<u>Tuesday, October 31, 2023</u>	Treasurer's Review

<u>ruesuay, october 51, 2025</u>		Ireasurer's Revie	<u>-</u>			
TOTAL ASSETS			ved Monthly By The		_	
Operating Fund Reserve Fund			onciliation of the inciliation of the re	operating account	<u>s</u>	
Contingency Fund					expenses compared to the current year's budget	
Total Funds				operating and res		
					ation's operating and reserve accounts inquent assessment receivable reports	
Operating Fund balance for current Month	\$ 272,894	the check regis	sor, monday gene	. a. iougol, dilu Qê		
Target fund balance (\$29,020 X 3)	\$ (87,060)	**Note: This is the	recommended thre	e months of income	rom owners for operating fund expenses.	
Prepaid Assessments (Owners paid in Advance)	\$ (3,669)					
Accounts Payable (outstanding bills) Operating fund surplus or deficit to Date	\$ (14,053) \$ 168,112	**High Surplus is	due to insurance cla	im check denosit		
	,				d at May 16, 2023 Regular Board meeting. Owneres will be assessed in 3 payments Aug, Sept, C	Det.
					ioard Passed a motion to place interest earned on vangard account Treasurery Bond into Contin	gency rather than Reserve Fund.
Reserve Fund Balance for current Month	\$ 768,776				ed in Vangard Account	
Total Recommended Expenses for 2023	\$ 768,776 \$ 98.121	~ Note: Resolutio	n to Borrow from res	erves to pay for show	removal passed at March Regular Board Meeting	
Actual Reserve Fund Spending to date	\$ (15,062)					
Reserve Fund Spending to Budget Variance	\$ 83,059					
Delinquent Assessment Receivable Report						
1 Unit Past Due (HOA Emergency Special Asmt.)	\$ (1,212)	I				
4 Units with Unpaid Fines	\$ (3,001)					
TOTAL	\$ (4,213)					
OPERATING FUND PROJECTIONS and COMMENTS		170/ (1/0) -6				
Note** Projected Year End Variance is based on average monthly spending estimates***NOT all		17% (1/6) of year to go:				
line items are linear. These non linear projected		Projection				
numbers are Highlighted in Yellow. Year end		formula (to date				
surplus amounts are highlighted green. Negative	83% (5/6) of the	spent) X of to				
Budget Variances are highlighted in Red	year is gone	date spent		PROJECTIONS	Comments, Questions and Explainations by Treasurer are included in this column	
FINANCIAL STATEMENT/BUDGET	Sept. 30, 2023	2023	2023	2023		
				2023 Budget Variance		
	10 Months -	PROJECTED		Based on		
Tuesday. October 31. 2023	Actual to Date	YEAR END	BUDGET	Projections		
HIDDEN VALLEY VILLAGE HOA						
OPERATING REVENUES	\$ 285,805,00	A 040 000 00	\$ 342,600.00	\$ 366.00		
Common Area Assessments	\$ 285,805.00	\$ 342,966.00	\$ 342,600.00	\$ 300.00	Fines and Late Charges used to be listed under this category. Now it is only Late	
Late Charges & Lien Fees	\$ 348.29	\$ 417.95	\$ 1,000.00	\$ (582,05)	Charges	
Vending Machine Income	\$ 81.72	\$ 98.06	\$ 500.00	\$ (401.94)	Much Lower than estimated. Recommend Changing vendor contract.	
Miscellaneous Income-Fines		\$ 4,788.00	\$-	\$ 4,788.00	Fines collected are listed under this category.	
Emergency Special Assessment - Snow	\$ 233,992.67	\$ 280,791.20				
T-1-1 D	*	\$ 629.061.22		\$ 284,961,22	Emergency Special Assessment for Snow Removal makes this higher than usual in Sept	
Total Revenues	\$ 524,217.68	\$ 629,061.22	\$ 344,100.00	\$ 284,961.22	the projection is not linear	
ADMINISTRATIVE EXPENSES		φ - \$ -				
Accounting Services	\$ 9,175.10	\$ 11,010.12	\$ 13,000.00	\$ 1,989.88	Not linear, Nov. Annual Meeting and Year End Budget expenses still to come.	
Board & Meeting Expenses	\$ -	\$ -	\$ 200.00			
					\$5,000 deductible for insurance claim anticipated. Amount was included in Special	
Insurance	\$ 26,204.67	\$ 31,445.60	\$ 28,500.00	\$ (2,945.60)	Assessment	
Legal Services	\$ 3,861.00	\$ 4,633.20	\$ 2,000.00	\$ (2,633.20)	Over Budget due to potential contractor litigation Not Linear, Management Contract renews in June at 5% increase-On Target for zero	
Management Fee	\$ 117,875.00	\$ 141,450.00	\$ 141,450.00	\$-	balance	
Office Supplies & Postage	\$ 1,420.89	\$ 1,705.07	\$ 1,500.00	\$ (205.07)		
Taxes	\$-	\$-	\$ 50.00	\$ 50.00		
Telephone		\$ 4,846.22	\$ 4,800.00	\$ (46.22)	Need to budget for internet in 2024	
TOTAL ADMINISTRATIVE EXPENSES	\$ 162,575.18	\$ 195,090.22	\$ 191,500.00	\$ (3,590.22)	Some items based on non-linear projections	
MAINTENANCE & SUPPLIES		\$ - \$ -		1		
MAINTENANCE & JUPPLIES		φ -			Not Linear-Less Truck use in Summer-High Fuel cost is a factor. Projection came closer	
					to Budget by about \$1,000 from June Statement to July Statement. Need to increase	
Truck Expense	\$ 5,759.85	\$ 6,911.82	\$ 5,500.00	\$ (1,411.82)	Truck Expense line in 2024	
Buildings	\$ 16,714.94		\$ 11,000.00	\$ (9,057.93)	Not Linear-More Buildings Expenses in Summer-Many items covered by Insurance claim	n. \$2,000 unexpected rodent control, \$1,000 Retainer for JDB should come out of Insurance
Landscaping	\$ 2,852.11		\$ 3,500.00	\$ 77.47		
Pool, Jacuzzi & Sauna		\$ 3,376.21	\$ 5,100.00			
Tools & Food and a	\$ 2,813.51				New Process	
Tools & Equipment	\$ 2,813.51 \$ 388.93		\$ 500.00	\$ 33.28	Not linear Insurance claim funds to be tracked as Interior Renairs and Exterior Renairs-See Relow	
Tools & Equipment			\$ 500.00	\$ 33.28	Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below.	
	\$ 388.93		\$ 500.00	\$ 33.28		
Snow Damage-Insurance Claim	\$ 388.93	\$ 466.72 \$ (203,576.24)		\$ 33.28	Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below. This addition of funds skew the Total Operating Expense numbers making it look like we	
Snow Damage-Insurance Claim TOTAL MAINTENANCE & SUPPLIES	\$ 388.93 \$ (169,646.87)	\$ 466.72 \$ (203,576.24)		\$ 33.28	Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below. This addition of funds skew the Total Operating Expense numbers making it look like we have spent less than usual for the year.	
Snow Damage-Insurance Claim TOTAL MAINTENANCE & SUPPLIES UTILITIES	\$ 388.93 \$ (169,646.87)	\$ 466.72 \$ (203,576.24) \$ (169,341.04) \$ - \$ -	\$ 25,600.00	\$ 33.28	Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below. This addition of funds skew the Total Operating Expense numbers making it look like we have spent less than usual for the year. Some items based on non-linear projections	
Snow Damage-Insurance Claim TOTAL MAINTENANCE & SUPPLIES	\$ 388.93 \$ (169,646.87)	\$ 466.72 \$ (203,576.24)		\$ 33.28	Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below. This addition of funds skew the Total Operating Expense numbers making it look like we have spent less than usual for the year. Some items based on non-linear projections Unforseen Extrodinary Expenses-Emergency Special Assessment of \$234,000	
Snow Damage-Insurance Claim TOTAL MAINTENANCE & SUPPLIES UTILITIES Snow Removal	\$ 388.93 \$ (169,646.87) \$ (141,117.53) \$ 287,312.33	\$ 466.72 \$ (203,576.24) \$ (169,341.04) \$ - \$ - \$ 344,774.80	\$ 25,600.00 \$ 20,000.00	\$ 33.28	Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below. This addition of funds skew the Total Operating Expense numbers making it look like we have spent less than usual for the year. Some items based on non-linear projections Unforseen Extrodinary Expenses-Emergency Special Assessment of \$234,000 Not Linear, however higher than usual-Projectid deviation from Budget increased	
Snow Damage-Insurance Claim TOTAL MAINTENANCE & SUPPLIES UTILITIES Snow Removal Trash Removal	\$ 388.93 \$ (169,646.87) \$ (141,117.53) \$ 287,312.33 \$ 17,000.20	\$ 466.72 \$ (203,576.24) \$ (169,341.04) \$ - \$ -	\$ 25,600.00		Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below. This addition of funds skew the Total Operating Expense numbers making it look like we have spent less than usual for the year. Some items based on non-linear projections Unforseen Extrodinary Expenses-Emergency Special Assessment of \$234,000	
Snow Damage-Insurance Claim TOTAL MAINTENANCE & SUPPLIES UTILITIES Snow Removal	\$ 388.93 \$ (169,646.87) \$ (141,117.53) \$ 287,312.33 \$ 17,000.20	\$ 466.72 \$ (203,576.24) \$ (169,341.04) \$ - \$ - \$ 344,774.80 \$ 20,400.24	\$ 25,600.00 \$ 20,000.00		Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below. This addition of funds skew the Total Operating Expense numbers making it look like we have spent less than usual for the year. Some items based on non-linear projections Unforseen Extrodinary Expenses-Emergency Special Assessment of \$234,000 Not Linear, however higher than usual-Projectid deviation from Budget increased \$1,000 from June to July	
Snow Damage-Insurance Claim TOTAL MAINTENANCE & SUPPLIES UTILITIES Snow Removal Trash Removal	\$ 388.93 \$ (169,646.87) \$ (141,117.53) \$ 287,312.33 \$ 17,000.20 \$ 775.23	\$ 466.72 \$ (203,576.24) \$ (169,341.04) \$ - \$ - \$ 344,774.80 \$ 20,400.24	\$ 25,600.00 \$ 20,000.00		Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below. This addition of funds skew the Total Operating Expense numbers making it look like we have spent less than usual for the year. Some items based on non-linear projections Unforseen Extrodinary Expenses-Emergency Special Assessment of \$234,000 Not Linear, however higher than usual-Projectid deviation from Budget increased \$1,000 from June to July Management will reimburse cost of cable. Need to budget for internet in 2024	
Snow Damage-Insurance Claim TOTAL MAINTENANCE & SUPPLIES UTILITIES Snow Removal Trash Removal Cable TV Electricity	\$ 388.93 \$ (169,646.87) \$ (141,117.53) \$ 287,312.33 \$ 17,000.20 \$ 775.23 \$ 20,217.89	\$ 466.72 \$ (203,576.24) \$ (169,341.04) \$ - \$ 344,774.80 \$ 20,400.24 \$ 930.28 \$ 24,261.47	\$ 25,600.00 \$ 20,000.00 \$ 20,000.00 \$ - \$ 21,000.00	\$ (400.24) \$ (3,261.47)	Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below. This addition of funds skew the Total Operating Expense numbers making it look like we have spent less than usual for the year. Some items based on non-linear projections Unforseen Extrodinary Expenses-Emergency Special Assessment of \$234,000 Not Linear, however higher than usual-Projectid deviation from Budget increased \$1,000 from June to July Management will reimburse cost of cable. Need to budget for internet in 2024 Not Linear, however way higher than usual-Projected deviation decreased \$600 from June to July	
Snow Damage-Insurance Claim TOTAL MAINTENANCE & SUPPLIES UTILITIES Snow Removal Trash Removal Cable TV	\$ 388.93 \$ (169,646.87) \$ (141,117.53) \$ 287,312.33 \$ 17,000.20 \$ 775.23	\$ 466.72 \$ (203,576.24) \$ (169,341.04) \$ - \$ 344,774.80 \$ 20,400.24 \$ 930.28	\$ 25,600.00 \$ 20,000.00 \$ 20,000.00 \$ -	\$ (400.24)	Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below. This addition of funds skew the Total Operating Expense numbers making it look like we have spent less than usual for the year. Some items based on non-linear projections Unforseen Extrodinary Expenses-Emergency Special Assessment of \$234,000 Not Linear, however higher than usual-Project deviation from Budget increased \$1,000 from June to July Management will reimburse cost of cable. Need to budget for internet in 2024 Not Linear, however way higher than usual-Projected deviation decreased \$600 from June to July Not Linear, however way higher than usual-Projected deviation decreased \$3,000 from June to July	
Snow Damage-Insurance Claim TOTAL MAINTENANCE & SUPPLIES UTILITIES Snow Removal Trash Removal Cable TV Electricity Propane	\$ 388.93 \$ (169,646.87) \$ (141,117.53) \$ 287,312.83 \$ 17,000.20 \$ 775.23 \$ 20,217.89 \$ 20,538.76	\$ 466.72 \$ (203,576.24) \$ (169,341.04) \$ - \$ 344,774.80 \$ 20,400.24 \$ 930.28 \$ 24,261.47 \$ 24,646.51	\$ 25,600.00 \$ 20,000.00 \$ 20,000.00 \$ - \$ 21,000.00 \$ 25,000.00	\$ (400.24) \$ (3,261.47) \$ 353.49	Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below. This addition of funds skew the Total Operating Expense numbers making it look like we have spent less than usual for the year. Some items based on non-linear projections Unforseen Extrodinary Expenses-Emergency Special Assessment of \$234,000 Not Linear, however higher than usual-Projectd deviation from Budget increased \$1,000 from June to July Management will reimburse cost of cable. Need to budget for internet in 2024 Not Linear, however way higher than usual-Projected deviation decreased \$800 from June to July Not Linear, however way higher than usual-Projected deviation decreased \$800 from June to July	
Snow Damage-Insurance Claim TOTAL MAINTENANCE & SUPPLIES UTILITIES Snow Removal Trash Removal Cable TV Electricity	\$ 388.93 \$ (169,646.87) \$ (141,117.53) \$ 287,312.33 \$ 17,000.20 \$ 775.23 \$ 20,217.89	\$ 466.72 \$ (203,576.24) \$ (169,341.04) \$ - \$ 344,774.80 \$ 20,400.24 \$ 930.28 \$ 24,261.47	\$ 25,600.00 \$ 20,000.00 \$ 20,000.00 \$ - \$ 21,000.00	\$ (400.24) \$ (3,261.47)	Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below. This addition of funds skew the Total Operating Expense numbers making it look like we have spent less than usual for the year. Some items based on non-linear projections Unforseen Extrodinary Expenses-Emergency Special Assessment of \$234,000 Not Linear, however higher than usual-Project deviation from Budget increased \$1,000 from June to July Management will reimburse cost of cable. Need to budget for internet in 2024 Not Linear, however way higher than usual-Projected deviation decreased \$600 from June to July Not Linear, however way higher than usual-Projected deviation decreased \$3,000 from June to July	
Snow Damage-Insurance Claim TOTAL MAINTENANCE & SUPPLIES UTILITIES Snow Removal Trash Removal Cable TV Electricity Propane	\$ 388.93 \$ (169.646.87) \$ (141,117.53) \$ (141,117.53) \$ 17,000.20 \$ 775.23 \$ 20,217.89 \$ 20,538.76 \$ 31,335.68	\$ 466.72 \$ (203,576.24) \$ (169,341.04) \$ - \$ 344,774.80 \$ 20,400.24 \$ 930.28 \$ 24,261.47 \$ 24,646.51	\$ 25,600.00 \$ 20,000.00 \$ 20,000.00 \$ - \$ 21,000.00 \$ 25,000.00	\$ (400.24) \$ (3,261.47) \$ 353.49	Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below. This addition of funds skew the Total Operating Expense numbers making it look like we have spent less than usual for the year. Some items based on non-linear projections Unforseen Extrodinary Expenses-Emergency Special Assessment of \$234,000 Not Linear, however higher than usual-Projectd deviation from Budget increased \$1,000 from June to July Management will reimburse cost of cable. Need to budget for internet in 2024 Not Linear, however way higher than usual-Projected deviation decreased \$800 from June to July Not Linear, however way higher than usual-Projected deviation decreased \$800 from June to July	
Snow Damage-Insurance Claim TOTAL MAINTENANCE & SUPPLIES UTILITIES Snow Removal Trash Removal Cable TV Electricity Propane Water & Sewer	\$ 388.93 \$ (169.646.87) \$ (141,117.53) \$ (141,117.53) \$ 17,000.20 \$ 775.23 \$ 20,217.89 \$ 20,538.76 \$ 31,335.68	\$ 466.72 \$ (203,576.24) \$ (169,341.04) \$ \$ 344,774.80 \$ 20,400.24 \$ 930.28 \$ 24,261.47 \$ 24,646.51 \$ 37,602.82	\$ 25,600.00 \$ 20,000.00 \$ 20,000.00 \$ - \$ 21,000.00 \$ 25,000.00 \$ 41,000.00	\$ (400.24) \$ (3,251.47) \$ 353.49 \$ 3,397.18	Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below. This addition of funds skew the Total Operating Expense numbers making It look like we have spent less than usual for the year. Some items based on non-linear projections Unforseen Extrodinary Expenses-Emergency Special Assessment of \$234,000 Not Linear, however higher than usual-Project deviation from Budget increased \$1,000 from June to July Management will reimburse cost of cable. Need to budget for internet in 2024 Not Linear, however way higher than usual-Projected deviation decreased \$3,400 from June to July Not Linear, however way higher than usual-Projected deviation decreased \$3,400 from June to July Not Linear, however higher than usual-Projected deviation from Budget increased \$3,400 from June to July Inter Jowever higher than usual-Projected deviation from Budget increased \$100 from June to July Items based on non-linear projections,however increase in budgeting needed in 2024 Total Expense calculation includes the deposit of Insurance Checks. Emergency Snow	
Snow Damage-Insurance Claim TOTAL MAINTENANCE & SUPPLIES UTILITIES Snow Removal Trash Removal Cable TV Electricity Propane Water & Sewer TOTAL UTILITIES	\$ 386.93 \$ (169,646.87) \$ (141,117.53) \$ 17,000.20 \$ 17,000.20 \$ 20,217.89 \$ 20,217.89 \$ 20,538.76 \$ 31,335.68 \$ 377,180.09	\$ 466.72 \$ (203,576.24) \$ (199,341.04) \$ - \$ 344,774.80 \$ 20,400.24 \$ 20,400.24 \$ 230.28 \$ 24,261.47 \$ 24,261.47 \$ 37,602.82 \$ 452,616.11	\$ 25,600.00 \$ 20,000.00 \$ 20,000.00 \$ 20,000.00 \$ 21,000.00 \$ 41,000.00 \$ 127,000.00	\$ (400.24) \$ (3,261.47) \$ 353.49 \$ 3,397.18 \$ (325,616.11)	Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below. This addition of funds skew the Total Operating Expense numbers making it look like we have spent less than usual for the year. Some items based on non-linear projections Unforseen Extrodinary Expenses-Emergency Special Assessment of \$234,000 Not Linear, however higher than usual-Projectid deviation from Budget increased \$1,000 from June to July Management will reimburse cost of cable. Need to budget for internet in 2024 Not Linear, however way higher than usual-Projected deviation decreased \$600 from June to July Not Linear, however way higher than usual-Projected deviation decreased \$3,400 from June to July Not Linear, however way higher than usual-Projected deviation decreased \$3,400 from June to July Items based on non-linear projections, however increase in budgeting needed in 2024 Total Expense calculation includes the deposit of Insurance Checks. Emergency Snow Removal Assessment will not show up until August, Sept, Oct. Monthy Financial	
Snow Damage-Insurance Claim TOTAL MAINTENANCE & SUPPLIES UTILITIES Snow Removal Trash Removal Cable TV Electricity Propane Water & Sewer	\$ 386.93 \$ (169,646.87) \$ (141,117.53) \$ 17,000.20 \$ 17,000.20 \$ 20,217.89 \$ 20,217.89 \$ 20,538.76 \$ 31,335.68 \$ 377,180.09	\$ 466.72 \$ (203,576.24) \$ (169,341.04) \$ \$ 344,774.80 \$ 20,400.24 \$ 930.28 \$ 24,261.47 \$ 24,646.51 \$ 37,602.82	\$ 25,600.00 \$ 20,000.00 \$ 20,000.00 \$ - \$ 21,000.00 \$ 25,000.00 \$ 41,000.00	\$ (400.24) \$ (3,251.47) \$ 353.49 \$ 3,397.18	Insurance claim funds to be tracked as Interior Repairs and Exterior Repairs-See Below. This addition of funds skew the Total Operating Expense numbers making It look like we have spent less than usual for the year. Some items based on non-linear projections Unforseen Extrodinary Expenses-Emergency Special Assessment of \$234,000 Not Linear, however higher than usual-Project deviation from Budget increased \$1,000 from June to July Management will reimburse cost of cable. Need to budget for internet in 2024 Not Linear, however way higher than usual-Projected deviation decreased \$3,400 from June to July Not Linear, however way higher than usual-Projected deviation decreased \$3,400 from June to July Not Linear, however higher than usual-Projected deviation from Budget increased \$3,400 from June to July Inter Jowever higher than usual-Projected deviation from Budget increased \$100 from June to July Items based on non-linear projections,however increase in budgeting needed in 2024 Total Expense calculation includes the deposit of Insurance Checks. Emergency Snow	

RESERVE FUND 2023 MAJOR CAPITAL EXPENSES

	RESER	IVE FUND	1/31/2023			
	75% (3/4) of the				
RESERVE FUND 2023 PROJECTS	year is	s gone	2023		2023	COMMENTS
	7 Mon	ths - Actual to				
		Date	BUDGET	202	3 Budget Balance	
Painting-Annual Touch up	\$	-	\$ 5,150.00	\$	5,150.00	
Two Spa Filters	\$	-	\$ 3,914.00	\$	3,914.00	
Pool and Spa Pumps	\$	-	\$ 3,502.00	\$	3,502.00	Not needed so far
Balcony/Stairway Inspection Required	\$	11,825.00	\$ 23,250.00	\$	11,425.00	Under Budget
Front Door Replace 10/year	\$	1,622.03	\$ 15,450.00	\$	13,827.97	Under Budget
Water Heater-Replace One per Year	\$	-	\$ 1,030.00	\$	1,030.00	Not needed so far
Unscheduled Capital Expense	\$	-	\$ 10,300.00	\$	10,300.00	
Roof Preventative Maintenance	\$	-	\$ 2,575.00	\$	2,575.00	
Chimney Chase Rebuild-6 Year Plan	\$	-	\$ 15,450.00	\$	15,450.00	
Sewer Line Clean Out-Building H	\$	575.00	\$ 5,000.00	\$	4,425.00	Under Budget

Refurbish Managers Unit	\$ 575.37	\$ 12,500.00	\$ 11,92	4.63 Ast. Mgr replace dishwasher-More refurbish items to come				
Asphault Seal Coat	\$ 465.00							
TOTALS	\$ 15,062.40	\$ 98,121.00	\$ 83,05	3.60				
		_						
Contingency Fund								
Beginning Balance	\$ 60,000.00							
2023 Expenditure-Defray snow removal costs	\$ (60,000.00)	Transferred to Operating fund to defray snow removal costs						
Interest Income from Vanguard Account	\$ 2,346.86							

Insurance Claim Tracking 819140-Account-Snow Damage Insurance Claim

013140-Account-Snow Damage Insurance Glaim	Cho	ck Total	Evel	erior	Inter	lar.	Fund	Balance	Discription
<u>Date</u> 5/24/2923	cned	LK TOTAL	ŝ	(1,000.00)	inter	<u>u</u>	\$		Discription Retainer for Summer Work-Funds taken from Buildings in Operating Fund
			\$	(1,000.00)					Snow Damage 5-46S5-45M-State Farm Insurance Claim Check
6/7/2023	\$	265,058.13					\$		
5/31/2023					\$	(960.00)	\$		Unit 41-Drywall
6/22/2023			\$	(37,886.67)			\$		JDB-First Payment Buildings E,F,I,J,K
7/7/2023			\$	(5,000.00)			\$	221,211.46	JDB-Contract Amount Deposit for Change Order
7/27/2023			\$	(37,886.67)			\$	183,324.79	2nd Installment JDB-External Repairs Buildings E.F,I,J,K
									Remaining Deposit-JDB Deposit Amount for Updated Contract Change order-Remaining
7/27/2023			\$	(3,800.00)			\$		Deposit Due
7/27/2023					\$	(9,540.00)	\$	169,984.79	Chris Flores-Interior damage repairs Units 13,25,27,31,32,42
7/31/2023					\$	(1,584.00)	\$	168,400.79	Adrian Hernandez-Carpet Repair Unit 13
9/14/2023	\$	25,130.08					\$	193,530.87	
9/24/2023					\$	(14,445.00)	\$	179,085.87	Chris Flores-Interior damage repairs Units 13,17,25,41,43,108,118
10/31/2023					\$	(315.00)	\$	178,770.87	Chris Flores-Plywood Unit 41
10/31/2023					\$	(500.00)	\$	178,270.87	Chris Flores-Plywood Unit 43
10/31/2023				-	ŝ	(3,150.00)	ŝ	175.120.87	Chris Flores Unit 106
10/31/2023					ŝ	(1,580.00)	s	173.540.87	Chris Flores Unit 26
10/01/2020						, .,		173,540.87	
10/31/2023			ŝ	(3,894.00)			ŝ	169.646.87	A Plus Roofing and Waterproofing- Building D-Roof and Chase Repairs
10/51/2023			Ŷ	(3,034.00)			ŝ	169,646.87	Chris Flores-Interior damage repairs Units 44, 104,
							\$		Cinis rioles-interior damage repairs cinits 44, 104,
								169,646.87	
							\$	169,646.87	
							\$	169,646.87	
									
2023 SNOW REMOVAL COSTS TO DATE									
Date	Chec	ck Total	Gro	und	Roof		Misc.		
1/20/2023	\$	60.63					\$	60.63	Snowblower Fuel
1/31/2023	\$	275.53					\$	275.53	Snow Shovels
1/31/2023	\$	86,690.00	\$	2,400.00	\$	83,090.00	\$	1,200.00	Timberline-12/14-1/6-Ground-1/16-1/27-Roof-Plywood-Check #20391-check amt=\$86690
1/31/2023	\$	31,276.00	\$	31,276.00					
1/31/2023	\$	514.79							CD Construction-Loader 1/1-1/31
2/22/2023	\$						\$	514.79	CD Construction-Loader 1/1-1/31 High Country Lumber Plywood (Buildings??)
2/28/2023		13,930.00		1,820	\$	12,110.00			CD Construction-Loader 1/1-1/31 High Country Lumber Plywood (Buildings??) Timberline 1/30-2/6-173 hours Roof Shoveling and 26 ground shoveling all at \$70/hour
	\$	100.92			\$	12,110.00	\$ \$	514.79 100.92	CD Construction-Loader 1/1-1/31 High Country Lumber Plywood (Buildings??) Timberline 1/30-2/6-173 hours Roof Shoveling and 26 ground shoveling all at \$70/hour DIY Ice Melt
3/4/2023	\$ \$		\$	1,820			\$	100.92	CD Construction-Loader 171-1731 High Country Lumber Physicod (Buildings??) Timberline 120-276-173 hours Roof Shoveling and 26 ground shoveling all at \$70/hour DIY Ice Nett CD Construction-Loader 2/5-2/28
3/31/2023	\$	100.92 6,638.00	\$		\$	44,450.00	\$	100.92	CD Construction-Loader 1/1-1/31 High Country Lumber Plywood (Buildings??) Timberline 1/20-26-1/33 hours Roof Shoveling and 26 ground shoveling all at \$70/hour DIY Ice Netl CD Construction-Loader 2/5-2/28 Timberline-2/14-3/12 - 635 hours of Roof shoveling @ \$70/hour and Plywood
3/31/2023 3/31/2023	\$	100.92 6,638.00 95,180.00		6,638.00			\$	100.92	CD Construction-Loader 1/1-1/31 High Country Lumber Plywood (Buildings??) Timberline 1/30-2/6-173 hours Roof Shoveling and 26 ground shoveling all at \$70/hour DIY Ice Meit CD Construction-Loader 2/5-2/78 Timberline-2/1-4/3/2- 635 hours of Roof shoveling @ \$70/hour and Plywood Timberline-3/13-3/24 - 699 hours of Roof shoveling @ \$70/hour and Plywood
3/31/2023	\$	100.92 6,638.00	\$		\$	44,450.00	\$	100.92	CD Construction-Loader 1/1-1/31 High Country Lumber Plywood (Buildings??) Timberline 1/30-2/6-1/23 hours Root Shoveling and 26 ground shoveling all at \$70/hour DV ice Melt CD Construction-Loader 2/5-2/28 Timberline-2/14-3/12-458 hours of Root shoveling @ \$70/hour and Plywood Timberline-3/13-3/24 - 698 hours of Root shoveling @ \$70/hour and Plywood CD construction-Loader 3/1-3/11
3/31/2023 3/31/2023	\$	100.92 6,638.00 95,180.00		6,638.00	\$	44,450.00	\$	100.92	CD Construction-Loader 1/1-1/31 High Country Lumber Plywood (Buildings??) Timberline 1/20-26-1/3 hours Roof Shoveling and 26 ground shoveling all at \$70/hour DIY Ice Netlt CD Construction-Loader 2/5-2/28 Timberline-3/13-3/24 - 635 hours of Roof shoveling @ \$70/hour and Plywood Timberline-3/13-3/24 - 699 hours of Roof shoveling @ \$70/hour and Plywood CD Construction-Loader 3/1-3/31 Timberline-3/27-4/7 - 275 hours of roof shoveling @\$70/hour,100 hours ground shoveling
3/31/2023 3/31/2023 4/30/2023	\$	100.92 6,638.00 95,180.00 21,670.00	\$	6,638.00 21,670.00	s s	44,450.00 48,930.00	\$ \$ \$	100.92 600.00 1,200.00	CD Construction-Loader 1/1-1/31 High Country Lumber Plywood (Buildings??) Timberline 1/3-0.2-6173 hours Roof Shoveling and 26 ground shoveling all at \$70/hour DY Ice Nett CD Construction-Loader 2/5-2/28 Timberline-2/13-2/12-699 hours of Roof shoveling @ \$70/hour and Plywood Timberline-3/13-2/14-699 hours of Roof shoveling @ \$70/hour and Plywood CD Construction-Loader 3/1-3/31 Timberline-3/27-4/7-275 hours of roof shoveling @\$70/hour,100 hours ground shoveling Timberline-3/27-4/7-275 hours of roof shoveling @\$70/hour and Plywood Sociated with roofs and safty @\$70, Ishours Snowblower associated with roofs
3/31/2023 3/31/2023 4/30/2023 4/30/2023	\$ \$ \$ \$	100.92 6,638.00 95,180.00 21,670.00 27,390.00		6,638.00	s s	44,450.00 48,930.00 19,110.00	\$	100.92	CD Construction-Loader 1/1-1/31 High Country Lumber Pkywood (Bulldings??) Timberline 1/20-26-173 hours Root Shoveling and 26 ground shoveling all at \$70/hour DV ice Netl CD Construction-Loader 2/3-2/28 Timberline-3/13-3/24 - 693 hours of Root shoveling @ \$70/hour and Plywood Timberline-3/13-3/24 - 693 hours of Root shoveling @ \$70/hour and Plywood CD Construction-Loader 3/1-3/31 Timberline-3/27-4/7 - 275 hours of root shoveling @\$70/hour, 100 hours ground shoveling associated with roots and safty @\$70, 18hours Snowblower associated with roots @\$60/hour - 5 µywood
3/31/2023 3/31/2023 4/30/2023 4/30/2023 4/30/2023 4/30/2023	\$ \$ \$ \$ \$	100.92 6,638.00 95,180.00 21,670.00 27,390.00 2,100.00	\$	6,638.00 21,670.00	s s	44,450.00 48,930.00	\$ \$ \$	100.92 600.00 1,200.00 200.00	CD Construction-Loader 17.1/31 High Country Lumber Phywood (Buildings??) Timberline 120-276-173 hours Roof Shoveling and 26 ground shoveling all at \$70/hour DIY Ice Nett CD Construction-Loader 275-2728 Timberline-2714-3712-635 hours of Roof shoveling @ \$70/hour and Phywood Timberline-2714-3724-699 hours of Roof shoveling @ \$70/hour and Phywood CD Construction-Loader 271-3731 Timberline-3724-7275 hours of Roof shoveling @\$70/hour, 100 hours ground shoveling associated with roofs and safty @\$70, Ishours Snovelicower associated with roofs @\$60/hour - 5 phywood Timberline-376 hoveling buildings F and G-30 hours @\$70
3/31/2023 3/31/2023 4/30/2023 4/30/2023	\$ \$ \$ \$	100.92 6,638.00 95,180.00 21,670.00 27,390.00	\$	6,638.00 21,670.00	s s	44,450.00 48,930.00 19,110.00 2,100.00	\$ \$ \$	100.92 600.00 1,200.00	CD Construction-Loader 1/1-1/31 High Country Lumber Plywood (Buildings??) Timberline 1/30-2/6-1/23 hours Rool'Shoveling and 26 ground shoveling all at \$70/hour DV ice Helt CD Construction-Loader 2/5-2/28 Timberline-2/14-3/12-636 hours of Roof shoveling @ \$70/hour and Plywood CD construction-Loader 3/1-3/31 Timberline-3/27-4/7-275 hours of roof shoveling @ \$70/hour, 100 hours ground shoveling @\$50/hour.5 plywood Saociated with roofs and safty @\$70, 18hours Snowblower associated with roofs @\$50/hour - 5 plywood Timberline-roof shoveling buildings F and G-30 hours @\$70 Snow Blower Betls
3/31/2023 3/31/2023 4/30/2023 4/30/2023 4/30/2023 4/26/2023 4/26/2023	\$ \$ \$ \$ \$ \$	100.92 6,638.00 95,180.00 21,670.00 27,390.00 2,100.00 64.63	\$	6,638.00 21,670.00 8,080.00	s s	44,450.00 48,930.00 19,110.00	\$ \$ \$	100.92 600.00 1,200.00 200.00	CD Construction-Loader 1/1-1/31 High Country Lumber Physicol Bluidlings??) Timberline 2/30-2/6-173 hours Root Shoveling and 26 ground shoveling all at \$70/hour DIY Ice Helt CD Construction-Loader 2/5-2/28 Timberline-2/13-2/32 - 699 hours of Root shoveling @ \$70/hour and Physood Timberline-2/32-3/24 - 699 hours of Root shoveling @ \$70/hour and Physood CD Construction-Loader 2/1-3/31 Timberline-3/27-47 - 275 hours of root shoveling @\$70/hour,100 hours ground shoveling associated with roots and safty @\$70, 18hours Snowblower associated with roots @\$60/hour - 5 physod Timberline-3/26-01 shoveling buildings F and G-30 hours @\$70 Snow Blower Betts Insurance deductable-Snow expense proportional per CC&R
3/31/2023 3/31/2023 4/30/2023 4/30/2023 4/30/2023 4/30/2023 4/26/2023 5/22/2023	\$ \$ \$ \$ \$ \$ \$	100.92 6,638.00 95,180.00 21,670.00 2,100.00 64.63 3,100.00	\$	6,638.00 21,670.00 8,080.00 3,100.00	s s	44,450.00 48,930.00 19,110.00 2,100.00	\$ \$ \$	100.92 600.00 1,200.00 200.00	CP Construction-Loader 11-1/31 High Country Lumber Plywood (Buildings??) Timberline 1/30-26-173 hours Roof Shoveling and 26 ground shoveling all at \$70/hour DIY ice Helt CD Construction-Loader 2/5-2/28 Timberline-2/14-3/12-636 hours of Roof shoveling @ \$70/hour and Plywood Timberline-3/13-3/24-636 hours of Roof shoveling @ \$70/hour and Plywood CD Construction-Loader 3/1-3/31 Timberline-3/27-4/7-275 hours of roof shoveling @\$70/hour,100 hours ground shoveling associated with roofs and safty @\$70, 18hours Snowblower associated with roofs @\$60/hour - 5 plywood Timberline-30 shoveling blidlings F and G-30 hours @\$70 Snow Blower Belts Insurance deductable-Snow expense proportional per CC&R CD Construction-Loader Serice April 1-4
3/31/2023 3/31/2023 4/30/2023 4/30/2023 4/30/2023 4/26/2023 4/26/2023	\$ \$ \$ \$ \$ \$	100.92 6,638.00 95,180.00 21,670.00 27,390.00 2,100.00 64.63	\$	6,638.00 21,670.00 8,080.00	s s	44,450.00 48,930.00 19,110.00 2,100.00	\$ \$ \$	100.92 600.00 1,200.00 200.00	CD Construction-Loader 1/1-1/31 High Country Limber Plywood (Buildings??) Timberline 1/30-2/6-173 hours Rool Shoveling and 26 ground shoveling all at \$70/hour DV ice Netk CD Construction-Loader 2/5-2/28 Timberline-2/14-3/12-635 hours of Roof shoveling @ \$70/hour and Plywood Timberline-3/13-3/24 - 693 hours of Roof shoveling @ \$70/hour and Plywood CD construction-Loader 2/1-3/31 Timberline-3/13-3/10 Timberline-3/27-4/7 - 275 hours of roof shoveling @\$70/hour, 100 hours ground shoveling @\$60/hour - 5 plywood Timberline-roof shoveling buildings F and G-30 hours @\$70 Snow Blower Betts Insurance deductable-Snow expense proportional per CC&R CD Construction-Loader Ser/1-3 Hour All Sierra Meti for 2023-24 winter
3/31/2023 3/31/2023 4/30/2023 4/30/2023 4/30/2023 4/30/2023 4/26/2023 5/22/2023 9/25/2023	\$ \$ \$ \$ \$ \$ \$	100.92 6,638.00 95,180.00 21,670.00 2,100.00 64.63 3,100.00	\$ \$ \$	6,638.00 21,670.00 8,080.00 3,100.00 782.46	\$ \$ \$ \$	44,450.00 48,930.00 19,110.00 2,100.00 5,000.00	\$ \$ \$ \$	100.92 600.00 1,200.00 200.00 64.63	CD Construction-Loader 171-1/31 High Country Lumber Plywood (Buildings??) Timberline J20-276-173 hours Roof Shoveling and 26 ground shoveling all at \$70/hour DIY Ice Nett CD Construction-Loader 2/5-2/28 Timberline-2/14-3/12-458 hours of Roof shoveling @ \$70/hour and Plywood CD Construction-Loader 3/1-3/31 Timberline-3/14-3/12-4 CSB hours of Roof shoveling @ \$70/hour and Plywood CD Construction-Loader 3/1-3/31 Timberline-3/14-77-72 For Norts of roof shoveling @ \$70/hour, 100 hours ground shoveling associated with roofs and safty @\$70, 18hours Showblower associated with roofs @\$60/hour - 5 plywood Timberline-3/14-71 - 725 hours of roof shoveling @\$707 Show Blower Betts Insurance deductable-Show expense proportional per CC&R CD Construction-Loader Service April 1-4 Huck Sait Sierra Metl for 2023-24 winter BRAND TOTAL
3/31/2023 3/31/2023 4/30/2023 4/30/2023 4/30/2023 4/30/2023 4/26/2023 5/22/2023	\$ \$ \$ \$ \$ \$ \$	100.92 6,638.00 95,180.00 21,670.00 2,100.00 64.63 3,100.00	\$	6,638.00 21,670.00 8,080.00 3,100.00	\$ \$ \$ \$	44,450.00 48,930.00 19,110.00 2,100.00	\$ \$ \$	100.92 600.00 1,200.00 200.00	CD Construction-Loader 1/1-1/31 High Country Limber Plywood (Buildings??) Timberline 1/30-2/6-173 hours Rool'Shoveling and 26 ground shoveling all at \$70/hour DV ice Netk CD Construction-Loader 2/5-2/28 Timberline-2/14-3/12-635 hours of Roof shoveling @ \$70/hour and Plywood CD construction-Loader 2/1-3/31 Timberline-3/13-3/24 - 098 hours of Roof shoveling @ \$70/hour and Plywood CD construction-Loader 3/1-3/31 Timberline-3/13-01 CD construction-Loader 3/1-3/31 Timberline-3/27-4/7 - 275 hours of roof shoveling @\$70/hour,100 hours ground shoveling @\$60/hour - 5 plywood Timberline-roof shoveling buildings F and G-30 hours @\$70 Snow Blower Betts Insurance deductable-Snow expense proportional per CC&R CD Construction-Loader Shift April 1-4 Huck Salt Sierra Meti for 2023-24 winter
3/31/2023 3/31/2023 4/30/2023 4/30/2023 4/30/2023 4/30/2023 4/26/2023 5/22/2023 9/25/2023	\$ \$ \$ \$ \$ \$ \$	100.92 6,638.00 95,180.00 21,670.00 2,100.00 64.63 3,100.00	\$ \$ \$	6,638.00 21,670.00 8,080.00 3,100.00 782.46	\$ \$ \$ \$	44,450.00 48,930.00 19,110.00 2,100.00 5,000.00	\$ \$ \$ \$	100.92 600.00 1,200.00 200.00 64.63	CD Construction-Loader 171-1731 High Country Lumber Plywood (Buildings??) Timberline J20-276-173 hours Rodr Shoveling and 26 ground shoveling all at \$70/hour DIY Ice Nett CD Construction-Loader 2/5-2/28 Timberline-2714-3712 - 635 hours of Rodr shoveling @ \$70/hour and Plywood Timberline-3714-3712 - 635 hours of Rodr shoveling @ \$70/hour and Plywood CD Construction-Loader 371-3731 Timberline-3714-77 - 725 hours of rodr shoveling @\$70/hour,100 hours ground shoveling associated with roofs and safty @\$70, 18hours Snowblower associated with roofs @\$60/hour - 5 plywood Timberline-3714-77 - 725 hours of roof shoveling @\$707 Snow Blower Betts Insurance deductable-Snow expense proportional per CC&R CD Construction-Loader Service April 1-4 Huck Sait Sierra Metl for 2023-24 winter GRAND TOTAL

Board Actions for Unforseen Extrodinary Expenses for Snow Removal and Winter Storm Damage. MarchRegular Board Meeting: Presented a resolution to borrow from Reserve funds to pay Snow removal Bills May Regular Board Meeting: Presented a resolution for an Emergency Special Assessment in the amount of \$234,000 Insurance claim opened. Board met weekly in May and June to work with management and contractors Other Considerations

Civil Code 5001 Meeting Financial Review. Requirements: The review requirements of Section 5500 may be met when every individual member of the board, or a subcommittee of the board consisting of the treasurer and at least one other board member, reviews the documents and statements described in Section 5500 independent of a board meeting, so long as the review is ratified at the board meeting, subsequent to the review and that ratification is reflected in the minutes of that meeting Board must approve all expenditures from Reserve Fund and record in minutes Board must approve all expenditures in excess of \$2,000 from Operating Fund and record in minutes