

Verde Valley Property Owners Association

**Treasurer Report
November 2023**

Bank Account Month-end Balances	November	October	Change
General Checking account	\$ 25,644.91	\$ 26,685.17	\$ (1,040.26)
Bingo account	\$ 1,309.38	\$ 1,203.36	\$ 106.02
Pool account	\$ 5,573.39	\$ 5,517.43	\$ 55.96
Pond account	\$ 441.31	\$ 238.19	\$ 203.12
Capital Improvements account	\$ 450.00	\$ 450.00	\$ -
General Savings account	\$ 20,061.09	\$ 20,059.44	\$ 1.65
Total - Core Ops	\$ 53,480.08	\$ 54,153.59	\$ (673.51)
ARPA-031 Grant (Sewer Feasibility Study)	\$ 6,483.97	\$ 49,909.87	\$ (43,425.90)
General Grants (River / Nature Preserve)	\$ 144.81	\$ 144.81	\$ -
Total - Grants	\$ 6,628.78	\$ 50,054.68	\$ (43,425.90)
Total Organization	\$ 60,108.86	\$ 104,208.27	\$ (44,099.41)

Recent events activity (net \$ impact):	
Fishing tournament @ Pond	\$ (96) <i>includes \$345 in expenses paid in December (will appear next month)</i>
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	November	October	YTD
Memberships	\$ 40.00	\$ 620.00	\$ 18,415.00
<u>Activities:</u>			
Community Meals & Socials	\$ 285.00	\$ 552.00	\$ 2,680.85
<u>Bingo:</u>			
Play Fees	\$ -	\$ -	\$ 416.00
Food Sales	\$ -	\$ -	\$ 228.00
Supplies	\$ -	\$ -	\$ 3.00
<u>Pool:</u>			
Entry Fees	\$ -	\$ -	\$ 4,949.00
Food Sales	\$ -	\$ 19.00	\$ 1,292.00
Other Misc Activities	\$ -	\$ -	\$ -
<u>Donations & Fundraising:</u>			
Capital Improvements	\$ -	\$ -	\$ 450.00
Membership Contributions	\$ 40.00	\$ 40.00	\$ 2,365.00
Pond	\$ 305.50	\$ -	\$ 475.50
Pool	\$ 55.50	\$ 3.00	\$ 412.50
All Other	\$ -	\$ 524.00	\$ 1,138.05
<u>Facility Rentals:</u>			
Apartment	\$ 2,000.00	\$ 1,000.00	\$ 7,500.00
Community Hall	\$ 195.00	\$ 975.00	\$ 3,462.00
Kitchen	\$ -	\$ -	\$ 118.00
Pool	\$ -	\$ -	\$ 630.00
Ranch House	\$ (305.00)	\$ 305.00	\$ 385.00
Other Facility/Space	\$ -	\$ -	\$ -
<u>Facility Usage Contributions:</u>			
Community Hall	\$ 109.00	\$ 299.00	\$ 1,833.00
Kitchen	\$ -	\$ -	\$ -
Pool	\$ -	\$ -	\$ 351.00
Ranch House	\$ -	\$ -	\$ 80.00
Other Facility/Space	\$ -	\$ -	\$ 125.00
<u>Other Misc Income:</u>			
Advertising Sales	\$ -	\$ 250.00	\$ 4,580.00
All Other Misc Income	\$ -	\$ -	\$ 245.00
Total Revenue - Core Ops	\$ 2,725.00	\$ 4,587.00	\$ 52,133.90

Cost of Goods Sold - Core Ops	November	October	YTD
Bingo	\$ -	\$ -	\$ (253.62)
Community Meals & Socials	\$ -	\$ (193.22)	\$ (806.55)
Pool	\$ -	\$ 40.78	\$ (621.08)
Other	\$ (57.38)	\$ -	\$ (490.32)
Total Cost of Goods Sold - Core Ops	\$ (57.38)	\$ (152.44)	\$ (2,171.57)

Other Revenue - Core Ops	November	October	YTD
<u>Interest & Dividends:</u>			
Checking Accounts	\$ 2.51	\$ 2.66	\$ 22.18
Savings Accounts	\$ 1.65	\$ 1.70	\$ 18.33
Other Miscellaneous	\$ -	\$ -	\$ -
Total Other Revenue - Core Ops	\$ 4.16	\$ 4.36	\$ 40.51

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	\$ (1,003.51)	\$ (43,425.90)	\$ (44,429.41)
DEC	\$ -	\$ -	\$ -
TO DATE	\$ 9,525.16	\$ 6,443.64	\$ 15,968.80

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

Current Month Expenses - Core Ops	November	October	YTD
Depreciation Expenses (calculated)	\$ (264.00)	\$ (264.00)	\$ (2,904.00)
<u>Insurance:</u>			
Directors' & Officers' Liability (Cinn)	\$ -	\$ (1,113.00)	\$ (1,113.00)
General Liability (Phila)	\$ (882.05)	\$ (882.05)	\$ (4,958.45)
License & Permit Fees	\$ -	\$ -	\$ (855.00)
Marketing	\$ (21.96)	\$ (63.59)	\$ (292.19)
Meals & Entertainment	\$ -	\$ (106.02)	\$ (420.17)
Meeting Expenses	\$ -	\$ -	\$ (27.82)
<u>Postage & Delivery:</u>			
Email Delivery	\$ (27.98)	\$ (27.98)	\$ (83.94)
Membership Postage	\$ -	\$ -	\$ (717.79)
Pool Postage	\$ -	\$ -	\$ -
Other Misc Postage	\$ -	\$ -	\$ (12.60)
<u>Printing & Copy Services:</u>			
Advertising Partner Banners, Pr & Cop	\$ -	\$ (340.32)	\$ (800.84)
Membership Print & Copy	\$ -	\$ -	\$ (652.06)
Pool Print & Copy	\$ -	\$ -	\$ -
Other Misc Print & Copy	\$ (80.00)	\$ (160.00)	\$ (551.55)
Professional Fees	\$ -	\$ -	\$ -
<u>Repairs & Maintenance:</u>			
<u>General:</u>			
Custodial Services	\$ -	\$ -	\$ (3,385.00)
Fire Protection Services	\$ (664.86)	\$ -	\$ (664.86)
Landscaping/Groundskeeping	\$ (513.00)	\$ (34.00)	\$ (908.52)
Pest Control	\$ -	\$ -	\$ (9.89)
Other Misc Repairs & Mtc	\$ -	\$ (16.69)	\$ (1,388.70)
<u>Community Hall:</u>			
Meeting Space, Exterior & Roof	\$ -	\$ -	\$ (250.00)
Kitchen	\$ -	\$ (37.24)	\$ 586.42
Nature Preserve	\$ -	\$ -	\$ (45.00)
Pond	\$ -	\$ -	\$ (13.17)
Pool	\$ -	\$ (78.73)	\$ (3,915.28)
<u>Ranch House:</u>			
Apartment	\$ -	\$ -	\$ (825.84)
Meeting Space, Exterior & Roof	\$ -	\$ -	\$ (12.96)
<u>Software Applications:</u>			
Collaboration Tools	\$ (39.55)	\$ (39.55)	\$ (268.93)
Financial Management Tools	\$ (31.91)	\$ (31.91)	\$ (519.92)
Website Development Tools	\$ -	\$ -	\$ -
Subscriptions & Memberships	\$ -	\$ -	\$ (175.00)
<u>Supplies:</u>			
Bingo	\$ -	\$ -	\$ -
Community Events	\$ -	\$ (103.85)	\$ (698.58)
General Cleaning & Maintenance	\$ -	\$ (125.61)	\$ (398.27)
Kitchen	\$ -	\$ -	\$ -
Library	\$ -	\$ -	\$ -
Membership	\$ -	\$ -	\$ (1,102.04)
Office	\$ (26.58)	\$ (26.58)	\$ (174.38)
Pond	\$ -	\$ -	\$ (18.64)
Pool	\$ -	\$ (206.45)	\$ (1,916.57)
<u>Taxes:</u>			
Bingo	\$ -	\$ (12.83)	\$ (12.83)
Property	\$ -	\$ -	\$ (35.52)
<u>Utilities:</u>			
<u>Electricity:</u>			
Community Hall	\$ (395.28)	\$ (395.28)	\$ (3,708.51)
Pond	\$ (188.52)	\$ (188.52)	\$ (1,456.12)
Pool	\$ (122.52)	\$ (122.52)	\$ (1,347.72)
Gas	\$ (214.00)	\$ (214.00)	\$ (1,844.00)
<u>Telephone & Internet:</u>			
Internet Service	\$ (50.00)	\$ (98.06)	\$ (500.39)
Telephone (Landline) Service	\$ (94.32)	\$ (12.70)	\$ (419.49)
Waste Removal	\$ (57.00)	\$ (57.00)	\$ (654.00)
Water: Cottonwood Ditch	\$ -	\$ -	\$ (746.00)
Other Misc Expenses	\$ (1.76)	\$ (12.54)	\$ (258.56)
Total Expenses - Core Ops	\$ (3,675.29)	\$ (4,771.02)	\$ (40,477.68)

Current Month Expenses - Grants	November	October	YTD
ARPA-031 Grant (Sewer Feasibility Study)	\$ (43,425.90)	\$ -	\$ (143,556.36)
General Grants (River / Nature Preserve)	\$ -	\$ -	\$ -

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

Pool Facility Breakout (subset of above)	November	October	YTD
Income:			
Activity Fees & Sales	\$ -	\$ 19.00	\$ 6,241.00
Rental & Usage Fees	\$ -	\$ -	\$ 981.00
Fundraising	\$ 55.50	\$ 3.00	\$ 412.50
Total Pool Income	\$ 55.50	\$ 22.00	\$ 7,634.50
Cost of Goods Sold:			
Food for Pool Sales	\$ -	\$ 40.78	\$ (621.08)
Total Pool COGS	\$ -	\$ 40.78	\$ (621.08)
Expenses:			
License	\$ -	\$ -	\$ (360.00)
Printing & Postage	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ (78.73)	\$ (3,915.28)
Supplies	\$ -	\$ (206.45)	\$ (1,916.57)
Electricity	\$ (122.52)	\$ (122.52)	\$ (1,347.72)
Total Pool Expenses	\$ (122.52)	\$ (407.70)	\$ (7,539.57)
Net Pool Revenue	\$ (67.02)	\$ (344.92)	\$ (526.15)

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

Pond Breakout (subset of above)	November	October	YTD
Income:			
Fund Raising	\$ 305.50	\$ -	\$ 475.50
Total Pond Income	\$ 305.50	\$ -	\$ 475.50
Cost of Goods Sold:			
Food for Pond Event Sales	\$ (57.38)	\$ -	\$ (57.38)
Total Pool COGS	\$ (57.38)	\$ (188.52)	\$ (1,324.98)
Expenses:			
Repairs & Maintenance	\$ -	\$ -	\$ (13.17)
Supplies	\$ -	\$ -	\$ -
Electricity (Pump)	\$ (188.52)	\$ (188.52)	\$ (1,456.12)
Water (Ditch Association Fees)	\$ -	\$ -	\$ (746.00)
Total Pond Expenses	\$ (188.52)	\$ (188.52)	\$ (2,215.29)
Net Pond Revenue	\$ 59.60	\$ (188.52)	\$ (1,797.17)

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