

Green Valley Foothills Townhouses, Inc. FY 2022

Treasurer's Report

12/06/2022 - 12/31/2022

This month's Treasurer Report stretches from 12/06/22 to 12/31/22 in order to reflect transactions executed in December that have not been reported in last month's report. As before, this monthly report includes the monthly contractual pay of \$2,500 to Felix Landscape & Maintenance LLC for January 2023 because Felix cashed their check (issued on 12/22/22) still in December (12/29). This report does not include the check (issued on 12/27/22) to Felix for two Dump Runs in December; however, it includes the check issued for seven Dump Runs in November, which cleared mid-December.

The expense in the "Minor Landscape Erosion Control" category was covering 2 projects, Project #1: delivery of small river rock used to repair & beautify the corner of Manny Park at Calle Alegria and Camino del Monte, and Project #2: delivery of the river rock to recreate the edge of Manny Park along Camino del Monte up to the bridge / wash (Project Invoice #304). The December expense for Irrigation water use at Manny Park was as expected after the prior leak has been fixed.

OPERATING FUND - INCOME (retains 62.22% of Annual Dues)	Income	Expenses	Year to Date	Net Budget	More/-Less
Annual HOA Dues (\$540 per Lot; retain 62.22% in OF, transfer 37.78% to RF)	-	-	\$57,113.00	\$57,120.00	-\$7.00
Transfer Fees (\$75 per Lot transfer - sent by Title Agency)	-	-	\$675.00	\$1,000.00	-\$325.00
Fees for Late Dues Payments	-	-	\$75.60	-	\$75.60
Costshare deposit from TH6 for shared road maintenance (=> Transfer to Reserve Fund)	-	-	-	-	-
OPERATING FUND - INCOME (retains 62.22% of Annual Dues) Totals	-	-	\$57,863.60	\$58,120.00	-\$256.40
OPERATING FUND - Administrative EXPENSES (Municipal + Internal + Outreach)	Income	Expenses	Year to Date	Net Budget	More/-Less
Green Valley Council Dues	-	-	-\$1,992.00	-\$1,980.00	-\$12.00
Annual Meeting Room Rental	-	-	-	-	-
Insurance	-	-	-\$2,832.00	-\$3,270.00	\$438.00
Legal	-	-	-\$685.00	-\$1,000.00	\$315.00
Rental & Storage	-	-	-\$486.00	-\$432.00	-\$54.00
Taxes	-	-	-\$68.39	-\$260.00	\$191.61
Accounting & Bookkeeping (MoneyMinder, Tax services, Check orders, etc.)	-	-	-\$1,242.69	-\$1,800.00	\$557.31
Office Supplies & Zoom Meeting Subscription	-	-	-\$500.99	-\$105.00	-\$395.99
TH4 Directory Printing	-	-	-\$512.65	-\$425.00	-\$87.65
Newsletters	-	-	-\$57.90	-\$115.00	\$57.10
Postage (Ballots, Invoices, Post Office Box)	-	-	-\$206.32	-\$250.00	\$43.68
Miscellaneous (Other)	-	-	-\$63.00	-\$260.00	\$197.00
TH4 Social Events	-	-	-	-	-
Transfer of surplus in OF from prior FY to Contingency Fund	-	-	-	-	-
OPERATING FUND - Administrative EXPENSES (Municipal + Internal + Outreach) Totals	-	-	-\$8,646.94	-\$9,897.00	\$1,250.06
OPERATING FUND - Operating EXPENSES (Landscaping + Roads + Maintenance)	Income	Expenses	Year to Date	Net Budget	More/-Less

OPERATING FUND - Operating EXPENSES (Landscaping + Roads + Maintenance)					
	Income	Expenses	Year to Date	Net Budget	More/-Less
Landscaping Committee Budget					
Felix Landscaping (Common Area Maintenance)	-	\$2,500.00	-\$30,000.00	-\$30,000.00	-
Felix Landscaping (Dump Runs)	-	\$1,190.00	-\$5,865.00	-\$7,140.00	\$1,275.00
Felix Landscaping (Extra Days)	-	-	-\$2,800.00	-\$5,000.00	\$2,200.00
Felix Landscaping (Erosion Control - Minor projects)	-	\$2,055.00	-\$3,250.82	-\$1,000.00	-\$2,250.82
Trees & Tree Service (Common Area Maintenance)	-	-	-\$685.00	-\$500.00	-\$185.00
Water & Equipment & its Maintenance for Irrigation at TH4 entrance	-	\$22.82	-\$441.03	-\$730.00	\$288.97
Variables & Unknowns	-	-	-\$1,278.86	-\$1,500.00	\$221.14
Landscaping Committee Budget Totals	-	-\$5,767.82	-\$44,320.71	-\$45,870.00	\$1,549.29
General Maintenance (Maintenance Committee)	-	-	-\$155.77	-\$200.00	\$44.23
Road Maintenance (Minor Repairs)	-	-	-\$45.65	-\$400.00	\$354.35
Other Maintenance	-	-	-	-\$100.00	\$100.00
Road Maintenance & Erosion Control (Outlay for Major Projects ==> to be debited to Reserve Fund)	-	-	-\$1,408.02	-	-\$1,408.02
Landscape Maintenance & Erosion Control (Outlay for Major Projects ==> to be debited to Reserve Fund)	-	-	-	-	-
OPERATING FUND - Operating EXPENSES (Landscaping + Roads + Maintenance) Totals	-	-\$5,767.82	-\$45,930.15	-\$46,570.00	\$639.85
RESERVE FUND Transactions					
	Income	Expenses	Year to Date	Net Budget	More/-Less
Reserve Fund Assessments (Receives 37.78% of Annual Member Dues from OF)	-	-	\$34,680.00	\$34,680.00	-
Reserve Fund Interest Deposit (No interest income in 2022)	-	-	-	\$905.00	-\$905.00
Reserve Fund Debit Expenses - Landscape Maintenance & Erosion Control (Major projects; credited to outlay in OF)	-	-	-\$7,220.98	-\$12,000.00	\$4,779.02
Reserve Fund Debit Expenses - Road Maintenance & Erosion Control (Major projects; credited to outlay in OF)	-	-	-\$15,360.51	-\$20,000.00	\$4,639.49
RESERVE FUND Transactions Totals	-	-	\$12,098.51	\$3,585.00	\$8,513.51
CONTINGENCY FUND Transaction					
	Income	Expenses	Year to Date	Net Budget	More/-Less
Monthly Savings Account Interest Credit	\$0.30	-	\$3.21	-	\$3.21
Contingency Fund Assessment (receives surplus from prior FY)	-	-	-	-	-
CONTINGENCY FUND Transaction Totals	\$0.30	-	\$3.21	-	\$3.21
Restricted Funds for MANNY PARK (\$10,000 goal) - to be used for upkeep of existing and construction of a second Ramada					
	Income	Expenses	Year to Date	Net Budget	More/-Less
Manny Park 2nd Ramada equipment	-	-	-	-	-
Manny Park 2nd Ramada installation	-	-	-	-	-

Restricted Funds for MANNY PARK (\$10,000 goal) - to be used for upkeep of existing and construction of a second Ramada					
	Income	Expenses	Year to Date	Net Budget	More/-Less
Manny Park 1st Ramada Maintenance (expenditures require BOD approval)	-	-	-\$185.00	-	-\$185.00
Restricted Funds for MANNY PARK (\$10,000 goal) - to be used for upkeep of existing and construction of a second Ramada Totals	-	-	-\$185.00	-	-\$185.00
Store Fees					
	Income	Expenses	Year to Date	Net Budget	More/-Less
Store - TH4 HOA annual dues Fees	-	-	-	-	-
Store Fees Totals	-	-	-	-	-
Grand Totals					
	\$0.30	-\$5,767.82	\$15,203.23	\$5,238.00	\$9,965.23

Bank Account Balances	12/06/2022	12/31/2022	* Last reconciled	Summary for the Period	
Operating Fund (BMO #071025661; Checking # 4830061332)	\$26,871.25	\$21,103.43	01/01/2023	Starting Total	\$124,330.62
Reserve Fund (BMO #071025661; Checking #4830061324)	\$61,450.56	\$61,450.56	01/01/2023	Income	\$0.30
Contingency Fund (BMO #071025661; savings #7813183622)	\$35,337.57	\$35,337.87	01/01/2023	Expenses	-\$5,767.82
Manny Park (BMO #071025661; checking #4830061340)	\$671.24	\$671.24	01/01/2023	Ending Total	\$118,563.10
Store - TH4 HOA annual dues Clearing Account	-	-	Never	*Reconciled with BMO Harris accounts	
Store - Manny Park Ramada Accrual Fund Clearing Account	-	-	Never		
Totals	\$124,330.62	\$118,563.10			
<i>Review Reconciled Bank Statement Reports along with this Treasurer's Report to ensure its accuracy.</i>					

Please note that the Transfers between Operating Fund and Reserve Fund in MoneyMinder are accounted for by using Withdrawal and Deposit transactions to match the transactions between the respective accounts TH4 holds with BMO-Harris Bank. This accounting practice artificially inflates Income and Expense numbers in the Income and Expense Reports rendered by MoneyMinder, but it does NOT change the actual account balances (it all adds up :). The advantage of this accounting practice is that it provides a clear record with detailed categories under which the incomes/expenses were budgeted.

Submitted by: **Martin G. Klotz**

Signature: 

Date: **01/02/2023**