

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

Bank Account Month-end Balances	October	September	Change
General Checking account	\$ 26,685.17	\$ 26,427.17	\$ 258.00
Bingo account	\$ 1,203.36	\$ 1,325.23	\$ (121.87)
Pool account	\$ 5,517.43	\$ 5,620.72	\$ (103.29)
Pond account	\$ 238.19	\$ 256.83	\$ (18.64)
Capital Improvements account	\$ 450.00	\$ 400.00	\$ 50.00
General Savings account	\$ 20,059.44	\$ 20,057.74	\$ 1.70
Total - Core Ops	\$ 54,153.59	\$ 54,087.69	\$ 65.90
ARPA-031 Grant (Sewer Feasibility Study)	\$ 49,909.87	\$ 49,909.87	\$ -
General Grants (River / Nature Preserve)	\$ 144.81	\$ 144.81	\$ -
Total - Grants	\$ 50,054.68	\$ 50,054.68	\$ -
Total Organization	\$ 104,208.27	\$ 104,142.37	\$ 65.90

Recent events activity (net \$ impact):	
Yard Sale	\$ 387
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	October	September	YTD
Memberships	\$ 620.00	\$ 780.00	\$ 18,375.00
Activities:			
Community Meals & Socials	\$ 552.00	\$ -	\$ 2,395.85
Bingo:			
Play Fees	\$ -	\$ 88.00	\$ 416.00
Food Sales	\$ -	\$ 65.00	\$ 228.00
Supplies	\$ -	\$ -	\$ 3.00
Pool:			
Entry Fees	\$ -	\$ 277.00	\$ 4,949.00
Food Sales	\$ 19.00	\$ 138.00	\$ 1,292.00
Other Misc Activities	\$ -	\$ -	\$ -
Donations & Fundraising:			
Capital Improvements	\$ -	\$ 144.00	\$ 450.00
Membership Contributions	\$ 40.00	\$ 325.00	\$ 2,325.00
Pond	\$ -	\$ 170.00	\$ 170.00
Pool	\$ 3.00	\$ 16.50	\$ 357.00
All Other	\$ 524.00	\$ 185.75	\$ 1,138.05
Facility Rentals:			
Apartment	\$ 1,000.00	\$ -	\$ 5,500.00
Community Hall	\$ 975.00	\$ 385.00	\$ 3,267.00
Kitchen	\$ -	\$ -	\$ 118.00
Pool	\$ -	\$ -	\$ 630.00
Ranch House	\$ 305.00	\$ 385.00	\$ 690.00
Other Facility/Space	\$ -	\$ -	\$ -
Facility Usage Contributions:			
Community Hall	\$ 299.00	\$ 215.00	\$ 1,724.00
Kitchen	\$ -	\$ -	\$ -
Pool	\$ -	\$ 52.00	\$ 351.00
Ranch House	\$ -	\$ -	\$ 80.00
Other Facility/Space	\$ -	\$ -	\$ 125.00
Other Misc Income:			
Advertising Sales	\$ 250.00	\$ 250.00	\$ 4,580.00
All Other Misc Income	\$ -	\$ 11.00	\$ 245.00
Total Revenue - Core Ops	\$ 4,587.00	\$ 3,487.25	\$ 49,408.90

Cost of Goods Sold - Core Ops	October	September	YTD
Bingo	\$ -	\$ (17.47)	\$ (253.62)
Community Meals & Socials	\$ (193.22)	\$ -	\$ (806.55)
Pool	\$ 40.78	\$ (11.86)	\$ (621.08)
Other	\$ -	\$ -	\$ (432.94)
Total Cost of Goods Sold - Core Ops	\$ (152.44)	\$ (29.33)	\$ (2,114.19)

Other Revenue - Core Ops	October	September	YTD
Interest & Dividends:			
Checking Accounts	\$ 2.66	\$ 2.63	\$ 19.67
Savings Accounts	\$ 1.70	\$ 1.65	\$ 16.68
Other Miscellaneous	\$ -	\$ -	\$ -
Total Other Revenue - Core Ops	\$ 4.36	\$ 4.28	\$ 36.35

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	\$ (332.10)	\$ -	\$ (332.10)
NOV			
DEC			
TO DATE	\$ 10,528.67	\$ 49,869.54	\$ 60,398.21

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

Current Month Expenses - Core Ops	October	September	YTD
Depreciation Expenses (calculated)	\$ (264.00)	\$ (264.00)	\$ (2,640.00)
Insurance:			
Directors' & Officers' Liability (Cinn)	\$ (1,113.00)	\$ -	\$ (1,113.00)
General Liability (Phila)	\$ (882.05)	\$ (1,461.75)	\$ (4,076.40)
License & Permit Fees	\$ -	\$ -	\$ (855.00)
Marketing	\$ (63.59)	\$ (21.96)	\$ (270.23)
Meals & Entertainment	\$ (106.02)	\$ -	\$ (420.17)
Meeting Expenses	\$ -	\$ -	\$ (27.82)
Postage & Delivery:			
Email Delivery	\$ (27.98)	\$ (27.98)	\$ (55.96)
Membership Postage	\$ -	\$ (26.40)	\$ (717.79)
Pool Postage	\$ -	\$ -	\$ -
Other Misc Postage	\$ -	\$ -	\$ (12.60)
Printing & Copy Services:			
Advertising Partner Banners, Pr & Cop	\$ (340.32)	\$ -	\$ (800.84)
Membership Print & Copy	\$ -	\$ -	\$ (652.06)
Pool Print & Copy	\$ -	\$ -	\$ -
Other Misc Print & Copy	\$ (160.00)	\$ (147.00)	\$ (471.55)
Professional Fees	\$ -	\$ -	\$ -
Repairs & Maintenance:			
General:			
Custodial Services	\$ -	\$ -	\$ (3,385.00)
Fire Protection Services	\$ -	\$ -	\$ -
Landscaping/Groundskeeping	\$ (34.00)	\$ (11.52)	\$ (395.52)
Pest Control	\$ -	\$ -	\$ (9.89)
Other Misc Repairs & Mtc	\$ (16.69)	\$ -	\$ (1,388.70)
Community Hall:			
Meeting Space, Exterior & Roof	\$ -	\$ -	\$ (250.00)
Kitchen	\$ (37.24)	\$ -	\$ 586.42
Nature Preserve	\$ -	\$ -	\$ (45.00)
Pond	\$ -	\$ -	\$ (13.17)
Pool	\$ (78.73)	\$ (384.00)	\$ (3,915.28)
Ranch House:			
Apartment	\$ -	\$ -	\$ (825.84)
Meeting Space, Exterior & Roof	\$ -	\$ -	\$ (12.96)
Software Applications:			
Collaboration Tools	\$ (39.55)	\$ (39.55)	\$ (229.38)
Financial Management Tools	\$ (31.91)	\$ (31.91)	\$ (488.01)
Website Development Tools	\$ -	\$ -	\$ -
Subscriptions & Memberships	\$ -	\$ -	\$ (175.00)
Supplies:			
Bingo	\$ -	\$ -	\$ -
Community Events	\$ (103.85)	\$ (31.89)	\$ (698.58)
General Cleaning & Maintenance	\$ (125.61)	\$ (27.45)	\$ (398.27)
Kitchen	\$ -	\$ -	\$ -
Library	\$ -	\$ -	\$ -
Membership	\$ -	\$ (29.56)	\$ (1,102.04)
Office	\$ (26.58)	\$ -	\$ (147.80)
Pond	\$ -	\$ (18.64)	\$ (18.64)
Pool	\$ (206.45)	\$ (135.87)	\$ (1,916.57)
Taxes:			
Bingo	\$ (12.83)	\$ -	\$ (12.83)
Property	\$ -	\$ -	\$ (35.52)
Utilities:			
Electricity:			
Community Hall	\$ (395.28)	\$ (395.28)	\$ (3,313.23)
Pond	\$ (188.52)	\$ (188.52)	\$ (1,267.60)
Pool	\$ (122.52)	\$ (122.52)	\$ (1,225.20)
Gas	\$ (214.00)	\$ (214.00)	\$ (1,630.00)
Telephone & Internet:			
Internet Service	\$ (98.06)	\$ -	\$ (450.39)
Telephone (Landline) Service	\$ (12.70)	\$ -	\$ (325.17)
Waste Removal	\$ (57.00)	\$ (60.00)	\$ (597.00)
Water: Cottonwood Ditch	\$ -	\$ -	\$ (746.00)
Other Misc Expenses	\$ (12.54)	\$ (13.37)	\$ (256.80)
Total Expenses - Core Ops	\$ (4,771.02)	\$ (3,653.17)	\$ (36,802.39)

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

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Yard Sale Breakout (subset of above)	October	September	Total
<u>Income (Donations & Fundraising / All Other):</u>			
Table Fees ("Fundraising")	\$ 245.00	\$ 15.00	\$ 260.00
Food Sales	\$ 237.00	\$ -	\$ 237.00
Donations	\$ 44.00	\$ -	\$ 44.00
Total Income	\$ 526.00	\$ 15.00	\$ 541.00
<u>Expenses:</u>			
Cost of Goods Sold ("Food")	\$ (102.61)	\$ -	\$ (102.61)
Marketing	\$ (11.15)	\$ -	\$ (11.15)
Professional Fees	\$ (40.00)	\$ -	\$ (40.00)
Total Expenses	\$ (153.76)	\$ -	\$ (153.76)
Net Revenue	\$ 372.24	\$ 15.00	\$ 387.24

Added to reports October 2023

Estimated year-end total Net Income (Expense): (\$900) >>>

Pool Facility Breakout (subset of above)	October	September	YTD
<u>Income:</u>			
Activity Fees & Sales	\$ 19.00	\$ 415.00	\$ 6,241.00
Rental & Usage Fees	\$ -	\$ 52.00	\$ 981.00
Fund Raising	\$ 3.00	\$ 16.50	\$ 357.00
Total Pool Income	\$ 22.00	\$ 483.50	\$ 7,579.00
<u>Cost of Goods Sold:</u>			
Food for Pool Sales	\$ 40.78	\$ (11.86)	\$ (621.08)
Total Pool COGS	\$ 40.78	\$ (11.86)	\$ (621.08)
<u>Expenses:</u>			
License	\$ -	\$ -	\$ (360.00)
Printing & Postage	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ (78.73)	\$ (384.00)	\$ (3,915.28)
Supplies	\$ (206.45)	\$ (135.87)	\$ (1,916.57)
Electricity	\$ (122.52)	\$ (122.52)	\$ (1,225.20)
Total Pool Expenses	\$ (407.70)	\$ (642.39)	\$ (7,417.05)
Net Pool Revenue	\$ (344.92)	\$ (170.75)	\$ (459.13)

Pond Breakout (subset of above)	October	September	YTD
<u>Income:</u>			
Fund Raising	\$ -	\$ 170.00	\$ 170.00
Total Pond Income	\$ -	\$ 170.00	\$ 170.00
<u>Expenses:</u>			
Repairs & Maintenance	\$ -	\$ -	\$ (13.17)
Electricity (Pump)	\$ (188.52)	\$ (188.52)	\$ (1,267.60)
Water (Ditch Association Fees)	\$ -	\$ -	\$ (746.00)
Total Pond Expenses	\$ (188.52)	\$ (188.52)	\$ (2,026.77)
Net Pond Revenue	\$ (188.52)	\$ (18.52)	\$ (1,856.77)

Estimated year-end total Net Income (Expense): (\$2,200) >>>