

**Verde Valley Property Owners Association  
Treasurer Report  
July 2023**

| Bank Account Month-end Balances          | July                | June                | Change               |
|------------------------------------------|---------------------|---------------------|----------------------|
| General Checking account                 | \$ 22,794.83        | \$ 20,340.37        | \$ 2,454.46          |
| Bingo account                            | \$ 915.68           | \$ 903.21           | \$ 12.47             |
| Pool account                             | \$ 4,455.75         | \$ 1,768.40         | \$ 2,687.35          |
| Pond account                             | \$ 100.00           | \$ 100.00           | \$ -                 |
| General Savings account                  | \$ 20,054.39        | \$ 20,052.69        | \$ 1.70              |
| <b>Total - Core Ops</b>                  | <b>\$ 48,320.65</b> | <b>\$ 43,164.67</b> | <b>\$ 5,155.98</b>   |
| ARPA-031 Grant (Sewer Feasibility Study) | \$ 26,447.87        | \$ 36,080.37        | \$ (9,632.50)        |
| General Grants (River / Nature Preserve) | \$ 144.81           | \$ 144.81           | \$ -                 |
| <b>Total - Grants</b>                    | <b>\$ 26,592.68</b> | <b>\$ 36,225.18</b> | <b>\$ (9,632.50)</b> |
| <b>Total Organization</b>                | <b>\$ 74,913.33</b> | <b>\$ 79,389.85</b> | <b>\$ (4,476.52)</b> |

| Recent events activity (net \$ impact):         |                    |
|-------------------------------------------------|--------------------|
| New WiFi Router purchased/installed             | \$ (380)           |
| Membership bag supplies (Jun/Jul)               | \$ (1,050)         |
| <b>Upcoming anticipated future expenditures</b> |                    |
| Roof repair                                     | \$ (7,500)         |
| Pool surface repair                             | \$ (25,000)        |
| Pond remediation                                | unknown            |
| <b>Total anticipated future expenditures</b>    | <b>\$ (32,500)</b> |

| Current Month Revenue - Core Ops     | July               | June                | YTD                 |
|--------------------------------------|--------------------|---------------------|---------------------|
| Memberships                          | \$ 1,860.00        | \$ 1,660.00         | \$ 15,835.00        |
| <u>Activities:</u>                   |                    |                     |                     |
| Community Meals & Socials            | \$ 74.00           | \$ 1,499.00         | \$ 1,731.00         |
| Bingo                                | \$ 302.00          | \$ -                | \$ 302.00           |
| <u>Pool:</u>                         |                    |                     |                     |
| Entry Fees                           | \$ 1,876.00        | \$ 1,850.00         | \$ 3,726.00         |
| Food Sales                           | \$ 590.00          | \$ 492.50           | \$ 1,082.50         |
| Other Misc Activities                | \$ -               | \$ -                | \$ -                |
| <u>Donations &amp; Fundraising:</u>  |                    |                     |                     |
| Membership Contributions             | \$ 60.00           | \$ 90.00            | \$ 1,780.00         |
| Pond                                 | \$ -               | \$ -                | \$ -                |
| Pool                                 | \$ -               | \$ -                | \$ -                |
| All Other                            | \$ 164.00          | \$ 73.00            | \$ 360.30           |
| <u>Facility Rentals:</u>             |                    |                     |                     |
| Apartment                            | \$ -               | \$ 2,500.00         | \$ 2,500.00         |
| Community Hall                       | \$ 300.00          | \$ 145.00           | \$ 1,355.00         |
| Kitchen                              | \$ -               | \$ -                | \$ -                |
| Pool                                 | \$ 285.00          | \$ -                | \$ 285.00           |
| Ranch House                          | \$ -               | \$ -                | \$ -                |
| Other Facility/Space                 | \$ -               | \$ -                | \$ -                |
| <u>Facility Usage Contributions:</u> |                    |                     |                     |
| Community Hall                       | \$ 320.00          | \$ 203.00           | \$ 978.00           |
| Kitchen                              | \$ -               | \$ -                | \$ -                |
| Pool                                 | \$ 85.00           | \$ 15.00            | \$ 100.00           |
| Ranch House                          | \$ -               | \$ -                | \$ 80.00            |
| Other Facility/Space                 | \$ -               | \$ -                | \$ 125.00           |
| <u>Other Misc Income:</u>            |                    |                     |                     |
| Advertising Sales                    | \$ 1,000.00        | \$ 2,080.00         | \$ 3,080.00         |
| All Other Misc Income                | \$ 85.00           | \$ 110.00           | \$ 225.00           |
| <b>Total Revenue - Core Ops</b>      | <b>\$ 7,001.00</b> | <b>\$ 10,717.50</b> | <b>\$ 33,544.80</b> |

| Cost of Goods Sold - Core Ops              | July               | June               | YTD                  |
|--------------------------------------------|--------------------|--------------------|----------------------|
| Bingo                                      | \$ (118.17)        | \$ -               | \$ (118.17)          |
| Community Meals & Socials                  | \$ (246.79)        | \$ (366.54)        | \$ (613.33)          |
| Pool                                       | \$ (254.12)        | \$ (205.29)        | \$ (603.80)          |
| Other                                      | \$ -               | \$ (111.42)        | \$ (432.94)          |
| <b>Total Cost of Goods Sold - Core Ops</b> | <b>\$ (619.08)</b> | <b>\$ (683.25)</b> | <b>\$ (1,768.24)</b> |

| Other Revenue - Core Ops              | July           | June           | YTD             |
|---------------------------------------|----------------|----------------|-----------------|
| <u>Interest &amp; Dividends:</u>      |                |                |                 |
| Checking Accounts                     | \$ 1.93        | \$ 1.57        | \$ 11.91        |
| Savings Accounts                      | \$ 1.70        | \$ 1.65        | \$ 11.63        |
| Other Miscellaneous                   | \$ -           | \$ -           | \$ -            |
| <b>Total Other Revenue - Core Ops</b> | <b>\$ 3.63</b> | <b>\$ 3.22</b> | <b>\$ 23.54</b> |

| Net Surplus (Deficit) by Month | Core Ops           | Grants              | Total Org           |
|--------------------------------|--------------------|---------------------|---------------------|
| JAN                            | \$ 734.37          | \$ -                | \$ 734.37           |
| FEB                            | \$ (2,108.91)      | \$ 60,000.00        | \$ 57,891.09        |
| MAR                            | \$ 3,771.33        | \$ (28,391.06)      | \$ (24,619.73)      |
| APR                            | \$ (833.48)        | \$ (13,900.00)      | \$ (14,733.48)      |
| MAY                            | \$ (3,366.18)      | \$ (11,715.00)      | \$ (15,081.18)      |
| JUN                            | \$ 3,999.94        | \$ 30,046.10        | \$ 34,046.04        |
| JUL                            | \$ 3,428.34        | \$ (9,632.50)       | \$ (6,204.16)       |
| AUG                            |                    |                     |                     |
| SEP                            |                    |                     |                     |
| OCT                            |                    |                     |                     |
| NOV                            |                    |                     |                     |
| DEC                            |                    |                     |                     |
| <b>TO DATE</b>                 | <b>\$ 5,625.41</b> | <b>\$ 26,407.54</b> | <b>\$ 32,032.95</b> |

| Current Month Income - Grants            | July | June         | YTD           |
|------------------------------------------|------|--------------|---------------|
| ARPA-031 Grant (Sewer Feasibility Study) | \$ - | \$ 40,000.00 | \$ 100,000.00 |
| General Grants (River / Nature Preserve) | \$ - | \$ -         | \$ -          |

| Current Month Expenses - Core Ops       | July                 | June                 | YTD                   |
|-----------------------------------------|----------------------|----------------------|-----------------------|
| Depreciation Expenses (calculated)      | \$ (264.00)          | \$ (264.00)          | \$ (1,848.00)         |
| <u>Insurance:</u>                       |                      |                      |                       |
| Directors' & Officers' Liability (Cinn) | \$ -                 | \$ -                 | \$ -                  |
| General Liability (Phila)               | \$ -                 | \$ -                 | \$ (1,732.60)         |
| License & Permit Fees                   | \$ -                 | \$ -                 | \$ (855.00)           |
| Marketing                               | \$ (21.96)           | \$ (21.96)           | \$ (162.72)           |
| Meals & Entertainment                   | \$ -                 | \$ (199.37)          | \$ (314.15)           |
| Meeting Expenses                        | \$ -                 | \$ -                 | \$ (27.82)            |
| <u>Postage &amp; Delivery:</u>          |                      |                      |                       |
| Membership Postage                      | \$ -                 | \$ -                 | \$ (691.39)           |
| Pool Postage                            | \$ -                 | \$ -                 | \$ -                  |
| Other Misc Postage                      | \$ -                 | \$ -                 | \$ (12.60)            |
| <u>Printing &amp; Copy Services:</u>    |                      |                      |                       |
| Advertising Partner Banners, Pr & Cop   | \$ -                 | \$ (460.52)          | \$ (460.52)           |
| Membership Print & Copy                 | \$ (74.56)           | \$ -                 | \$ (649.56)           |
| Pool Print & Copy                       | \$ -                 | \$ -                 | \$ -                  |
| Other Misc Print & Copy                 | \$ (102.05)          | \$ (62.50)           | \$ (164.55)           |
| Professional Fees                       | \$ -                 | \$ -                 | \$ -                  |
| <u>Repairs &amp; Maintenance:</u>       |                      |                      |                       |
| <u>General:</u>                         |                      |                      |                       |
| Custodial Services                      | \$ -                 | \$ -                 | \$ (3,385.00)         |
| Fire Protection Services                | \$ -                 | \$ -                 | \$ -                  |
| Landscaping/Groundskeeping              | \$ -                 | \$ -                 | \$ (350.00)           |
| Pest Control                            | \$ -                 | \$ -                 | \$ -                  |
| Other Misc Repairs & Mtc                | \$ (504.63)          | \$ 20.07             | \$ (1,138.47)         |
| <u>Community Hall:</u>                  |                      |                      |                       |
| Meeting Space, Exterior & Roof          | \$ -                 | \$ (250.00)          | \$ (250.00)           |
| Kitchen                                 | \$ -                 | \$ -                 | \$ 623.66             |
| Nature Preserve                         | \$ -                 | \$ -                 | \$ (45.00)            |
| Pond                                    | \$ -                 | \$ -                 | \$ -                  |
| Pool                                    | \$ (30.64)           | \$ (1,550.07)        | \$ (3,370.22)         |
| <u>Ranch House:</u>                     |                      |                      |                       |
| Apartment                               | \$ -                 | \$ (341.92)          | \$ (825.84)           |
| Meeting Space, Exterior & Roof          | \$ -                 | \$ -                 | \$ (12.96)            |
| <u>Software Applications:</u>           |                      |                      |                       |
| Collaboration Tools                     | \$ 65.73             | \$ (144.83)          | \$ (110.73)           |
| Financial Management Tools              | \$ (41.34)           | \$ (58.49)           | \$ (392.28)           |
| Website Development Tools               | \$ -                 | \$ -                 | \$ -                  |
| Subscriptions & Memberships             | \$ -                 | \$ -                 | \$ -                  |
| <u>Supplies:</u>                        |                      |                      |                       |
| Bingo                                   | \$ -                 | \$ -                 | \$ -                  |
| Community Events                        | \$ -                 | \$ (432.26)          | \$ (432.26)           |
| General Cleaning & Maintenance          | \$ (87.09)           | \$ (125.66)          | \$ (245.21)           |
| Kitchen                                 | \$ -                 | \$ -                 | \$ -                  |
| Library                                 | \$ -                 | \$ -                 | \$ -                  |
| Membership                              | \$ (384.27)          | \$ (666.04)          | \$ (1,072.48)         |
| Office                                  | \$ -                 | \$ (18.08)           | \$ (121.22)           |
| Pool                                    | \$ (495.20)          | \$ (657.22)          | \$ (1,273.31)         |
| <u>Taxes:</u>                           |                      |                      |                       |
| Bingo                                   | \$ -                 | \$ -                 | \$ -                  |
| Property                                | \$ -                 | \$ -                 | \$ (35.52)            |
| <u>Utilities:</u>                       |                      |                      |                       |
| <u>Electricity:</u>                     |                      |                      |                       |
| Community Hall                          | \$ (315.98)          | \$ (316.01)          | \$ (2,206.39)         |
| Pond                                    | \$ (135.52)          | \$ (13.44)           | \$ (755.04)           |
| Pool                                    | \$ (122.52)          | \$ (122.52)          | \$ (857.64)           |
| Gas                                     | \$ (214.00)          | \$ (129.00)          | \$ (988.00)           |
| <u>Telephone &amp; Internet:</u>        |                      |                      |                       |
| Internet Service                        | \$ (50.32)           | \$ (50.15)           | \$ (352.33)           |
| Telephone (Landline) Service            | \$ (44.62)           | \$ (44.48)           | \$ (312.47)           |
| Waste Removal                           | \$ (60.00)           | \$ (60.00)           | \$ (420.00)           |
| Water: Cottonwood Ditch                 | \$ -                 | \$ -                 | \$ (746.00)           |
| Other Misc Expenses                     | \$ (74.24)           | \$ (69.08)           | \$ (181.07)           |
| <b>Total Expenses - Core Ops</b>        | <b>\$ (2,957.21)</b> | <b>\$ (6,037.53)</b> | <b>\$ (26,174.69)</b> |

| Current Month Expenses - Grants          | July          | June          | YTD            |
|------------------------------------------|---------------|---------------|----------------|
| ARPA-031 Grant (Sewer Feasibility Study) | \$ (9,632.50) | \$ (9,953.90) | \$ (73,592.46) |
| General Grants (River / Nature Preserve) | \$ -          | \$ -          | \$ -           |

**Verde Valley Property Owners Association**  
**Treasurer Report**  
**July 2023**

| Re-Opening / Luau Dinner (subset of above) | July               | June                 | Total                |
|--------------------------------------------|--------------------|----------------------|----------------------|
| <b>Income:</b>                             |                    |                      |                      |
| Community Meals & Socials                  | \$ 74.00           | \$ 1,499.00          | \$ 1,573.00          |
| All Other Misc Income                      | \$ 68.00           | \$ 110.00            | \$ 178.00            |
| <b>Total Income</b>                        | <b>\$ 142.00</b>   | <b>\$ 1,609.00</b>   | <b>\$ 1,751.00</b>   |
| <b>Expenses:</b>                           |                    |                      |                      |
| COGS (food) - Re-Opening                   | \$ -               | \$ (111.42)          | \$ (111.42)          |
| COGS (food) - Luau Dinner                  | \$ (234.46)        | \$ (366.54)          | \$ (601.00)          |
| Supplies - decore/materials                | \$ -               | \$ (432.26)          | \$ (432.26)          |
| Other rental                               | \$ -               | \$ (199.37)          | \$ (199.37)          |
| <b>Total Expenses</b>                      | <b>\$ (234.46)</b> | <b>\$ (1,109.59)</b> | <b>\$ (1,344.05)</b> |
| <b>Net Revenue</b>                         | <b>\$ (92.46)</b>  | <b>\$ 499.41</b>     | <b>\$ 406.95</b>     |

| Pool Facility Breakout (subset of above) | July               | June                 | YTD                  |
|------------------------------------------|--------------------|----------------------|----------------------|
| <b>Income:</b>                           |                    |                      |                      |
| Activity Fees & Sales                    | \$ 2,466.00        | \$ 2,342.50          | \$ 4,808.50          |
| Rental & Usage Fees                      | \$ 370.00          | \$ 15.00             | \$ 385.00            |
| Fund Raising                             | \$ -               | \$ -                 | \$ -                 |
| <b>Total Pool Income</b>                 | <b>\$ 2,836.00</b> | <b>\$ 2,357.50</b>   | <b>\$ 5,193.50</b>   |
| <b>Expenses:</b>                         |                    |                      |                      |
| Printing & Postage                       | \$ -               | \$ -                 | \$ -                 |
| Repairs & Maintenance                    | \$ (30.64)         | \$ (1,550.07)        | \$ (3,370.22)        |
| Supplies                                 | \$ (495.20)        | \$ (657.22)          | \$ (1,273.31)        |
| Electricity                              | \$ (122.52)        | \$ (122.52)          | \$ (857.64)          |
| <b>Total Pool Expenses</b>               | <b>\$ (648.36)</b> | <b>\$ (2,329.81)</b> | <b>\$ (5,501.17)</b> |
| <b>Net Pool Revenue</b>                  | <b>\$ 2,187.64</b> | <b>\$ 27.69</b>      | <b>\$ (307.67)</b>   |

| Pond Breakout (subset of above) | July               | June              | YTD                  |
|---------------------------------|--------------------|-------------------|----------------------|
| <b>Income:</b>                  |                    |                   |                      |
| Fund Raising                    | \$ -               | \$ -              | \$ -                 |
| <b>Total Pond Income</b>        | <b>\$ -</b>        | <b>\$ -</b>       | <b>\$ -</b>          |
| <b>Expenses:</b>                |                    |                   |                      |
| Repairs & Maintenance           | \$ -               | \$ -              | \$ -                 |
| Electricity (Pump)              | \$ (135.52)        | \$ (13.44)        | \$ (755.04)          |
| Water (Ditch Association Fees)  | \$ -               | \$ -              | \$ (746.00)          |
| <b>Total Pond Expenses</b>      | <b>\$ (135.52)</b> | <b>\$ (13.44)</b> | <b>\$ (1,501.04)</b> |
| <b>Net Pond Revenue</b>         | <b>\$ (135.52)</b> | <b>\$ (13.44)</b> | <b>\$ (1,501.04)</b> |