167	1167	1167	1167	1167	1167	1167	1167	1167	0	0	0	10500
LEGAL	670	1401	0	338	0	0	70	0	0	0	0	0	2478
MARKET VALUE ADJUSTMENT	95	95-	143	11	52	16	120-	356	77	0	0	0	534
INTEREST VALUE ADJUSTMENT	0	185-	281-	231-	224-	397	491	240-	186-	0	0	0	458-
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TOTAL ADMINISTRATION	1932	2287	1029	1284	995	1579	1607	1282	1058	0	0	0	13054
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INSURANCE:													
INSURANCE	927-	0	0	0	420-	0	8197	0	0	0	0	0	6850
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TOTAL INSURANCE	927-	0	0	0	420-	0	8197	0	0	0	0	0	6850
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TAXES:													
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TOTAL TAXES	0	0	0	0	0	0	0	0	0	0	0	0	0
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UTILITIES:													
NATURAL GAS	139	110	141	125	149	175	147	64	59	0	0	0	1109
WELL & WATER SYSTEM	0	0	1184	17856	0	1089	2655	14308	0	0	0	0	37092
ELECTRIC	1137	1175	1053	1029	1020	1090	1969	1909	2070	0	0	0	12452
ANCHORAGE TELEPHONE	151	0	109	54	0	109	109	0	55	0	0	0	588
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TOTAL UTILITIES	1427	1285	2487	19064	1169	2463	4880	16282	2184	0	0	0	51240
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MAINTENANCE:													
SPRING CLEANUP	0	0	0	0	0	17400	0	0	0	0	0	0	17400
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TOTAL MAINTENANCE	0	0	0	0	0	17400	0	0	0	0	0	0	17400

MISCELLANEOUS:													
MISCELLANEOUS	83	0	0	0	0	321	0	0	0	0	0	0	404
TOTAL MISCELLANEOUS	83	0	0	0	0	321	0	0	0	0	0	0	404
TOTAL EXPENSES	2515	3572	3516	20348	1743	21763	14684	17564	3242	0	0	0	88948
NET EXCESS/ (DEFICIT)	5896	66229	25066	4217-	4686	20458-	13340-	17405-	3089-	0	0	0	43368
RESERVE EXPENSE:													
TOTAL RESERVE EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0
NET AFTER DEPRECIATION	5896	66229	25066	4217-	4686	20458-	13340-	17405-	3089-	0	0	0	43368

**Valli Vue Estates Property Owners Assn.**  
Balance Sheet  
As of 09/30/18

**ASSETS**

**Current Assets**

Cash in Checking	\$	205,897.33	Denali Alaskan
Alliance Operating		73,495.39	Alliance Association
UBS CD		215,454.13	UBS
Denali Basic S1		5.00	Denali Alaskan
Land		7,121.87	

<b>TOTAL CURRENT ASSETS</b>			\$	501,973.72
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**Member's Equity**

<b>EQUITY</b>	\$	458,606.13
Current Year Net Income/(Loss)		43,367.59

<b>Total Member's Equity</b>	\$	501,973.72
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	\$	501,973.72
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## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 01/01/18

Ending account #: "Last"

Ending date: 09/30/18

\*\*\* Not a standard period \*\*\*

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
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11100	Cash in Checking	205,897.33	.00	.00	.00	205,897.33
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11101	Alliance Operating	32,051.24	133,136.93	94,681.23	38,455.70	70,506.94
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/18	AR3337	AR04	553.86		Owner Cash Receipts	
01/05/18	GJ0921	AAB		554.16	Chugach Electric	
01/08/18	AR1326	AR04	563.24		Owner Cash Receipts	
01/08/18	AR3031	AR04	583.86		Owner Cash Receipts	
01/09/18	AP0098	100054		100.00	AGLIETTI, OFFRET, & WOOFTE	Unit 211 Legal
01/10/18	AP0098	100055		420.00	AGLIETTI, OFFRET, & WOOFTE	Legal Olert
01/11/18	GJ0924	AAB		138.78	Enstar	
01/12/18	AR3849	AR04	1,177.72		Owner Cash Receipts	
01/18/18	AP0098	100056		1,166.66	BONANZA REALTY, INC ;	Management
01/18/18	AP0098	100057		83.40	ALASKA WEB FACTORY ;	Hosting
01/19/18	GJ0940	AAB	927.00		Overpayment ck#100048	
01/22/18	GJ0922	AAB		582.44	Chugach Electric	
01/24/18	AP0098	100058		151.23	ALASKA COMMUNICATIONS SYS	304245
01/24/18	AP0098	100059		150.00	AGLIETTI, OFFRET, & WOOFTE	Collections
01/30/18	AR1338	AR04	4,994.74		Owner Cash Receipts	
01/31/18	GJ0917	2678	273.05		MOA Water Usage	
01/31/18	GJ0923	AAB	2.79		January Interest	
02/01/18	AR1340	AR04	553.86		Owner Cash Receipts	
02/02/18	AR3350	AR04	8,881.76		Owner Cash Receipts	
02/05/18	AR3281	AR04	4,437.02		Owner Cash Receipts	
02/05/18	GJ0933	AAB		597.26	Chugach Electric	
02/06/18	AR2181	AR04	1,671.58		Owner Cash Receipts	
02/07/18	AP0098	100060		1,166.66	BONANZA REALTY, INC ;	February
02/07/18	AR3867	AR04	3,323.16		Owner Cash Receipts	
02/08/18	AR4341	AR04	7,483.99		Owner Cash Receipts	
02/09/18	AR2832	AR04	3,323.16		Owner Cash Receipts	
02/12/18	GJ0919	AR2450	7,588.66		Owner Cash Receipts	
02/13/18	AR0321	AR04	1,661.58		Owner Cash Receipts	
02/14/18	AP0098	100061		250.00	AGLIETTI, OFFRET & WOOFTE	Legal
02/14/18	AP0098	100062		1,450.52	AGLIETTI, OFFRET, & WOOFTE	Legal
02/14/18	AR3566	AR04	1,107.72		Owner Cash Receipts	
02/15/18	AR5073	AR04	7,230.04		Owner Cash Receipts	
02/16/18	AR3050	AR04	1,661.58		Owner Cash Receipts	
02/20/18	AR2973	AR04	5,014.74		Owner Cash Receipts	
02/21/18	AR1345	AR04	2,225.44		Owner Cash Receipts	
02/22/18	AR3883	AR04	1,107.72		Owner Cash Receipts	
02/23/18	AR3355	AR04	4,640.93		Owner Cash Receipts	
02/26/18	AR3726	AR04	6,642.46		Owner Cash Receipts	
02/26/18	GJ0934	AAB		577.39	Chugach Electric	
02/27/18	AR3733	AR04	1,107.72		Owner Cash Receipts	
02/28/18	AR4346	AR04	553.86		Owner Cash Receipts	
02/28/18	GJ0935	AAB	5.47		February Interest	
02/28/18	GJ0936	AAB		110.31	Enstar	

## G E N E R A L L E D G E R T R I A L B A L A N C E

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/01/18	AR3183	AR04	1,107.72		Owner Cash Receipts		
	03/01/18	AR3606	AR04	553.86		Owner Cash Receipts		
	03/05/18	AR3381	AR04	1,107.72		Owner Cash Receipts		
	03/06/18	AR3607	AR04	563.72		Owner Cash Receipts		
	03/07/18	AP0098	100063		1,166.66	BONANZA REALTY, INC ;	March MGMT	
	03/07/18	AR3064	AR04	1,117.72		Owner Cash Receipts		
	03/08/18	AR5177	AR04	1,936.58		Owner Cash Receipts		
	03/09/18	AP0098	100064		1,184.25	NORTHERN UTILITY SERVICES	January Service	
	03/09/18	AR2458	AR04	553.86		Owner Cash Receipts		
	03/09/18	GJ0947	AAB		490.30	Chugach Electric		
	03/12/18	AP0098	100065		109.08	ALASKA COMMUNICATIONS SYS	ACS February	
	03/12/18	AR4360	AR04	553.86		Owner Cash Receipts		
	03/12/18	AR5090	AR04	553.86		Owner Cash Receipts		
	03/13/18	AR3383	AR04	3,887.02		Owner Cash Receipts		
	03/15/18	AR0351	AR-351	553.86		Owner Cash Receipts		
	03/15/18	GJ0948	AAB		140.74	Enstar		
	03/19/18	AR3900	AR04	2,215.44		Owner Cash Receipts		
	03/20/18	AR1685	AR04	1,107.72		Owner Cash Receipts		
	03/23/18	AR2538	AR04	3,323.16		Owner Cash Receipts		
	03/26/18	AR4363	AR04	2,235.44		Owner Cash Receipts		
	03/26/18	GJ0949	AAB		562.22	Chugach Electric		
	03/27/18	AR0315	AR04	923.14		Owner Cash Receipts		
	03/27/18	AR3391	AR04	2,121.58		Owner Cash Receipts		
	03/28/18	AR0315	AR04	553.89		Owner Cash Receipts		
	03/29/18	AR3714	AR04	553.86		Owner Cash Receipts		
	03/30/18	AR0316	AR04	2,494.30		Owner Cash Receipts		
	03/31/18	AR4383	AR04	553.86		Owner Cash Receipts		
	03/31/18	GJ0951	AAB	9.58		March Interest		
	04/02/18	AP0098	100066		1,406.50	NORTHERN UTILITY SERVICES	Utility Servicing	
	04/02/18	AR4384	AR04	2,769.30		Owner Cash Receipts		
	04/03/18	AR3715	AR04	2,215.44		Owner Cash Receipts		
	04/05/18	AP0098	100067		1,166.66	BONANZA REALTY, INC ;	April	
	04/06/18	AP0098	100068		337.50	AGLIETTI, OFFRET, & WOOF	Armstrong	
	04/09/18	GJ0958	AAB		475.87	Chugach Electric		
	04/10/18	AR2860	AR04	150.00		Owner Cash Receipts		
	04/12/18	GJ0959	AAB		125.04	Enstar		
	04/15/18	AR3401	AR04	573.86		Owner Cash Receipts		
	04/16/18	AR3309	AR04	1,611.23		Owner Cash Receipts		
	04/16/18	AR3401	AR04	563.86		Owner Cash Receipts		
	04/19/18	AR0493	AR04	1,671.58		Owner Cash Receipts		
	04/20/18	AR3404	AR04	553.86		Owner Cash Receipts		
	04/22/18	AR3313	AR04	574.36		Owner Cash Receipts		
	04/24/18	AP0098	100069		16,449.37	NORTHERN UTILITY SERVICES	December Operations	
	04/24/18	AP0098	100070		54.30	ALASKA COMMUNICATIONS SYS	ACS	
	04/24/18	AR5134	AR04	1,751.58		Owner Cash Receipts		
	04/24/18	GJ0960	AAB		553.16	Chugach Electric		
	04/25/18	AR3314	AR04	80.00		Owner Cash Receipts		
	04/27/18	AR3409	AR04	2,359.30		Owner Cash Receipts		
	04/28/18	AR3316	AR04	563.86		Owner Cash Receipts		
	04/30/18	AR3112	AR04	603.86		Owner Cash Receipts		
	04/30/18	GJ0961	AAB	10.63		April Interest		

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/01/18	AR0365	AR04	1,207.72		Owner Cash Receipts	
05/02/18	AR3317	AR04	2,376.88		Owner Cash Receipts	
05/04/18	AR2681	AR04	1,197.82		Owner Cash Receipts	
05/07/18	AP0098	100071		1,166.66	BONANZA REALTY, INC ;	12302
05/07/18	GJ0973	AAB		480.95	Chugach Electric	
05/07/18	GJ0977	AAB		480.95	Chugach Electric	
05/07/18	GJ0981	GJ-977	480.95		Reverse GL Entry	
05/09/18	AR3427	AR04	1,277.72		Owner Cash Receipts	
05/17/18	GJ0974	AAB		148.59	Enstar	
05/17/18	GJ0978	AAB		148.59	Enstar	
05/17/18	GJ0982	GJ-978	148.59		Reverse GL Entry	
05/21/18	GJ0998	5579	420.14		Business Ins Assoc Refund	
05/25/18	GJ0975	AAB		539.15	Chugach Electric	
05/25/18	GJ0979	AAB		539.15	Chugach Electric	
05/25/18	GJ0983	GJ-979	539.15		Reverse GL Entry	
05/30/18	AR2839	AR04	281.64		Owner Cash Receipts	
05/31/18	GJ0976	AAB	10.87		May Interest	
05/31/18	GJ0980	AAB	10.87		May Interest	
05/31/18	GJ0984	GJ-980		10.87	Reverse GL Entry	
06/04/18	AR3442	AR04	618.86		Owner Cash Receipts	
06/04/18	GJ0004	AAB		560.92	Chugach Electric	
06/07/18	AP0098	100072		1,088.75	NORTHERN UTILITY SERVICES	Testing
06/07/18	AP0098	100073		54.20	ALASKA COMMUNICATIONS SYS	ACS
06/07/18	AP0098	100074		17,400.00	GAGE TREE SERVICE ;	Chip and Haul
06/13/18	AP0098	100075		1,166.66	BONANZA REALTY, INC ;	MGMT
06/14/18	GJ0005	AAB		175.10	Enstar	
06/25/18	GJ0006	AAB		529.30	Chugach Electric	
06/26/18	AP0098	100076		320.78	DIANA HANSEN ;	Flowers
06/26/18	AP0098	100077		54.67	Alaska Communications Sys	304245
06/27/18	AP0098	100078		65.00	INTERNET CORPORATION LIST	EK068220
06/30/18	GJ0007	AAB	9.30		June Interest	
07/02/18	AP0098	100079		5,047.00	PHILADELPHIA INSURANCE	P28158670
07/02/18	AP0098	100080		2,654.50	NORTHERN UTILITY SERVICES	18-102-05
07/02/18	AP0098	100081		382.00	RISQ CONSULTING ;	55617
07/03/18	AR3959	AR04	563.86		Owner Cash Receipts	
07/06/18	GJ0008	AAB		1,447.94	Chugach Electric	
07/09/18	AP0098	100082		2,768.00	RISQ CONSULTING ;	55615
07/10/18	AP0098	100083		1,166.66	BONANZA REALTY, INC ;	12409
07/12/18	GJ0009	AAB		146.69	Enstar	
07/19/18	AP0098	100084		109.35	Alaska Communications Sys	304245
07/19/18	AP0098	100085		70.00	AGLIETTI, OFFRET, & WOOF	426
07/24/18	GJ0010	AAB		521.51	Chugach Electric	
07/31/18	GJ0011	AAB	8.17		July Interest	
08/06/18	GJ0012	AAB		1,382.63	Chugach Electric	
08/07/18	AP0098	100086		9,500.68	NORTHERN UTILITY SERVICES	Compliance Monitor
08/07/18	AP0098	100087		5,047.00	PHILADELPHIA INSURANCE	04028536554
08/08/18	AP0098	100088		1,166.66	BONANZA REALTY, INC ;	12457
08/09/18	AR3779	AR04	44.31		Owner Cash Receipts	
08/16/18	GJ0013	AAB		64.18	Enstar	
08/24/18	AP0098	100089		4,807.49	NORTHERN UTILITY SERVICES	Water Maint July
08/27/18	GJ0014	AAB		526.86	Chugach Electric	

## G E N E R A L L E D G E R T R I A L B A L A N C E

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
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	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	08/31/18	GJ0015	AAB	6.90		August Interest	
	09/19/18	AP4474	3054		1,166.66	BONANZA REALTY, INC. ;	Sept. Mgmt
	09/28/18	AP0098	100090		54.67	Alaska Communications Sys	Telephone
11211	DENAK CD #33612	10/22/15	0.85%	.00	.00	.00	.00
11212	DENAK CD #33613	10/22/15	0.85%	.00	.00	.00	.00
11213	DENAK CD #33614	10/22/15	0.85%	.00	.00	.00	.00
11214	DENAK CD #20862	4/28/15	0.550%	.00	.00	.00	.00
11215	UBS CD			213,530.69	5,088.72	3,413.36	1,675.36 215,206.05

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/31/18	GJ0926	UBS	162.69		January Interest	
01/31/18	GJ0927	UBS	162.69		January Interest	
01/31/18	GJ0928	GJ-927		162.69	Reverse January Interest	
01/31/18	GJ0929	UBS		162.69	Reverse January Interest	
01/31/18	GJ0930	UBS	556.28		Dividend & Interest	
01/31/18	GJ0931	UBS		294.66	Change in Accrued Value	
01/31/18	GJ0932	UBS		95.49	Change in Market Value	
02/28/18	GJ0937	UBS	639.07		Dividend & Interest	
02/28/18	GJ0938	UBS		102.50	Change Interest Value	
02/28/18	GJ0939	UBS		212.25	Change Market Value	
02/28/18	GJ0947	GJ-937		639.07	Reverse Dividend & Int	
02/28/18	GJ0948	GJ-938	102.50		Reverse Change Int Val	
02/28/18	GJ0949	GJ-939	212.25		Rev Change Market Val	
02/28/18	GJ0950	UBS	82.79		Dividend & Interest Incom	
02/28/18	GJ0951	UBS	192.16		Change Interest Value	
02/28/18	GJ0952	UBS		116.76	Change Market Value	
03/05/18	GJ0925	UBS	162.69		January Interest	
03/05/18	GJ0955	GJ-925		162.69	Reverse January Interest	
03/31/18	GJ0952	UBS	71.16		Dividend & Interest	
03/31/18	GJ0953	UBS	209.43		Change In Interest	
03/31/18	GJ0954	UBS		355.65	Market Value Change	
03/31/18	GJ0956	GJ-954	355.65		Reverse Wrong Entry	
03/31/18	GJ0957	UBS		143.40	Market Value Change	
04/30/18	GJ0962	UBS	78.78		Dividend & Interest	
04/30/18	GJ0963	UBS	230.83		Interest Value Change	
04/30/18	GJ0964	UBS		10.74	Market Value Change	
05/31/18	GJ0989	UBS	76.26		Dividend & Interest Incom	
05/31/18	GJ0990	UBS	223.69		Accrued Interst Value	
05/31/18	GJ0991	UBS		51.63	Market Value Change	
06/30/18	GJ0995	UBS	677.15		Dividend & Interest Incom	
06/30/18	GJ0996	UBS		396.53	Change In Interest Value	
06/30/18	GJ0997	UBS		15.90	Market Value Change	
07/31/18	GJ0001	UBS	772.50		Dividend & Interest Incom	
07/31/18	GJ0002	UBS		490.71	Interest Change in Value	
07/31/18	GJ0003	UBS	120.15		Market Value Change	

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
11224	KBA CD MTY 3/3/14	.00	.00	.00	.00	.00
11225	WF2009529683 5/28/12	.00	.00	.00	.00	.00
11226	WF2009574827 S 12/26/16	.00	.00	.00	.00	.00
11227	NR CD #5416 05-21-2016 .25%	.00	.00	.00	.00	.00
11228	Denali Basic SI	5.00	.00	.00	.00	5.00
11229	UBS # 5653	.00	1,977.89	1,977.89	.00	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/28/18	GJ0941	GJ-937		639.07	Reverse Dividend & Int	
02/28/18	GJ0942	GJ-938	102.50		Reverse Change Interest	
02/28/18	GJ0943	GJ-939	212.25		Reverse Change Market	
02/28/18	GJ0944	UBS	82.79		Dividend & Interest Incom	
02/28/18	GJ0945	UBS	192.16		Change Interest Value	
02/28/18	GJ0946	UBS		212.25	Market Value Change	
02/28/18	GJ0965	GJ-941	639.07		Reverse GL Entry	
02/28/18	GJ0966	GJ-946	212.25		Reverse GL Entry	
02/28/18	GJ0967	GJ-938		212.25	Reverse GL Entry	
02/28/18	GJ0968	GJ-938	102.50		Reverse GL	
02/28/18	GJ0969	GJ-944	82.79		Reverse GL Entry	
02/28/18	GJ0970	GJ-945		192.16	Reverse GL Entry	
02/28/18	GJ0971	GJ-938		102.50	Correct GL Entry	
02/28/18	GJ0971	GJ-938		102.50	Correct GL Entry	
02/28/18	GJ0972	GJ-944		82.79	Correct GL Entry	
02/28/18	GJ0972	GJ-944		82.79	Correct GL Entry	
05/31/18	GJ0986	UBS	76.26		Dividend & Interest Incom	
05/31/18	GJ0987	UBS	223.69		Accrued Interest Value	
05/31/18	GJ0988	UBS		51.63	Change In Market Value	
05/31/18	GJ0992	GJ-986		76.26	Reverse GL Entry	
05/31/18	GJ0993	UBS		223.69	Reverse GL Entry	
05/31/18	GJ0994	UBS	51.63		Reverse GL Entry	

11230	Land	7,121.87	.00	.00	.00	7,121.87
51000	EQUITY	458,606.13CR	.00	.00	.00	458,606.13CR
61000	HOMEOWNERS DUES	.00	530.05	128,563.56	128,033.51CR	128,033.51CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/18	AR3337	AR04		553.86	Owner Cash Receipts	
01/08/18	AR1326	AR04		493.24	Owner Cash Receipts	
01/08/18	AR3031	AR04		553.86	Owner Cash Receipts	
01/12/18	AR3849	AR04		1,107.72	Owner Cash Receipts	
01/30/18	AR1338	AR04		4,984.74	Owner Cash Receipts	
02/01/18	AR1340	AR04		553.86	Owner Cash Receipts	
02/02/18	AR3350	AR04		8,791.76	Owner Cash Receipts	
02/05/18	AR3281	AR04		4,437.02	Owner Cash Receipts	
02/06/18	AR2181	AR04		1,661.58	Owner Cash Receipts	

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/07/18	AR3867	AR04		3,323.16	Owner Cash Receipts	
02/08/18	AR4341	AR04		7,083.99	Owner Cash Receipts	
02/09/18	AR0000	AR07		30.00	Payment Adjustment	
02/09/18	AR2832	AR04		3,293.16	Owner Cash Receipts	
02/12/18	GJ0919	AR2450		7,143.66	Owner Cash Receipts	
02/13/18	AR0321	AR04		1,661.58	Owner Cash Receipts	
02/14/18	AR3566	AR04		1,107.72	Owner Cash Receipts	
02/15/18	AR5073	AR04		7,210.04	Owner Cash Receipts	
02/16/18	AR3050	AR04		1,661.58	Owner Cash Receipts	
02/20/18	AR2973	AR04		5,004.74	Owner Cash Receipts	
02/21/18	AR1345	AR04		2,145.44	Owner Cash Receipts	
02/22/18	AR3883	AR04		1,107.72	Owner Cash Receipts	
02/23/18	AR0000	AR07		9.95	Payment Adjustment	
02/23/18	AR3355	AR04		4,540.93	Owner Cash Receipts	
02/26/18	AR0000	AR07		20.00	Payment Adjustment	
02/26/18	AR3726	AR04		6,622.46	Owner Cash Receipts	
02/27/18	AR3733	AR04		1,107.72	Owner Cash Receipts	
02/28/18	AR4346	AR04		553.86	Owner Cash Receipts	
03/01/18	AR3183	AR04		1,107.72	Owner Cash Receipts	
03/01/18	AR3606	AR04		553.86	Owner Cash Receipts	
03/05/18	AR3381	AR04		1,107.72	Owner Cash Receipts	
03/06/18	AR3607	AR04		563.72	Owner Cash Receipts	
03/07/18	AR3064	AR04		1,117.72	Owner Cash Receipts	
03/08/18	AR5177	AR04		1,936.58	Owner Cash Receipts	
03/09/18	AR2458	AR04		553.86	Owner Cash Receipts	
03/12/18	AR4360	AR04		553.86	Owner Cash Receipts	
03/12/18	AR5090	AR04		553.86	Owner Cash Receipts	
03/13/18	AR3383	AR04		3,887.02	Owner Cash Receipts	
03/15/18	AR0351	AR-351		553.86	Owner Cash Receipts	
03/19/18	AR3900	AR04		2,215.44	Owner Cash Receipts	
03/20/18	AR1685	AR04		1,107.72	Owner Cash Receipts	
03/23/18	AR2538	AR04		3,253.16	Owner Cash Receipts	
03/26/18	AR4363	AR04		2,235.44	Owner Cash Receipts	
03/27/18	AR0315	AR04		923.14	Owner Cash Receipts	
03/27/18	AR3391	AR04		2,121.58	Owner Cash Receipts	
03/28/18	AR0315	AR04		553.89	Owner Cash Receipts	
03/29/18	AR3714	AR04		553.86	Owner Cash Receipts	
03/30/18	AR0316	AR04		2,494.30	Owner Cash Receipts	
03/31/18	AR4383	AR04		553.86	Owner Cash Receipts	
04/02/18	AR4384	AR04		2,769.30	Owner Cash Receipts	
04/03/18	AR3715	AR04		2,215.44	Owner Cash Receipts	
04/10/18	AR2860	AR04		150.00	Owner Cash Receipts	
04/15/18	AR3401	AR04		553.86	Owner Cash Receipts	
04/16/18	AR0000	AR07		10.00	Payment Adjustment	
04/16/18	AR0000	AR07		20.00	Payment Adjustment	
04/16/18	AR3309	AR04		1,581.23	Owner Cash Receipts	
04/16/18	AR3401	AR04		553.86	Owner Cash Receipts	
04/19/18	AR0493	AR04		1,571.58	Owner Cash Receipts	
04/20/18	AR0000	AR06	500.05		Owner Expense Adjust.	
04/20/18	AR0000	AR06		500.05	Owner Expense Adjust.	
04/20/18	AR0000	AR07		10.00	Payment Adjustment	

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/20/18 AR3404 AR04 543.86 Owner Cash Receipts					
	04/22/18 AR3313 AR04 554.36 Owner Cash Receipts					
	04/24/18 AR5134 AR04 1,661.58 Owner Cash Receipts					
	04/25/18 AR3314 AR04 70.00 Owner Cash Receipts					
	04/27/18 AR3409 AR04 2,279.30 Owner Cash Receipts					
	04/28/18 AR0000 AR07 10.00 Payment Adjustment					
	04/28/18 AR3316 AR04 543.86 Owner Cash Receipts					
	04/30/18 AR0000 AR07 10.00 Payment Adjustment					
	04/30/18 AR3112 AR04 543.86 Owner Cash Receipts					
	05/01/18 AR0000 AR06 10.00 Owner Expense Adjust.					
	05/01/18 AR0000 AR06 10.00 Owner Expense Adjust.					
	05/01/18 AR0365 AR04 1,177.72 Owner Cash Receipts					
	05/02/18 AR0000 AR07 10.00 Payment Adjustment					
	05/02/18 AR0000 AR07 10.20 Payment Adjustment					
	05/02/18 AR0000 AR07 9.99 Payment Adjustment					
	05/02/18 AR3317 AR04 2,186.88 Owner Cash Receipts					
	05/04/18 AR0000 AR07 9.90 Payment Adjustment					
	05/04/18 AR2681 AR04 1,097.82 Owner Cash Receipts					
	05/09/18 AR0000 AR07 10.00 Payment Adjustment					
	05/09/18 AR3427 AR04 1,167.72 Owner Cash Receipts					
	05/30/18 AR2839 AR04 281.64 Owner Cash Receipts					
	06/04/18 AR3442 AR04 553.86 Owner Cash Receipts					
	07/03/18 AR0000 AR07 10.00 Payment Adjustment					
	07/03/18 AR3959 AR04 543.86 Owner Cash Receipts					
	08/09/18 AR3779 AR04 44.31 Owner Cash Receipts					
	09/05/18 AR0000 AR06 10.00 Owner Expense Adjust.					
	09/05/18 AR0000 AR06 10.00 Owner Expense Adjust.					
	09/05/18 AR0000 AR06 10.00 Owner Expense Adjust.					
	09/05/18 AR0000 AR06 10.00 Owner Expense Adjust.					
63000	LATE CHARGE INCOME .00 560.18 2,410.09 1,849.91CR 1,849.91CR					
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 AR0000 AR06 30.00 Owner Expense Adjust.					
	01/01/18 AR0000 AR06 30.00 Owner Expense Adjust.					
	01/01/18 AR0000 AR06 100.00 Owner Expense Adjust.					
	01/01/18 AR0000 AR06 100.00 Owner Expense Adjust.					
	01/08/18 AR1326 AR04 70.00 Owner Cash Receipts					
	01/08/18 AR3031 AR04 30.00 Owner Cash Receipts					
	01/12/18 AR3849 AR04 70.00 Owner Cash Receipts					
	01/30/18 AR1338 AR04 10.00 Owner Cash Receipts					
	02/02/18 AR3350 AR04 90.00 Owner Cash Receipts					
	02/06/18 AR2181 AR04 10.00 Owner Cash Receipts					
	02/08/18 AR4341 AR04 250.00 Owner Cash Receipts					
	02/09/18 AR0000 AR07 30.00 Payment Adjustment					
	02/09/18 AR2832 AR04 30.00 Owner Cash Receipts					
	02/12/18 GJ0919 AR2450 250.00 Owner Cash Receipts					
	02/15/18 AR5073 AR04 20.00 Owner Cash Receipts					
	02/20/18 AR2973 AR04 10.00 Owner Cash Receipts					
	02/21/18 AR1345 AR04 80.00 Owner Cash Receipts					
	02/23/18 AR0000 AR07 10.00 Payment Adjustment					

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/23/18	AR3355	AR04		100.00	Owner Cash Receipts		
	02/26/18	AR0000	AR07	20.00		Payment Adjustment		
	02/26/18	AR3726	AR04		20.00	Owner Cash Receipts		
	03/23/18	AR2538	AR04		70.00	Owner Cash Receipts		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06	20.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		20.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	20.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
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	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
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	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
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	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
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	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
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	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
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	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
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	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
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	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
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	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
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	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10.00	Owner Expense Adjust.		
	04/01/18	AR0000	AR06	10.00		Owner Expense Adjust.		
	04/01/18	AR0000	AR06		10			

## G E N E R A L L E D G E R T R I A L B A L A N C E

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
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	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	05/01/18	AR0000	AR06	10.00		Owner Expense Adjust.	
	05/01/18	AR0000	AR06		10.00	Owner Expense Adjust.	
	05/01/18	AR0000	AR06	10.00		Owner Expense Adjust.	
	05/01/18	AR0000	AR06		10.00	Owner Expense Adjust.	
	05/01/18	AR0000	AR06	10.00		Owner Expense Adjust.	
	05/01/18	AR0000	AR06		10.20	Owner Expense Adjust.	
	05/01/18	AR0000	AR06	10.20		Owner Expense Adjust.	
	05/01/18	AR0000	AR06		10.00	Owner Expense Adjust.	
	05/01/18	AR0000	AR06	10.00		Owner Expense Adjust.	
	05/01/18	AR0000	AR06		10.00	Owner Expense Adjust.	
	05/01/18	AR0000	AR06	10.00		Owner Expense Adjust.	
	05/01/18	AR0000	AR06		9.99	Owner Expense Adjust.	
	05/01/18	AR0000	AR06	9.99		Owner Expense Adjust.	
	05/01/18	AR0365	AR04		30.00	Owner Cash Receipts	
	05/02/18	AR0000	AR07	10.00		Payment Adjustment	
	05/02/18	AR0000	AR07	10.20		Payment Adjustment	
	05/02/18	AR0000	AR07	9.99		Payment Adjustment	
	05/02/18	AR3317	AR04		190.00	Owner Cash Receipts	
	05/04/18	AR0000	AR06		9.90	Owner Expense Adjust.	
	05/04/18	AR0000	AR06	9.90		Owner Expense Adjust.	
	05/04/18	AR0000	AR07	9.90		Payment Adjustment	
	05/04/18	AR2681	AR04		100.00	Owner Cash Receipts	
	05/09/18	AR0000	AR07	10.00		Payment Adjustment	
	05/09/18	AR3427	AR04		110.00	Owner Cash Receipts	
	06/04/18	AR3442	AR04		20.00	Owner Cash Receipts	
	07/03/18	AR0000	AR07	10.00		Payment Adjustment	
	07/03/18	AR3959	AR04		20.00	Owner Cash Receipts	
64000	INTEREST CHG INCOME			.00	446.84	2,402.81	1,955.97CR
							1,955.97CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/28/18	GJ0965	GJ-941		639.07	Reverse GL Entry	
02/28/18	GJ0969	GJ-944		82.79	Reverse GL Entry	
02/28/18	GJ0971	GJ-938	102.50		Correct GL Entry	
02/28/18	GJ0971	GJ-938	102.50		Correct GL Entry	
02/28/18	GJ0972	GJ-944	82.79		Correct GL Entry	
02/28/18	GJ0972	GJ-944	82.79		Correct GL Entry	
04/30/18	GJ0962	UBS		78.78	Dividend & Interest	
05/31/18	GJ0986	UBS		76.26	Dividend & Interest Incom	
05/31/18	GJ0989	UBS		76.26	Dividend & Interest Incom	
05/31/18	GJ0992	GJ-986	76.26		Reverse GL Entry	
06/30/18	GJ0995	UBS		677.15	Dividend & Interest Incom	
07/31/18	GJ0001	UBS		772.50	Dividend & Interest Incom	

67000	WATER INCOME		.00	.00	273.05	273.05CR	273.05CR
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/31/18	GJ0917	2678		273.05	MOA Water Usage	

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
71000	RESERVE INTEREST			.00	1,777.08	1,923.58	146.50CR	146.50CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/18	GJ0923	AAB		2.79	January Interest		
	01/31/18	GJ0926	UBS		162.69	January Interest		
	01/31/18	GJ0927	UBS		162.69	January Interest		
	01/31/18	GJ0928	GJ-927	162.69		Reverse January Interest		
	01/31/18	GJ0929	UBS	162.69		Reverse January Interest		
	01/31/18	GJ0930	UBS		556.28	Dividend & Interest		
	02/28/18	GJ0935	AAB		5.47	February Interest		
	02/28/18	GJ0937	UBS		639.07	Dividend & Interest		
	02/28/18	GJ0941	GJ-937	639.07		Reverse Dividend & Int		
	02/28/18	GJ0944	UBS		82.79	Dividend & Interest Incom		
	02/28/18	GJ0947	GJ-937	639.07		Reverse Dividend & Int		
	02/28/18	GJ0950	UBS		82.79	Dividend & Interest Incom		
	03/05/18	GJ0925	UBS		162.69	January Interest		
	03/05/18	GJ0955	GJ-925	162.69		Reverse January Interest		
	03/31/18	GJ0951	AAB		9.58	March Interest		
	04/30/18	GJ0961	AAB		10.63	April Interest		
	05/31/18	GJ0976	AAB		10.87	May Interest		
	05/31/18	GJ0980	AAB		10.87	May Interest		
	05/31/18	GJ0984	GJ-980	10.87		Reverse GL Etry		
	06/30/18	GJ0007	AAB		9.30	June Interest		
	07/31/18	GJ0011	AAB		8.17	July Interest		
	08/31/18	GJ0015	AAB		6.90	August Interest		
72000	OTHER INTEREST INC.			.00	294.66	.00	294.66	294.66
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/18	GJ0931	UBS	294.66		Change in Accrued Value		
73000	MISCELLANEOUS INCOME			.00	.00	90.00	90.00CR	90.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/12/18	GJ0919	AR2450		45.00	Owner Cash Receipts		
	06/04/18	AR3442	AR04		45.00	Owner Cash Receipts		
80100	MANAGEMENT			.00	10,499.94	.00	10,499.94	10,499.94
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/18/18	AP0098	100056	1,166.66		BONANZA REALTY, INC ;	Management	
	02/07/18	AP0098	100060	1,166.66		BONANZA REALTY, INC ;	February	
	03/07/18	AP0098	100063	1,166.66		BONANZA REALTY, INC ;	March MGMT	
	04/05/18	AP0098	100067	1,166.66		BONANZA REALTY, INC ;	April	
	05/07/18	AP0098	100071	1,166.66		BONANZA REALTY, INC ;	12302	
	06/13/18	AP0098	100075	1,166.66		BONANZA REALTY, INC ;	MGMT	
	07/10/18	AP0098	100083	1,166.66		BONANZA REALTY, INC ;	12409	
	08/08/18	AP0098	100088	1,166.66		BONANZA REALTY, INC ;	12457	
	09/19/18	AP4474	3054	1,166.66		BONANZA REALTY, INC. ;	Sept. Mgmt	

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
80200	LEGAL			.00	2,778.02	300.00	2,478.02	2,478.02
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/09/18	AP0098	100054	100.00		AGLIETTI, OFFRET, & WOOF	Unit 211 Legal	
	01/10/18	AP0098	100055	350.00		AGLIETTI, OFFRET, & WOOF	Legal Olert	
	01/10/18	AP0098	100055	70.00		AGLIETTI, OFFRET, & WOOF	Unit 426 Legal	
	01/24/18	AP0098	100059	150.00		AGLIETTI, OFFRET, & WOOF	Collections	
	02/08/18	AR4341	AR04		150.00	Owner Cash Receipts		
	02/12/18	GJ0919	AR2450		150.00	Owner Cash Receipts		
	02/14/18	AP0098	100061	150.00		AGLIETTI, OFFRET & WOOFTE	Legal	
	02/14/18	AP0098	100061	100.00		AGLIETTI, OFFRET & WOOFTE	Legal	
	02/14/18	AP0098	100062	75.00		AGLIETTI, OFFRET, & WOOF	Legal	
	02/14/18	AP0098	100062	670.52		AGLIETTI, OFFRET, & WOOF	Legal	
	02/14/18	AP0098	100062	705.00		AGLIETTI, OFFRET, & WOOF	Legal	
	04/06/18	AP0098	100068	337.50		AGLIETTI, OFFRET, & WOOF	Armstrong	
	07/19/18	AP0098	100085	70.00		AGLIETTI, OFFRET, & WOOF	426	
80610	MARKET VALUE ADJUSTMENT			.00	1,265.70	1,164.18	101.52	101.52
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/18	GJ0932	UBS	95.49		Change in Market Value		
	02/28/18	GJ0939	UBS	212.25		Change Market Value		
	02/28/18	GJ0943	GJ-939		212.25	Reverse Change Market		
	02/28/18	GJ0949	GJ-939		212.25	Rev Change Market Val		
	02/28/18	GJ0952	UBS	116.76		Change Market Value		
	02/28/18	GJ0966	GJ-946		212.25	Reverse GL Entry		
	02/28/18	GJ0967	GJ-938	212.25		Reverse GL Entry		
	03/31/18	GJ0954	UBS	355.65		Market Value Change		
	03/31/18	GJ0956	GJ-954		355.65	Reverse Wrong Entry		
	03/31/18	GJ0957	UBS	143.40		Market Value Change		
	04/30/18	GJ0964	UBS	10.74		Market Value Change		
	05/31/18	GJ0988	UBS	51.63		Change In Market Value		
	05/31/18	GJ0991	UBS	51.63		Market Value Change		
	05/31/18	GJ0994	UBS		51.63	Reverse GL Entry		
	06/30/18	GJ0997	UBS	15.90		Market Value Change		
	07/31/18	GJ0003	UBS		120.15	Market Value Change		
80620	INTEREST VALUE ADJUSTMENT			.00	1,617.84	1,650.62	32.78CR	32.78CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/28/18	GJ0938	UBS	102.50		Change Interest Value		
	02/28/18	GJ0942	GJ-938		102.50	Reverse Change Interest		
	02/28/18	GJ0945	UBS		192.16	Change Interest Value		
	02/28/18	GJ0946	UBS	212.25		Market Value Change		
	02/28/18	GJ0948	GJ-938		102.50	Reverse Change Int Val		
	02/28/18	GJ0951	UBS		192.16	Change Interest Value		
	02/28/18	GJ0968	GJ-938		102.50	Reverse GL		
	02/28/18	GJ0970	GJ-945	192.16		Reverse GL Entry		
	03/31/18	GJ0952	UBS		71.16	Dividend & Interest		
	03/31/18	GJ0953	UBS		209.43	Change In Interest		
	04/30/18	GJ0963	UBS		230.83	Interest Value Change		
	05/31/18	GJ0987	UBS		223.69	Accrued Interest Value		

## G E N E R A L L E D G E R T R I A L B A L A N C E

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/31/18 GJ0990 UBS 223.69 Accrued Interst Value		223.69			
	05/31/18 GJ0993 UBS 223.69 Reverse GL Entry					
	06/30/18 GJ0996 UBS 396.53 Change In Interest Value					
	07/31/18 GJ0002 UBS 490.71 Interest Change in Value					
81100	INSURANCE .00 13,244.00 1,347.14 11,896.86 11,896.86					
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/19/18 GJ0940 AAB 927.00 Overpayment ck#100048		927.00			
	05/21/18 GJ0998 5579 420.14 Business Ins Assoc Refund		420.14			
	07/02/18 AP0098 100079 3,870.00 PHILADELPHIA INSURANCE P28158670					
	07/02/18 AP0098 100079 1,177.00 PHILADELPHIA INSURANCE P28158676					
	07/02/18 AP0098 100081 382.00 RISQ CONSULTING ; 55617					
	07/09/18 AP0098 100082 2,768.00 RISQ CONSULTING ; 55615					
	08/07/18 AP0098 100087 5,047.00 PHILADELPHIA INSURANCE 04028536554					
85100	NATURAL GAS .00 1,198.02 148.59 1,049.43 1,049.43					
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/11/18 GJ0924 AAB 138.78 Enstar		138.78			
	02/28/18 GJ0936 AAB 110.31 Enstar		110.31			
	03/15/18 GJ0948 AAB 140.74 Enstar		140.74			
	04/12/18 GJ0959 AAB 125.04 Enstar		125.04			
	05/17/18 GJ0974 AAB 148.59 Enstar		148.59			
	05/17/18 GJ0978 AAB 148.59 Enstar		148.59			
	05/17/18 GJ0982 GJ-978 148.59 Reverse GL Entry			148.59		
	06/14/18 GJ0005 AAB 175.10 Enstar		175.10			
	07/12/18 GJ0009 AAB 146.69 Enstar		146.69			
	08/16/18 GJ0013 AAB 64.18 Enstar		64.18			
85300	WELL & WATER SYSTEM .00 37,091.54 .00 37,091.54 37,091.54					
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/09/18 AP0098 100064 1,184.25 NORTHERN UTILITY SERVICES January Service		1,184.25			
	04/02/18 AP0098 100066 1,406.50 NORTHERN UTILITY SERVICES Utility Servicing		1,406.50			
	04/24/18 AP0098 100069 14,827.67 NORTHERN UTILITY SERVICES December Operations		14,827.67			
	04/24/18 AP0098 100069 1,621.70 NORTHERN UTILITY SERVICES April		1,621.70			
	06/07/18 AP0098 100072 1,088.75 NORTHERN UTILITY SERVICES Testing		1,088.75			
	07/02/18 AP0098 100080 2,654.50 NORTHERN UTILITY SERVICES 18-102-05		2,654.50			
	08/07/18 AP0098 100086 9,500.68 NORTHERN UTILITY SERVICES Compliance Monitor		9,500.68			
	08/24/18 AP0098 100089 4,807.49 NORTHERN UTILITY SERVICES Water Maint July		4,807.49			
85500	ELECTRIC .00 11,402.16 1,020.10 10,382.06 10,382.06					
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/05/18 GJ0921 AAB 554.16 Chugach Electric		554.16			
	01/22/18 GJ0922 AAB 582.44 Chugach Electric		582.44			
	02/05/18 GJ0933 AAB 597.26 Chugach Electric		597.26			
	02/26/18 GJ0934 AAB 577.39 Chugach Electric		577.39			
	03/09/18 GJ0947 AAB 490.30 Chugach Electric		490.30			
	03/26/18 GJ0949 AAB 562.22 Chugach Electric		562.22			

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/09/18 GJ0958 AAB 475.87 Chugach Electric					
	04/24/18 GJ0960 AAB 553.16 Chugach Electric					
	05/07/18 GJ0973 AAB 480.95 Chugach Electric					
	05/07/18 GJ0977 AAB 480.95 Chugach Electric					
	05/07/18 GJ0981 GJ-977 480.95 Reverse GL Entry					
	05/25/18 GJ0975 AAB 539.15 Chugach Electric					
	05/25/18 GJ0979 AAB 539.15 Chugach Electric					
	05/25/18 GJ0983 GJ-979 539.15 Reverse GL Entry					
	06/04/18 GJ0004 AAB 560.92 Chugach Electric					
	06/25/18 GJ0006 AAB 529.30 Chugach Electric					
	07/06/18 GJ0008 AAB 1,447.94 Chugach Electric					
	07/24/18 GJ0010 AAB 521.51 Chugach Electric					
	08/06/18 GJ0012 AAB 1,382.63 Chugach Electric					
	08/27/18 GJ0014 AAB 526.86 Chugach Electric					
85600	ANCHORAGE TELEPHONE .00 587.50 .00 587.50 587.50					
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/24/18 AP0098 100058 151.23 ALASKA COMMUNICATIONS SYS 304245					
	03/12/18 AP0098 100065 109.08 ALASKA COMMUNICATIONS SYS ACS February					
	04/24/18 AP0098 100070 54.30 ALASKA COMMUNICATIONS SYS ACS					
	06/07/18 AP0098 100073 54.20 ALASKA COMMUNICATIONS SYS ACS					
	06/26/18 AP0098 100077 54.67 Alaska Communications Sys 304245					
	07/19/18 AP0098 100084 109.35 Alaska Communications Sys 304245					
	09/28/18 AP0098 100090 54.67 Alaska Communications Sys Telephone					
86100	SPRING CLEANUP .00 17,400.00 .00 17,400.00 17,400.00					
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/07/18 AP0098 100074 17,400.00 GAGE TREE SERVICE ; Chip and Haul					
88100	MISCELLANEOUS .00 514.18 45.05 469.13 469.13					
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/18/18 AP0098 100057 83.40 ALASKA WEB FACTORY ; Hosting					
	02/23/18 AR0000 AR07 .05 Payment Adjustment					
	06/26/18 AP0098 100076 320.78 DIANA HANSEN ; Flowers					
	06/27/18 AP0098 100078 65.00 INTERNET CORPORATION LIST EK068220					
	09/18/18 AR0000 AR06 45.00 Owner Expense Adjust.					
	09/18/18 AR0000 AR06 45.00 Owner Expense Adjust.					
Grand totals:	.00 241,411.25 241,411.25 .00 .00					

-- End of report --

DATE: 10/16/18  
TIME: 12:18 PM

Valli Vue Estates Property Owners Assn.  
AGED OWNER BALANCES: AS OF Sept. 30, 2018

PAGE 2

R E P O R T S U M M A R Y

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		Annual Dues	61000	0.00	0.00	0.00	7300.53	7300.53
GRAND TOTAL:				0.00	0.00	0.00	7300.53	7300.53

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
61000	HOMEOWNERS DUES	7300.53
T O T A L		\$7300.53

\* This report DOES NOT show owner credits. It should NOT BE USED for reconciliation purposes.

-- End of report --

# Hillside Service Areas: Reconfiguration Initiative

*Seeking cost-effective approaches to solving drainage, trails and road issues particular to the Anchorage Hillside.*

Prepared by Home and Landowners Organization, Inc., "HALO"  
Based on work and recommendations from the Hillside Roads and Drainage Steering Committee

## **Background**

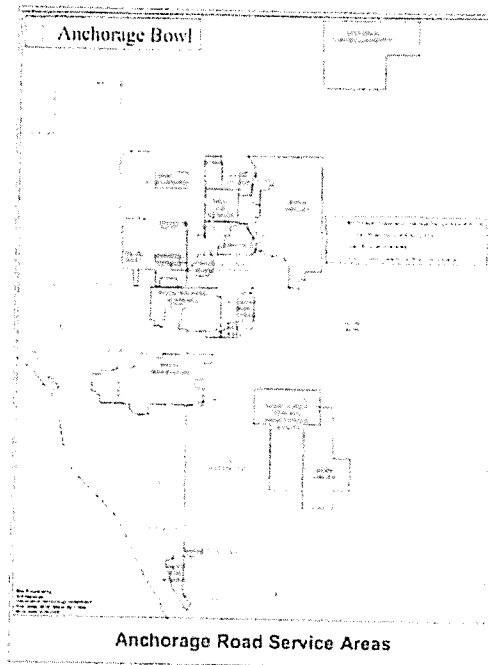
The Hillside District Plan adopted in 2010 calls for a solution to Hillside drainage, trails and road issues. Following that directive, the Assembly formed a Hillside Roads, Drainage and Trails Steering Committee that explored potential options. The committee recognized that Hillside residents want to retain autonomy and control, want recognition of road standards that differ from the urban area, and want to maintain efficiencies including the use of private contractors. HALO is tasked with bringing the potential solutions to the public.

## **Problem**

Existing governance structures do not allow the Hillside to efficiently allocate resources and plan for capital investment.

## **Options Under Consideration**

1. Retain Status Quo (do nothing)
2. Consolidate all public and independent entities four Rural Infrastructure Service Area (RISAs)
3. Consolidation of all public and independent entities into a Single Service Area based on the Chugiak, Birchwood, Eagle River Rural Road Service Area (CBERRRSA) concept



## **Frequently Asked Questions**

Q. How does Hillside find solutions to these issues?

A. HALO will: 1) lead an effort to provide information to Hillside property owners and residents; 2) Seek input on Hillside maintenance problems and possible solutions; 3) Discuss pros and cons of the options.

Q. When would we see the financial impact of a change?

A. The group will develop financial analyses to show residents what costs or savings could be realized with any change.

Q. How would Hillside residents adopt a change?

A. Any change would only be authorized with support of a majority of voters on the Hillside.

## **WE WANT YOUR INPUT**

- ✓ Complete our quick survey at: <https://goo.gl/forms/OYAZoCONQpfAReqC2>
- ✓ Email your questions to: [HALOhrdtsc@gmail.com](mailto:HALOhrdtsc@gmail.com)
- ✓ Log on to the Home and Landowners Organization's website: <http://www.anchoragehalo.org>

Updated 5/10/2018

# Home and Landowners Organization for the Anchorage Hillside

## About HALO

Home And Landowners Organization, Inc. was formed in 1969 and incorporated in 1974, the year the Borough was absorbed into the Municipality under the Home Rule Charter. HALO's mission was to advocate for the rights and lifestyles of people residing outside the City of Anchorage in the newly unified Municipality. HALO continues to exist solely for that purpose. They encompass the original five G-areas (an early zoning designation), which is roughly southeast Anchorage, bounded on the north by Dowling Road and on the west by the Seward Highway.

HALO is a volunteer non-profit organization supported by its members. The Board of Directors meets the first Thursday of each month at 7 pm at the Holy Spirit Center, corner of Hillside Drive and O'Malley Road, and meetings are open to all.

HALO has been at the forefront of protecting the Home Rule Charter of Anchorage, and active in ensuring that zoning regulations have been properly followed.

In its early years HALO successfully sued the Greater Anchorage Area Borough (GAAB) to protect the rights of Southeast Anchorage residents to a state-mandated Comprehensive Land Use Plan. HALO also represented the interests of Hillside residents in the enforcement of the City's "Open Meetings" law in 1985. HALO's representatives have testified on such issues as AMATS-road construction, Fire Station closures, Limited Road Services Areas, the Long Range Transportation Plan, underground utilities, School District activities and the Municipal budgets.

For those who have not yet joined HALO, your \$10 annual membership will provide you with informative newsletter and email updates on current issues. Dues and Donations also allow HALO to present Candidate Forums, so members can hear directly from those individuals wanting to represent them in city and state government.

# **Home and Landowners Organization for the Anchorage Hillside**

## **HALO's Mission Statement**

"HALO's mission is advocacy through education and the advancement of issues related to living in the southeast area of the Municipality of Anchorage."

To accomplish its Mission, HALO is committed:

- To inquire into matters of interest in the Anchorage community, particularly within the area of interest within the Municipality of Anchorage on the Anchorage Hillside using boundaries established in the Bylaws by the Corporation's board of directors, to bring matters of community importance to the attention of the public, to appear and testify at public meetings on pending zoning, planning, subdivision and public works projects, and other actions of private persons or public organizations having an impact on the community life style, and in all of these activities to defend the community's unique heritage of a largely natural, pure and healthful environment.
- To engage, without any obligation to do so, in cooperative community activities for the mutual benefit of home and land owners within the Anchorage Hillside, including community councils within such boundary.
- To promote communication between the home and land owners within the Anchorage Hillside on one hand, and their municipal government on the other hand, in order that the people may know what their government proposes, and the government may know what the people desire.
- To promote responsive government free of conflicts of interest.
- To promote within the Anchorage Hillside the rural way of life in a community of low density settlement, in which the forest and water resources may be adequate to the people's needs, and the character of the community experience remain.
- To promote public policies that favor the home and land owners, rather than the speculator; that will postpone or eliminate the need for expensive services and utilities by prevention of haphazard, inappropriate, and untimely development; and that will tend to place squarely upon the shoulders of the developer the entire cost to the community of his development.
- To negotiate for the common interests and speak for the members on public issues.
- To hold meetings of the members to discuss matters of common concern.
- To meet and provide educational and scientific purposes and serve as a civic league or organization for on of social welfare, education, science and good government in Anchorage, Alaska.
- To provide any other purpose permitted non-profit corporations under the laws of Alaska and permitted to tax exempt corporations by the Internal Revenue Code."

# Join Your Friends and Neighbors at HALO

We've been working to protect and enhance the Hillside lifestyle since 1969.

HALO is supported by membership dues and donations. Dues are just \$10 per year.

Your participation ensures the future of this worthwhile organization.

All of your information will remain confidential.

Fill out the form and return to:

**HALO, PO Box 110096, Anchorage, AK 99511**

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

\_\_\_\_\_  
E-Mail Address (newsletters sent by e-mail unless specifically requested to be sent by (USPS)

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ New Member \_\_\_\_\_ Renewal \$10/yr /family dues

Optional donation to Legal and Special Projects Fund \$ \_\_\_\_\_

Optional donation to Water Well Quality Fund \$ \_\_\_\_\_

All major Credit Cards accepted via Pay Pal on HALO website: [www.anchoragehalo.org](http://www.anchoragehalo.org)

# Anchorage's Community Councils

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"A great city is simply a collection of great neighborhoods."  
- Anchorage community organizer Walt Parker

Community councils are private, not-for-profit, voluntary, self-governing associations composed of residents, property owners, business owners, and representatives from other entities located within geographical areas designated by the Anchorage Assembly.

The purpose of the community councils is to provide a direct and continuing means of citizen participation in government and local affairs.

Get involved and be a part of your community, allow your voice to be heard and help protect your neighborhoods by being a part of the process. It takes only a couple of hours 1 evening a month to meet with your neighbors and keep up to date on issues affecting not just your council area but Anchorage as a whole. Councils allow for citizen grassroots government involvement early in the process when the community can have effective input. So don't wait until you have an issue involving your area, get involved now and know what may be coming to a neighborhood near you before it actually happen.

You can log on to the Federation of Community Councils at ( [communitycouncils.org](http://communitycouncils.org) )

This website can help you discover what Council Area you are located in and you can sign up to receive information from your Community Council automatically.

Join us and get involved!

Councils that participate in the HALO forum are:

Huffman O'Malley Community Council ( [HOCCPresident@gmail.com](mailto:HOCCPresident@gmail.com) )

Rabbit Creek Community Council ( [rabbitcreekcc@gmail.com](mailto:rabbitcreekcc@gmail.com) )

Bear Valley Community Council ( [bvcc@alaska.net](mailto:bvcc@alaska.net) )

Hillside Community Council ( [lwpowell1@juno.com](mailto:lwpowell1@juno.com) )