

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

Bank Account Month-end Balances	December	November	Change
General Checking account	\$ 22,693.46	\$ 25,644.91	\$ (2,951.45)
Bingo account	\$ 1,309.38	\$ 1,309.38	\$ -
Pool account	\$ 5,573.86	\$ 5,573.39	\$ 0.47
Pond account	\$ 30.83	\$ 441.31	\$ (410.48)
Capital Improvements account	\$ 450.00	\$ 450.00	\$ -
General Savings account	\$ 20,062.79	\$ 20,061.09	\$ 1.70
Total - Core Ops	\$ 50,120.32	\$ 53,480.08	\$ (3,359.76)
ARPA-031 Grant (Sewer Feasibility Study)	\$ 8,583.97	\$ 6,483.97	\$ 2,100.00
General Grants (River / Nature Preserve)	\$ 144.81	\$ 144.81	\$ -
Total - Grants	\$ 8,728.78	\$ 6,628.78	\$ 2,100.00
Total Organization	\$ 58,849.10	\$ 60,108.86	\$ (1,259.76)

Recent events activity (net \$ impact):	
'loaned' ARPA account \$2,100 to cover most recent statement	\$ -
Upcoming anticipated future expenditures	
Office & Ranch House renovation	\$ (1,000)
Roof repair	\$ (7,500)
Pool surface repair	\$ (25,000)
Pond remediation	unknown
Total anticipated future expenditures	\$ (32,500)

approved by Board at Dec 2023 mtg

Current Month Revenue - Core Ops	December	November	YTD
Memberships	\$ 180.00	\$ 40.00	\$ 18,595.00
Activities:			
Community Meals & Socials	\$ -	\$ 285.00	\$ 2,680.85
Bingo:			
Play Fees	\$ -	\$ -	\$ 416.00
Food Sales	\$ -	\$ -	\$ 228.00
Supplies	\$ -	\$ -	\$ 3.00
Pool:			
Entry Fees	\$ -	\$ -	\$ 4,949.00
Food Sales	\$ -	\$ -	\$ 1,292.00
Other Misc Activities	\$ -	\$ -	\$ -
Donations & Fundraising:			
Capital Improvements	\$ -	\$ -	\$ 450.00
Membership Contributions	\$ -	\$ 40.00	\$ 2,365.00
Pond	\$ -	\$ 305.50	\$ 475.50
Pool	\$ 76.50	\$ 55.50	\$ 489.00
All Other	\$ 270.00	\$ -	\$ 1,408.05
Facility Rentals:			
Apartment	\$ -	\$ 2,000.00	\$ 7,500.00
Community Hall	\$ 1,630.00	\$ 195.00	\$ 5,092.00
Kitchen	\$ -	\$ -	\$ 118.00
Pool	\$ -	\$ -	\$ 630.00
Ranch House	\$ -	\$ (305.00)	\$ 385.00
Other Facility/Space	\$ -	\$ -	\$ -
Facility Usage Contributions:			
Community Hall	\$ 421.00	\$ 109.00	\$ 2,254.00
Kitchen	\$ -	\$ -	\$ -
Pool	\$ -	\$ -	\$ 351.00
Ranch House	\$ -	\$ -	\$ 80.00
Other Facility/Space	\$ -	\$ -	\$ 125.00
Other Misc Income:			
Advertising Sales	\$ -	\$ -	\$ 4,580.00
All Other Misc Income	\$ 12.00	\$ -	\$ 257.00
Total Revenue - Core Ops	\$ 2,589.50	\$ 2,725.00	\$ 54,723.40

Cost of Goods Sold - Core Ops	December	November	YTD
Bingo	\$ -	\$ -	\$ (253.62)
Community Meals & Socials	\$ (154.84)	\$ -	\$ (961.39)
Pool	\$ -	\$ -	\$ (621.08)
Other	\$ (51.55)	\$ (57.38)	\$ (541.87)
Total Cost of Goods Sold - Core Ops	\$ (206.39)	\$ (57.38)	\$ (2,377.96)

Other Revenue - Core Ops	December	November	YTD
Interest & Dividends:			
Checking Accounts	\$ 2.51	\$ 2.51	\$ 24.69
Savings Accounts	\$ 1.70	\$ 1.65	\$ 20.03
Other Miscellaneous	\$ -	\$ -	\$ -
Total Other Revenue - Core Ops	\$ 4.21	\$ 4.16	\$ 44.72

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	\$ (1,712.94)	\$ (8,555.00)	\$ (10,267.94)
TO DATE	\$ 7,812.22	\$ (2,111.36)	\$ 5,700.86

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

Current Month Expenses - Core Ops	December	November	YTD
Depreciation Expenses (calculated)	\$ (264.00)	\$ (264.00)	\$ (3,168.00)
Insurance:			
Directors' & Officers' Liability (Cinn)	\$ -	\$ -	\$ (1,113.00)
General Liability (Phila)	\$ (882.05)	\$ (882.05)	\$ (5,840.50)
License & Permit Fees	\$ (255.39)	\$ -	\$ (1,110.39)
Marketing	\$ (21.96)	\$ (21.96)	\$ (314.15)
Meals & Entertainment	\$ (220.33)	\$ -	\$ (640.50)
Meeting Expenses	\$ (43.37)	\$ -	\$ (71.19)
Postage & Delivery:			
Email Delivery	\$ (27.98)	\$ (27.98)	\$ (111.92)
Membership Postage	\$ -	\$ -	\$ (717.79)
Pool Postage	\$ -	\$ -	\$ -
Other Misc Postage	\$ (13.20)	\$ -	\$ (25.80)
Printing & Copy Services:			
Advertising Partner Banners, Pr & Cop	\$ -	\$ -	\$ (800.84)
Membership Print & Copy	\$ -	\$ -	\$ (652.06)
Pool Print & Copy	\$ -	\$ -	\$ -
Other Misc Print & Copy	\$ -	\$ (80.00)	\$ (551.55)
Professional Fees	\$ -	\$ -	\$ -
Repairs & Maintenance:			
General:			
Custodial Services	\$ -	\$ -	\$ (3,385.00)
Fire Protection Services	\$ (189.18)	\$ (664.86)	\$ (854.04)
Landscaping/Groundskeeping	\$ -	\$ (513.00)	\$ (908.52)
Pest Control	\$ -	\$ -	\$ (9.89)
Other Misc Repairs & Mtc	\$ -	\$ -	\$ (1,388.70)
Community Hall:			
Meeting Space, Exterior & Roof	\$ -	\$ -	\$ (250.00)
Kitchen	\$ -	\$ -	\$ 586.42
Nature Preserve	\$ -	\$ -	\$ (45.00)
Pond	\$ (65.90)	\$ -	\$ (79.07)
Pool	\$ -	\$ -	\$ (3,915.28)
Ranch House:			
Apartment	\$ -	\$ -	\$ (825.84)
Meeting Space, Exterior & Roof	\$ -	\$ -	\$ (12.96)
Software Applications:			
Collaboration Tools	\$ -	\$ (39.55)	\$ (268.93)
Financial Management Tools	\$ (31.91)	\$ (31.91)	\$ (551.83)
Website Development Tools	\$ -	\$ -	\$ -
Subscriptions & Memberships	\$ -	\$ -	\$ (175.00)
Supplies:			
Bingo	\$ -	\$ -	\$ -
Community Events	\$ (143.00)	\$ -	\$ (841.58)
General Cleaning & Maintenance	\$ (171.14)	\$ -	\$ (569.41)
Kitchen	\$ -	\$ -	\$ -
Library	\$ -	\$ -	\$ -
Membership	\$ -	\$ -	\$ (1,102.04)
Office	\$ (66.13)	\$ (26.58)	\$ (240.51)
Pond	\$ -	\$ -	\$ (18.64)
Pool	\$ -	\$ -	\$ (1,916.57)
Taxes:			
Bingo	\$ -	\$ -	\$ (12.83)
Property	\$ (59.82)	\$ -	\$ (95.34)
Utilities:			
Electricity:			
Community Hall	\$ (563.28)	\$ (395.28)	\$ (4,271.79)
Pond	\$ (188.52)	\$ (188.52)	\$ (1,644.64)
Pool	\$ (122.52)	\$ (122.52)	\$ (1,470.24)
Gas	\$ (214.00)	\$ (214.00)	\$ (2,058.00)
Telephone & Internet:			
Internet Service	\$ (50.00)	\$ (50.00)	\$ (550.39)
Telephone Services	\$ (7.00)	\$ (94.32)	\$ (426.49)
Waste Removal	\$ (57.00)	\$ (57.00)	\$ (711.00)
Water: Cottonwood Ditch	\$ -	\$ -	\$ (746.00)
Other Misc Expenses	\$ (442.58)	\$ (1.76)	\$ (701.14)
Total Expenses - Core Ops	\$ (4,100.26)	\$ (3,675.29)	\$ (44,577.94)

Current Month Expenses - Grants	December	November	YTD
ARPA-031 Grant (Sewer Feasibility Study)	\$ (8,555.00)	\$ (43,425.90)	\$ (152,111.36)
General Grants (River / Nature Preserve)	\$ -	\$ -	\$ -

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

Pool Facility Breakout (subset of above)	December	November	YTD
Income:			
Activity Fees & Sales	\$ -	\$ -	\$ 6,241.00
Rental & Usage Fees	\$ -	\$ -	\$ 981.00
Fundraising	\$ 76.50	\$ 55.50	\$ 489.00
Total Pool Income	\$ 76.50	\$ 55.50	\$ 7,711.00
Cost of Goods Sold:			
Food for Pool Sales	\$ -	\$ -	\$ (621.08)
Total Pool COGS	\$ -	\$ -	\$ (621.08)
Expenses:			
License	\$ -	\$ -	\$ (360.00)
Printing & Postage	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ (3,915.28)
Supplies	\$ -	\$ -	\$ (1,916.57)
Electricity	\$ (122.52)	\$ (122.52)	\$ (1,470.24)
Total Pool Expenses	\$ (122.52)	\$ (122.52)	\$ (7,662.09)
Net Pool Revenue	\$ (46.02)	\$ (67.02)	\$ (572.17)

Pond Breakout (subset of above)	December	November	YTD
Income:			
Fund Raising	\$ -	\$ 305.50	\$ 475.50
Total Pond Income	\$ -	\$ 305.50	\$ 475.50
Cost of Goods Sold:			
Food for Pond Event Sales	\$ (51.55)	\$ (57.38)	\$ (108.93)
Total Pool COGS	\$ (51.55)	\$ (57.38)	\$ (108.93)
Expenses:			
Repairs & Maintenance	\$ (65.90)	\$ -	\$ (79.07)
Supplies	\$ -	\$ -	\$ -
Misc	\$ (143.00)	\$ -	\$ (143.00)
Electricity (Pump)	\$ (188.52)	\$ (188.52)	\$ (1,644.64)
Water (Ditch Association Fees)	\$ -	\$ -	\$ (746.00)
Total Pond Expenses	\$ (397.42)	\$ -	\$ (2,612.71)
Net Pond Revenue	\$ (448.97)	\$ -	\$ (2,246.14)