

Green Valley Foothills Townhouses, Inc. FY 2022

Treasurer's Report

10/30/2022 - 12/05/2022

This month's Treasurer Report stretches from 10/30/22 to 12/5/22 in order to reflect payments for late October & November invoices. The report also includes the monthly contractual pay of \$2,500 to Felix Landscape & Maintenance LLC for December 2022; For the first time, Felix cashed their check for the next month (issued on November 26) instantly ...).

The report includes EFT payments for 2 of our 3 annual insurance policies with State Farm that were due 12/10/2022. The expense for a minor landscape erosion control project was covering small river rock used to repair & beautify the corner of Manny Park at Calle Alegria and Camino del Monte. The income of \$170 for one dump run was a reimbursement for an extra Dump Run generated by a TH4 lot owner. The expense for Irrigation water use at Manny Park was higher than expected and due to a leak, which 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) | \$75.00 | - | \$750.60 | \$1,000.00 | -\$249.40 |
| Fees for Late Dues Payments | - | - | - | - | - |
| Costshare deposit from TH6 for shared road maintenance (=> Transfer to Reserve Fund) | - | - | - | - | - |
| OPERATING FUND - INCOME (retains 62.22% of Annual Dues) Totals | \$75.00 | - | \$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 | - | \$1,340.00 | -\$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 | - | -\$1,340.00 | -\$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 |

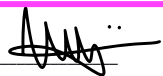
| OPERATING FUND - Operating EXPENSES (Landscaping + Roads + Maintenance) | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------|---------------------|---------------------|-------------------|
| | Income | Expenses | Year to Date | Net Budget | More/-Less |
| Landscaping Committee Budget | | | | | |
| Felix Landscaping (Common Area Maintenance) | - | \$5,000.00 | -\$27,500.00 | -\$30,000.00 | \$2,500.00 |
| Felix Landscaping (Dump Runs) | \$170.00 | \$2,040.00 | -\$5,865.00 | -\$7,140.00 | \$1,275.00 |
| Felix Landscaping (Extra Days) | - | \$625.00 | -\$2,800.00 | -\$5,000.00 | \$2,200.00 |
| Felix Landscaping (Erosion Control - Minor projects) | - | \$155.00 | -\$1,350.82 | -\$1,000.00 | -\$350.82 |
| Trees & Tree Service (Common Area Maintenance) | - | - | -\$685.00 | -\$500.00 | -\$185.00 |
| Water & Equipment & its Maintenance for Irrigation at TH4 entrance | - | \$54.28 | -\$418.21 | -\$730.00 | \$311.79 |
| Variables & Unknowns | - | - | -\$1,278.86 | -\$1,500.00 | \$221.14 |
| Landscaping Committee Budget Totals | \$170.00 | -\$7,874.28 | -\$39,897.89 | -\$45,870.00 | \$5,972.11 |
| 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 | \$170.00 | -\$7,874.28 | -\$41,507.33 | -\$46,570.00 | \$5,062.67 |
| 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) | * \$1,408.02 | \$1,408.02 | -\$15,360.51 | -\$20,000.00 | \$4,639.49 |
| RESERVE FUND Transactions Totals | \$1,408.02 | -\$1,408.02 | \$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 | \$0.59 | - | \$2.91 | - | \$2.91 |
| Contingency Fund Assessment (receives surplus from prior FY) | - | - | - | - | - |
| CONTINGENCY FUND Transaction Totals | \$0.59 | - | \$2.91 | - | \$2.91 |
| 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 | | | | | |
| | * \$1,653.61 | -\$10,622.30 | \$19,625.75 | \$5,238.00 | \$14,387.75 |

| Bank Account Balances | 10/30/2022 | 12/05/2022 | Last reconciled | Summary for the Period | |
|------------------------------------------------------------------------------------------------------------|---------------------|---------------------|-----------------|------------------------|--------------|
| Operating Fund (BMO #071025661; Checking # 4830061332) | \$33,087.51 | \$25,526.25 | 12/04/2022 | Starting Total | \$131,954.31 |
| Reserve Fund (BMO #071025661; Checking #4830061324) | \$62,858.58 | \$61,450.56 | 12/04/2022 | Income | \$1,653.61 |
| Contingency Fund (BMO #071025661; savings #7813183622) | \$35,336.98 | \$35,337.57 | 12/04/2022 | Expenses | -\$10,622.30 |
| Manny Park (BMO #071025661; checking #4830061340) | \$671.24 | \$671.24 | 12/04/2022 | Ending Total | \$122,985.62 |
| Store - TH4 HOA annual dues Clearing Account | - | - | Never | | |
| Store - Manny Park Ramada Accrual Fund Clearing Account | - | - | Never | | |
| Totals | \$131,954.31 | \$122,985.62 | | | |
| <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: **12/05/2022**