

Verde Valley Property Owners Association
dba **Verde Valley Community Connection (VVCC)**
Treasurer's Report Summary for 2025

FINANCIAL ACCOUNTS: MONTH-END BALANCES

Bank Accounts	December2025	December2024	Change
General Checking	\$ 1,907.96	\$ 4,139.78	\$ (2,231.82)
Pool	\$ -	\$ 3,417.64	\$ (3,417.64)
Pond	\$ 100.00	\$ 30.83	\$ 69.17
Capital Improvement Projects (CIP)	\$ 2,810.53	\$ 2,957.07	\$ (146.54)
General Savings	\$ 5,052.44	\$ 35,122.42	\$ (30,069.98)
Total - Core Ops	\$ 9,870.93	\$ 45,667.74	\$ (35,796.81)
Facility Rental Deposit Liability	\$ 300.00	\$ 1,250.00	\$ (950.00)
Total - Liabilities	\$ 300.00	\$ 1,250.00	\$ (950.00)
Total Organization	\$ 10,170.93	\$ 46,917.74	\$ (36,746.81)

Other Cash Accounts	December2025	December2024	Change
General cash box	\$ -	\$ -	\$ -
Pool cash box	\$ -	\$ -	\$ -
Total Other	\$ -	\$ -	\$ -

Total Core Ops account balances have experienced a YTD reduction of **\$36K**, driven primarily by the renovation and roof repair of the Community Hall

REVENUE SUMMARY

Core Ops Revenue Summary	2025
Total Revenue	\$ 32,725
Total Cost of Goods Sold	\$ (1,010)
Gross Profit - Core Ops	\$ 31,715
Total Expenditures	\$ (50,182)
Net Operating Revenue	\$ (18,467)
Total Other Revenue	\$ 32
Net Revenue (Loss)	\$ (18,435)

ISSUE SUMMARY

Key 2025 Expenditure Items	Net \$ Impact
Comm Hall renovation (depreciable investment)	\$ (20,867)
Comm Hall roof repair (expense)	\$ (4,865)
Total Comm Hall expenditure:	\$ (25,731)
Flyers to reach all Verde Village households	\$ (2,778)
Liability Insurance (full year cost)	\$ (16,027)

Core Ops Revenue Summary by Month	Rev (all)	Exp + COGS	Total Org
JAN	\$ 1,720	\$ (2,460)	\$ (740)
FEB	\$ 3,263	\$ (2,387)	\$ 876
MAR	\$ 3,015	\$ (3,429)	\$ (414)
APR	\$ 3,019	\$ (4,147)	\$ (1,128)
MAY	\$ 1,473	\$ (10,853)	\$ (9,380)
JUN	\$ 7,105	\$ (2,893)	\$ 4,212
JUL	\$ 4,004	\$ (3,415)	\$ 589
AUG	\$ 3,172	\$ (2,540)	\$ 632
SEP	\$ 3,003	\$ (2,705)	\$ 298
OCT	\$ 661	\$ (8,875)	\$ (8,214)
NOV	\$ 811	\$ (3,623)	\$ (2,812)
DEC	\$ 1,510	\$ (3,864)	\$ (2,354)
FULL YEAR	\$ 32,757	\$ (51,192)	\$ (18,435)

CASH ACCOUNT RECONCILIATION

Net Revenue (Loss) for 2025	\$ (18,435)
Add back Depreciation Expenses (not 'real' \$\$\$)	\$ 3,510
Subtract depreciable investment (not 'expense' in 2025)	\$ (20,867)
Expected impact to Core Ops cash accounts	\$ (35,791)
(difference from actual YE cash accounts balance)	\$ (5.57)

Financial Narrative

Initial Financial Plan for 2025

- Invest in Community Center to Drive increase in Rentals (i.e., obtain \$25-100K loan & renovate the Community Center)
- Reduce liabilities (e.g., xfer Nature Preserve)
- Initial Budget planned a \$3K loss; Revised Budget planned a \$19K loss.

How 2025 Played Out

- Invest in Community Center to Drive increase in Rentals:
 - No loan could be obtained; decision was made (February) to reduce the scope of planned renovations and use Savings to fund Community Hall renovation only.
 - Renovations effort February-May, limiting rentals until Summer.
 - Worsening economy (e.g., October Federal Government shutdown) led to lower-than-expected rentals in the Fall.
 - Negotiations began with Friends of the Verde River (FoVR) to lease most of the Community Center.
 - Existing Apartment renters departed mid-year in anticipation of FoVR lease.
 - Minimized further rental commitments in anticipation of FoVR lease.
- Reduce liabilities (e.g., xfer Nature Preserve):
 - Began exploring transfer of Nature Preserve to Friends of the Verde River .
 - Began exploring transfer of Pond to Yavapai County.
 - Decision was made (September) to permanently close the Pool; have begun exploring possible lease of the Pool space.
- Total Core Operations account balance dropped \$36K (to \$10K), primarily due to Community Hall repairs & renovations.

Special Reports

(all #'s are a subset of the above)

Pool Facility Breakout (subset of Core Ops #s)	
Total Pool Income	\$ 6,603
Total Pool COGS	\$ (573)
Total Pool Expenses	\$ (4,954)
Net Pool Revenue (Loss)	\$ 1,076

Pond Breakout (subset of Core Ops #s)	
Total Pond Income	\$ -
Total Pond COGS	\$ -
Total Pond Expenses	\$ (2,946)
Net Pond Revenue (Loss)	\$ (2,946)

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Revised Budget approved in
September 2025 board mtg

Revenue - Core Ops	2025	2025 RevBud	EOY %	2024	YOY %
Memberships	\$ 5,640	\$ 8,000	71%	\$ 4,600	123%
Activities	\$ 5,168	\$ 5,000	103%	\$ 5,273	98%
Donations	\$ 1,267	\$ 1,000	127%	\$ 409	310%
Fundraising	\$ 1,120	\$ 1,000	112%	\$ 3,939	28%
Facility Lease	\$ -	\$ 6,667	0%	\$ -	n/a
Facility Rentals	\$ 19,530	\$ 21,400	91%	\$ 33,834	58%
Facility Usage Contributions	\$ -	\$ -	n/a	\$ 1,490	0%
Other Misc Income	\$ -	\$ -	n/a	\$ 1,192	0%
Total Revenue - Core Ops	\$ 32,725	\$ 43,067	76%	\$ 50,736	64%

Cost of Goods Sold - Core Ops	\$ 2,025	2025 RevBud	EOY %	2024	0%
Total Cost of Goods Sold - Core Ops	\$ (1,010)	\$ (1,500)	67%	\$ (3,063)	33%

Gross Profit - Core Ops	\$ 2,025	2025 RevBud	EOY %	2024	0%
= Revenue, less COGS	\$ 31,715	\$ 41,567	76%	\$ 47,673	67%

Expenditures - Core Ops	\$ 2,025	2025 RevBud	EOY %	2024	0%
Facility Depreciation	\$ (3,510)	\$ (3,510)	100%	\$ (3,168)	111%
Fundraising	\$ (23)	\$ (500)	5%	\$ (733)	3%
Insurance	\$ (10,576)	\$ (18,200)	58%	\$ (18,068)	59%
License & Permit Fees	\$ (755)	\$ (750)	101%	\$ (755)	100%
Marketing	\$ (809)	\$ (750)	108%	\$ (1,140)	71%
Meals, Entertainment & Recognition	\$ (405)	\$ (750)	54%	\$ (821)	49%
Meeting Expenses	\$ (85)	\$ (200)	43%	\$ -	n/a
Postage & Delivery	\$ (426)	\$ (550)	77%	\$ (395)	108%
Printing & Copy Services	\$ (3,310)	\$ (3,500)	95%	\$ (591)	560%
Professional Fees	\$ -	\$ -	n/a	\$ -	n/a
<u>Repairs & Maintenance</u>			n/a		n/a
General	\$ (3,698)	\$ (3,700)	100%	\$ (6,001)	62%
Community Hall	\$ (5,525)	\$ (5,750)	96%	\$ (621)	890%
Nature Preserve	\$ -	\$ -	n/a	\$ (660)	0%
Pond	\$ (75)	\$ (100)	75%	\$ (100)	75%
Pool	\$ (225)	\$ (500)	45%	\$ (2,706)	8%
Ranch House	\$ (256)	\$ (250)	103%	\$ (1,890)	14%
Software Applications	\$ (990)	\$ (900)	110%	\$ (864)	115%
Subscriptions & Memberships	\$ (241)	\$ (150)	161%	\$ (116)	207%
Supplies	\$ (3,335)	\$ (4,000)	83%	\$ (8,055)	41%
Property Taxes	\$ (39)	\$ (50)	79%	\$ (40)	100%
<u>Utilities</u>			n/a		n/a
Electricity	\$ (9,951)	\$ (11,000)	90%	\$ (10,043)	99%
Gas	\$ (2,393)	\$ (2,600)	92%	\$ (2,568)	93%
Telephone & Internet	\$ (1,401)	\$ (1,450)	97%	\$ (1,375)	102%
Waste Removal	\$ (1,245)	\$ (1,300)	96%	\$ (1,357)	92%
Water: Cottonwood Ditch	\$ (860)	\$ (900)	96%	\$ (860)	100%
Other Misc Expenses	\$ (47)	\$ (100)	47%	\$ (57)	83%
Total Expenditures - Core Ops	\$ (50,182)	\$ (61,460)	82%	\$ (62,986)	80%

Net Operating Revenue - Core Ops	\$ 2,025	2025 RevBud	EOY %	2024	0%
= Gross Profit, less Expenditures	\$ (18,467)	\$ (19,894)	93%	\$ (15,313)	121%

Other Revenue - Core Ops	\$ 2,025	2025 RevBud	EOY %	2024	0%
Interest & Dividends	\$ 32	\$ 5	644%	\$ 75	43%
Other Miscellaneous	\$ -	\$ -	n/a	\$ 5,000	0%
Total Other Revenue - Core Ops	\$ 32	\$ 5	644%	\$ 5,075	1%

Net Revenue - Core Ops	\$ 2,025	2025 RevBud	EOY %	2024	0%
= Net Operating Revenue + Other Revenue	\$ (18,435)	\$ (19,889)	93%	\$ (10,238)	180%