

Treasurer's Report

01/01/2023 - 01/31/2023

This month's Treasurer Report stretches from 01/01/2023 to 01/31/23 in order to provide for a reconciled balance at the end of the fiscal year. This monthly report does include the monthly contractual pay of \$2,500 to Felix Landscape & Maintenance for February 2023 and it also does not include the pay to Felix for four Dump Runs in January (the January dump runs had not been billed); nevertheless, the checks are in the mail.

For better tracking, I have introduced "FY" designations to "INCOME" and (Administrative EXPENSES (Municipal + Internal + Outreach) categories in order to mark which Income and Expenses applied to the last FY 2022-23, and which Income and Expenses apply to the new FY 2023-24. These categories are highlighted in the tally sheets below using boxes and footnotes. Most funds expended in January 2023 will cover (Goldsmith & Shupe) legal, (State Farm) insurance and (GVC) dues obligations for the new fiscal year 2023-24.

Please also recognize that \$69,129.93 represent the sum of 128 Annual Dues Payments the Treasurer has received by 121 personal check or 7 on-line (eCheck or Credit Card) payments. The difference between the recorded sum (\$69,129.93) and the calculated sum (128 x \$540 = \$69,120) has two causes: 1) one payment was overpaid and the payer elected to donate \$10 to the *Manny Park* accrual account :, and 2) all online payments come into the account as \$539.99 (explanation will be rendered during the board meeting).

FYI: Two dues payments will be received from the pertinent Title Agency after closing on two lots, Seven on-line payments are awaiting clearance, and Five personal checks have been deposited today). This adds up to 142 secured payments with 28 being outstanding.

<b>OPERATING FUND - INCOME (retains 62.22% of Annual Dues)</b>					
	<b>Income</b>	<b>Expenses</b>	<b>Year to Date</b>	<b>Net Budget</b>	<b>More/-Less</b>
2023 Annual HOA Dues (\$540 per Lot; retain 62.22% in OF, transfer 37.78% to RF)	\$69,129.93	-	\$69,129.93	-	\$69,129.93
2023 Transfer Fees (\$100 per Lot transfer - sent by Title Agency)	-	-	-	-	-
2022 Annual HOA Dues (\$540 per Lot; retain 62.22% in OF, transfer 37.78% to RF)	-	-	\$57,113.00	\$57,120.00	-\$7.00
2022 Transfer Fees (\$75 per Lot transfer - sent by Title Agency)	\$200.00	-	\$875.00	\$1,000.00	-\$125.00
Costshare deposit from TH6 for shared road maintenance (=> Transfer to Reserve Fund)	-	-	-	-	-
Fees for Late Dues Payments	-	-	\$75.60	-	\$75.60
<b>OPERATING FUND - INCOME (retains 62.22% of Annual Dues) Totals</b>	<b>\$69,329.93</b>	<b>-</b>	<b>\$127,193.53</b>	<b>\$58,120.00</b>	<b>\$69,073.53</b>
<b>OPERATING FUND - Administrative EXPENSES (Municipal + Internal + Outreach)</b>					
	<b>Income</b>	<b>Expenses</b>	<b>Year to Date</b>	<b>Net Budget</b>	<b>More/-Less</b>
2022-23 Green Valley Council Dues	-	-	-\$1,992.00	-\$1,980.00	-\$12.00
2022-23 Insurance	-	-	-\$1,492.00	-\$3,270.00	* \$1,778.00
2022-23 Legal	-	-	-\$685.00	-\$1,000.00	\$315.00
Rental & Storage	-	-	-\$486.00	-\$432.00	-\$54.00
Accounting & Bookkeeping (MoneyMinder, Tax services, Check orders, etc.)	-	-	-\$1,242.69	-\$1,800.00	\$557.31
Taxes	-	-	-\$68.39	-\$260.00	\$191.61
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)	-	\$205.40	-\$411.72	-\$250.00	-\$161.72
Miscellaneous (Other)	-	-	-\$63.00	-\$260.00	\$197.00
Transfer of surplus in OF from prior FY to Contingency Fund	-	-	-	-	-

<b>OPERATING FUND - Administrative EXPENSES (Municipal + Internal + Outreach)</b>	<b>Income</b>	<b>Expenses</b>	<b>Year to Date</b>	<b>Net Budget</b>	<b>More/-Less</b>
Annual Meeting Room Rental	-	-	-	-	-
TH4 Social Events	-	-	-	-	-
2023-24 Insurance	-	\$1,492.00	-\$2,832.00	* -	-\$2,832.00
2023-24 Legal	-	\$600.00	-\$600.00	-	-\$600.00
2023-24 Green Valley Council Dues	-	\$1,992.00	-\$1,992.00	-	-\$1,992.00
<b>OPERATING FUND - Administrative EXPENSES (Municipal + Internal + Outreach) Totals</b>	-	<b>-\$4,289.40</b>	<b>-\$12,936.34</b>	<b>-\$9,897.00</b>	<b>-\$3,039.34</b>

<b>OPERATING FUND - Operating EXPENSES (Landscaping + Roads + Maintenance)</b>	<b>Income</b>	<b>Expenses</b>	<b>Year to Date</b>	<b>Net Budget</b>	<b>More/-Less</b>
<b>Landscaping Committee Budget</b>					
Felix Landscaping (Common Area Maintenance)	-	-	-\$30,000.00	-\$30,000.00	-
Felix Landscaping (Dump Runs)	-	\$340.00	-\$6,205.00	-\$7,140.00	\$935.00
Felix Landscaping (Extra Days)	-	-	-\$2,800.00	-\$5,000.00	\$2,200.00
Felix Landscaping (Erosion Control - Minor projects)	-	-	-\$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	-	-	-\$441.03	-\$730.00	\$288.97
Variables & Unknowns	-	\$104.19	-\$1,383.05	-\$1,500.00	!!! \$116.95
<b>Landscaping Committee Budget Totals</b>	-	<b>-\$444.19</b>	<b>-\$44,764.90</b>	<b>-\$45,870.00</b>	<b>\$1,105.10</b>
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)	-	-	-	-	-
<b>OPERATING FUND - Operating EXPENSES (Landscaping + Roads + Maintenance) Totals</b>	-	<b>-\$444.19</b>	<b>-\$46,374.34</b>	<b>-\$46,570.00</b>	<b>\$195.66</b>

<b>RESERVE FUND Transactions</b>	<b>Income</b>	<b>Expenses</b>	<b>Year to Date</b>	<b>Net Budget</b>	<b>More/-Less</b>
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
<b>RESERVE FUND Transactions Totals</b>	-	-	<b>\$12,098.51</b>	<b>\$3,585.00</b>	<b>\$8,513.51</b>

CONTINGENCY FUND Transaction	Income	Expenses	Year to Date	Net Budget	More/-Less
Monthly Savings Account Interest Credit	\$0.30	-	\$3.51	-	\$3.51
Contingency Fund Assessment (receives surplus from prior FY)	-	-	-	-	-
<b>CONTINGENCY FUND Transaction Totals</b>	<b>\$0.30</b>	<b>-</b>	<b>\$3.51</b>	<b>-</b>	<b>\$3.51</b>
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	-	-	-	-	-
Manny Park 1st Ramada Maintenance (expenditures require BOD approval)	-	-	-\$185.00	-	-\$185.00
<b>Restricted Funds for MANNY PARK (\$10,000 goal) - to be used for upkeep of existing and construction of a second Ramada Totals</b>	<b>-</b>	<b>-</b>	<b>-\$185.00</b>	<b>-</b>	<b>-\$185.00</b>
Store Fees	Income	Expenses	Year to Date	Net Budget	More/-Less
Store - TH4 HOA annual dues Fees	-	-	-	-	-
<b>Store Fees Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Grand Totals					
	<b>\$69,330.23</b>	<b>-\$4,733.59</b>	<b>\$79,799.87</b>	<b>\$5,238.00</b>	<b>\$74,561.87</b>

Bank Account Balances	01/01/2023	01/31/2023	Last reconciled	Summary for the Period	
Operating Fund (BMO #071025661; Checking # 4830061332)	\$21,103.43	\$85,699.77	01/31/2023	Starting Total	\$118,563.10
				Income	\$69,330.23
				Expenses	-\$4,733.59
Ending Total	\$183,159.74				
Reserve Fund (BMO #071025661; Checking #4830061324)	\$61,450.56	\$61,450.56	01/31/2023		
Contingency Fund (BMO #071025661; savings #7813183622)	\$35,337.87	\$35,338.17	01/31/2023		
Manny Park (BMO #071025661; checking #4830061340)	\$671.24	\$671.24	01/31/2023		
Store - TH4 HOA annual dues Clearing Account	-	-	Never		
Store - Manny Park Ramada Accrual Fund Clearing Account	-	-	Never		
<b>Totals</b>	<b>\$118,563.10</b>	<b>\$183,159.74</b>			
<i>Review Reconciled Bank Statement Reports along with this Treasurer's Report to ensure its accuracy.</i>					

Please note that the Transfers between the Operating Fund and Reserve or Contingency Funds 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 gross Income & 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: **2/2/2023**