

**Verde Valley Property Owners Association
Treasurer Report
2023 Comparison of Actuals to Budget (Core Operations)**

Bank Account Month-end Balances	December '23	December '22	Change
General Checking account	\$ 22,693.46	\$ 15,328.28	\$ 7,365.18
Bingo account	\$ 1,309.38	\$ 1,003.21	\$ 306.17
Pool account	\$ 5,573.86	\$ -	\$ 5,573.86
Pond account	\$ 30.83	\$ -	\$ 30.83
Capital Improvements account	\$ 450.00	\$ -	\$ 450.00
General Savings account	\$ 20,062.79	\$ 20,042.75	\$ 20.04
Total - Core Ops	\$ 50,120.32	\$ 36,374.24	\$ 13,746.08
ARPA-031 Grant (Sewer Feasibility Study)	\$ 8,583.97	\$ 40.33	\$ 8,543.64
General Grants (River / Nature Preserve)	\$ 144.81	\$ 144.81	\$ -
Total - Grants	\$ 8,728.78	\$ 185.14	\$ 8,543.64
Total Organization	\$ 58,849.10	\$ 36,559.38	\$ 22,289.72

2023 Revenue - Core Ops	Actual	Budget	Difference
Memberships	\$ 18,595	\$ 23,000	\$ (4,405)
<u>Activities:</u>			
Community Meals & Socials	\$ 2,681	\$ -	\$ 2,681
<u>Bingo:</u>			
Play Fees	\$ 416	\$ -	\$ 416
Food Sales	\$ 228	\$ -	\$ 228
Supplies	\$ 3	\$ -	\$ 3
<u>Pool:</u>			
Entry Fees	\$ 4,949	\$ -	\$ 4,949
Food Sales	\$ 1,292	\$ -	\$ 1,292
Other Misc Activities	\$ -	\$ -	\$ -
<u>Donations & Fundraising:</u>			
Capital Improvements	\$ 450	\$ -	\$ 450
Membership Contributions	\$ 2,365	\$ -	\$ 2,365
Pond	\$ 476	\$ -	\$ 476
Pool	\$ 489	\$ -	\$ 489
All Other	\$ 1,408	\$ -	\$ 1,408
<u>Facility Rentals:</u>			
Apartment	\$ 7,500	\$ -	\$ 7,500
Community Hall	\$ 5,092	\$ 6,000	\$ (908)
Kitchen	\$ 118	\$ -	\$ 118
Pool	\$ 630	\$ -	\$ 630
Ranch House	\$ 385	\$ -	\$ 385
Other Facility/Space	\$ -	\$ -	\$ -
<u>Facility Usage Contributions:</u>			
Community Hall	\$ 2,254	\$ -	\$ 2,254
Kitchen	\$ -	\$ -	\$ -
Pool	\$ 351	\$ -	\$ 351
Ranch House	\$ 80	\$ -	\$ 80
Other Facility/Space	\$ 125	\$ -	\$ 125
<u>Other Misc Income:</u>			
Advertising Sales	\$ 4,580	\$ -	\$ 4,580
All Other Misc Income	\$ 257	\$ -	\$ 257
Total Revenue - Core Ops	\$ 54,723	\$ 29,000	\$ 25,723

Cost of Goods Sold - Core Ops	Actual	Budget	Difference
Bingo	\$ (254)	\$ -	\$ (254)
Community Meals & Socials	\$ (961)	\$ -	\$ (961)
Pool	\$ (621)	\$ -	\$ (621)
Other	\$ (542)	\$ -	\$ (542)
Total Cost of Goods Sold - Core Ops	\$ (2,378)	\$ -	\$ (2,378)

Other Revenue - Core Ops	Actual	Budget	Difference
<u>Interest & Dividends:</u>			
Checking Accounts	\$ 25	\$ 5	\$ 20
Savings Accounts	\$ 20	\$ 10	\$ 10
Other Miscellaneous	\$ -	\$ -	\$ -
Total Other Revenue - Core Ops	\$ 45	\$ 15	\$ 30

Net Surplus (Deficit)	Actual	Budget	Difference
	\$ 7,812.22	\$ (9,234.00)	\$ 17,046.22

2023 Expenses - Core Ops	Actual	Budget	Difference
Depreciation Expenses (calculated)	\$ (3,168)	\$ (3,168)	\$ -
<u>Insurance:</u>			
Directors' & Officers' Liability (Cinn)	\$ (1,113)	\$ (994)	\$ (119)
General Liability (Phila)	\$ (5,841)	\$ (5,767)	\$ (74)
License & Permit Fees	\$ (1,110)	\$ (50)	\$ (1,060)
Marketing	\$ (314)	\$ -	\$ (314)
Meals & Entertainment	\$ (641)	\$ -	\$ (641)
Meeting Expenses	\$ (71)	\$ -	\$ (71)
<u>Postage & Delivery:</u>			
Email Delivery	\$ (112)	\$ -	\$ (112)
Membership Postage	\$ (718)	\$ (2,700)	\$ 1,982
Pool Postage	\$ -	\$ -	\$ -
Other Misc Postage	\$ (26)	\$ (1,200)	\$ 1,174
<u>Printing & Copy Services:</u>			
Advertising Partner Banners, Pr & Cop	\$ (801)	\$ -	\$ (801)
Membership Print & Copy	\$ (652)	\$ -	\$ (652)
Pool Print & Copy	\$ -	\$ -	\$ -
Other Misc Print & Copy	\$ (552)	\$ -	\$ (552)
Professional Fees	\$ -	\$ (1,000)	\$ 1,000
<u>Repairs & Maintenance:</u>			
<u>General:</u>			
Custodial Services	\$ (3,385)	\$ (7,800)	\$ 4,415
Fire Protection Services	\$ (854)	\$ (435)	\$ (419)
Landscaping/Groundskeeping	\$ (909)	\$ -	\$ (909)
Pest Control	\$ (10)	\$ -	\$ (10)
Other Misc Repairs & Mtc	\$ (1,389)	\$ (1,500)	\$ 111
<u>Community Hall:</u>			
Meeting Space, Exterior & Roof	\$ (250)	\$ -	\$ (250)
Kitchen	\$ 586	\$ -	\$ 586
Nature Preserve	\$ (45)	\$ -	\$ (45)
Pond	\$ (79)	\$ -	\$ (79)
Pool	\$ (3,915)	\$ -	\$ (3,915)
<u>Ranch House:</u>			
Apartment	\$ (826)	\$ -	\$ (826)
Meeting Space, Exterior & Roof	\$ (13)	\$ -	\$ (13)
<u>Software Applications:</u>			
Collaboration Tools	\$ (269)	\$ -	\$ (269)
Financial Management Tools	\$ (552)	\$ (550)	\$ (2)
Website Development Tools	\$ -	\$ (155)	\$ 155
Subscriptions & Memberships	\$ (175)	\$ (106)	\$ (69)
<u>Supplies:</u>			
Bingo	\$ -	\$ -	\$ -
Community Events	\$ (842)	\$ (13)	\$ (829)
General Cleaning & Maintenance	\$ (569)	\$ (200)	\$ (369)
Kitchen	\$ -	\$ (100)	\$ 100
Library	\$ -	\$ -	\$ -
Membership	\$ (1,102)	\$ (322)	\$ (780)
Office	\$ (241)	\$ (250)	\$ 9
Pond	\$ (19)	\$ -	\$ (19)
Pool	\$ (1,917)	\$ -	\$ (1,917)
<u>Taxes:</u>			
Bingo	\$ (13)	\$ -	\$ (13)
Property	\$ (95)	\$ -	\$ (95)
<u>Utilities:</u>			
<u>Electricity:</u>			
Community Hall	\$ (4,272)	\$ (3,651)	\$ (621)
Pond	\$ (1,645)	\$ (2,148)	\$ 503
Pool	\$ (1,470)	\$ (1,470)	\$ (0)
Gas	\$ (2,058)	\$ (2,023)	\$ (35)
<u>Telephone & Internet:</u>			
Internet Service	\$ (550)	\$ (600)	\$ 50
Telephone Services	\$ (426)	\$ (533)	\$ 107
Waste Removal	\$ (711)	\$ (768)	\$ 57
Water: Cottonwood Ditch	\$ (746)	\$ (746)	\$ -
Other Misc Expenses	\$ (701)	\$ -	\$ (701)
Total Expenses - Core Ops	\$ (44,578)	\$ (38,249)	\$ (6,329)

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Pool Facility Breakout (subset of above)	Actual	Budget	Difference
Income:			
Activity Fees & Sales	\$ 6,241	\$ -	\$ 6,241
Rental & Usage Fees	\$ 981	\$ -	\$ 981
Fundraising	\$ 489	\$ -	\$ 489
Total Pool Income	\$ 7,711	\$ -	\$ 7,711
Cost of Goods Sold:			
Food for Pool Sales	\$ (621)	\$ -	\$ (621)
Total Pool COGS	\$ (621)	\$ -	\$ (621)
Expenses:			
License	\$ -	\$ -	\$ -
Printing & Postage	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ (3,915)	\$ -	\$ (3,915)
Supplies	\$ (1,917)	\$ -	\$ (1,917)
Electricity	\$ (1,470)	\$ (1,470)	\$ (0)
Total Pool Expenses	\$ (7,302)	\$ (1,470)	\$ (5,832)
Net Pool Revenue	\$ (212)	\$ (1,470)	\$ 1,258

Pond Breakout (subset of above)	Actual	Budget	Difference
Income:			
Fund Raising	\$ 476	\$ -	\$ 476
Total Pond Income	\$ 476	\$ -	\$ 476
Cost of Goods Sold:			
Food for Pond Event Sales	\$ (542)	\$ -	\$ (542)
Total Pool COGS	\$ (542)	\$ -	\$ (542)
Expenses:			
Repairs & Maintenance	\$ (79)	\$ -	\$ (79)
Supplies	\$ (19)	\$ -	\$ (19)
Misc	\$ (842)	\$ (13)	\$ (829)
Electricity (Pump)	\$ (1,645)	\$ (2,148)	\$ 503
Water (Ditch Association Fees)	\$ (746)	\$ (746)	\$ -
Total Pond Expenses	\$ (3,330)	\$ (2,907)	\$ (423)
Net Pond Revenue	\$ (3,396)	\$ (2,907)	\$ (489)