

DEER VALLEY ESTATES PROPERTY OWNERS' ASSOCIATION		
FINANCIAL STATEMENT	2023-2024	2023-2024
Cash Balance as of 10/1/23 (carryover)		\$ 1,529.49
	<b>Budget</b>	<b>Actual</b>
<b>REVENUES</b>	<b>9/30/2024</b>	<b>12/13/2023</b>
Gross Annual Assessment Income - 84 Lots - \$70/Month	\$ 70,560	
Discount for annual pre-pays (estimate 75 lot owners)	\$ (2,250)	(1,980.00)
General Assessments income	\$ 68,310	61,420.00
Assessments paid beyond FY	\$ -	155.00
Gate Transmitters	\$ 300	0.00
Interest - Bank Account Earnings (checking )	\$ 30	1.48
Lot Transfer Fees	\$ 100	0.00
Mosquito Control Pellets	\$ 250	0.00
Other Income	\$ 36	25.00
<b>TOTAL REVENUES (not including trash -- see below)</b>	<b>\$ 69,026</b>	<b>61,601.48</b>
<b>EXPENDITURES</b>		
Administration Costs (Bank Fees, Copying, Postage, Zoom P.O. Box, State Corp. Fee, Supplies)	\$ 500	15.00
Annual Meeting - Meeting & Refreshments	\$ 100	0.00
Bridge Inspection	\$ -	0.00
Bridge Repair	\$ -	0.00
Federal Taxes - Tax on Interest Income	\$ 150	0.00
Legal Fees	\$ 2,000	0.00
Liability Insurance	\$ 1,350	1,352.00
Mailbox Project	\$ -	0.00
Concrete	\$ -	0.00
Other Materials	\$ -	0.00
Mosquito Pellets	\$ -	0.00
Reserve Fund	\$ 2,049	0.00
Road Maintenance:		
Road Signs	0	0.00
Equipment Pad Maintenance	0	0.00
Spring Road Maintenance	46,927	0.00
Binder	17,363	0.00
Gravel	20,648	0.00
Preparation	8,916	0.00
Misc.	0	0.00
Snow Removal	15,000	0.00
Weed Control - Spraying Easement	300	0.00
<b>Road Maintenance Total</b>	<b>\$ 62,227</b>	<b>0.00</b>
Security:		
Electricity for Entrance Gate & Light	350	74.38
Fencing	200	0.00
Gate, Locks & Entrance Light Maintenance	100	0.00
Gate Transmitters	0	0.00
<b>Security Total</b>	<b>\$ 650</b>	<b>74.38</b>
<b>TOTAL EXPENDITURES (not incl. trash -- see below)</b>	<b>\$ 69,026</b>	<b>1,441.38</b>
<b>NET GAIN (LOSS) [Revenues - Expenditures]</b>	<b>\$0</b>	<b>60,160.10</b>
<b>Ending Balance -- General Assessment Account</b>		<b>61,689.59</b>

Notes

Dec. \$0.59

\$25.17 December

TRASH ACCOUNT		
Trash Carryover as of 10/1/23	\$ 2,674	2,674.12
Trash Revenue - \$12.00/Month (58 Residents)	11,160	9,960.00
Trash Dumpster Rent / Disposal - WM	10,320	2,400.00
<b>Ending Balance -- Trash Account</b>	<b>\$ 3,514</b>	<b>10,234.12</b>

\$800 / month

ENDING CASH BALANCE FY 9/30/24 --		
General Assessment Account + Trash Account	\$ -	<u>71,923.71</u>

Amount in check book

RESERVE FUND		
Reserve Fund (42 month CD issued 8/2/21, matures 2/2/25)		6,072.22
Reserve Fund (27 month CD issued 11/2/23, matures 2/2/26)		12,425.03
Reserve Fund (42 month CD issued 11/7/23, matures 5/7/27)		14,861.07
<b>Reserve total</b>		<b>33,358.32</b>