STAGECOACH RANCH PROPERTY OWNERS' ASSOCIATION
TREASURER'S REPORT – OCTOBER 2022

November 3, 2022

BEGINNING BALANCE **$44,000.10** (9/19/22)

ENDING BALANCE **$26,093.12** (10/17/22)

DEPOSITS AND ADDITIONS **$0**

EXPENSES **$17,906.98**

Sellman Specialties	$4,550.00
Berrios Trucking	$13,325.00
Intuit (QuickBooks)	$31.98

DUES AND FEES

- Annual Assessments will be run over the next 45 days. Assessments will be emailed out as soon as possible, and Members will have until January 31st to pay their assessments for 2023.
- There are two Resale Certificates pending closing mid-November.

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

UPCOMING EXPENSES

- **The 2022 Road Work Plan:**

Budget: $35,000 in adopted 2021 Budget
Invoiced and Paid: $34,748.86
Invoices Received, Not Yet Paid:

Sellman Specialties	$3,750.00 (11/3)
Berrios Trucking	$11,025.00 (11/3)

- **Retainer Payment to Weichert Law**
  $1,200

- **QuickBooks (Intuit), November & December**
  $63.96

CASH FLOW PROJECTION THROUGH DECEMBER 31, 2022

- A negative balance of -$6,019.70 is projected if all expected payments and receipts are posted. A budget amendment must be made, or expenses must be deferred and paid for in 2023, or the Board should discuss other options. See attached cash flow projection worksheet.

Business Checking YTD

Details	Posting Date	Description	Amount	Type	Balance	Check or Slip #
DSLIP	1/4/2022	DEPOSIT ID NUMBER 2108	$2,627.72	DEPOSIT	$21,791.98	
CHECK	1/5/2022	CHECK 2107	-$157.90	CHECK_PAI	$21,634.08	2107
DEBIT	1/6/2022	ORIG CO NAME:GO DADDY ORIG ID:1210002031 DESC	-$40.34	ACH_DEBIT	$21,593.74	
DSLIP	1/10/2022	DEPOSIT ID NUMBER 2109	$3,711.86	DEPOSIT	$25,305.60	
CHECK	1/11/2022	CHECK 2106	-$500.00	CHECK_PAI	$24,805.60	2106
DEBIT	1/18/2022	ORIG CO NAME:18004INTUIT ORIG ID:0000756346 DESC	-$26.65	ACH_DEBIT	$31,126.66	
DSLIP	1/18/2022	DEPOSIT ID NUMBER 2111	$216.00	DEPOSIT	$31,153.31	
DSLIP	1/18/2022	DEPOSIT ID NUMBER 2110	$6,131.71	DEPOSIT	$30,937.31	
DSLIP	1/24/2022	DEPOSIT ID NUMBER 2112	$3,754.18	DEPOSIT	$34,880.84	
DSLIP	2/1/2022	DEPOSIT ID NUMBER 2114	$620.00	DEPOSIT	$40,067.48	
DSLIP	2/1/2022	DEPOSIT ID NUMBER 2113	$4,566.64	DEPOSIT	$39,447.48	
DEBIT	2/7/2022	ORIG CO NAME:GO DADDY ORIG ID:1210002031 DESC	-$191.75	ACH_DEBIT	$40,275.77	
DSLIP	2/7/2022	DEPOSIT ID NUMBER 2115	$400.04	DEPOSIT	$40,467.52	
DEBIT	2/17/2022	ORIG CO NAME:18004INTUIT ORIG ID:0000756346 DESC	-$26.65	ACH_DEBIT	$40,670.88	
DSLIP	2/17/2022	DEPOSIT ID NUMBER 2116	$421.76	DEPOSIT	$40,697.53	
CHECK	3/1/2022	CHECK 2108	-$1,160.00	CHECK_PAI	$40,240.88	2108
DSLIP	3/1/2022	DEPOSIT ID NUMBER 2118	$200.00	DEPOSIT	$41,400.88	
DSLIP	3/1/2022	DEPOSIT ID NUMBER 2117	$530.00	DEPOSIT	$41,200.88	
DSLIP	3/4/2022	DEPOSIT ID NUMBER 2119	$200.00	DEPOSIT	$40,440.88	
DSLIP	3/14/2022	DEPOSIT ID NUMBER 2120	$1,738.65	DEPOSIT	$42,179.53	
DEBIT	3/17/2022	ORIG CO NAME:18004INTUIT ORIG ID:0000756346 DESC	-$26.65	ACH_DEBIT	$42,152.88	
DSLIP	3/18/2022	DEPOSIT ID NUMBER 2121	$202.00	DEPOSIT	$42,354.88	
DSLIP	3/25/2022	DEPOSIT ID NUMBER 2122	$503.06	DEPOSIT	$42,857.94	
CHECK	4/5/2022	CHECK 2109	-$19.00	CHECK_PAI	$42,838.94	2109
DSLIP	4/6/2022	DEPOSIT ID NUMBER 2123	$112.00	DEPOSIT	$42,950.94	
DSLIP	4/12/2022	DEPOSIT ID NUMBER 2124	$516.62	DEPOSIT	$43,467.56	
DEBIT	4/18/2022	ORIG CO NAME:18004INTUIT ORIG ID:0000756346 DESC	-$26.65	ACH_DEBIT	$43,440.91	
DSLIP	5/16/2022	DEPOSIT ID NUMBER 2125	$400.00	DEPOSIT	$43,840.91	
DEBIT	5/17/2022	ORIG CO NAME:18004INTUIT ORIG ID:0000756346 DESC	-$26.65	ACH_DEBIT	$43,814.26	
DEBIT	6/17/2022	ORIG CO NAME:18004INTUIT ORIG ID:0000756346 DESC	-$26.65	ACH_DEBIT	$43,787.61	
DSLIP	7/11/2022	DEPOSIT ID NUMBER 2126	$210.08	DEPOSIT	$43,997.69	
CHECK	7/18/2022	CHECK 2110	-$76.00	CHECK_PAI	$43,889.71	2110
DEBIT	7/18/2022	ORIG CO NAME:18004INTUIT ORIG ID:0000756346 DESC	-$31.98	ACH_DEBIT	$43,965.71	
DSLIP	7/22/2022	DEPOSIT ID NUMBER 2127	$572.00	DEPOSIT	$44,461.71	
DEBIT	8/8/2022	ORIG CO NAME:CINFIN ORIG ID:0000000160 DESC DA	-$944.00	ACH_DEBIT	$43,719.71	
DSLIP	8/8/2022	DEPOSIT ID NUMBER 2128	$202.00	DEPOSIT	$44,663.71	
DEBIT	8/17/2022	ORIG CO NAME:18004INTUIT ORIG ID:0000756346 DESC	-$31.98	ACH_DEBIT	$43,687.73	
DSLIP	9/8/2022	DEPOSIT	$344.35	DEPOSIT	$44,032.08	
DEBIT	9/19/2022	ORIG CO NAME:18004INTUIT ORIG ID:0000756346 DESC	-$31.98	ACH_DEBIT	$44,000.10	
CHECK	10/5/2022	CHECK 2112 (Sellman Specialties Asphalt Hauling)	-$4,550.00	CHECK_PAI	$39,450.10	2112
CHECK	10/11/2022	CHECK 2113 (Berrios Trucking Hauling)	-$13,325.00	CHECK_PAI	$26,125.10	2113
DEBIT	10/17/2022	ORIG CO NAME:18004INTUIT ORIG ID:0000756346 DESC	-$31.98	ACH_DEBIT	$26,093.12	

Business Checking Cashflow Projection

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DEBIT	10/17/2022	ORIG CO NAME:18004INTUIT ORIG ID:0000756346 DESC	-$31.98	ACH_DEBIT	$26,093.12	
CHECK	11/4/2022	Check 2114 (973 Materials, RAP)	-$16,873.86		$9,219.26	2114
	?	Sellman Specialties	-$3,750.00		$5,469.26	
	?	Berrios Trucking	-$11,025.00		-$5,555.74	
	?				-$5,555.74	
	?	Weichert Law Retainer	-$1,200.00		-$6,755.74	
					-$6,755.74	
	11/17/2022	Future Intuit (QuickBooks)	-$31.98		-$6,787.72	
					-$6,787.72	
	12/1/2022	Resale Certificate Fees (3100 SR Loop and 1902 O Stage)	$800.00		-$5,987.72	
	12/17/2022	Future Intuit (QuickBooks)	-$31.98		-$6,019.70	
	12/31/2022	Future GoDaddy	-$40.00		-$6,059.70	