

MOUNTAIN VALLEY ASSOCIATION

11408 Halter Drive
Tehachapi, CA 93561
(661) 825-4MVA

NOTICE OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF MOUNTAIN VALLEY ASSOCIATION

To be held on Saturday, April 9th, 2022 at 9:00 AM in the Quail Valley Water District office, 24750 Sand Canyon Road, Tehachapi, CA.

AGENDA

MEMBER COMMENT GUIDELINES: The prescribed time limit per speaker is three minutes. Please refrain from public displays or outbursts such as unsolicited applause, comments, or cheering. Any disruptive activities that substantially interfere with the ability of the Association to carry out its meetings will not be permitted and offenders will be requested to leave.

Due to the ongoing pandemic, some Directors may attend this meeting telephonically. Members may attend the meeting at the above location to hear and participate telephonically. The Association will make every effort to insure social distancing and health recommendations at this meeting. Masks must be worn by all attendees while indoors. If social distancing cannot be maintained, this meeting may be adjourned to another time and/or place to enable adequate social distancing.

1. Roll Call.
2. Adopt agenda.
3. Public comment for Non-Agenda items.
4. Approve minutes from Regular Meeting of March 12th, 2022.
5. Reports of Officers, Directors.
6. Discussion and review of monthly financial reports, possible action to approve payments and expenditures.
7. Discussion and possible action on purchasing insurance for Association.
(President Hardenbrook)
8. Discussion and possible action submitting claims to Kern County for excess proceeds from tax sale properties. (President Hardenbrook)
9. Discussion and possible action on road repairs, street signs, equipment purchases and other maintenance needs. (President Hardenbrook)
10. Discussion and possible action on list of volunteer repair and maintenance crew, organization, duties, job descriptions, qualifications, etc. (President Hardenbrook)
11. Discussion and possible action to continue use of volunteer labor, use of licensed contractors and/or use of paid staff to perform maintenance and repair of Association property and facilities. (President Hardenbrook)

www.mymva.org

president@mymva.org treasurer@mymva.org secretary@mymva.org



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12. Update and discussion on progress with CA-HOA assumption of administrative duties. (President Hardenbrook)
13. Discussion and possible action on disposition of motor grader. (Director Leonard)
14. Discussion and possible action approving annual statement. (President Hardenbrook)
15. Discussion and possible action approving spring newsletter. (President Hardenbrook).
16. Board members requests for future agenda items.
17. Motion to Adjourn.

Next Regular Meeting May 14th, 2022



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MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF MOUNTAIN VALLEY ASSOCIATION

Held on Saturday, March 12th, 2022 at 9:00 AM in the Quail Valley Water District office, 24750 Sand Canyon Road, Tehachapi, CA.

1. Roll Call.
President Hardenbrook called meeting to order at 9:03. Present were Director Birley, Director Gerring, Director Grodewald, Director Hardenbrook, Director Leonard. In the absence of a Secretary, President Hardenbrook advised he would volunteer to act as secretary pro-temp for this meeting.
2. Adopt agenda.
Director Grodewald moved, seconded by Director Birley, to adopt agenda. Motion approved by unanimous assent.
3. Public comment for Non-Agenda items.
There were no public comments heard.
4. Approve minutes from Regular Meeting of February 19th, 2022.
Director Grodewald moved, seconded by Director Leonard, to approve minutes from the regular meeting of February 19, 2022. Motion approved by unanimous assent.
5. Reports of Officers, Directors.
No reports heard.
6. Discussion and possible action to fill vacant director position. (President Hardenbrook)
Position filled at prior meeting, no action taken.
7. Discussion and review of monthly financial reports, possible action to approve payments and expenditures.
President Hardenbrook advised Board that financial reports had not been received. No action taken.
8. Discussion and possible action on purchasing insurance for Association. (President Hardenbrook)
President Hardenbrook advised that no quotes have been received but one agent is waiting to hear back from a carrier. President Hardenbrook further

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advised Board that he has found some additional agents specializing in HOA insurance and will be making contact. No action taken.

9. Discussion and possible action on notice from Kern County of tax sale properties in 3312. (President Hardenbrook)
No action taken.
10. Discussion and possible action on purchase of property for HOA office and equipment yard. (President Hardenbrook)
President Hardenbrook advised Board that he had signed up to bid at auction placing the required \$5,000.00 deposit from Wells Fargo account. Director Leonard moved, seconded by Director Birley, to not bid on any tax sale properties. Motion approved by unanimous assent.
11. Discussion and possible action on response to letter received from member. (President Hardenbrook)
President Hardenbrook emailed response to member along with copy of contract requested by member. No action taken.
12. Discussion and possible action on payment of retainer to counsel for continued representation of Association. (President Hardenbrook)
President Hardenbrook presented invoice from Roseman Law for annual retainer. Director Grodewald moved, seconded by Director Leonard to approve payment of retainer. Motion approved by unanimous assent.
13. Discussion and possible action on road repairs, street signs, equipment purchases and other maintenance needs. (President Hardenbrook)
No action taken.
14. Discussion and possible action on list of volunteer repair and maintenance crew, organization, duties, job descriptions, qualifications, etc. (President Hardenbrook)
No action taken.
15. Discussion and possible action to continue use of volunteer labor, use of licensed contractors and/or use of paid staff to perform maintenance and repair of Association property and facilities. (President Hardenbrook)
Discussed, no action taken.
16. Update and discussion of progress with CA-HOA assumption of administrative duties. (President Hardenbrook)
No action taken.
17. Discussion and possible action on disposition of motor grader. (Director Leonard)
No action taken.

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18. Discussion and possible action approving annual statement. (President Hardenbrook)
No action taken.
19. Discussion of contents for spring newsletter. (President Hardenbrook).
Contents of newsletter discussed and President Hardenbrook volunteered to draft newsletter. No action taken.
20. Board members requests for future agenda items.
Discuss possibility of dissolving HOA and possibility of turning roads over to County.
21. Motion to Adjourn.
Director Birley moved to adjourn meeting at 9:43. Motion approved by unanimous assent.

Next Regular Meeting April 9th, 2022

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ANNUAL POLICY STATEMENT NOVEMBER 2021

- **Declaration, Articles, and Bylaws availability:**

Declarations, Articles and Bylaws are available for viewing and download at www.mymva.org. A Member may request, in writing, a copy of the Declarations, Articles or Bylaws. MVA will provide, upon payment of a nominal fee for copying and postage, a physical copy of the requested document within 10 days.

- **Person Designated to Receive Official Communications:**

The name and address of the person designated to receive official communications to the association, pursuant to Section 4035, is:

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11408 Halter Drive
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Mailing Address:

Secretary,
Mountain Valley Association
11408 Halter Drive
Tehachapi CA 93561

Overnight Delivery:

Secretary,
Mountain Valley Association
11500 Appaloosa Road
Tehachapi CA 93561

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- **Right to Request Notice to Second Address:**

Upon receipt of a request by a member, pursuant to Section 5260, identifying a secondary address for delivery of notices of the following types, the association shall deliver an additional copy of those notices to the secondary address identified in the request:

(1) The documents to be delivered to the member pursuant to Article 7 (commencing with Section 5300) of Chapter 6.

(2) The documents to be delivered to the member pursuant to Article 2 (commencing with Section 5650) of Chapter 8, and Section 5710.

- **General Notice Location:**

Pursuant to paragraph (3) of subdivision (a) of Section 4045, general notices are posted on the MVA bulletin board located on Sand Canyon Road at the intersection of Sunview Drive.

- **Right to Individual Delivery:**

Pursuant to subdivision (b) of Section 4045, if a member requests to receive general notices by individual delivery, all general notices to that member, given under this section, shall be delivered pursuant to Section 4040. The general notices shall be delivered by one of the following methods:

(1) First-class mail, postage prepaid, registered or certified mail, express mail, or overnight delivery by an express service carrier. The document shall be addressed to the recipient at the address last shown on the books of the association.

(2) E-mail, facsimile, or other electronic means, if the recipient has consented, in writing, to that method of delivery. The consent may be revoked, in writing, by the recipient.

- **Right to Attend Meetings and Receive Minutes:**

Pursuant to subdivision (a) of section 4925, any member may attend board meetings, except when the board adjourns to, or meets solely in, executive session.

Pursuant to subdivision (a) of section 4950, the minutes, minutes proposed for adoption that are marked to indicate draft status, or a summary of the minutes, of any board meeting, other than an executive session, shall be available to members within 30 days of the meeting. The minutes, proposed minutes, or summary minutes shall be distributed to any member upon request and upon reimbursement of the association's costs for making that distribution.

Minutes are available for viewing and download at www.mymva.org and are posted on the MVA bulletin board.

- **Collection and Lien Policy:**

Pursuant to subdivision (a) of section 5730, the annual policy statement, prepared pursuant to Section 5310, shall include the following notice, in at least 12-point type:

"NOTICE ASSESSMENTS AND FORECLOSURE

This notice outlines some of the rights and responsibilities of owners of property in common interest developments and the associations that manage them. Please refer to the sections of the Civil Code indicated for further information. A portion of the information in this notice applies only to liens recorded on or after January 1, 2003. You may wish to consult a lawyer if you dispute an assessment.

ASSESSMENTS AND FORECLOSURE

Assessments become delinquent 15 days after they are due, unless the governing documents provide for a longer time. The failure to pay association assessments may result in the loss of an owner's property through foreclosure. Foreclosure may occur either as a result of a court action, known as judicial foreclosure, or without court action, often referred to as nonjudicial foreclosure. For liens recorded on and after January 1, 2006, an association may not use judicial or nonjudicial foreclosure to enforce that lien if the amount of the delinquent assessments or dues, exclusive of any accelerated assessments, late charges, fees, attorney's fees, interest, and costs of collection, is less than one thousand eight hundred dollars (\$1,800). For delinquent assessments or dues in excess of one thousand eight hundred dollars (\$1,800) or more than 12 months delinquent, an association may use judicial or nonjudicial foreclosure subject to the conditions set forth in Article 3 (commencing with Section 5700) of Chapter 8 of Part 5 of Division 4 of the Civil Code. When using judicial or nonjudicial foreclosure, the association records a lien on the owner's property. The owner's property may be sold to satisfy the lien if the amounts secured by the lien are not paid. (Sections 5700 through 5720 of the Civil Code, inclusive)

In a judicial or nonjudicial foreclosure, the association may recover assessments, reasonable costs of collection, reasonable attorney's fees, late charges, and interest. The association may not use nonjudicial foreclosure to collect fines or penalties, except for costs to repair common area damaged by a member or a member's guests, if the governing documents provide for this. (Section 5725 of the Civil Code)

The association must comply with the requirements of Article 2 (commencing with Section 5650) of Chapter 8 of Part 5 of Division 4 of the Civil Code when collecting delinquent assessments. If the association fails to follow these requirements, it may not record a lien on the owner's property until it has satisfied those requirements. Any additional costs that result from satisfying the requirements are the responsibility of the association. (Section 5675 of the Civil Code)

At least 30 days prior to recording a lien on an owner's separate interest, the association must provide the owner of record with certain documents by certified mail, including a description of its collection and lien enforcement procedures and the method of calculating the amount. It must also provide an itemized statement of the charges owed by the owner. An owner has a right to review the association's records to verify the debt. (Section 5660 of the Civil Code)

If a lien is recorded against an owner's property in error, the person who recorded the lien is required to record a lien release within 21 days, and to provide an owner certain documents in this regard. (Section 5685 of the Civil Code)

The collection practices of the association may be governed by state and federal laws regarding fair debt collection. Penalties can be imposed for debt collection practices that violate these laws.

PAYMENTS

When an owner makes a payment, the owner may request a receipt, and the association is required to provide it. On the receipt, the association must indicate the date of payment and the person who received it. The association must inform owners of a mailing address for overnight payments. (Section 5655 of the Civil Code)

An owner may, but is not obligated to, pay under protest any disputed charge or sum levied by the association, including, but not limited to, an assessment, fine, penalty, late fee, collection cost, or monetary penalty imposed as a disciplinary measure, and by so doing, specifically reserve the right to contest the disputed charge or sum in court or otherwise. An owner may dispute an assessment debt by submitting a written request for dispute resolution to the association as set forth in Article 2 (commencing with Section 5900) of Chapter 10 of Part 5 of Division 4 of the Civil Code. In addition, an association may not initiate a foreclosure without participating in alternative dispute resolution with a neutral third party as set forth in Article 3 (commencing with Section 5925) of Chapter 10 of Part 5 of Division 4 of the Civil Code, if so requested by the owner. Binding arbitration shall not be available if the association intends to initiate a judicial foreclosure.

An owner is not liable for charges, interest, and costs of collection, if it is established that the assessment was paid properly on time. (Section 5685 of the Civil Code)

MEETINGS AND PAYMENT PLANS

An owner of a separate interest that is not a time-share interest may request the association to consider a payment plan to satisfy a delinquent assessment. The association must inform owners of the standards for payment plans, if any exists. (Section 5665 of the Civil Code)

The board must meet with an owner who makes a proper written request for a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform with the payment plan standards of the association, if they exist. (Section 5665 of the Civil Code)"

MOUNTAIN VALLEY ASSOCIATION LIEN AND FORECLOSURE PROCESS

November 1	Assessments Due (Declarations § 5.a.)
November 16	Assessments Delinquent (CA CC § 5650.(b)).
January 29	Last day to give Notice in Claim of Lien (Declarations § 6.b.(1)).

- 30 Days At least 30 days after giving Notice, may record lien (CA CC § 5660.).
- 45 Days Board shall meet with owner to discuss payment plan if written request postmarked within 15 days of postmark of Notice (does not preclude filing lien) (CA CC § 5658.(b), (d)).

1. Within 90 days after default (November 1), at a regular or special meeting of the Board, by majority vote of quorum, Board may give Notice in Claim of Lien.
2. Notice in Claim of Lien must meet notice requirements in CA CC § 5660.
3. Hold "meet and confer" meeting and/or payment plan request meeting with owner, if requested.
4. At least 30 days after providing Notice in Claim of Lien, Board may record notice of delinquent assessment (CA CC § 5675. (a)). Notice of delinquent assessment must be signed by President or vice-President and Secretary or any 2 Board members (Declarations § 5.b.(1)).
5. 30 days after recording lien, lien may be enforced as permitted by law, including sale (CA CC § 5700.(a)).
6. Prior to initiating foreclosure, Association shall offer owner opportunity to "meet and confer".
7. Board must meet in executive session to vote, by majority in attendance, to foreclose, at least 30 days prior to any sale. Vote must be recorded in the minutes of next open meeting, identified by lot number only (CA CC § 5705.(c)).
8. Board must provide notice by personal service in accordance with § 415.10 of Code of Civil Procedure, if property occupied by owner. If unoccupied, notice to owner by first class mail (CA CC § 5705.(d)).
9. Sale must be conducted in accordance with § 2924, 2924b, 2924c.
10. Association shall serve notice of default in accordance with § 415.10 of Code of Civil Procedure.
11. Owner has 90 day right of redemption after sale (CA CC § 5715.(a)).
12. Foreclosure may only be used for assessments, exclusive of fees, interest, collection costs, exceeding \$1,800.00 or assessments over 12 months old (CA CC § 5720).

MOUNTAIN VALLEY ASSOCIATION POLICY FOR ASSESSMENT OF LATE CHARGES AND PENALTIES is included in the Rules and Policies of Mountain Valley Association booklet enclosed with this Annual Policy Statement.

MOUNTAIN VALLEY ASSOCIATION POLICY FOR PAYMENT PLAN FOR DELINQUENT ASSESSMENTS is included in the Rules and Policies of Mountain Valley Association booklet enclosed with this Annual Policy Statement.

- **Discipline Policy and Schedule of Penalties:**

Pursuant to subdivision (a) of Section 5850, the association's discipline policy and schedule of penalties for violations is included in the Rules and Policies of Mountain Valley Association enclosed with this Annual Policy Statement.

- **Dispute Resolution:**

5915. (a) This section applies to an association that does not otherwise provide a fair, reasonable, and expeditious dispute resolution procedure. The procedure provided in this section is fair, reasonable, and expeditious, within the meaning of this article. (b) Either party to a dispute within the scope of this article may invoke the following procedure:

(1) The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.

(2) A member of an association may refuse a request to meet and confer. The association may not refuse a request to meet and confer.

(3) The board shall designate a director to meet and confer.

(4) The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute. The parties may be assisted by an attorney or another person at their own cost when conferring.

(5) A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the board designee on behalf of the association.

(c) A written agreement reached under this section binds the parties and is judicially enforceable if it is signed by both parties and both of the following conditions are satisfied:

(1) The agreement is not in conflict with law or the governing documents of the common interest development or association.

(2) The agreement is either consistent with the authority granted by the board to its designee or the agreement is ratified by the board.

(d) A member shall not be charged a fee to participate in the process.

5925. As used in this article:

(a) "Alternative dispute resolution" means mediation, arbitration, conciliation, or other nonjudicial procedure that involves a neutral party in the decision-making process. The form of alternative dispute resolution chosen pursuant to this article may be binding or nonbinding, with the voluntary consent of the parties.

(b) "Enforcement action" means a civil action or proceeding, other than a cross-complaint, for any of the following purposes:

(1) Enforcement of this act.

(2) Enforcement of the Nonprofit Mutual Benefit Corporation Law (Part 3 (commencing with Section 7110) of Division 2 of Title 1 of the Corporations Code).

(3) Enforcement of the governing documents.

5930. (a) An association or a member may not file an enforcement action in the superior court unless the parties have endeavored to submit their dispute to alternative dispute resolution pursuant to this article.

(b) This section applies only to an enforcement action that is solely for declaratory, injunctive, or writ relief, or for that relief in conjunction with a claim for monetary damages

not in excess of the jurisdictional limits stated in Sections 116.220 and 116.221 of the Code of Civil Procedure.

(c) This section does not apply to a small claims action.

(d) Except as otherwise provided by law, this section does not apply to an assessment dispute.

5935. (a) Any party to a dispute may initiate the process required by Section 5930 by serving on all other parties to the dispute a Request for Resolution. The Request for Resolution shall include all of the following:

(1) A brief description of the dispute between the parties.

(2) A request for alternative dispute resolution.

(3) A notice that the party receiving the Request for Resolution is required to respond within 30 days of receipt or the request will be deemed rejected.

(4) If the party on whom the request is served is the member, a copy of this article.

(b) Service of the Request for Resolution shall be by personal delivery, first-class mail, express mail, facsimile transmission, or other means reasonably calculated to provide the party on whom the request is served actual notice of the request.

(c) A party on whom a Request for Resolution is served has 30 days following service to accept or reject the request. If a party does not accept the request within that period, the request is deemed rejected by the party.

5940. (a) If the party on whom a Request for Resolution is served accepts the request, the parties shall complete the alternative dispute resolution within 90 days after the party initiating the request receives the acceptance, unless this period is extended by written stipulation signed by both parties.

(b) Chapter 2 (commencing with Section 1115) of Division 9 of the Evidence Code applies to any form of alternative dispute resolution initiated by a Request for Resolution under this article, other than arbitration.

(c) The costs of the alternative dispute resolution shall be borne by the parties.

5945. If a Request for Resolution is served before the end of the applicable time limitation for commencing an enforcement action, the time limitation is tolled during the following periods:

(a) The period provided in Section 5935 for response to a Request for Resolution.

(b) If the Request for Resolution is accepted, the period provided by Section 5940 for completion of alternative dispute resolution, including any extension of time stipulated to by the parties pursuant to Section 5940.

5950. (a) At the time of commencement of an enforcement action, the party commencing the action shall file with the initial pleading a certificate stating that one or more of the following conditions are satisfied:

(1) Alternative dispute resolution has been completed in compliance with this article.

(2) One of the other parties to the dispute did not accept the terms offered for alternative dispute resolution.

(3) Preliminary or temporary injunctive relief is necessary.

(b) Failure to file a certificate pursuant to subdivision (a) is grounds for a demurrer or a motion to strike unless the court finds that dismissal of the action for failure to comply with this article would result in substantial prejudice to one of the parties.

5955. (a) After an enforcement action is commenced, on written stipulation of the parties, the matter may be referred to alternative dispute resolution. The referred action is stayed. During the stay, the action is not subject to the rules implementing subdivision (c) of Section 68603 of the Government Code.

(b) The costs of the alternative dispute resolution shall be borne by the parties.

5960. In an enforcement action in which attorney's fees and costs may be awarded, the court, in determining the amount of the award, may consider whether a party's refusal to participate in alternative dispute resolution before commencement of the action was reasonable.

5965. (a) An association shall annually provide its members a summary of the provisions of this article that specifically references this article. The summary shall include the following language:

"Failure of a member of the association to comply with the alternative dispute resolution requirements of Section 5930 of the Civil Code may result in the loss of the member's right to sue the association or another member of the association regarding enforcement of the governing documents or the applicable law."

(b) The summary shall be included in the annual policy statement prepared pursuant to Section 5310.

- **Address for Overnight Delivery of Payments:**

Secretary,
Mountain Valley Association
11500 Appaloosa Road
Tehachapi CA 93561

30 Year Summary 20%-2030, 10%-2035, 5%-2039, Deferred Maintenance Budget 2022-2028

Year	Starting Reserve Balance	Fully Funded Reserve Balance	Percent Funded	Annual Reserve Contributions	Reimburse from Operating	Interest Income	Reserve Expenses	Annual Contribution Increases	Annual Assessment	Special Assessment
2022	\$41,000.00	\$130,686.96	31%	\$11,205.23		\$3.27	\$10,000.00	20.0%	\$172.80	
2023	\$42,208.50	\$133,954.13	32%	\$17,714.80		\$0.00	\$15,000.00	20.0%	\$207.36	
2024	\$44,923.30	\$137,302.99	33%	\$25,633.00		\$0.00	\$20,000.00	20.0%	\$248.83	
2025	\$50,556.29	\$140,735.56	36%	\$35,244.21		\$50.56	\$25,000.00	20.0%	\$298.60	
2026	\$60,851.06	\$144,253.95	42%	\$46,889.79		\$60.85	\$30,000.00	20.0%	\$358.32	
2027	\$77,801.71	\$147,860.30	53%	\$60,979.40		\$77.80	\$35,000.00	20.0%	\$429.98	
2028	\$103,858.91	\$151,556.81	69%	\$78,004.73		\$103.86	\$40,000.00	20.0%	\$515.98	
2029	\$141,967.50	\$155,345.73	91%	\$98,555.86		\$141.97	\$155,345.81	20.0%	\$619.17	
2030	\$85,319.51	\$159,229.37	54%	\$123,340.96		\$85.32	\$159,229.37	20.0%	\$743.01	
2031	\$49,516.42	\$163,210.10	30%	\$137,903.96		\$49.52	\$163,210.10	10.0%	\$817.31	
2032	\$24,259.80	\$167,290.36	15%	\$153,978.99		\$24.26	\$167,290.36	10.0%	\$899.04	
2033	\$28,712.34	\$171,472.62	17%	\$171,718.64		\$28.71	\$171,472.62	10.0%	\$988.94	
2034	\$48,559.23	\$175,759.43	28%	\$191,290.79		\$48.56	\$175,759.43	10.0%	\$1,087.84	
2035	\$85,728.52	\$180,153.42	48%	\$212,880.16		\$85.73	\$180,153.42	10.0%	\$1,196.62	
2036	\$130,025.80	\$184,657.25	70%	\$224,364.77		\$130.03	\$184,657.25	5.0%	\$1,256.45	
2037	\$181,943.01	\$189,273.68	96%	\$236,444.63		\$181.94	\$189,273.68	5.0%	\$1,319.28	
2038	\$242,001.28	\$194,005.53	125%	\$249,150.02		\$242.00	\$194,005.53	5.0%	\$1,385.24	
2039	\$310,750.51	\$198,855.66	156%	\$262,512.75		\$310.75	\$198,855.66	5.0%	\$1,454.50	
2040	\$373,790.49	\$203,827.06	183%	\$261,584.89		\$373.79	\$203,827.06	0.0%	\$1,454.50	
2041	\$430,971.05	\$208,922.73	206%	\$260,633.82		\$430.97	\$208,922.73	0.0%	\$1,454.50	
2042	\$482,138.27	\$214,145.80	225%	\$259,658.98		\$482.14	\$214,145.80	0.0%	\$1,454.50	
2043	\$527,134.38	\$219,499.44	240%	\$258,659.77		\$527.13	\$219,499.44	0.0%	\$1,454.50	
2044	\$565,797.65	\$224,986.93	251%	\$257,635.58		\$565.80	\$224,986.93	0.0%	\$1,454.50	
2045	\$597,962.31	\$230,611.60	259%	\$256,585.79		\$597.96	\$230,611.60	0.0%	\$1,454.50	
2046	\$623,458.41	\$236,376.89	264%	\$255,509.75		\$623.46	\$236,376.89	0.0%	\$1,454.50	
2047	\$642,111.78	\$242,286.32	265%	\$254,406.80		\$642.11	\$242,286.32	0.0%	\$1,454.50	
2048	\$653,743.86	\$248,343.47	263%	\$253,276.29		\$653.74	\$248,343.47	0.0%	\$1,454.50	
2049	\$658,171.64	\$254,552.06	259%	\$252,117.51		\$658.17	\$254,552.06	0.0%	\$1,454.50	
2050	\$655,207.51	\$260,915.86	251%	\$250,929.76		\$655.21	\$260,915.86	0.0%	\$1,454.50	
2051	\$644,659.18	\$267,438.76	241%	\$249,712.32		\$644.66	\$267,438.76	0.0%	\$1,454.50	
2052	\$626,329.52	\$274,124.73	228%	\$248,464.44		\$626.33	\$274,124.73	0.0%	\$1,454.50	
2053	\$600,016.49	\$280,977.85	214%	\$247,185.37		\$600.02	\$280,977.85	0.0%	\$1,454.50	
2054	\$565,512.98	\$288,002.29	196%	\$245,874.32		\$565.51	\$288,002.29	0.0%	\$1,454.50	
2055	\$522,606.69	\$295,202.35	177%	\$244,530.49		\$522.61	\$295,202.35	0.0%	\$1,454.50	
2056	\$471,080.02	\$302,582.41	156%	\$243,153.07		\$471.08	\$302,582.41	0.0%	\$1,454.50	
2057	\$410,709.90	\$310,146.97	132%	\$241,741.21		\$410.71	\$310,146.97	0.0%	\$1,454.50	
2058	\$341,267.69	\$317,900.64	107%	\$240,294.05		\$341.27	\$317,900.64	0.0%	\$1,454.50	

Above assumes no special assessments.

30 Year Summary 20%-2030, 10%-2035, 5%-2039, Special Assessments for Full Funded Maintenance Budget

Year	Starting Reserve Balance	Fully Funded Reserve Balance	Percent Funded	Annual Reserve Contributions	Reimburse from Operating	Interest Income	Reserve Expenses	Annual Contribution Increases	Annual Assessment	Special Assessment
2022	\$41,000.00	\$130,686.96	31%	\$11,205.23		\$3.27	\$130,686.96	20.0%	\$172.80	\$381.00
2023	\$7.54	\$133,954.13	0%	\$17,714.80		\$0.00	\$133,954.13	20.0%	\$207.36	\$565.00
2024	\$158.20	\$137,302.99	0%	\$25,633.00		\$0.00	\$137,302.99	20.0%	\$248.83	\$542.00
2025	\$140.21	\$140,735.56	0%	\$35,244.21		\$0.14	\$140,735.56	20.0%	\$298.60	\$512.00
2026	\$121.01	\$144,253.95	0%	\$46,889.79		\$0.12	\$144,253.95	20.0%	\$358.32	\$473.00
2027	\$194.97	\$147,860.30	0%	\$60,979.40		\$0.19	\$147,860.30	20.0%	\$429.98	\$421.00
2028	\$40.27	\$151,556.81	0%	\$78,004.73		\$0.04	\$151,556.81	20.0%	\$515.98	\$357.00
2029	\$30.23	\$155,345.73	0%	\$98,555.86		\$0.03	\$155,345.73	20.0%	\$619.17	\$276.00
2030	\$96.39	\$159,229.37	0%	\$123,340.96		\$0.10	\$159,229.37	20.0%	\$743.01	\$174.00
2031	\$52.08	\$163,210.10	0%	\$137,903.96		\$0.05	\$163,210.10	10.0%	\$817.31	\$123.00
2032	\$83.99	\$167,290.36	0%	\$153,978.99		\$0.08	\$167,290.36	10.0%	\$899.04	\$22.00
2033	\$9,044.36	\$171,472.62	5%	\$171,718.64		\$9.04	\$171,472.62	10.0%	\$988.94	
2034	\$28,871.57	\$175,759.43	16%	\$191,290.79		\$28.87	\$175,759.43	10.0%	\$1,087.84	
2035	\$66,021.18	\$180,153.42	37%	\$212,880.16		\$66.02	\$180,153.42	10.0%	\$1,196.62	
2036	\$110,298.56	\$184,657.25	60%	\$224,364.77		\$110.30	\$184,657.25	5.0%	\$1,256.45	
2037	\$162,196.23	\$189,273.68	86%	\$236,444.63		\$162.20	\$189,273.68	5.0%	\$1,319.28	
2038	\$222,234.76	\$194,005.53	115%	\$249,150.02		\$222.23	\$194,005.53	5.0%	\$1,385.24	
2039	\$290,964.22	\$198,855.66	146%	\$262,512.75		\$290.96	\$198,855.66	5.0%	\$1,454.50	
2040	\$353,984.41	\$203,827.06	174%	\$261,584.89		\$353.98	\$203,827.06	0.0%	\$1,454.50	
2041	\$411,145.17	\$208,922.73	197%	\$260,633.82		\$411.15	\$208,922.73	0.0%	\$1,454.50	
2042	\$462,292.56	\$214,145.80	216%	\$259,658.98		\$462.29	\$214,145.80	0.0%	\$1,454.50	
2043	\$507,268.83	\$219,499.44	231%	\$258,659.77		\$507.27	\$219,499.44	0.0%	\$1,454.50	
2044	\$545,912.24	\$224,986.93	243%	\$257,635.58		\$545.91	\$224,986.93	0.0%	\$1,454.50	
2045	\$578,057.00	\$230,611.60	251%	\$256,585.79		\$578.06	\$230,611.60	0.0%	\$1,454.50	
2046	\$603,533.20	\$236,376.89	255%	\$255,509.75		\$603.53	\$236,376.89	0.0%	\$1,454.50	
2047	\$622,166.64	\$242,286.32	257%	\$254,406.80		\$622.17	\$242,286.32	0.0%	\$1,454.50	
2048	\$633,778.78	\$248,343.47	255%	\$253,276.29		\$633.78	\$248,343.47	0.0%	\$1,454.50	
2049	\$638,186.60	\$254,552.06	251%	\$252,117.51		\$638.19	\$254,552.06	0.0%	\$1,454.50	
2050	\$635,202.48	\$260,915.86	243%	\$250,929.76		\$635.20	\$260,915.86	0.0%	\$1,454.50	
2051	\$624,634.15	\$267,438.76	234%	\$249,712.32		\$624.63	\$267,438.76	0.0%	\$1,454.50	
2052	\$606,284.46	\$274,124.73	221%	\$248,464.44		\$606.28	\$274,124.73	0.0%	\$1,454.50	
2053	\$579,951.39	\$280,977.85	206%	\$247,185.37		\$579.95	\$280,977.85	0.0%	\$1,454.50	
2054	\$545,427.81	\$288,002.29	189%	\$245,874.32		\$545.43	\$288,002.29	0.0%	\$1,454.50	
2055	\$502,501.44	\$295,202.35	170%	\$244,530.49		\$502.50	\$295,202.35	0.0%	\$1,454.50	
2056	\$450,954.66	\$302,582.41	149%	\$243,153.07		\$450.95	\$302,582.41	0.0%	\$1,454.50	
2057	\$390,564.41	\$310,146.97	126%	\$241,741.21		\$390.56	\$310,146.97	0.0%	\$1,454.50	
2058	\$321,102.06	\$317,900.64	101%	\$240,294.05		\$321.10	\$317,900.64	0.0%	\$1,454.50	

Above assumes special assessments in 2022 through 2032 in amounts adequate to fully fund maintenance.

• Reserve Study Summary:

This reserve study summary notice is provided pursuant to Civil Code §5300(b)(3) in conformance with §5565. Any Member may receive the full reserve study plan upon request from MVA.

ASSETS 2019

ROADS	Quantity	Replacement Cost Each	Replacement Cost Total	Replacement Cost Per Year	Current Unfunded Amount	Adjusted Annual Amount	Useful Life	In Service Year	Present Age	Remaining Life	Year											
											2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
Paved Roads											2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
Sand Canyon Road	3445.00	\$50.00	\$172,250.00	\$5,741.67	\$91,869.67	\$12,303.57	30	2003	16	14	\$6,182.15	\$6,337.73	\$6,493.31	\$6,648.89	\$6,804.47	\$6,959.05	\$7,114.63	\$7,270.21	\$7,425.79	\$7,581.37	\$7,736.95	
Seal Coat	3445.00	\$5.00	\$17,225.00	\$574.17	\$9,186.97	\$1,230.36	30	2003	16	14	\$3,091.57	\$3,168.86	\$3,246.15	\$3,323.44	\$3,400.73	\$3,478.02	\$3,555.31	\$3,632.60	\$3,710.89	\$3,788.18	\$3,865.47	\$3,942.76
Burnside Drive	4209.00	\$50.00	\$210,450.00	\$7,015.00	\$107,625.00	\$14,752.50	30	2008	11	19	\$7,554.39	\$7,733.25	\$7,912.11	\$8,090.97	\$8,269.83	\$8,448.69	\$8,627.55	\$8,806.41	\$8,985.27	\$9,164.13	\$9,342.99	\$9,521.85
Seal Coat	4209.00	\$5.00	\$21,045.00	\$701.50	\$10,762.50	\$1,475.25	30	2008	11	19	\$3,777.19	\$3,866.62	\$3,956.05	\$4,045.48	\$4,134.91	\$4,224.34	\$4,313.77	\$4,403.20	\$4,492.63	\$4,582.06	\$4,671.49	\$4,760.92
Pasture Avenue	1137.00	\$50.00	\$56,850.00	\$1,895.00	\$28,625.00	\$3,991.11	30	2014	5	25	\$2,049.71	\$2,091.73	\$2,133.75	\$2,175.77	\$2,217.79	\$2,259.81	\$2,301.83	\$2,343.85	\$2,385.87	\$2,427.89	\$2,469.91	\$2,511.93
Seal Coat	1137.00	\$5.00	\$5,685.00	\$189.50	\$2,862.50	\$399.11	30	2014	5	25	\$1,024.85	\$1,045.86	\$1,066.87	\$1,087.88	\$1,108.89	\$1,129.90	\$1,150.91	\$1,171.92	\$1,192.93	\$1,213.94	\$1,234.95	\$1,255.96
Horseshoe Lane	1321.00	\$50.00	\$66,050.00	\$2,135.16	\$32,027.50	\$4,437.50	30	2010	8	22	\$1,625.35	\$1,667.37	\$1,709.39	\$1,751.41	\$1,793.43	\$1,835.45	\$1,877.47	\$1,919.49	\$1,961.51	\$2,003.53	\$2,045.55	\$2,087.57
Seal Coat	1321.00	\$5.00	\$6,605.00	\$213.52	\$3,202.75	\$443.75	30	2010	8	22	\$812.67	\$833.68	\$854.69	\$875.70	\$896.71	\$917.72	\$938.73	\$959.74	\$980.75	\$1,001.76	\$1,022.77	\$1,043.78
Roundup Lane	940.00	\$50.00	\$47,000.00	\$1,566.67	\$23,500.00	\$3,133.33	30	2010	8	22	\$1,687.13	\$1,729.15	\$1,771.17	\$1,813.19	\$1,855.21	\$1,897.23	\$1,939.25	\$1,981.27	\$2,023.29	\$2,065.31	\$2,107.33	\$2,149.35
Seal Coat	940.00	\$5.00	\$4,700.00	\$156.67	\$2,350.00	\$313.33	30	2010	8	22	\$843.56	\$864.57	\$885.58	\$906.59	\$927.60	\$948.61	\$969.62	\$990.63	\$1,011.64	\$1,032.65	\$1,053.66	\$1,074.67
Total Feet	22104.00		\$803,100.00	\$26,968.67	\$265,625.00	\$37,112.33					\$29,754.49	\$30,409.35	\$31,064.21	\$31,719.07	\$32,373.93	\$33,028.79	\$33,683.65	\$34,338.51	\$34,993.37	\$35,648.23	\$36,303.09	\$36,957.95
Miles	4.19																					

UNPAVED ROADS	Quantity	Replacement Cost Each	Replacement Cost Total	Replacement Cost Per Year	Current Unfunded Amount	Adjusted Annual Amount	Useful Life	In Service Year	Present Age	Remaining Life	Year										
											2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Horseshoe Lane	399.00	\$5.00	\$1,995.00	\$66.50	\$0.00	\$66.50	2	2017	2	2	\$1,074.20	\$1,104.06	\$1,133.92	\$1,163.78	\$1,193.64	\$1,223.50	\$1,253.36	\$1,283.22	\$1,313.08	\$1,342.94	\$1,372.80
Spur Court	339.00	\$5.00	\$1,695.00	\$56.50	\$0.00	\$56.50	2	2017	2	2	\$710.75	\$728.52	\$746.29	\$764.06	\$781.83	\$800.60	\$819.37	\$838.14	\$856.91	\$875.68	\$894.45
Plant Way West	315.00	\$5.00	\$1,575.00	\$52.50	\$0.00	\$52.50	2	2017	2	2	\$609.97	\$624.72	\$639.47	\$654.22	\$668.97	\$683.72	\$698.47	\$713.22	\$727.97	\$742.72	\$757.47
Plant Way East	495.00	\$5.00	\$2,475.00	\$82.50	\$0.00	\$82.50	2	2017	2	2	\$848.06	\$869.25	\$890.44	\$911.63	\$932.82	\$954.01	\$975.20	\$996.39	\$1,017.58	\$1,038.77	\$1,059.96
Mare Court	407.50	\$5.00	\$2,037.50	\$67.92	\$0.00	\$67.92	2	2017	2	2	\$1,065.74	\$1,103.73	\$1,141.72	\$1,179.71	\$1,217.70	\$1,255.69	\$1,293.68	\$1,331.67	\$1,369.66	\$1,407.65	\$1,445.64
Gate Way	500.00	\$5.00	\$2,500.00	\$83.33	\$0.00	\$83.33	2	2017	2	2	\$1,348.11	\$1,413.77	\$1,479.43	\$1,545.09	\$1,610.75	\$1,676.41	\$1,742.07	\$1,807.73	\$1,873.39	\$1,939.05	\$2,004.71
Manassah Court North	633.00	\$5.00	\$3,165.00	\$1,055.00	\$0.00	\$1,055.00	2	2017	2	2	\$1,695.10	\$1,761.76	\$1,828.42	\$1,895.08	\$1,961.74	\$2,028.40	\$2,095.06	\$2,161.72	\$2,228.38	\$2,295.04	\$2,361.70
Cutting Court South	422.00	\$5.00	\$2,110.00	\$703.33	\$0.00	\$703.33	2	2017	2	2	\$1,095.10	\$1,161.76	\$1,228.42	\$1,295.08	\$1,361.74	\$1,428.40	\$1,495.06	\$1,561.72	\$1,628.38	\$1,695.04	\$1,761.70
Melburn Way	519.00	\$5.00	\$2,595.00	\$86.50	\$0.00	\$86.50	2	2017	2	2	\$1,136.12	\$1,166.32	\$1,196.52	\$1,226.72	\$1,256.92	\$1,287.12	\$1,317.32	\$1,347.52	\$1,377.72	\$1,407.92	\$1,438.12
Piny Way	708.00	\$5.00	\$3,540.00	\$1,180.00	\$0.00	\$1,180.00	2	2017	2	2	\$1,807.21	\$1,893.75	\$1,980.29	\$2,066.83	\$2,153.37	\$2,240.91	\$2,327.45	\$2,414.99	\$2,501.53	\$2,588.07	\$2,674.61
Graine Street	2023.00	\$5.00	\$10,115.00	\$3,371.67	\$0.00	\$3,371.67	2	2017	2	2	\$6,469.42	\$6,651.19	\$6,832.96	\$7,014.73	\$7,196.50	\$7,378.27	\$7,559.04	\$7,740.81	\$7,922.58	\$8,104.35	\$8,286.12
Adelphi's Road	1238.00	\$5.00	\$6,190.00	\$2,063.33	\$0.00	\$2,063.33	2	2017	2	2	\$3,281.42	\$3,385.21	\$3,489.00	\$3,592.79	\$3,696.58	\$3,800.37	\$3,904.16	\$4,007.95	\$4,111.74	\$4,215.53	\$4,319.32
Halder Drive	5242.00	\$5.00	\$26,210.00	\$8,736.67	\$0.00	\$8,736.67	2	2017	2	2	\$14,112.95	\$14,468.47	\$14,823.99	\$15,179.51	\$15,535.03	\$15,890.55	\$16,246.07	\$16,601.59	\$16,957.11	\$17,312.63	\$17,668.15
Country Canyon Road	2334.00	\$5.00	\$11,670.00	\$3,890.00	\$0.00	\$3,890.00	2	2017	2	2	\$6,283.56	\$6,440.75	\$6,600.77	\$6,760.79	\$6,920.81	\$7,080.83	\$7,240.85	\$7,400.87	\$7,560.89	\$7,720.91	\$7,880.93
Hackmore Street	3992.00	\$5.00	\$19,960.00	\$6,653.33	\$0.00	\$6,653.33	2	2017	2	2	\$10,747.37	\$11,018.05	\$11,291.46	\$11,564.87	\$11,838.28	\$12,111.69	\$12,385.10	\$12,658.51	\$12,931.92	\$13,205.33	\$13,478.74
Burnside Drive	3488.00	\$5.00	\$17,440.00	\$5,813.33	\$0.00	\$5,813.33	2	2017	2	2	\$9,335.84	\$9,570.96	\$9,806.08	\$10,041.20	\$10,276.32	\$10,511.44	\$10,746.56	\$10,981.68	\$11,216.80	\$11,451.92	\$11,687.04
Parkway Avenue	1155.00	\$5.00	\$5,775.00	\$1,925.00	\$0.00	\$1,925.00	2	2017	2	2	\$3,109.52	\$3,187.26	\$3,265.00	\$3,342.74	\$3,420.48	\$3,498.22	\$3,575.96	\$3,653.70	\$3,731.44	\$3,809.18	\$3,886.92
Wagon Lane	2872.00	\$5.00	\$14,360.00	\$4,786.67	\$0.00	\$4,786.67	2	2017	2	2	\$5,578.29	\$5,717.75	\$5,857.21	\$5,996.67	\$6,136.13	\$6,275.59	\$6,415.05	\$6,554.51	\$6,693.97	\$6,833.43	\$6,972.89
Equusman Drive	1267.00	\$5.00	\$6,335.00	\$2,111.67	\$0.00	\$2,111.67	2	2017	2	2	\$3,411.65	\$3,496.33	\$3,581.01	\$3,665.69	\$3,750.37	\$3,835.05	\$3,919.73	\$4,004.41	\$4,089.09	\$4,173.77	\$4,258.45
Total Feet	28868.00		\$141,840.00	\$47,280.00	\$0.00	\$47,280.00					\$76,373.08	\$78,282.41	\$80,291.74	\$82,301.07	\$84,310.40	\$86,319.73	\$88,329.06	\$90,338.39	\$92,347.72	\$94,357.05	\$96,366.38
Miles	5.37																				

SIGNS	Quantity	Replacement Cost Each	Replacement Cost Total	Replacement Cost Per Year	Current Unfunded Amount	Adjusted Annual Amount	Useful Life	In Service Year	Present Age	Remaining Life	Year										
											2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Street Signs	25	\$250.00	\$6,250.00	\$250.00	\$4,000.00	\$89.44	25	2003	16	9	\$269.22	\$275.95	\$282.68	\$289.41	\$296.14	\$302.87	\$309.60	\$316.33	\$323.06	\$329.79	\$336.52
Stop Signs	31	\$250.00	\$7,750.00	\$310.00	\$4,800.00	\$87.11	25	2003	16	9	\$333.84	\$342.16	\$350.48	\$358.80	\$367.12	\$375.44	\$383.76	\$392.08	\$400.40	\$408.72	\$417.04

SPEED LIMIT SIGNS	Quantity	Replacement Cost Each	Replacement Cost Total	Replacement Cost Per Year	Current Unfunded Amount	Adjusted Annual Amount	Useful Life	In Service Year	Present Age	Remaining Life	Year										
											2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
10 MPH	10	\$250.00	\$2,500.00	\$250.00	\$1,600.00	\$277.78	25	2003	16	9	\$107.86	\$110.36	\$112.86	\$115.36	\$117.86	\$120.36	\$122.86	\$125.36	\$127.86	\$130.36	\$132.86
25 MPH	4	\$250.00	\$1,000.00	\$400.00	\$1,111.11	\$111.11	25	2003	16	9	\$149.08	\$154.15	\$159.22	\$164.29	\$169.36	\$174.43	\$179.50	\$184.57	\$189.64	\$194.71	\$199.78
35 MPH	4	\$250.00	\$1,000.00	\$400.00	\$1,111.11	\$111.11	25	2003	16	9	\$149.08	\$154.15	\$159.22	\$164.29	\$169.36	\$174.43	\$179.50	\$184.57	\$189.64	\$194.71	\$199.78
45 MPH	0	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	25	2003	16	9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	14	\$3,500.00	\$180,000.00	\$286,000.00	\$500,000.00	\$500,000.00					\$193,800.00	\$198,000.00	\$202,200.00	\$206,400.00	\$210,600.00	\$214,800.00	\$219,000.0				

Table with columns for years 2013-2052 and multiple rows of numerical data, likely representing financial projections or assessments over time.

Assessment and Reserve Funding Disclosure Summary for the Fiscal Year Ending December 31, 2022.

- (1) The regular assessment per ownership interest is \$172.80 per year.
- (2) Additional regular or special assessments that have already been approved by the board and/or members: None.
- (3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve study account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes _____ No X

(4) If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members?

Approximate date assessment will be due:	Amount per ownership interest (Lot) per year:
11/1/2022	\$381.00
11/1/2023	\$565.00
11/1/2024	\$542.00
11/1/2025	\$512.00
11/1/2026	\$473.00
11/1/2027	\$421.00
11/1/2028	\$357.00
11/1/2029	\$276.00
11/1/2030	\$174.00
11/1/2031	\$123.00
11/1/2032	\$22.00

(5) All major components are included in the reserve study and are included in its calculations.

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$130,686.96, based in whole or in part on the last reserve study or update prepared by Mountain Valley Association as of November, 2021. The projected reserve fund cash balance at the end of the current fiscal year is \$41,000.00, resulting in reserves being 31 percent funded at this date.

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is:

2022	\$133,954.13
2023	\$137,302.99
2024	\$140,735.56
2025	\$147,860.3
2026	\$151,556.81

and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is:

2022	(\$78,478.46)
2023	(\$194,717.80)
2024	(\$306,387.79)
2025	(\$412,185.52)
2026	(\$509,961.87)

leaving the reserve at:

2022	-59%
2023	-142%
2024	-218%
2025	-286%
2026	-345%

percent funding. If the reserve funding plan approved by the association is implemented, the projected reserve fund cash balance in each of those years will be:

2022	\$42,208.50
2023	\$44,923.30
2024	\$50,556.29
2025	\$60,851.06
2026	\$77,801.71

leaving the reserve at:

2022	32%
2023	33%
2024	36%
2025	42%
2026	53%

percent funding.

Note: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 1 percent per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.5 percent per year.

For the purposes of preparing a summary pursuant to this section:

(1) "Estimated remaining useful life" means the time reasonably calculated to remain before a major component will require replacement.

(2) "Major component" has the meaning used in Section 55530. Components with an estimated remaining useful life of more than 30 years may be included in a study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the reserve study report and reported in the Assessment and Reserve Funding Disclosure Summary.

(3) The form set out in subdivision (a) shall accompany each annual budget report or summary thereof that is delivered pursuant to Section 5300. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided.

(4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component. This shall not be construed to require the board to fund reserves in accordance with this calculation.

- **Anticipated Special Assessments Statement:**

The right to receive a statement as to whether the Board anticipates a special assessment is required by Civil Code §5300(b)(5).

The Board of Directors does not anticipate levying a special assessment in 2021 but there is no guarantee of not having a special assessment.

- **Deferred Maintenance:**

The Board plans to defer maintenance on access roads outside of the Association and will be investigating other resources that may be available for such maintenance. The Board anticipates that other road maintenance projects will be deferred until such time as additional funding is available.

- **Loans:**
Mountain Valley Association has no existing loans at this time.
- **2022 Budget:**

	<u>TOTAL</u>
	<u>Jan - Dec</u>
	<u>21</u>
Ordinary Income/Expense	
Income	
45000 · Investments	
45030 · Interest-Savings, Short-term CD	3.27
Total 45000 · Investments	3.27
46400 · Other Types of Income	
46430 · Miscellaneous Revenue	510.13
Total 46400 · Other Types of Income	510.13
47200 · Program Income	
47220 · Member Assessments	
472002 · LATE FEES	849.40
47220 · Member Assessments - Other	35,596.00
Total 47220 · Member Assessments	36,445.40
Total 47200 · Program Income	36,445.40
Total Income	36,958.80
Gross Profit	36,958.80
Expense	
60900 · Business Expenses	
60910 · Bad Debts	8,000.00
60920 · Business Registration Fees	2.00
60960 · Lien Fees	697.00
Total 60900 · Business Expenses	8,699.00
62100 · Contract Services	
62150 · Outside Contract Services	
621501 · Notary	210.00
62150 · Outside Contract Services - Other	7,200.00
Total 62150 · Outside Contract Services	7,410.00
Total 62100 · Contract Services	7,410.00
62800 · Facilities and Equipment	
62801 · Dirt Roads M&R	76.90
62841 · Small Tools and Supplies	128.70
62880 · Real Estate, Personal Prop Tax	96.41

62890 · Rent, Parking, Utilities	25.00
Total 62800 · Facilities and Equipment	327.01
65000 · Operations	
65020 · Postage, Mailing Service	
650201 · Stamps	1,122.87
650202 · Certified Mail	6.85
650204 · International Mail	6.80
Total 65020 · Postage, Mailing Service	1,136.52
65030 · Printing and Copying	827.97
65040 · Office Supplies	374.87
65050 · Telephone, Telecommunications	90.59
Total 65000 · Operations	2,429.95
650214 · Bank Service Charges	60.00
65100 · Other Types of Expenses	
65120 · Insurance - Liability, D and O	5,040.00
65150 · Memberships and Dues	97.94
65160 · Other Costs	58.09
Total 65100 · Other Types of Expenses	5,196.03
66000 · Payroll Expenses	251.36
Total Expense	24,373.35
Net Ordinary Income	12,585.45
Net Income	12,585.45

- **Current Insurance Summary:**

This insurance summary is provided pursuant to Civil Code §5300(b)(9).

"This summary of the association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage."

- PROPERTY COVERAGE: Great American Alliance Ins. Co.
 - Common Property: \$55,183.00
 - Deductible: \$1,000.00
- GENERAL LIABILITY: Great American Alliance Ins. Co.
 - Per Occurrence: \$1,000,000.00

- General Aggregate: \$2,000,000.00
- Personal/Advertising Injury: \$1,000,000.00
- Damage to Rented Premises: \$500,000.00
- Medical Payments: \$5,000.00
- HIRED & NON-OWNED AUTO LIABILITY: Great American Alliance Ins. Co.
 - \$1,000,000.00
- COMMERCIAL AUTO
 - No Coverage
- WORKERS COMPENSATION: Hanover Insurance Company
 - \$1,000,000.00
- EARTHQUAKE
 - No Coverage
- FLOOD
 - No Coverage
- DIRECTORS & OFFICERS: Philadelphia Indemnity Insurance Company
 - \$1,000,000.00
 - Deductible: \$2,500.00
- FIDELITY BOND: Great American Alliance Ins. Co.
 - \$50,000
 - Deductible: \$1,000.00

• CHARGES FOR DOCUMENTS PROVIDED AS REQUIRED BY SECTION 4525*

The seller may, in accordance with Section 4530 of the Civil Code, provide to the prospective purchaser, at no cost, current copies of any documents specified by Section 4525 that are in the possession of the seller.

A seller may request to purchase some or all of these documents, but shall not be required to purchase ALL of the documents listed on this form.

Property Address _____

Owner of Property _____

Owner's Mailing Address (If known or different from property address.) _____

Provider of the Section 4525 Items: _____

Print Name _____

Position or Title _____ Association or Agent _____			
Date Form Completed _____			
Check or Complete Applicable Column or Columns Below			
Document	Civil Code Section Included	Fee for Document	Not Available (N/A), Not Applicable (N/App), or Directly Provided by Seller and confirmed in writing by Seller as a current document (DP)
Articles of Incorporation or statement that not incorporated	Section 4525(a)(1)	\$1.15	
CC&Rs	Section 4525(a)(1)	\$2.00	
Bylaws	Section 4525(a)(1)	\$4.00	
Operating Rules	Section 4525(a)(1)	\$4.00	
Age restrictions, if any	Section 4525(a)(2)	--	N/App
Rental restrictions, if any	Section 4525(a)(9)	--	N/App
Annual budget report or summary, including reserve study	Sections 5300 and 4525(a)(3)	\$4.00	
Assessment and reserve funding disclosure summary	Sections 5300 and 4525(a)(4)	\$1.00	
Financial statement review	Sections 5305 and 4525(a)(3)	--	N/App

Assessment enforcement policy	Sections 5310 and 4525(a)(4)	\$1.15	
Insurance summary	Sections 5300 and 4525(a)(3)	\$1.00	
Regular assessment	Section 4525(a)(4)	\$1.00	
Special assessment	Section 4525(a)(4)	\$1.00	
Emergency assessment	Section 4525(a)(4)	\$1.00	
Other unpaid obligations of seller	Sections 5675 and 4525(a)(4)	\$1.00	
Approved changes to assessments	Sections 5300 and 4525(a)(4), (8)	\$1.00	
Settlement notice regarding common area defects	Sections 4525(a)(6), (7), and 6100	--	N/App
Preliminary list of defects	Sections 4525(a)(6), 6000, and 6100	--	N/App
Notice(s) of violation	Sections 5855 and 4525(a)(5)	\$1.00	
Required statement of fees	Section 4525	\$1.00	
Minutes of regular board meetings conducted over the previous 12 months, if requested	Section 4525(a)(10)	\$5.00	

Total fees for these documents:

* The information provided by this form may not include all fees that may be imposed before the close of escrow. Additional fees that are not related to the requirements of Section 4525 shall be charged separately.

OPT-OUT FORM

Civil Code Section 5220 allows a member of the association to opt out of the sharing of certain personal information, including name, property address and mailing address, by notifying the association in writing that he or she prefers to be contacted via the alternative process described in subdivision (c) of Section 8330 of the Corporations Code. This opt-out shall remain in effect until changed by the member. (Civ. Code §5220).

Alternative Method for Contact. *Opting out does not mean owners are immune from contact by other members.* The statute that allows opting out also provides that the association must provide an alternative means for contacting members. (Civ. Code §5220.) The option for handling communications with members who opt-out of the membership list is:

HOA Applies Labels. Members who want to mail a letter to opted-out members can deliver to the association their letter in sealed envelopes with postage already applied. The association (or its management company) then applies mailing labels to the envelopes and deposits them in the mail.

As an owner in Tract 3312 and member in the Mountain Valley Association, I do hereby request to opt out of sharing my name, property address, mailing address and email address and agree to be contacted by the alternative method above.

My phone number shall not be shared for any reason.

NAME (please print): _____

Signature: _____ Date: _____

Lot number(s) or property address: _____

2021 REQUEST FOR ANNUAL NOTICE OF ADDRESS, REPRESENTATIVE AND RENTAL STATUS FOR TRACT 3312, MOUNTAIN VALLEY ESTATES

Civil Code Section 4041 requires each owner to provide the Association with the following information on an annual basis.

Please complete this form and return it to the Association within 30 days.

If there are no changes/updates, please check box and return: Lot #

INFORMATION CURRENTLY ON FILE:

CORRECTED INFORMATION:

Owner's Name

Owner's Name

Mailing Address (for delivery of notices)

Mailing Address (for delivery of notices)

City, State, Zip Code

City, State, Zip Code

Telephone Number

Telephone Number

Email Address

Email Address

Property Address

Property Address

Is This Property: Owner Occupied Rented Vacant Undeveloped

The name and address of your legal representative, if any, including any person with power of attorney, or other person who can be contacted in the event of your extended absence:

Name:

Telephone Number

Address

City, State, Zip Code

Please return to: Mountain Valley Association, 11408 Halter Drive, Tehachapi, CA 9356
Or scan and email to: secretary@mymva.org

MOUNTAIN VALLEY ASSOCIATION

11408 Halter Drive
Tehachapí, CA 93561
(661) 825-4MVA

MVA NEWS

Hello to all of our members. I hope everyone is having a pleasant spring and thinking about getting ready for fire season! June and the Kern County Fire Department brush clearance deadline will be upon us before we know it and with the recent moisture, the weeds are growing, well, like weeds.

Bill Gerring was willing to step up after the resignation of long-time director Joan Tyer and he has been appointed to fill her remaining term. Thank you, Bill, for volunteering and thank you Joan, for your years of service! We have several other board members that are also considering stepping down and this would be a very good time for members to let us know who is willing to serve. If we are unable to find volunteers willing to serve, we could find ourselves unable to obtain a quorum which could cause us considerable legal and financial jeopardy. Remember, any financial difficulties ultimately trickle down to all members by increased assessments and special assessments.

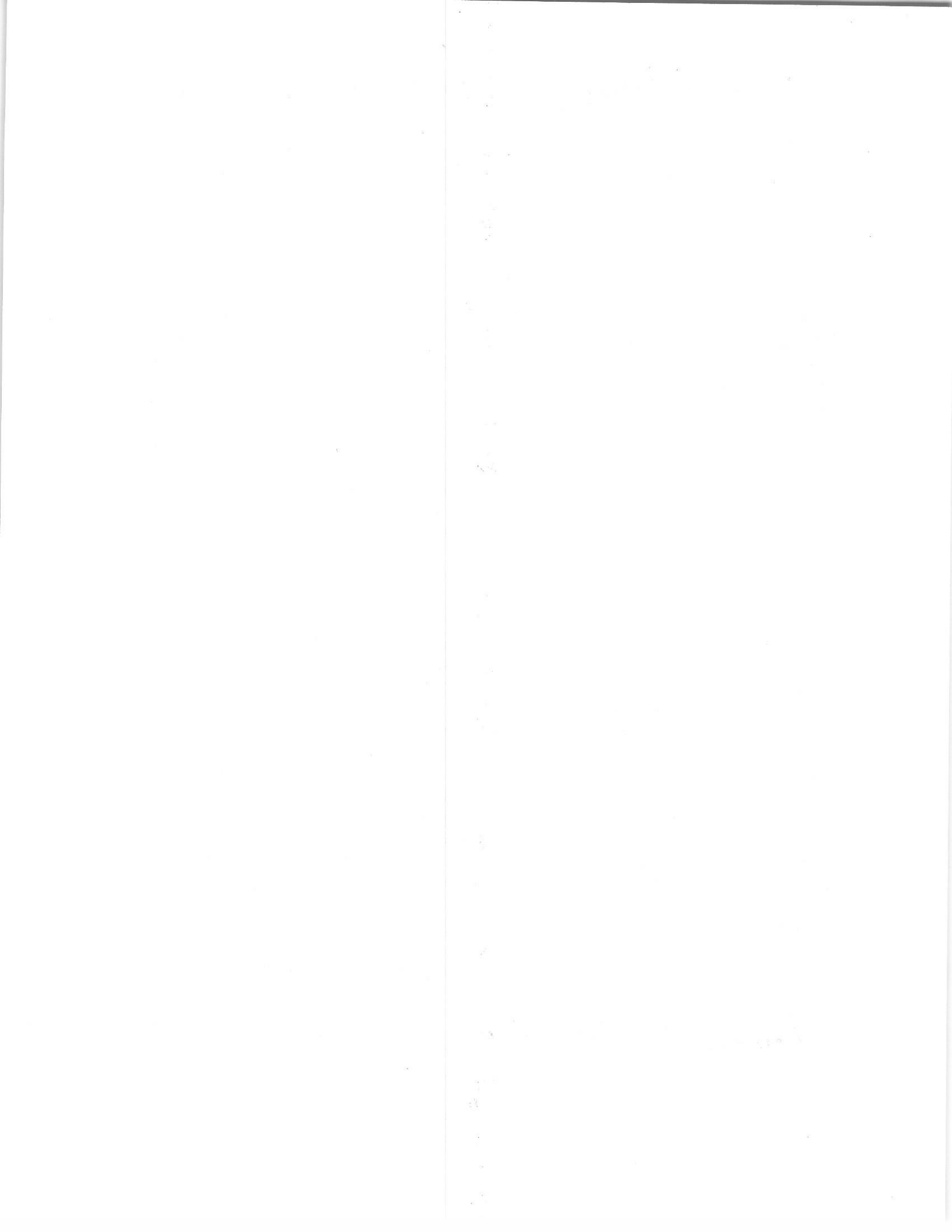
You may also have noticed that very little work has been accomplished on our roads. There are several reasons for the slow-down, the first and foremost was the fall out from all of the Covid rules the State put in place for employers. While we don't have any paid staff, the rules also applied to volunteers. With our small size it would have been extremely difficult and costly to comply, so the decision was made to postpone any activities until the rules were relaxed. Prior to Covid, we had also realized that we no longer had very many volunteers willing to come out and help. Without volunteers, we will be faced with the need to either hire paid staff or contractors. Both have advantages and disadvantages but either one will increase our costs considerably meaning increased assessments. Among the volunteers needed is someone to coordinate and schedule volunteers as well as document time worked and work completed. Until we can fill this need, maintenance will be very limited.

To sum it all up, if members are not willing to step up and volunteer to serve on the board and to do needed maintenance, we may well end up with a defunct organization at which point nothing will get done and individual landowners will become exposed to the liabilities of not maintaining the association. Please plan to attend the next board meeting on May 14th at 9:00am at the Water District Office to see how you can help. If you have any questions or would like to get involved sooner, email us at one of the email addresses below.

Remember, MVA is your association, and it is up to you to keep it going!

Announce New Ins Policy

www.mymva.org
president@mymva.org treasurer@mymva.org secretary@mymva.org



**Mountain Valley Association
Policy Year 2022 - 2023**

COVERAGE DETAIL

NEXT STEPS

Our agency will send the documents requiring signature to the manager. We will send these through our digital signage program, RSign. Please RSign. We would be happy to host a Zoom or Conference call to discuss coverage details in further.

Thank you for your continued business! We look forward to being of assistance to your association.

Regards,

Wendy Weber

Insurance Services of the West

2633 Lincoln Boulevard, Ste 331, Santa Monica CA 90405

Ph# 800-535-3635 / Fx 310-300-1817

License #0M42330

www.hoaspecialist.com



Questions? Call the HOA Specialist, Wendy Weber - Commercial Insurance Broker 800-535-3635



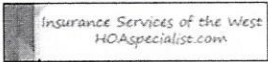
Mountain Valley Association Policy Year 2022 - 2023		
Premium Breakdown	Expiring Policy 2021-22	Proposal Option #1 2022-23
Effective Date	2/8/21-2/8/22	4/15/22-4/15/23
Carrier	Great American / Philadelphia	USLI / CAIS
Package (CID-Philadelphi) (Property/General Liability)	\$2,258.00	\$1,891.00
Umbrella (\$1mm) Philadelphia / USLI	\$570.00	\$580.00
Directors & Officers Philadelphia / Great American	\$1,718.00	\$1,500.00
Fidelity Philadelphia / Great American	Included	\$250.00
Workers Compensation Hanover / AmTrust	\$361.00	\$371.00
TOTAL	\$4,907.00	\$3,370.00

We hereby accept the proposed coverage option from USLI / CAIS effective _____

Signature: _____

Title: _____

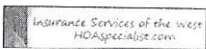
Date: _____



Questions? Call the HOA Specialist, Wendy Weber - Commercial Insurance Broker 800-535-3635

**Mountain Valley Association
Policy Year 2022 - 2023**

Premium Breakdown	Expiring Policy 2021-22	Proposal Option #1 2022-23	Explanation/Code Requirements
Effective Date	Expired	4/15/22-4/15/23	
Carrier	Great American	USLI / CAIS	
PROPERTY COVERAGE DETAILS			
Fidelity Coverage (Employee Dishonesty)	\$50,000	\$50,000	Protects association from fraud/embezzlement. Required per civil code to be a minimum of 3 months' assessments plus reserves.
Funds Transfer Fraud & Computer Fraud	\$50,000	\$50,000	Protects association from fraud/embezzlement. Required per civil code to be a minimum of 3 months' assessments plus reserves.
LIABILITY COVERAGE DETAILS			
General Liability Per Occurrence	\$1,000,000	\$1,000,000	Per Davis Stirling civil code 6840, the General Liability minimum is 2 million per occurrence for developments of 100 or less units.
General Liability Limit Aggregate	\$2,000,000	\$2,000,000	
Excess Liability (Umbrella)	\$1,000,000	\$1,000,000	Increases amount of liability coverage including Directors & Officers.
Directors & Officers	\$1,000,000	\$1,000,000	Protects board from lawsuits that arise from the decisions they make as officers.
Workers Compensation	\$1,000,000	\$1,000,000	Protects the association from contractor injury claims. Required by CC&Rs.



Questions? Call the HOA Specialist, Wendy Weber - Commercial Insurance Broker 800-535-3635

Important Information About Your Account and Your Billing Rights

What To Do If You Think You Find A Mistake On Your Statement

If you think there is an error on your statement, write to us at:

Union Bank
PO Box 2988
Omaha, NE 68103-2988

In your letter, give us the following information:

- **Account information:** Your name and account number.
- **Dollar amount:** The dollar amount of the suspected error.
- **Description of problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- Where you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

Your Rights If You Are Dissatisfied With Your Credit Card Purchases

If you are dissatisfied with the goods or services that you have purchased with your credit card and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

- The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50. (Note: Neither of these are necessary if your purchase was based on an advertisement we mailed to you, or if we own the company that sold you the goods or services.)
- You must have used your credit card for the purchase. Purchase made with cash advances from an ATM or with a check that accesses your credit card account do not qualify.
- You must not yet have fully paid for the purchase.

If all of the previous criteria are met and you are still dissatisfied with the purchase, contact us in writing at:

Union Bank
PO Box 2988
Omaha, NE 68103-2988

While we investigate, the same rules apply to the disputed amount as discussed previously. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

Balance Used For Computation Of Interest

We figure the interest charge on your account by applying by periodic rate to the "average daily balance" of your account. To get the "average daily balance" we take the beginning balance of your account each day, add any new transactions, and subtract any payments or credits. This gives us the daily balance. Then, we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "average daily balance."

Negative Credit Reporting

We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report. You have the right to dispute the accuracy of the information reported by writing to us at:

Consumer Credit Reporting
PO Box 85643
Mail Code 2-69D-200
San Diego, CA 92186-5643

Making Payments

Electronic payments received via mycreditcard.unionbank.com by 11:59 pm PT will be credited to your account the same day. Mailed payment must be sent to the address shown for payments on the front of this statement, and must be received by 5:00 pm CT to be credited to your account the same day. Mailed payments must be by check or money order; do not send cash. Payments made by telephone must be received by 5:00 pm CT to be credited to your account the same day. In-person payments made at a branch must be received by the close of business to be credited to your account the same day. You may make payments in-person at a branch by check or money order or by electronic transfer from a Union Bank deposit account, but not by cash. Payments received after the applicable cut off time will be credited to your account as of the next business day.

Non conforming payments may be accepted but can result in delayed posting and possibly additional charge or loss of the grace period. Your due date is at least 21 days after the close of each billing cycle. We will not charge you any interest on purchases if you pay your entire balance by the due date each month. We will begin charging interest on cash advances, overdraft advances and balance transfer on the transaction date.



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O1AB1084 - 9 - 04/22/20

NOTICE OF CHANGE OR CORRECTION OF ADDRESS (please print)

Name

Street

City

State

Zip Code

Home Telephone

Business Telephone

Mobile Telephone

Authorized Signature

Date



Union Bank® Business Visa® Credit Card

Statement Period: 01/19/22 through 02/15/22

Account Number:

4294 3620 2310 5233

Transactions

Payments and Other Credits

Trans Date	Reference Number	Description	Amount
02/13	F361600DW00CHGDDA	PAYMENT - THANK YOU	-14.64
Total Payments and Credits this Period			-\$14.64

Cardholder: Randy Hardenbrook

Trans Date	Reference Number	Description	Amount
01/20	2444500D48PPPQ89Z	UNITEL VOICE 855-888-6423 IL	14.36
02/09	2420429DR002H8XSR	Microsoft*Microsoft 365 F425-6316830 WA <i>Cancel</i>	99.99
TOTAL			\$114.35

Fees

Trans Date	Reference Number	Description	Amount
Total Fees This Period			\$0.00

Interest Charged

Trans Date	Reference Number	Description	Amount
02/15		Interest Charge on Purchases	0.00
02/15		Interest Charge on Cash Advances	0.00
Total Interest This Period			\$0.00

Year to Date Summary

Total Fees Charged in 2022	\$0.00
Total Interest Charged in 2022	\$0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

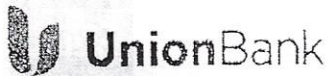
Type of Balance	Annual Percentage Rate (APR)	Balance Subject To Interest Rate	Interest Charge
Purchases	11.99% (v)	\$0.00	\$0.00
Cash Advances	25.25% (v)	\$0.00	\$0.00

(v) = Variable Rate (f) = Fixed Rate

Important Messages

\$114.35 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 03/13/22.

Enroll in Auto-Pay today-it is the quick and easy way to ensure your Union Bank Visa Credit Card gets paid on time every month. With no checks to write, sign-ins to make, or dates to remember, all you have to do is enjoy your day. Plus, there are no fees for using the Auto-Pay service. Sign in to mycreditcard.unionbank.com to enroll.



Union Bank® Business Visa® Credit Card
Statement Period: 01/19/22 through 02/15/22

Account Number: 4294 3620 2310 5233

Account Summary		Payment Summary	
Previous Balance	\$14.64	New Balance	\$114.35
Payments and Credits	-\$14.64	Minimum Payment Due	\$40.00
Purchases	\$114.35	Past Due Amount	\$0.00
Balance Transfers	\$0.00	Payment Due Date	03/13/22
Cash Advances	\$0.00	Credit Limit	\$10,000.00
Fees Charged	\$0.00	Available Credit	\$9,885.00
Interest Charged	\$0.00	Cash Limit	\$2,000.00
New Balance	\$114.35	Available Cash	\$2,000.00
		Closing Date	02/15/22
		Days in Billing Cycle	28

Rewards Summary	
Previous Reward Points Balance	15,262
Points Earned this month	114
Points Redeemed this month	0
Points Expired	31
New Points Balance	15,345
Points Expire Next Billing Cycle	189

Contact us regarding your account

If your card is lost or stolen or you need assistance:
U.S. and Canada (TDD - Relay Service Available, 7-1-1):
888-643-9800
Outside the U.S. and Canada: Dial +1-844-852-2713

Send inquiries to:
MUFG Union Bank
Credit Card Operations
PO Box 60398
Phoenix AZ 85082-0398

Mail payments to:
Union Bank
PO Box 650349
Dallas TX 75265-0349

Visit our website:
To service your existing credit card:
mycreditcard.unionbank.com
For more information about Union Bank products and services:
unionbank.com

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Union Bank Business Visa Credit Card

Account Number: 4294 3620 2310 5233
New Balance: \$114.35
Minimum Payment Due: \$40.00
Past Due Amount: \$0.00
Payment Due Date: 03/13/22

Make checks payable to:

Union Bank
PO Box 650349
Dallas TX 75265-0349

Please make checks payable to Union Bank. Write your account number on your check; include coupon with payment.

\$
Amount Enclosed

Request update or correction to address and complete form on back

MOUNTAIN VALLEY ASSOC
RANDY HARDENBROOK
11408 HALTER DR
TEHACHAPI CA 93561



Transaction history

Date	Check Number	Description	Deposits/ Credits	Withdrawals/ Debits	Ending daily balance
2/17		Deposit	518.40		17,495.53
Ending balance on 2/28					17,495.53
Totals			\$518.40	\$0.00	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Monthly service fee summary

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to wellsfargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 02/01/2022 - 02/28/2022	Standard monthly service fee \$10.00	You paid \$0.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following account requirements		
• Average ledger balance	\$1,000.00	\$17,199.00 <input type="checkbox"/>
• Minimum daily balance	\$500.00	\$16,977.13 <input type="checkbox"/>

C1/C1

Account transaction fees summary

Service charge description	Units used	Units included	Excess units	Service charge per excess units (\$)	Total service charge (\$)
Cash Deposited (\$)	0	5,000	0	0.0030	0.00
Transactions	1	100	0	0.50	0.00
Total service charges					\$0.00

Other Wells Fargo Benefits

Our National Business Banking Center customer service number 1-800-CALL-WELLS (1-800-225-5935) hours of operation have temporarily changed to 7:00 a.m. to 11:00 p.m. Eastern Time, Monday through Saturday and Sunday 9:00 a.m. to 10:00 p.m. Eastern Time. Access to our automated banking system, the ability to report a fraud claim on your business credit or debit card, and access to report a lost or stolen business card will continue to be available 24 hours a day, 7 days per week. Thank you for banking with Wells Fargo. We appreciate your business.

Initiate Business CheckingSM

February 28, 2022 ■ Page 1 of 3



MOUNTAIN VALLEY ASSOCIATION
2377 W FOOTHILL BLVD STE 13
UPLAND CA 91786-3584

Questions?

Available by phone 24 hours a day, 7 days a week:

We accept all relay calls, including 711

1-800-CALL-WELLS (1-800-225-5935)

En español: 1-877-337-7454

Online: wellsfargo.com/biz

Write: Wells Fargo Bank, N.A. (114)
P.O. Box 6995
Portland, OR 97228-6995

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Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to wellsfargo.com/biz or call the number above if you have questions or if you would like to add new services.

Business Online Banking	<input checked="" type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>
Business Bill Pay	<input type="checkbox"/>
Business Spending Report	<input checked="" type="checkbox"/>
Overdraft Protection	<input type="checkbox"/>

Statement period activity summary

Beginning balance on 2/1	\$16,977.13
Deposits/Credits	518.40
Withdrawals/Debits	- 0.00
Ending balance on 2/28	\$17,495.53

Account number: 5370172719
MOUNTAIN VALLEY ASSOCIATION
California account terms and conditions apply
For Direct Deposit use
Routing Number (RTN): 121042882
For Wire Transfers use
Routing Number (RTN): 121000248

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.



STATEMENT OF ACCOUNTS

UNION BANK
STOCKDALE VILLAGE 0441
P.O. BOX 60368
PHOENIX AZ 85082-0368

Page 1 of 1
Statement Number: 9850003839
2/1/22 - 2/28/22

Telephone Banking
For 24-hour Automated Direct Service
800-238-4486
800-826-7345(TDD)
Representatives are available
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To open additional accounts,
or apply for loans, call your
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You may also access your account online
at unionbank.com

Thank you for banking with us
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CY30Z 0A 0000 0051544-130381 392467
MOUNTAIN VALLEY ASSOCIATION
11408 HALTER DRIVE
TEHACHAPI CA 93561



NON PROFIT CHECKING SUMMARY

Account Number: 9850003839

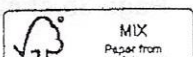
Days in statement period: 28

Table with 3 columns: Description, Amount, and Balance. Rows include Balance on 2/1, Additions, Subtractions, Payments, Balance on 2/28, and Statement Average Ledger Balance.

We waived your service charge this statement period.

Table with 5 columns: Payments, Date, Description, Account code Reference, Amount. Row shows a payment of 14.64 on 2/15 for UNION BANK CARD ECS AUTOPA PPD.

FORM 0340 (Rev 07/2021)



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03/30/22

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Total MOUNTAIN VALLEY ASSOCIATION					3,592.48	0.00
WHITE-LOT 138						1.00
Total WHITE-LOT 138						1.00
WILD WEST LAND CO. LLC						0.00
Total WILD WEST LAND CO. LLC						0.00
TOTAL					<u>15,533.44</u>	<u>46,712.32</u>

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03/30/22

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Stmt Charge	08/23/2021		Annual Asses ...	11000 · Accounts ...	172.80	176.61
Payment	09/23/2021	7976		11000 · Accounts ...	-176.61	0.00
Total Solis-Lot 201					-3.81	0.00
Total Lot 201					-3.81	0.00
Lot 202						17.63
Chelsea-Lot 202						17.63
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	190.43
Payment	09/08/2021	18972		11000 · Accounts ...	-190.43	0.00
Total Chelsea-Lot 202					-17.63	0.00
Total Lot 202					-17.63	0.00
Lot 203						0.00
Seeboth-Lot 203						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	09/08/2021	2011		11000 · Accounts ...	-172.80	0.00
Total Seeboth-Lot 203					0.00	0.00
Total Lot 203					0.00	0.00
Lot 204						0.00
McMurtrey-Lot 204						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	09/08/2021	1752		11000 · Accounts ...	-172.80	0.00
Total McMurtrey-Lot 204					0.00	0.00
Total Lot 204					0.00	0.00
Lot 205						0.00
Crippen-Lot 205						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	09/23/2021	40448370		11000 · Accounts ...	-172.80	0.00
Total Crippen-Lot 205					0.00	0.00
Total Lot 205					0.00	0.00
Lot 206						0.00
Griffith-Lot 206						0.00
Stmt Charge	08/23/2021		Annual Asses ...	11000 · Accounts ...	172.80	172.80
Payment	10/29/2021	3390		11000 · Accounts ...	-172.80	0.00
Total Griffith-Lot 206					0.00	0.00
Total Lot 206					0.00	0.00
Lot 207						0.00
MVA-Lot 207						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Total MVA-Lot 207					172.80	172.80
Total Lot 207					172.80	172.80
Lot 208						0.00
MVA-Lot 208						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Total MVA-Lot 208					172.80	172.80
Total Lot 208					172.80	172.80
MOUNTAIN VALLEY ASSOCIATION						-3,592.48
Payment	07/31/2021	BK		11000 · Accounts ...	-70.00	-3,662.48
General Journal	08/31/2021	JE 4	TO RECONCI...	11000 · Accounts ...	3,662.48	0.00

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MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Quail Mtn-Lot 193					172.80	172.80
Quail Mtn-Lot 193<2019						0.00
Total Quail Mtn-Lot 193<2019						0.00
Quail Mtn-Lot 194<2019						0.00
Total Quail Mtn-Lot 194<2019						0.00
Total Lot 193					172.80	172.80
Lot 194						0.00
Quail Mtn-Lot 194						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Quail Mtn-Lot 194					172.80	172.80
Total Lot 194					172.80	172.80
Lot 195						0.00
Chamberlain-Lot 195						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/08/2021	2990		11000 - Accounts ...	-172.80	0.00
Total Chamberlain-Lot 195					0.00	0.00
Total Lot 195					0.00	0.00
Lot 196						0.00
Hagie-Lot 196						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Hagie-Lot 196					172.80	172.80
Total Lot 196					172.80	172.80
Lot 197						0.00
QVWD-Lot 197						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/17/2021	41937001		11000 - Accounts ...	-172.80	0.00
Total QVWD-Lot 197					0.00	0.00
Total Lot 197					0.00	0.00
Lot 198						1,484.48
Mitchell-Lot 198						1,484.48
Stmt Charge	08/23/2021		Annual Asses ...	11000 Accounts ...	172.80	1,657.28
Total Mitchell-Lot 198					172.80	1,657.28
Total Lot 198					172.80	1,657.28
Lot 199						2,328.96
Pagoria-Lot 199						2,328.96
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	2,501.76
Total Pagoria-Lot 199					172.80	2,501.76
Total Lot 199					172.80	2,501.76
Lot 200						252.66
Cox-Lot 200						252.66
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	425.46
Payment	10/01/2021	9247		11000 - Accounts ...	-425.46	0.00
Total Cox-Lot 200					-252.66	0.00
Total Lot 200					-252.66	0.00
Lot 201						3.81
Solis-Lot 201						3.81

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MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Total Ames-Lot 185					0.00	0.00
Total Lot 185					0.00	0.00
Lot 186						390.50
Garcia-Lot 186						390.50
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	563.30
Total Garcia-Lot 186					172.80	563.30
Total Lot 186					172.80	563.30
Lot 187						0.00
Cravea-Lot 187						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	09/17/2021	323		11000 · Accounts ...	-172.80	0.00
Total Cravea-Lot 187					0.00	0.00
Total Lot 187					0.00	0.00
Lot 188						0.00
Scrogum-Lot 188						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	09/23/2021	2735940875		11000 · Accounts ...	-172.80	0.00
Total Scrogum-Lot 188					0.00	0.00
Total Lot 188					0.00	0.00
Lot 189						0.00
Kirkpatrick-Lot 189						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	10/01/2021	2841		11000 · Accounts ...	-172.80	0.00
Total Kirkpatrick-Lot 189					0.00	0.00
Total Lot 189					0.00	0.00
Lot 190						192.80
Perez-Lot 190						192.80
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	365.60
Total Perez-Lot 190					172.80	365.60
Perez-Lot 190<2019						0.00
Total Perez-Lot 190<2019						0.00
Perez-Lot 192<2019						0.00
Total Perez-Lot 192<2019						0.00
Total Lot 190					172.80	365.60
Lot 191						0.00
Shipley-Lot 191						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	10/29/2021	733645947		11000 · Accounts ...	-172.80	0.00
Total Shipley-Lot 191					0.00	0.00
Total Lot 191					0.00	0.00
Lot 192						193.89
Perez-Lot 192						193.89
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	366.69
Total Perez-Lot 192					172.80	366.69
Total Lot 192					172.80	366.69
Lot 193						0.00
Quail Mtn-Lot 193						0.00

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Total Davis-Lot 178					0.00	0.00
Total Lot 178					0.00	0.00
Lot 178/179<2019						0.00
Lot 178<2019						0.00
Total Lot 178<2019						0.00
Lot 179<2019						0.00
Total Lot 179<2019						0.00
Total Lot 178/179<2019						0.00
Lot 179						0.00
Davis-Lot 179						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	11/04/2021	106		11000 - Accounts ...	-172.80	0.00
Total Davis-Lot 179					0.00	0.00
Total Lot 179					0.00	0.00
Lot 180						0.00
Total Lot 180						0.00
LOT 180 SUSAN HALEY 180						0.00
Stmt Charge	11/01/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	11/29/2021	VISA		11000 - Accounts ...	-172.80	0.00
Total LOT 180 SUSAN HALEY 180					0.00	0.00
Lot 181						0.00
Jain-Lot 181						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Jain-Lot 181					172.80	172.80
Total Lot 181					172.80	172.80
Lot 182						193.89
Stoltman-Lot 182						193.89
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	366.69
Total Stoltman-Lot 182					172.80	366.69
Total Lot 182					172.80	366.69
Lot 183						-3.18
Schiro-Lot 183						-3.18
Stmt Charge	08/23/2021		Annual Asses	11000 - Accounts ...	172.80	169.62
Total Schiro-Lot 183					172.80	169.62
Total Lot 183					172.80	169.62
Lot 184						0.00
Ames-Lot 184						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/29/2021	1707		11000 - Accounts ...	-172.80	0.00
Total Ames-Lot 184					0.00	0.00
Lot 185-2019 & prior						0.00
Total Lot 185-2019 & prior						0.00
Total Lot 184					0.00	0.00
Lot 185						0.00
Ames-Lot 185						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/29/2021	1707		11000 - Accounts ...	-172.80	0.00

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Total Guterrez-Lot 170					0.00	0.00
Total Lot 170					0.00	0.00
Lot 171						-92.73
Perez-Lot 171						-92.73
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	80.07
Payment	10/06/2021	5005		11000 - Accounts ...	-172.80	-92.73
Total Perez-Lot 171					0.00	-92.73
Total Lot 171					0.00	-92.73
Lot 172						0.00
PEREZ-Lot 172						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/06/2021	5005		11000 - Accounts ...	-172.80	0.00
Total PEREZ-Lot 172					0.00	0.00
Lot 172 - Other						0.00
Total Lot 172 - Other						0.00
Total Lot 172					0.00	0.00
Lot 173						190.50
Pereira-Lot 173						190.50
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	363.30
Total Pereira-Lot 173					172.80	363.30
Total Lot 173					172.80	363.30
Lot 174						-9.44
RODRIGUEZ-Lot 174						-9.44
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	163.36
Total RODRIGUEZ-Lot 174					172.80	163.36
Total Lot 174					172.80	163.36
Lot 175						0.00
Mong-Lot 175						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	11/13/2021	1271		11000 - Accounts ...	-172.80	0.00
Total Mong-Lot 175					0.00	0.00
Total Lot 175					0.00	0.00
Lot 176						0.00
Mong-Lot 176						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	11/13/2021	1271		11000 - Accounts ...	-172.80	0.00
Total Mong-Lot 176					0.00	0.00
Total Lot 176					0.00	0.00
Lot 177						0.00
Furrow-Lot 177						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	11/13/2021	1271		11000 - Accounts ...	-172.80	0.00
Total Furrow-Lot 177					0.00	0.00
Total Lot 177					0.00	0.00
Lot 178						0.00
Davis-Lot 178						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	11/04/2021	106		11000 - Accounts ...	-172.80	0.00

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Payment	09/17/2021	1217		11000 Accounts ...	-172.80	0.00
Total Roney-Lot 163					0.00	0.00
Roney-Lot 163<2019						0.00
Total Roney-Lot 163<2019						0.00
Roney-Lot 164<2019						0.00
Total Roney-Lot 164<2019						0.00
Roney-Lot 165<2019						0.00
Total Roney-Lot 165<2019						0.00
Total Lot 163					0.00	0.00
Lot 164						0.00
Roney-Lot 164						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 Accounts ...	172.80	172.80
Payment	09/17/2021	1213		11000 Accounts ...	-172.80	0.00
Total Roney-Lot 164					0.00	0.00
Total Lot 164					0.00	0.00
Lot 165						0.00
Roney-Lot 165						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 Accounts ...	172.80	172.80
Payment	09/17/2021	1215		11000 Accounts ...	-172.80	0.00
Total Roney-Lot 165					0.00	0.00
Total Lot 165					0.00	0.00
Lot 166						390.50
Phillips-Lot 166						390.50
Stmt Charge	08/23/2021		Annual Asses...	11000 Accounts ...	172.80	563.30
Total Phillips-Lot 166					172.80	563.30
Total Lot 166					172.80	563.30
Lot 167						0.00
WERB-Lot 167						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 Accounts ...	172.80	172.80
Payment	01/10/2022	107		11000 Accounts ...	-172.80	0.00
Total WERB-Lot 167					0.00	0.00
Total Lot 167					0.00	0.00
Lot 168						0.00
Hodges-Lot 168						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 Accounts ...	172.80	172.80
Payment	09/17/2021	332		11000 Accounts ...	-172.80	0.00
Total Hodges-Lot 168					0.00	0.00
Total Lot 168					0.00	0.00
Lot 169						-79.92
PEREZ-Lot 169						-79.92
Stmt Charge	08/23/2021		Annual Asses...	11000 Accounts ...	172.80	92.88
Payment	10/06/2021	5005		11000 Accounts ...	-80.07	12.81
Total PEREZ-Lot 169					92.73	12.81
Total Lot 169					92.73	12.81
Lot 170						0.00
Guiterrez-Lot 170						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 Accounts ...	172.80	172.80
Payment	09/17/2021	5689		11000 Accounts ...	-172.80	0.00

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03/30/22

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Payment	12/19/2021	261		11000 · Accounts ...	-172.80	0.00
Total Munoz-Lot 155					0.00	0.00
Total Lot 155					0.00	0.00
Lot 156						0.00
Scrogum-Lot 156						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	09/23/2021	2735940875		11000 · Accounts ...	-172.80	0.00
Total Scrogum-Lot 156					0.00	0.00
Scrogum-Lot 188<2019						0.00
Total Scrogum-Lot 188<2019						0.00
Total Lot 156					0.00	0.00
Lot 157						193.89
Enriquez-Lot 157						193.89
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	366.69
Total Enriquez-Lot 157					172.80	366.69
Total Lot 157					172.80	366.69
Lot 158						0.00
Roberts-Lot 158						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Total Roberts-Lot 158					172.80	172.80
Total Lot 158					172.80	172.80
Lot 159						-2.88
Bartz-Lot 159						-2.88
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	169.92
Payment	09/17/2021	5800		11000 · Accounts ...	-169.92	0.00
Total Bartz-Lot 159					2.88	0.00
Total Lot 159					2.88	0.00
Lot 160						0.00
Kachmar-Lot 160						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	10/29/2021	6046		11000 · Accounts ...	-172.80	0.00
Total Kachmar-Lot 160					0.00	0.00
Total Lot 160					0.00	0.00
Lot 161						0.00
Lulay-Lot 161						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	09/03/2021	653		11000 · Accounts ...	-172.80	0.00
Total Lulay-Lot 161					0.00	0.00
Total Lot 161					0.00	0.00
Lot 162						0.00
Ortiz-Lot 162						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	09/08/2021	12738		11000 · Accounts ...	-172.80	0.00
Total Ortiz-Lot 162					0.00	0.00
Total Lot 162					0.00	0.00
Lot 163						0.00
Roney-Lot 163						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Total Lot 148 - Other						9.21
Total Lot 148					172.80	1,578.66
Lot 149						0.00
Gerring-Lot 149						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/08/2021	1108		11000 - Accounts ...	-172.80	0.00
Total Gerring-Lot 149					0.00	0.00
Lot 149 - Other						0.00
Total Lot 149 - Other						0.00
Total Lot 149					0.00	0.00
Lot 150						0.00
Birley-lot 150						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/08/2021	10892284...		11000 - Accounts ...	-172.80	0.00
Total Birley-lot 150					0.00	0.00
Lot 150 - Other						0.00
Total Lot 150 - Other						0.00
Total Lot 150					0.00	0.00
Lot 151						0.00
Costa-Lot 151						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Costa-Lot 151					172.80	172.80
Lot 151 - Other						0.00
Total Lot 151 - Other						0.00
Total Lot 151					172.80	172.80
Lot 152						390.50
Lane-Lot 152						390.50
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	563.30
Total Lane-Lot 152					172.80	563.30
Total Lot 152					172.80	563.30
Lot 153						0.00
Leonard-Lot 153						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/08/2021	3643		11000 - Accounts ...	-172.80	0.00
Total Leonard-Lot 153					0.00	0.00
Lot 153 - Other						0.00
Total Lot 153 - Other						0.00
Total Lot 153					0.00	0.00
Lot 154						19.18
Golan-Lot 154						19.18
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	191.98
Total Golan-Lot 154					172.80	191.98
Total Lot 154					172.80	191.98
Lot 155						0.00
Miller-Lot 155						0.00
Total Miller-Lot 155						0.00
Munoz-Lot 155						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80

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MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Total Knight-Lot 140					0.08	0.00
Total Lot 140					0.08	0.00
Lot 141						0.00
Trail-Lot 141						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	11/18/2021	2903		11000 - Accounts ...	-172.80	0.00
Total Trail-Lot 141					0.00	0.00
Total Lot 141					0.00	0.00
Lot 142						880.47
Steele-Lot 142						880.47
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	1,003.27
Total Steele-Lot 142					172.80	1,003.27
Total Lot 142					172.80	1,003.27
Lot 143						0.00
Castleman-Lot 143						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	11/04/2021	1030		11000 - Accounts ...	-172.80	0.00
Total Castleman-Lot 143					0.00	0.00
Total Lot 143					0.00	0.00
Lot 144						0.00
Castleman-Lot 144						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	11/04/2021	1030		11000 - Accounts ...	-172.80	0.00
Total Castleman-Lot 144					0.00	0.00
Total Lot 144					0.00	0.00
Lot 145						0.00
Garcia Lot 145						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	11/03/2021	221		11000 - Accounts ...	-172.80	0.00
Total Garcia Lot 145					0.00	0.00
Total Lot 145					0.00	0.00
Lot 146						0.00
Vankirk-Lot 146						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	11/13/2021	200		11000 - Accounts ...	-172.80	0.00
Total Vankirk-Lot 146					0.00	0.00
Total Lot 146					0.00	0.00
Lot 147						0.00
Vankirk-Lot 147						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/08/2021	1553		11000 - Accounts ...	-172.80	0.00
Total Vankirk-Lot 147					0.00	0.00
Total Lot 147					0.00	0.00
Lot 148						1,405.86
Villalpando-Lot 148						1,396.65
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	1,569.45
Total Villalpando-Lot 148					172.80	1,569.45
Lot 148 - Other						9.21

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Total Lot 132					172.80	2,348.97
Lot 133						0.00
Bassler-Lot 133						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	09/17/2021	3375		11000 · Accounts ...	-172.80	0.00
Total Bassler-Lot 133					0.00	0.00
Total Lot 133					0.00	0.00
Lot 134						0.00
DeMario-Lot 134-1						0.00
Total DeMario-Lot 134-1						0.00
Total Lot 134						0.00
LOT 134 PW REAL ESTATE VENTURES LLC						0.00
Stmt Charge	08/30/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Total LOT 134 PW REAL ESTATE VENTURES LLC					172.80	172.80
Lot 135						-542.43
Cook-Smith-Lot 135						-542.43
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	-369.63
Total Cook-Smith-Lot 135					172.80	-369.63
Cook-Smith-Lot 136<2019						0.00
Total Cook-Smith-Lot 136<2019						0.00
Total Lot 135					172.80	-369.63
Lot 136						-1,017.59
Cook-Smith-Lot 136						-1,017.59
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	-844.79
Total Cook-Smith-Lot 136					172.80	-844.79
Total Lot 136					172.80	-844.79
Lot 137						0.00
Nelson-Lot 137						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	10/08/2021	1177		11000 · Accounts ...	-172.80	0.00
Total Nelson-Lot 137					0.00	0.00
Total Lot 137					0.00	0.00
Lot 138						0.00
WHITE STROUP-Lot 138						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Total WHITE STROUP-Lot 138					172.80	172.80
Total Lot 138					172.80	172.80
Lot 139						0.00
Koresko-Lot 139						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	12/19/2021	1708		11000 · Accounts ...	-173.00	-0.20
Total Koresko-Lot 139					-0.20	-0.20
Total Lot 139					-0.20	-0.20
Lot 140						-0.08
Knight-Lot 140						-0.08
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.72
Payment	09/03/2021	687		11000 · Accounts ...	-172.72	0.00

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Total Stevens-Lot 124					0.00	0.00
Total Lot 124					0.00	0.00
Lot 125						0.00
Camarillo-Lot 125						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	10/29/2021	2212		11000 · Accounts ...	-172.80	0.00
Total Camarillo-Lot 125					0.00	0.00
Total Lot 125					0.00	0.00
Lot 126						0.00
Sandoval-Lot 126						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Total Sandoval-Lot 126					172.80	172.80
Total Lot 126					172.80	172.80
Lot 127						0.00
Whittkamper-Lot 127						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Total Whittkamper-Lot 127					172.80	172.80
Whittkamper-Lot 128<2019						0.00
Total Whittkamper-Lot 128<2019						0.00
Total Lot 127					172.80	172.80
Lot 128						0.00
Whittkamper-Lot 128						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Total Whittkamper-Lot 128					172.80	172.80
Total Lot 128					172.80	172.80
Lot 129						0.00
Wallace-Lot 129						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	11/04/2021	734957715		11000 · Accounts ...	-172.80	0.00
Total Wallace-Lot 129					0.00	0.00
Total Lot 129					0.00	0.00
Lot 130						0.00
Miskell-Lot 130						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	10/06/2021	112		11000 · Accounts ...	-172.80	0.00
Total Miskell-Lot 130					0.00	0.00
Total Lot 130					0.00	0.00
Lot 131						2,179.64
Drought-Lot 131						2,179.64
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	2,352.44
Total Drought-Lot 131					172.80	2,352.44
Total Lot 131					172.80	2,352.44
Lot 132						2,176.17
Drought-Lot 132						2,176.17
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	2,348.97
Total Drought-Lot 132					172.80	2,348.97

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Total Lot 117					-30.90	0.00
X Lot 118						0.00
Overfield-LOT 118						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Overfield-LOT 118					172.80	172.80
Perez-Lot 118						0.00
Total Perez-Lot 118						0.00
Total Lot 118					172.80	172.80
Lot 119						0.00
Pantoja-Lot 119						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/17/2021	1344		11000 - Accounts ...	-172.80	0.00
Total Pantoja-Lot 119					0.00	0.00
Total Lot 119					0.00	0.00
Lot 120						0.00
Duval Trust-Lot 120						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/08/2021	242		11000 - Accounts ...	-172.80	0.00
Total Duval Trust-Lot 120					0.00	0.00
Total Lot 120					0.00	0.00
Lot 121						0.00
Ricci-Lot 121						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/17/2021	41984526		11000 - Accounts ...	-172.80	0.00
Total Ricci-Lot 121					0.00	0.00
Total Lot 121					0.00	0.00
Lot 122						0.00
Buckley-Lot 122						0.00
Total Buckley-Lot 122						0.00
Stevens-Lot 122						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/29/2021	1016		11000 - Accounts ...	-172.80	0.00
Total Stevens-Lot 122					0.00	0.00
Total Lot 122					0.00	0.00
Lot 123						193.89
Buckley-Lot 123						0.00
Total Buckley-Lot 123						0.00
Stevens-Lot 123						193.89
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	366.69
Payment	10/29/2021	1018		11000 - Accounts ...	-366.69	0.00
Total Stevens-Lot 123					-193.89	0.00
Total Lot 123					-193.89	0.00
Lot 124						0.00
Buckley-Lot 124						0.00
Total Buckley-Lot 124						0.00
Stevens-Lot 124						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/29/2021	1017		11000 - Accounts ...	-172.80	0.00

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Bassler-Lot 110						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/29/2021	1142		11000 - Accounts ...	-172.80	0.00
Total Bassler-Lot 110						0.00
Total Lot 110						0.00
Lot 111						193.89
Sciacqua-Lot 111-1						193.89
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	366.69
Total Sciacqua-Lot 111-1						172.80
Total Lot 111						366.69
Lot 111 SALADINO STEPHANIE & PAUL						0.00
Stmt Charge	09/14/2021		Annual Asses ...	11000 - Accounts ...	172.80	172.80
Total Lot 111 SALADINO STEPHANIE & PAUL						172.80
Lot 112						0.00
Vazquez-Lot 112						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/29/2021	9590		11000 - Accounts ...	-172.80	0.00
Total Vazquez-Lot 112						0.00
Total Lot 112						0.00
Lot 113						0.00
Raubold-Lot 113						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/03/2021	1061		11000 - Accounts ...	-172.80	0.00
Total Raubold-Lot 113						0.00
Total Lot 113						0.00
Lot 114						0.00
Brubaker-Lot 114						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/17/2021	9010		11000 - Accounts ...	-172.80	0.00
Total Brubaker-Lot 114						0.00
Total Lot 114						0.00
Lot 115						390.50
Comstock-Lot 115-1						390.50
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	563.30
Total Comstock-Lot 115-1						172.80
Total Lot 115						563.30
Lot 116						0.00
Taylor-Lot 116						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/08/2021	4461		11000 - Accounts ...	-172.80	0.00
Total Taylor-Lot 116						0.00
Total Lot 116						0.00
Lot 117						30.90
CA Best Homes-Lot 117						30.90
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	203.70
Payment	09/17/2021	493		11000 - Accounts ...	-172.80	30.90
Payment	12/31/2021	REC		11000 - Accounts ...	-30.90	0.00
Total CA Best Homes-Lot 117						-30.90

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Stmt Charge	08/23/2021		Annual Asses ...	11000 - Accounts ...	172.80	172.80
Payment	09/08/2021	8711		11000 - Accounts ...	-172.80	0.00
Total Bedell-Lot 102					0.00	0.00
Total Lot 102					0.00	0.00
Lot 103						0.00
Johnston-Lot 103						0.00
Stmt Charge	08/23/2021		Annual Asses ...	11000 - Accounts ...	172.80	172.80
Payment	11/13/2021	5695		11000 - Accounts ...	-172.80	0.00
Total Johnston-Lot 103					0.00	0.00
Total Lot 103					0.00	0.00
Lot 104						0.00
Tyer-Lot 104						0.00
Stmt Charge	08/23/2021		Annual Asses ...	11000 - Accounts ...	172.80	172.80
Stmt Charge	08/25/2021		PURCHASE R...	11000 - Accounts ...	30.05	202.85
Payment	09/03/2021	1214	REIMBURSE ...	11000 - Accounts ...	-30.05	172.80
Payment	10/29/2021	1148		11000 - Accounts ...	-172.80	0.00
Total Tyer-Lot 104					0.00	0.00
Total Lot 104					0.00	0.00
Lot 105						0.00
MARTINEZ-Lot 105						0.00
Stmt Charge	07/23/2021			11000 - Accounts ...	120.00	120.00
Stmt Charge	08/23/2021		Annual Asses ...	11000 - Accounts ...	172.80	292.80
Payment	03/20/2022	2504187785	new owner MA...	11000 - Accounts ...	-75.00	217.80
Total MARTINEZ-Lot 105					217.80	217.80
Total Lot 105					217.80	217.80
Lot 106						0.00
McMullen-Lot 106						0.00
Stmt Charge	08/23/2021		Annual Asses ...	11000 - Accounts ...	172.80	172.80
Payment	09/08/2021	1061		11000 - Accounts ...	-172.80	0.00
Total McMullen-Lot 106					0.00	0.00
Total Lot 106					0.00	0.00
Lot 107						0.00
Carter Trust-Lot 107						0.00
Stmt Charge	08/23/2021		Annual Asses ...	11000 - Accounts ...	172.80	172.80
Total Carter Trust-Lot 107					172.80	172.80
Total Lot 107					172.80	172.80
Lot 108						-56.40
Schlitz-Lot 108						-56.40
Stmt Charge	08/23/2021		Annual Asses ...	11000 - Accounts ...	172.80	116.40
Total Schlitz-Lot 108					172.80	116.40
Total Lot 108					172.80	116.40
Lot 109						0.00
Korving-Lot 109						0.00
Stmt Charge	08/23/2021		Annual Asses ...	11000 - Accounts ...	172.80	172.80
Payment	10/29/2021	4731		11000 - Accounts ...	-172.80	0.00
Total Korving-Lot 109					0.00	0.00
Total Lot 109					0.00	0.00
Lot 110						0.00

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MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Total Camarillo-Lot 094					0.00	0.00
Total Lot 094					0.00	0.00
Lot 095						0.00
OCHOA NICKENIG-Lot 095						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Stmt Charge	03/04/2022			11000 · Accounts ...	350.00	522.80
Payment	03/24/2022	545058316	NEW OWNER...	11000 · Accounts ...	-522.80	0.00
Total OCHOA NICKENIG-Lot 095					0.00	0.00
Total Lot 095					0.00	0.00
Lot 096						0.00
Saiz-Lot 096						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Total Saiz-Lot 096					172.80	172.80
Total Lot 096					172.80	172.80
Lot 097						390.50
Kacy-Lot 097						390.50
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	563.30
Total Kacy-Lot 097					172.80	563.30
Total Lot 097					172.80	563.30
Lot 098						0.00
McGrain-Lot 098						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	09/08/2021	5574		11000 · Accounts ...	-172.80	0.00
Total McGrain-Lot 098					0.00	0.00
Total Lot 098					0.00	0.00
Lot 099						0.00
Marion-Hamrick-Lot 099						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	09/17/2021	1072		11000 · Accounts ...	-172.80	0.00
Total Marion-Hamrick-Lot 099					0.00	0.00
Marion-Hamrick-Lot 100<2019						0.00
Total Marion-Hamrick-Lot 100<2019						0.00
Marion-Hamrick-LOT 99<2019						0.00
Total Marion-Hamrick-LOT 99<2019						0.00
Total Lot 099					0.00	0.00
Lot 100						0.00
Marion-Hamrick-Lot 100						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	09/17/2021	1072		11000 · Accounts ...	-172.80	0.00
Total Marion-Hamrick-Lot 100					0.00	0.00
Total Lot 100					0.00	0.00
Lot 101						0.00
Keller-Lot 101						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Total Keller-Lot 101					172.80	172.80
Total Lot 101					172.80	172.80
Lot 102						0.00
Bedell-Lot 102						0.00

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Total Braidman-Lot 087					172.80	518.40
Total Lot 087					172.80	518.40
Lot 088						0.00
-1Vierra-Lot 088						0.00
Payment	07/11/2021	CHK		11000 - Accounts ...	-75.00	-75.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	75.00	0.00
Total -1Vierra-Lot 088					0.00	0.00
Total Lot 088					0.00	0.00
LOT 088 OCHOA-LOT 088						0.00
Stmt Charge	10/01/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	11/04/2021	243		11000 - Accounts ...	-172.80	0.00
Total LOT 088 OCHOA-LOT 088					0.00	0.00
Lot 089						0.00
Ayala-Lot 089						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/08/2021	3280		11000 - Accounts ...	-172.80	0.00
Total Ayala-Lot 089					0.00	0.00
Total Lot 089					0.00	0.00
Lot 090						0.00
Harvey-Lot 090						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Harvey-Lot 090					172.80	172.80
Total Lot 090					172.80	172.80
Lot 091						0.00
Harvey-Lot 091						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Harvey-Lot 091					172.80	172.80
Total Lot 091					172.80	172.80
Lot 092						0.00
Koppes-Lot 092						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/23/2021	201		11000 - Accounts ...	-172.80	0.00
Total Koppes-Lot 092					0.00	0.00
Koppes-Lot 092<2019						0.00
Total Koppes-Lot 092<2019						0.00
Koppes-Lot 093<2019						0.00
Total Koppes-Lot 093<2019						0.00
Total Lot 092					0.00	0.00
Lot 093						0.00
Koppes-Lot 093						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/23/2021	200		11000 - Accounts ...	-172.80	0.00
Total Koppes-Lot 093					0.00	0.00
Total Lot 093					0.00	0.00
Lot 094						0.00
Camariillo-Lot 094						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/29/2021	2212		11000 - Accounts ...	-172.80	0.00

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Payment	09/24/2021	27375508...		11000 · Accounts ...	-172.80	0.00
Total Vierra-Lot 079					0.00	0.00
Vierra-Lot 088<2019						0.00
Total Vierra-Lot 088<2019						0.00
Total Lot 079					0.00	0.00
Lot 080						1,707.55
Docuyanán-Lot 080						1,707.55
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	1,880.35
Total Docuyanán-Lot 080					172.80	1,880.35
Total Lot 080					172.80	1,880.35
Lot 081						0.00
Sterris-Lot 081						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Total Sterris-Lot 081					172.80	172.80
Total Lot 081					172.80	172.80
Lot 082						193.89
Duran-Lot 082						193.89
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	366.69
Total Duran-Lot 082					172.80	366.69
Total Lot 082					172.80	366.69
Lot 083						0.00
Eugenio-Lot 083						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	11/18/2021	103		11000 · Accounts ...	-172.80	0.00
Total Eugenio-Lot 083					0.00	0.00
Total Lot 083					0.00	0.00
Lot 084						0.00
Eugenio-Lot 084						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	11/18/2021	103		11000 · Accounts ...	-172.80	0.00
Total Eugenio-Lot 084					0.00	0.00
Total Lot 084					0.00	0.00
Lot 085						0.00
Slattery-Lot 085						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	11/04/2021	734957716		11000 · Accounts ...	-172.80	0.00
Total Slattery-Lot 085					0.00	0.00
Total Lot 085					0.00	0.00
Lot 086						0.00
Lopez-Lot 086						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	11/04/2021	6084		11000 · Accounts ...	-172.80	0.00
Total Lopez-Lot 086					0.00	0.00
Total Lot 086					0.00	0.00
Lot 087						345.60
Braidman-Lot 087						345.60
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	518.40

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Total Chinchar-Lot 071					0.00	0.00
Jost-Barton-Lot 071						0.00
Total Jost-Barton-Lot 071						0.00
Total Lot 071					0.00	0.00
Lot 072						193.89
Bruce-Lot 072						193.89
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	366.69
Total Bruce-Lot 072					172.80	366.69
Total Lot 072					172.80	366.69
Lot 073						0.00
York-Lot 073						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	09/17/2021	7317		11000 · Accounts ...	-172.80	0.00
Total York-Lot 073					0.00	0.00
Total Lot 073					0.00	0.00
Lot 074						2,320.15
Van Wert-Lot 074						2,320.15
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	2,492.95
Total Van Wert-Lot 074					172.80	2,492.95
Total Lot 074					172.80	2,492.95
Lot 075						0.00
Manners-Lot 075						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Total Manners-Lot 075					172.80	172.80
Total Lot 075					172.80	172.80
Lot 076						0.00
Fratus-Lot 076						0.00
Total Fratus-Lot 076						0.00
Hoff-Lot 076						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Total Hoff-Lot 076					172.80	172.80
Total Lot 076					172.80	172.80
Lot 077						0.00
Colombo-Lot 077						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	09/03/2021	7092		11000 · Accounts ...	-172.80	0.00
Total Colombo-Lot 077					0.00	0.00
Total Lot 077					0.00	0.00
Lot 078						0.00
Coston-Lot 078						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80
Payment	12/19/2021	0052		11000 · Accounts ...	-172.80	0.00
Total Coston-Lot 078					0.00	0.00
Total Lot 078					0.00	0.00
Lot 079						0.00
Vierra-Lot 079						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 · Accounts ...	172.80	172.80

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Henry-Urwieder-Lot 065<2019						0.00
Total Henry-Urwieder-Lot 065<2019						0.00
Total Lot 064					0.00	0.00
Lot 065						0.00
HEMMER-Lot 065						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/17/2021	3164		11000 - Accounts ...	-172.80	0.00
Total HEMMER-Lot 065					0.00	0.00
Total Lot 065					0.00	0.00
Lot 066						1,442.53
Kallungi-Lot 066						1,442.53
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	1,615.33
Total Kallungi-Lot 066					172.80	1,615.33
Total Lot 066					172.80	1,615.33
Lot 067-1						0.00
Thomas-Lot 067-1						0.00
Total Thomas-Lot 067-1						0.00
Total Lot 067-1						0.00
Lot 067 Kim Gurule-Lot 067						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/29/2021			11000 - Accounts ...	-172.80	0.00
Total Lot 067 Kim Gurule-Lot 067					0.00	0.00
Lot 068						0.00
Schittek-Lot 068						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/24/2021	2328		11000 - Accounts ...	-172.80	0.00
Total Schittek-Lot 068					0.00	0.00
Schittek-Lot 068<2019						0.00
Total Schittek-Lot 068<2019						0.00
Schittek-Lot 069<2019						0.00
Total Schittek-Lot 069<2019						0.00
Total Lot 068					0.00	0.00
Lot 069						0.00
Schittek-Lot 069						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/24/2021	2328		11000 - Accounts ...	-172.80	0.00
Total Schittek-Lot 069					0.00	0.00
Total Lot 069					0.00	0.00
Lot 070						0.00
Catalano-Lot 070						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/01/2021	192		11000 - Accounts ...	-172.80	0.00
Total Catalano-Lot 070					0.00	0.00
Total Lot 070					0.00	0.00
Lot 071						0.00
Chinchar-Lot 071						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	12/19/2021	20991304...		11000 - Accounts ...	-172.80	0.00

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Total Zinex Lot 058/059						0.00
Lot 058 - Other						0.00
Total Lot 058 - Other						0.00
Total Lot 058					0.00	-120.00
Lot 059						0.00
Bitson Lot 059						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/08/2021	1234	PAID PARTIA...	11000 - Accounts ...	-52.80	120.00
Total Bitson Lot 059					120.00	120.00
Total Lot 059					120.00	120.00
Lot 060						-17.28
Tobias						0.00
Total Tobias						0.00
Wheeler Land Investment-Lot 060						-17.28
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	155.52
Payment	11/04/2021	107		11000 - Accounts ...	-155.52	0.00
Total Wheeler Land Investment-Lot 060					17.28	0.00
Total Lot 060					17.28	0.00
Lot 061						0.00
Dudash-Lot 061						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/06/2021	3300		11000 - Accounts ...	-172.80	0.00
Total Dudash-Lot 061					0.00	0.00
Total Lot 061					0.00	0.00
Lot 061/062<2019						0.00
Lot 061						0.00
Total Lot 061						0.00
Lot 062						0.00
Total Lot 062						0.00
Total Lot 061/062<2019						0.00
Lot 062						0.00
Dudash-Lot 062						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/06/2021	3299		11000 - Accounts ...	-172.80	0.00
Total Dudash-Lot 062					0.00	0.00
Total Lot 062					0.00	0.00
Lot 063						-5.20
Hoffman-Lot 063						-5.20
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	167.60
Total Hoffman-Lot 063					172.80	167.60
Total Lot 063					172.80	167.60
Lot 064						0.00
HEMMER - Lot 064						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/17/2021	3164		11000 - Accounts ...	-172.80	0.00
Total HEMMER - Lot 064					0.00	0.00
Henry-Urwieder-Lot 064<2019						0.00
Total Henry-Urwieder-Lot 064<2019						0.00

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MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Total Lot 051					0.00	0.00
Lot 052						0.00
Contreras-Lot 052						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/06/2021	2864		11000 - Accounts ...	-172.80	0.00
Total Contreras-Lot 052					0.00	0.00
Total Lot 052					0.00	0.00
Lot 053						-1.77
Smith-Lot 053						-1.77
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	171.03
Total Smith-Lot 053					172.80	171.03
Smith-Lot 054<2019						0.00
Total Smith-Lot 054<2019						0.00
Smith-Lot 055<2019						0.00
Total Smith-Lot 055<2019						0.00
Total Lot 053					172.80	171.03
Lot 054						-1.77
Smith-Lot 054						-1.77
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	171.03
Total Smith-Lot 054					172.80	171.03
Total Lot 054					172.80	171.03
Lot 055						-1.77
Smith-Lot 055						-1.77
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	171.03
Total Smith-Lot 055					172.80	171.03
Total Lot 055					172.80	171.03
Lot 056						0.00
Tallyrand-Lot 056						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/08/2021	9821		11000 - Accounts ...	-172.80	0.00
Total Tallyrand-Lot 056					0.00	0.00
Total Lot 056					0.00	0.00
Lot 057						0.00
Bitson-Lot 057						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Bitson-Lot 057					172.80	172.80
Eakin-Lot 057						0.00
Total Eakin-Lot 057						0.00
Total Lot 057					172.80	172.80
Lot 058						-120.00
Bitson-Lot 058						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/08/2021	1234		11000 - Accounts ...	-172.80	0.00
Total Bitson-Lot 058					0.00	0.00
Lot 059						-120.00
Total Lot 059						-120.00
Zinex Lot 058/059						0.00

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MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Cobo-Lot 044						2,055.98
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	2,228.78
Total Cobo-Lot 044					172.80	2,228.78
Lot 044 - Other						9.23
Total Lot 044 - Other						9.23
Total Lot 044					172.80	2,238.01
Lot 045						0.00
Rokos-Lot 045						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 Accounts ...	172.80	172.80
Payment	09/08/2021	288		11000 Accounts ...	-172.80	0.00
Total Rokos-Lot 045					0.00	0.00
Total Lot 045					0.00	0.00
Lot 046						0.00
Geisregen-Lot 046						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Geisregen-Lot 046					172.80	172.80
Total Lot 046					172.80	172.80
Lot 047						0.00
Lot 008						0.00
Total Lot 008						0.00
Roedel-Lot 047						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	03/09/2022	2404	PAID 2021 DU...	11000 - Accounts ...	-172.80	0.00
Total Roedel-Lot 047					0.00	0.00
Total Lot 047					0.00	0.00
Lot 048						0.00
O'Neill-Lot 048						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	11/04/2021	5055		11000 - Accounts ...	-173.00	-0.20
Total O'Neill-Lot 048					-0.20	-0.20
Total Lot 048					-0.20	-0.20
Lot 049						0.00
Draper-Lot 049						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/08/2021	1729		11000 - Accounts ...	-172.00	0.80
Total Draper-Lot 049					0.80	0.80
Total Lot 049					0.80	0.80
Lot 050						0.00
Grodewald-Lot 050						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/06/2021	3103		11000 - Accounts ...	-172.80	0.00
Total Grodewald-Lot 050					0.00	0.00
Total Lot 050					0.00	0.00
Lot 051						0.00
Perez-Lot 051						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/01/2021	1565		11000 - Accounts ...	-172.80	0.00
Total Perez-Lot 051					0.00	0.00

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Payment	02/17/2022	749911261		11000 - Accounts ...	-172.80	0.00
Total Snyder-Lot 036					0.00	0.00
Total Lot 036					0.00	0.00
LOT 037						0.00
DENNIS & GENEVIEVE MASKARINO-LOT 037						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total DENNIS & GENEVIEVE MASKARINO-LOT 037					172.80	172.80
Total LOT 037					172.80	172.80
Lot 037-1						0.00
Buck-Lot 037						0.00
Total Buck-Lot 037						0.00
Total Lot 037-1						0.00
Lot 038						0.00
Machado-Lot 038						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Machado-Lot 038					172.80	172.80
Total Lot 038					172.80	172.80
Lot 039						411.92
Kahn-Lot 039						401.60
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	574.40
Total Kahn-Lot 039					172.80	574.40
Lot 039 - Other						10.32
Total Lot 039 - Other						10.32
Total Lot 039					172.80	584.72
Lot 040						0.00
Miller-Lot 040						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Miller-Lot 040					172.80	172.80
Total Lot 040					172.80	172.80
Lot 041						2,320.32
Thomas-Lot 041						2,320.32
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	2,493.12
Total Thomas-Lot 041					172.80	2,493.12
Total Lot 041					172.80	2,493.12
Lot 042						773.77
Schwier-Lot 042						773.77
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	946.57
Payment	09/03/2021	156	DEPOSIT TO ...	11000 - Accounts ...	-482.19	464.38
Total Schwier-Lot 042					-309.39	464.38
Total Lot 042					-309.39	464.38
Lot 043						1,792.80
Cobo-Lot 043						1,792.80
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	1,965.60
Total Cobo-Lot 043					172.80	1,965.60
Total Lot 043					172.80	1,965.60
Lot 044						2,065.21

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MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Total Snyder-Lot 029					0.00	0.00
Snyder-Lot 035<2019						0.00
Total Snyder-Lot 035<2019						0.00
Snyder-Lot 036<2019						0.00
Total Snyder-Lot 036<2019						0.00
Total Lot 029					0.00	0.00
Lot 030						0.00
Hardenbrook-Lot 030						0.00
Payment	07/01/2021			11000 - Accounts ...	-172.80	-172.80
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	0.00
Total Hardenbrook-Lot 030					0.00	0.00
Total Lot 030					0.00	0.00
Lot 031						0.00
Phillips-Lot 031						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Phillips-Lot 031					172.80	172.80
Total Lot 031					172.80	172.80
Lot 032						0.00
Gorne-Lot 032						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/01/2021	7814		11000 - Accounts ...	-172.80	0.00
Total Gorne-Lot 032					0.00	0.00
Total Lot 032					0.00	0.00
Lot 033						0.00
Brown-Lot 033						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Brown-Lot 033					172.80	172.80
Total Lot 033					172.80	172.80
Lot 033<2019						0.00
Brown-Lot 033						0.00
Total Brown-Lot 033						0.00
Brown-Lot 034						0.00
Total Brown-Lot 034						0.00
Total Lot 033<2019						0.00
Lot 034						19.26
Brown-Lot 034						19.26
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	192.06
Total Brown-Lot 034					172.80	192.06
Total Lot 034					172.80	192.06
Lot 035						0.00
Snyder-Lot 035						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	02/17/2022	749911261		11000 - Accounts ...	-172.80	0.00
Total Snyder-Lot 035					0.00	0.00
Total Lot 035					0.00	0.00
Lot 036						0.00
Snyder-Lot 036						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80

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MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Total Lot 021					172.80	2,364.75
Lot 022						1,480.46
Miramontes-Lot 022						1,480.46
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	1,653.26
Total Miramontes-Lot 022					172.80	1,653.26
Total Lot 022					172.80	1,653.26
Lot 023						0.00
Ahmed						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/03/2021	1864		11000 - Accounts ...	-172.80	0.00
Total Ahmed					0.00	0.00
Total Lot 023					0.00	0.00
Lot 024						2,379.96
Hill-Lot 024						2,379.96
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	2,552.76
Total Hill-Lot 024					172.80	2,552.76
Total Lot 024					172.80	2,552.76
Lot 025						0.00
Cruz-Lot 025						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/03/2021	2569		11000 - Accounts ...	-172.80	0.00
Total Cruz-Lot 025					0.00	0.00
Total Lot 025					0.00	0.00
Lot 026						0.00
Myers-Lot 026						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/08/2021	8777		11000 - Accounts ...	-172.80	0.00
Total Myers-Lot 026					0.00	0.00
Myers-Lot 026<2019						0.00
Total Myers-Lot 026<2019						0.00
Myers-Lot 027<2019						0.00
Total Myers-Lot 027<2019						0.00
Total Lot 026					0.00	0.00
Lot 027						0.00
Myers-Lot 027						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	10/08/2021	8778		11000 - Accounts ...	-172.80	0.00
Total Myers-Lot 027					0.00	0.00
Total Lot 027					0.00	0.00
Lot 028						0.00
Engelen-Lot 028						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Engelen-Lot 028					172.80	172.80
Total Lot 028					172.80	172.80
Lot 029						0.00
Snyder-Lot 029						0.00
Stmt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	02/01/2022	749911261		11000 - Accounts ...	-172.80	0.00

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**MOUNTAIN VALLEY ASSOCIATION
LOT & HOMEOWNER ACCOUNT BALANCES
As of June 30, 2022**

Type	Date	Num	Memo	Account	Amount	Balance
Uptain-Lot 015						375.48
Stmnt Charge	08/23/2021		Annual Asses	11000 Accounts	172.80	548.28
Total Uptain-Lot 015					172.80	548.28
Uptain-Lot 016<2019						0.00
Total Uptain-Lot 016<2019						0.00
Total Lot 015					172.80	548.28
Lot 016						390.94
Uptain-Lot 016						390.94
Stmnt Charge	08/23/2021		Annual Asses	11000 Accounts	172.80	563.74
Total Uptain-Lot 016					172.80	563.74
Total Lot 016					172.80	563.74
Lot 017						0.00
Engelen-Lot 017						0.00
Stmnt Charge	08/23/2021		Annual Asses	11000 Accounts	172.80	172.80
Total Engelen-Lot 017					172.80	172.80
Total Lot 017					172.80	172.80
Lot 017/018/028<2019						0.00
Lot 017						0.00
Total Lot 017						0.00
Lot 018						0.00
Total Lot 018						0.00
Lot 028						0.00
Total Lot 028						0.00
Total Lot 017/018/028<2019						0.00
Lot 018						0.00
Engelen-Lot 018						0.00
Stmnt Charge	08/23/2021		Annual Asses	11000 Accounts	172.80	172.80
Total Engelen-Lot 018					172.80	172.80
Total Lot 018					172.80	172.80
Lot 019						0.00
Engelen-Lot 019						0.00
Stmnt Charge	08/23/2021		Annual Asses	11000 Accounts	172.80	172.80
Total Engelen-Lot 019					172.80	172.80
Sims-Lot 019						0.00
Total Sims-Lot 019						0.00
Total Lot 019					172.80	172.80
Lot 020						0.00
Lerman-Lot 020						0.00
Stmnt Charge	08/23/2021		Annual Asses	11000 Accounts	172.80	172.80
Payment	11/04/2021	3513		11000 Accounts	-172.80	0.00
Total Lerman-Lot 020					0.00	0.00
Total Lot 020					0.00	0.00
Lot 021						2,191.95
Mancilla-Lot 021						2,191.95
Stmnt Charge	08/23/2021		Annual Asses	11000 Accounts	172.80	2,364.75
Total Mancilla-Lot 021					172.80	2,364.75

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MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Payne-Lot 008						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/08/2021	145		11000 - Accounts ...	-172.80	0.00
Total Payne-Lot 008					0.00	0.00
Total Lot 008					0.00	0.00
Lot 009						0.00
Burright-Lot 009						0.00
Total Burright-Lot 009						0.00
HVINDEN-Lot 009						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	01/10/2022	176		11000 - Accounts ...	-172.80	0.00
Total HVINDEN-Lot 009					0.00	0.00
Total Lot 009					0.00	0.00
Lot 010						-75.00
Karen E Clark Living Trust-Lot 010						-75.00
Payment	07/18/2021	CHK		11000 - Accounts ...	-75.00	-150.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	-22.80
Total Karen E Clark Living Trust-Lot 010					97.80	22.80
Total Lot 010					97.80	22.80
Lot 011						0.00
Ephysteyn-Lot 011						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Ephysteyn-Lot 011					172.80	172.80
Epshteyn-Lot 011<2019						0.00
Total Epshteyn-Lot 011<2019						0.00
Epshteyn-Lot 012<2019						0.00
Total Epshteyn-Lot 012<2019						0.00
Total Lot 011					172.80	172.80
Lot 012						0.00
Epshteyn-Lot 012						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	11/10/2021	1440		11000 - Accounts ...	-172.80	0.00
Payment	12/19/2021	1464		11000 - Accounts ...	-172.80	-172.80
Total Epshteyn-Lot 012					-172.80	-172.80
Total Lot 012					-172.80	-172.80
Lot 013						0.00
Brown-Lot 013						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/17/2021	2862		11000 - Accounts ...	-172.80	0.00
Total Brown-Lot 013					0.00	0.00
Lot 013 - Other						0.00
Total Lot 013 - Other						0.00
Total Lot 013					0.00	0.00
Lot 014						0.00
Kurdi-Lot 014						0.00
Total Kurdi-Lot 014						0.00
Total Lot 014						0.00
Lot 015						375.48

MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Lot 001 - Other					172.80	172.80
Total Lot 001					345.60	345.60
Lot 002						193.89
Aldridge-Lot 002-1						0.00
Total Aldridge-Lot 002-1						0.00
Marshall-Lot 002						193.89
Stmnt Charge	07/01/2021		Annual Asses...	11000 - Accounts ...	172.80	366.69
Total Marshall-Lot 002					172.80	366.69
Total Lot 002					172.80	366.69
Lot 003						0.00
Acevado-Lot 003						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Acevado-Lot 003					172.80	172.80
Lot 003 - Other						0.00
Total Lot 003 - Other						0.00
Total Lot 003					172.80	172.80
Lot 004						0.00
Katcharin-Lot 004						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/03/2021	509		11000 - Accounts ...	-172.80	0.00
Total Katcharin-Lot 004					0.00	0.00
Total Lot 004					0.00	0.00
Lot 005						193.89
Duran-Lot 005						193.89
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	366.69
Total Duran-Lot 005					172.80	366.69
Total Lot 005					172.80	366.69
Lot 005/082<2019						0.00
Lot 005						0.00
Total Lot 005						0.00
Lot 082						0.00
Total Lot 082						0.00
Total Lot 005/082<2019						0.00
Lot 006						0.00
Fauble-Lot 006						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/08/2021	988		11000 - Accounts ...	-172.80	0.00
Total Fauble-Lot 006					0.00	0.00
Total Lot 006					0.00	0.00
Lot 007						0.00
Fauble-Lot 007						0.00
Stmnt Charge	08/23/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Payment	09/08/2021	988		11000 - Accounts ...	-172.80	0.00
Total Fauble-Lot 007					0.00	0.00
Total Lot 007					0.00	0.00
Lot 008						0.00

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MOUNTAIN VALLEY ASSOCIATION LOT & HOMEOWNER ACCOUNT BALANCES

As of June 30, 2022

Type	Date	Num	Memo	Account	Amount	Balance
Cabitto						0.00
Cabito-Lot 091<2019						0.00
Total Cabito-Lot 091<2019						0.00
Total Cabitto						0.00
Camarillo-Lot 94/125<2019						0.00
Lot 094						0.00
Total Lot 094						0.00
Lot 125						0.00
Total Lot 125						0.00
Total Camarillo-Lot 94/125<2019						0.00
Castleman-Lot 143/144<2019						0.00
Lot 143						0.00
Total Lot 143						0.00
Lot 144						0.00
Total Lot 144						0.00
Total Castleman-Lot 143/144<2019						0.00
Eugenio						0.00
Eugenio-Lot 083<2019						0.00
Total Eugenio-Lot 083<2019						0.00
Eugenio-Lot 084<2019						0.00
Total Eugenio-Lot 084<2019						0.00
Eugenio-Lot 095<2019						0.00
Total Eugenio-Lot 095<2019						0.00
Total Eugenio						0.00
Fauble						0.00
Fauble-Lot 006<2019						0.00
Total Fauble-Lot 006<2019						0.00
Fauble-Lot 007<2019						0.00
Total Fauble-Lot 007<2019						0.00
Total Fauble						0.00
Fydrych						0.00
Lot 099						0.00
Total Lot 099						0.00
Total Fydrych						0.00
Herrera-Lot 117						1,969.33
General Journal	01/19/2022	11-4		11000 - Accounts ...	-1,969.33	0.00
Total Herrera-Lot 117					-1,969.33	0.00
Lethin						0.00
Lot 028						0.00
Total Lot 028						0.00
Total Lethin						0.00
Lot 001						0.00
Lofgren-Lot 001						0.00
Stmt Charge	08/31/2021		Annual Asses...	11000 - Accounts ...	172.80	172.80
Total Lofgren-Lot 001					172.80	172.80
Luke-Lot 001						0.00
Total Luke-Lot 001						0.00
Lot 001 - Other						0.00

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Accrual Basis

MOUNTAIN VALLEY ASSOCIATION CASH RECEIPTS - WELLS FARGO

February 2022

Type	Date	Num	Memo	Account	Amount
Lot 029					
Snyder-Lot 029					
Payment	02/01/2022	74991...		1100-20 - WELLS F...	172.80
Total Snyder-Lot 029					172.80
Total Lot 029					172.80
Lot 035					
Snyder-Lot 035					
Payment	02/17/2022	74991...		1100-20 - WELLS F...	172.80
Total Snyder-Lot 035					172.80
Total Lot 035					172.80
Lot 036					
Snyder-Lot 036					
Payment	02/17/2022	74991...		1100-20 - WELLS F...	172.80
Total Snyder-Lot 036					172.80
Total Lot 036					172.80
TOTAL					518.40

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Accrual Basis

MOUNTAIN VALLEY ASSOCIATION CHECK REGISTER - WELLS FARGO

February 2022

Type	Date	Num	Memo	Account	Amount
TOTAL					

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Accrual Basis

MOUNTAIN VALLEY ASSOCIATION STATEMENT OF INCOME AND EXPENSE

February 2022

	Feb 22	Jul '21 - Feb 22
8500 · OPERATIONS		
8500-10 · BOOKS, SUBSCRIPTIONS, REFERENCE	0.00	0.00
8500-20 · POSTAGE MAILING SERVICE	0.00	60.00
8500-21 · STAMPS	0.00	0.00
8500-22 · CERTIFIED MAIL	0.00	100.74
8500-23 · PARCELS	0.00	0.00
8500-24 · INTERNATIONAL MAIL	0.00	0.00
8500-25 · INSURANCE - LIABILITY, D&O	0.00	0.00
8500-30 · PRINTING & COPYING	0.00	0.00
8500-40 · OFFICE SUPPLIES	0.00	919.90
8500-50 · TELEPHONE, COMMUNICATIONS	0.00	29.64
8500-90 · RECONCILIATION DISC REPANCIEDS	0.00	0.00
8500 · OPERATIONS - Other	0.00	0.00
Total 8500 · OPERATIONS	0.00	1,110.28
9600 · MISCELLANEOUS EXPENSE		
9600-10 · TRAVEL & MEETINGS	0.00	0.00
9600-11 · Conference, Convention, Meeting	0.00	0.00
9600-12 · Travel	0.00	0.00
9600-20 · Other Types of Expenses	0.00	0.00
9600-30 · Other Costs	0.00	0.00
9900-10 · ASSOC TRANSFER OF FUNDS TO RES	0.00	0.00
9600 · MISCELLANEOUS EXPENSE - Other	0.00	0.00
Total 9600 · MISCELLANEOUS EXPENSE	0.00	0.00
Total Expense	0.00	7,445.12
Net Income	0.00	28,865.72

MOUNTAIN VALLEY ASSOCIATION

STATEMENT OF INCOME AND EXPENSE

February 2022

	Feb 22	Jul '21 - Feb 22
Income		
INCOME		
3100-10 · MEMBER ASSESSMENT - DUES	0.00	36,310.20
3100-20 · LATE FEES	0.00	0.00
3100-30 · PENALTY ASSESSMENTS	0.00	0.00
3100-40 · FINANCE CHARGE	0.00	0.00
3100-50 · INTEREST SAVINGS - SHORT TERM	0.00	0.64
3100-60 · TRANSFER FUNDS - OPER TO SAV	0.00	0.00
3100-80 · PROGRAM INCOME	0.00	0.00
3100-90 · RETURN CHECK C HARGES	0.00	0.00
INCOME - Other	0.00	0.00
Total INCOME	0.00	36,310.84
Total Income	0.00	36,310.84
Expense		
4100 · OPERATIONS EXPENSE		
4100-10 · ASK ACCOUNTANT - UNKNOW EXP	0.00	784.00
4100-15 · PAYROLL EXPENSE	0.00	0.00
4100-20 · MEMBERSHIP & DUES	0.00	0.00
4100-25 · INTEREST EXPENSE	0.00	0.00
4100-30 · PROPERTY TAXES - KERN COUNTY	0.00	52.37
4100-35 · BANK SERVICE CHARGES	0.00	480.13
4100-40 · MERCHANT DEPOSIT FEES	0.00	0.00
4100-45 · BAD DEBTS EXPENSE	0.00	0.00
4100-50 · BUSINESS REGISTRATION FEES	0.00	0.00
4100-60 · LIEN FEES	0.00	0.00
4100-65 · INTUIT	0.00	6.35
6100-55 · FINES, PENALTIES, JUDGEMENTS	0.00	0.00
4100 · OPERATIONS EXPENSE - Other	0.00	0.00
Total 4100 · OPERATIONS EXPENSE	0.00	1,322.85
5200 · CONTRACT SERVICES		
5200-10 · ACCT AND FINANCIAL MGT SERVICES	0.00	2,550.00
5200-20 · ELECTION SERVICES - B OF D	0.00	1,500.00
5200-30 · LEGAL FEES	0.00	784.00
5200-40 · OUTSIDE CONTRACT SERVICES	0.00	0.00
5200-50 · NOTARY	0.00	60.00
5200-60 · VOLUNTEER SERVICES - NON-GAAP	0.00	0.00
5200 · CONTRACT SERVICES - Other	0.00	0.00
Total 5200 · CONTRACT SERVICES	0.00	4,894.00
6300 · FACILITIES & EQUIPMENT		
6300-10 · DIRT ROADS - M&R	0.00	0.00
6300-20 · PAVED ROAD - M&R	0.00	0.00
6300-30 · ROADS - M&R	0.00	0.00
6300-40 · EQUESTRIAN EASEMENT - M&R	0.00	0.00
6300-50 · DRAINAGE EASEMENT - M&R	0.00	0.00
6300-60 · ROAD SIGNS	0.00	0.00
6300-70 · Depr and Amort - Allowable	0.00	0.00
6300-75 · EQUIPT RENTAL & MAINTENANCE	0.00	0.00
6300-80 · SMALL TOOLS & SUPPLIES	0.00	0.00
6300-85 · Real Estate, Personal Prop Tax	0.00	42.99
6300-90 · Rent, Parking, Utilities	0.00	75.00
6300 · FACILITIES & EQUIPMENT - Other	0.00	0.00
Total 6300 · FACILITIES & EQUIPMENT	0.00	117.99
7400 · AUTO EQUIPMENT		
7400-10 · AUTO EXPENSE	0.00	0.00
7400-20 · FUEL	0.00	0.00
7400-30 · VEHICLES & EQUIPMENT-M&R	0.00	0.00
7400 · AUTO EQUIPMENT - Other	0.00	0.00
Total 7400 · AUTO EQUIPMENT	0.00	0.00

MOUNTAIN VALLEY ASSOCIATION

Balance Sheet

As of February 28, 2022

03/30/22

Accrual Basis

	<u>Feb 28, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
1000-10 · UNION BANK -3839	5,121.23
1100-20 · WELLS FARGO BANK - 2719	17,495.53
1200-10 · UNION BANK RESERVE - 2337	<u>26,174.22</u>
Total Checking/Savings	48,790.98
Accounts Receivable	
11000 · Accounts Receivable	<u>47,132.92</u>
Total Accounts Receivable	47,132.92
Total Current Assets	95,923.90
Fixed Assets	
15000 · Furniture and Equipment	
2020-01 · New Holland Motor Grader	<u>45,581.25</u>
Total 15000 · Furniture and Equipment	45,581.25
15100 · Construction in Progress	<u>8,000.00</u>
Total Fixed Assets	53,581.25
TOTAL ASSETS	<u>149,505.15</u>
LIABILITIES & EQUITY	
Equity	
32000 · Unrestricted Net Assets	81,902.29
35000 · RETAINED EARNINGS	38,737.14
Net Income	28,865.72
Total Equity	149,505.15
TOTAL LIABILITIES & EQUITY	<u>149,505.15</u>