

Verde Valley Property Owners Association

Treasurer Report

September 2023

Revised, per October audit

| Bank Account Month-end Balances | September | August | Change |
|--|----------------------|---------------------|---------------------|
| General Checking account | \$ 26,427.17 | \$ 26,950.41 | \$ (523.24) |
| Bingo account | \$ 1,325.23 | \$ 989.70 | \$ 335.53 |
| Pool account | \$ 5,620.72 | \$ 5,718.46 | \$ (97.74) |
| Pond account | \$ 256.83 | \$ 100.00 | \$ 156.83 |
| Capital Improvements account | \$ 400.00 | \$ - | \$ 400.00 |
| General Savings account | \$ 20,057.74 | \$ 20,056.09 | \$ 1.65 |
| Total - Core Ops | \$ 54,087.69 | \$ 53,814.66 | \$ 273.03 |
| ARPA-031 Grant (Sewer Feasibility Study) | \$ 49,909.87 | \$ 17,095.37 | \$ 32,814.50 |
| General Grants (River / Nature Preserve) | \$ 144.81 | \$ 144.81 | \$ - |
| Total - Grants | \$ 50,054.68 | \$ 17,240.18 | \$ 32,814.50 |
| Total Organization | \$ 104,142.37 | \$ 71,054.84 | \$ 33,087.53 |

| Recent events activity (net \$ impact): | |
|---|--------------------|
| Phone/internet service change underway | TBD |
| Storm damage (breaker box, pool, WiFi) | \$ (384) |
| Created Capital Improvements account | \$ - |
| <small>\$200 expense in Aug pre-funded with \$400</small> | |
| Upcoming anticipated future expenditures | |
| Roof repair | \$ (7,500) |
| Pool surface repair | \$ (25,000) |
| Pond remediation | unknown |
| Total anticipated future expenditures | \$ (32,500) |

| Current Month Revenue - Core Ops | September | August | YTD |
|--------------------------------------|--------------------|--------------------|---------------------|
| Memberships | \$ 780.00 | \$ 1,140.00 | \$ 1,755.00 |
| Activities: | | | |
| Community Meals & Socials | \$ - | \$ 112.85 | \$ 1,843.85 |
| Bingo: | | | |
| Play Fees | \$ 88.00 | \$ 141.00 | \$ 416.00 |
| Food Sales | \$ 65.00 | \$ 48.00 | \$ 228.00 |
| Supplies | \$ - | \$ 3.00 | \$ 3.00 |
| Pool: | | | |
| Entry Fees | \$ 277.00 | \$ 946.00 | \$ 4,949.00 |
| Food Sales | \$ 138.00 | \$ 52.50 | \$ 1,273.00 |
| Other Misc Activities | \$ - | \$ - | \$ - |
| Donations & Fundraising: | | | |
| Capital Improvements | \$ 144.00 | \$ 306.00 | \$ 450.00 |
| Membership Contributions | \$ 325.00 | \$ 180.00 | \$ 2,285.00 |
| Pond | \$ 170.00 | \$ - | \$ 170.00 |
| Pool | \$ 16.50 | \$ 337.50 | \$ 354.00 |
| All Other | \$ 185.75 | \$ 68.00 | \$ 614.05 |
| Facility Rentals: | | | |
| Apartment | \$ - | \$ 2,000.00 | \$ 4,500.00 |
| Community Hall | \$ 385.00 | \$ 552.00 | \$ 2,292.00 |
| Kitchen | \$ - | \$ 118.00 | \$ 118.00 |
| Pool | \$ - | \$ 345.00 | \$ 630.00 |
| Ranch House | \$ 385.00 | \$ - | \$ 385.00 |
| Other Facility/Space | \$ - | \$ - | \$ - |
| Facility Usage Contributions: | | | |
| Community Hall | \$ 215.00 | \$ 232.00 | \$ 1,425.00 |
| Kitchen | \$ - | \$ - | \$ - |
| Pool | \$ 52.00 | \$ 199.00 | \$ 351.00 |
| Ranch House | \$ - | \$ - | \$ 80.00 |
| Other Facility/Space | \$ - | \$ - | \$ 125.00 |
| Other Misc Income: | | | |
| Advertising Sales | \$ 250.00 | \$ 1,000.00 | \$ 4,330.00 |
| All Other Misc Income | \$ 11.00 | \$ 9.00 | \$ 245.00 |
| Total Revenue - Core Ops | \$ 3,487.25 | \$ 7,789.85 | \$ 44,821.90 |

| Cost of Goods Sold - Core Ops | September | August | YTD |
|--|-------------------|--------------------|----------------------|
| Bingo | \$ (17.47) | \$ (117.98) | \$ (253.62) |
| Community Meals & Socials | \$ - | \$ - | \$ (613.33) |
| Pool | \$ (11.86) | \$ (46.20) | \$ (661.86) |
| Other | \$ - | \$ - | \$ (432.94) |
| Total Cost of Goods Sold - Core Ops | \$ (29.33) | \$ (164.18) | \$ (1,961.75) |

| Other Revenue - Core Ops | September | August | YTD |
|---------------------------------------|----------------|----------------|-----------------|
| Interest & Dividends: | | | |
| Checking Accounts | \$ 2.63 | \$ 2.47 | \$ 17.01 |
| Savings Accounts | \$ 1.65 | \$ 1.70 | \$ 14.98 |
| Other Miscellaneous | \$ - | \$ - | \$ - |
| Total Other Revenue - Core Ops | \$ 4.28 | \$ 4.17 | \$ 31.99 |

| 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 | \$ 5,426.33 | \$ (9,352.50) | \$ (3,926.17) |
| SEP | \$ (190.97) | \$ 32,814.50 | \$ 32,623.53 |
| OCT | | | |
| NOV | | | |
| DEC | | | |
| TO DATE | \$ 10,860.77 | \$ 49,869.54 | \$ 60,730.31 |

| Current Month Income - Grants | September | August | YTD |
|--|--------------|--------|---------------|
| ARPA-031 Grant (Sewer Feasibility Study) | \$ 50,000.00 | \$ - | \$ 150,000.00 |
| General Grants (River / Nature Preserve) | \$ - | \$ - | \$ - |

| Current Month Expenses - Core Ops | September | August | YTD |
|---|----------------------|----------------------|-----------------------|
| Depreciation Expenses (calculated) | \$ (264.00) | \$ (264.00) | \$ (2,376.00) |
| Insurance: | | | |
| Directors' & Officers' Liability (Cinn) | \$ - | \$ - | \$ - |
| General Liability (Phila) | \$ (1,461.75) | \$ - | \$ (3,194.35) |
| License & Permit Fees | \$ - | \$ - | \$ (855.00) |
| Marketing | \$ (21.96) | \$ (21.96) | \$ (206.64) |
| Meals & Entertainment | \$ - | \$ - | \$ (314.15) |
| Meeting Expenses | \$ - | \$ - | \$ (27.82) |
| Postage & Delivery: | | | |
| Email Delivery | \$ (27.98) | \$ - | \$ (27.98) |
| Membership Postage | \$ (26.40) | \$ - | \$ (717.79) |
| Pool Postage | \$ - | \$ - | \$ - |
| Other Misc Postage | \$ - | \$ - | \$ (12.60) |
| Printing & Copy Services: | | | |
| Advertising Partner Banners, Pr & Cop | \$ - | \$ - | \$ (460.52) |
| Membership Print & Copy | \$ - | \$ (2.50) | \$ (652.06) |
| Pool Print & Copy | \$ - | \$ - | \$ - |
| Other Misc Print & Copy | \$ (147.00) | \$ - | \$ (311.55) |
| Professional Fees | \$ - | \$ - | \$ - |
| Repairs & Maintenance: | | | |
| General: | | | |
| Custodial Services | \$ - | \$ - | \$ (3,385.00) |
| Fire Protection Services | \$ - | \$ - | \$ - |
| Landscaping/Groundskeeping | \$ (11.52) | \$ - | \$ (361.52) |
| Pest Control | \$ - | \$ (9.89) | \$ (9.89) |
| Other Misc Repairs & Mtc | \$ - | \$ (233.54) | \$ (1,372.01) |
| Community Hall: | | | |
| Meeting Space, Exterior & Roof | \$ - | \$ - | \$ (250.00) |
| Kitchen | \$ - | \$ - | \$ 623.66 |
| Nature Preserve | \$ - | \$ - | \$ (45.00) |
| Pond | \$ - | \$ (13.17) | \$ (13.17) |
| Pool | \$ (384.00) | \$ (82.33) | \$ (3,836.55) |
| Ranch House: | | | |
| Apartment | \$ - | \$ - | \$ (825.84) |
| Meeting Space, Exterior & Roof | \$ - | \$ - | \$ (12.96) |
| Software Applications: | | | |
| Collaboration Tools | \$ (39.55) | \$ (39.55) | \$ (189.83) |
| Financial Management Tools | \$ (31.91) | \$ (31.91) | \$ (456.10) |
| Website Development Tools | \$ - | \$ - | \$ - |
| Subscriptions & Memberships | \$ - | \$ (175.00) | \$ (175.00) |
| Supplies: | | | |
| Bingo | \$ - | \$ - | \$ - |
| Community Events | \$ (31.89) | \$ (130.58) | \$ (594.73) |
| General Cleaning & Maintenance | \$ (27.45) | \$ - | \$ (272.66) |
| Kitchen | \$ - | \$ - | \$ - |
| Library | \$ - | \$ - | \$ - |
| Membership | \$ (29.56) | \$ - | \$ (1,102.04) |
| Office | \$ - | \$ - | \$ (121.22) |
| Pond | \$ (18.64) | \$ - | \$ (18.64) |
| Pool | \$ (135.87) | \$ (300.94) | \$ (1,710.12) |
| Taxes: | | | |
| Bingo | \$ - | \$ - | \$ - |
| Property | \$ - | \$ - | \$ (35.52) |
| Utilities: | | | |
| Electricity: | | | |
| Community Hall | \$ (395.28) | \$ (316.28) | \$ (2,917.95) |
| Pond | \$ (188.52) | \$ (135.52) | \$ (1,079.08) |
| Pool | \$ (122.52) | \$ (122.52) | \$ (1,102.68) |
| Gas | \$ (214.00) | \$ (214.00) | \$ (1,416.00) |
| Telephone & Internet: | | | |
| Internet Service | \$ - | \$ - | \$ (352.33) |
| Telephone (Landline) Service | \$ - | \$ - | \$ (312.47) |
| Waste Removal | \$ (60.00) | \$ (60.00) | \$ (540.00) |
| Water: Cottonwood Ditch | \$ - | \$ - | \$ (746.00) |
| Other Misc Expenses | \$ (13.37) | \$ (49.82) | \$ (244.26) |
| Total Expenses - Core Ops | \$ (3,653.17) | \$ (2,203.51) | \$ (32,031.37) |

| Current Month Expenses - Grants | September | August | YTD |
|--|----------------|---------------|-----------------|
| ARPA-031 Grant (Sewer Feasibility Study) | \$ (17,185.50) | \$ (9,352.50) | \$ (100,130.46) |
| General Grants (River / Nature Preserve) | \$ - | \$ - | \$ - |

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| Pool Facility Breakout (subset of above) | September | August | YTD |
|--|--------------------|--------------------|----------------------|
| Income: | | | |
| Activity Fees & Sales | \$ 415.00 | \$ 998.50 | \$ 6,222.00 |
| Rental & Usage Fees | \$ 52.00 | \$ 544.00 | \$ 981.00 |
| Fund Raising | \$ 16.50 | \$ 337.50 | \$ 354.00 |
| Total Pool Income | \$ 483.50 | \$ 1,880.00 | \$ 7,557.00 |
| Cost of Goods Sold: | | | |
| Food for Pool Sales | \$ (11.86) | \$ (46.20) | \$ (661.86) |
| Total Pool COGS | \$ (11.86) | \$ (46.20) | \$ (661.86) |
| Expenses: | | | |
| License | \$ - | \$ - | \$ (360.00) |
| Printing & Postage | \$ - | \$ - | \$ - |
| Repairs & Maintenance | \$ (384.00) | \$ (82.33) | \$ (3,836.55) |
| Supplies | \$ (135.87) | \$ (300.94) | \$ (1,710.12) |
| Electricity | \$ (122.52) | \$ (122.52) | \$ (1,102.68) |
| Total Pool Expenses | \$ (642.39) | \$ (505.79) | \$ (7,009.35) |
| Net Pool Revenue | \$ (170.75) | \$ 1,328.01 | \$ (114.21) |

| Pond Breakout (subset of above) | September | August | YTD |
|---------------------------------|--------------------|--------------------|----------------------|
| Income: | | | |
| Fund Raising | \$ 170.00 | \$ - | \$ 170.00 |
| Total Pond Income | \$ 170.00 | \$ - | \$ 170.00 |
| Expenses: | | | |
| Repairs & Maintenance | \$ - | \$ (13.17) | \$ (13.17) |
| Electricity (Pump) | \$ (188.52) | \$ (135.52) | \$ (1,079.08) |
| Water (Ditch Association Fees) | \$ - | \$ - | \$ (746.00) |
| Total Pond Expenses | \$ (188.52) | \$ (148.69) | \$ (1,838.25) |
| Net Pond Revenue | \$ (18.52) | \$ (148.69) | \$ (1,668.25) |