

STAGECOACH RANCH PROPERTY OWNERS' ASSOCIATION

TREASURER'S REPORT – DECEMBER 2022

January 5, 2023

BEGINNING BALANCE \$9,387.28 (12/1/22)

ENDING BALANCE \$9,958.81 (12/30/22)

DEPOSITS AND ADDITIONS \$11,972.76

EXPENSES \$11,401.23

2023 ASSESSMENT SUMMARY

- Annual Assessments were mailed during the period 12/5/22-12/9/22. Members will have until January 31st to pay their assessments for 2023.
- The Total Assessments were \$25,594.86 (121 accounts).
- Assessments received to date total \$12,014.30 (56 accounts)
- Delinquent Assessments total approximately \$22,791.65

2023 BUDGET

- The 2023 Budget should be developed by the Board as soon as possible to guide spending over the course of the year. Our fiscal year runs from January 1 – December 31.

BANKING

- Attached is a printout of the YTD checkbook register.

ACCOUNTING & QUICKBOOKS

- Treasurer working with bookkeeping consultant to resolve Opening Balance Equity disparity within QuickBooks.
- Treasurer reviewing files to get caught up on Federal Filings.

RECENT EXPENSES

- **The 2022 Road Work Plan:**
Budget: \$35,000 in adopted 2021 Budget
All invoices have been paid totaling \$51,998.50
- **Retainer Payment to Weichert Law**
\$1,200
- **QuickBooks (Intuit), November & December**
\$63.96

CASH FLOW PROJECTION THROUGH JANUARY 31, 2023

- Assessments paid early enabled the POA to pay all invoices from the 022 Road Project within 45 days. Once check has been issued but not yet cleared (\$7,025 to Berrios Trucking). The POA's Commercial Insurance Premium is due this month (\$529). With this and other minor items, and not accounting for any additional income from assessments, the projected balance on January 31, 2023 will be \$3,276.08. If we receive all assessment payments on-time, the projected balance will be \$16,856.64