

# Dreamland Villa Retirement Community

## Profit and Loss YTD Comparison

June 2023

	TOTAL	
	JUN 2023	JAN - JUN, 2023 (YTD)
<b>Income</b>		
4000 Annual Fee Revenue		
4000.1 Annual Fee Revenue	3,404.85	297,533.10
<b>Total 4000 Annual Fee Revenue</b>	<b>3,404.85</b>	<b>297,533.10</b>
4001 55+ Donation Income	10.00	7,879.60
4003 Donations - Unrestricted		1,170.00
4101 Read Hall Event/Kitchen Income	41.00	568.50
4102 Special Events Revenue	1,284.00	15,826.14
4208 Entertainment-TAD		
4208.1 Ticket Sales	349.00	8,109.00
4208.2 Lease Payment	2,500.00	15,000.00
4208.3 Utility Reimbursement	1,854.08	7,568.09
<b>Total 4208 Entertainment-TAD</b>	<b>4,703.08</b>	<b>30,677.09</b>
4300 Administrative Related Income		
4002 Transfer & Escrow Fees		
4002.1 Transfer Fee	9,200.00	37,200.00
4002.2 Escrow Fees	3,750.00	15,200.00
<b>Total 4002 Transfer &amp; Escrow Fees</b>	<b>12,950.00</b>	<b>52,400.00</b>
4100 Read Hall Rental Income	425.00	3,690.50
4300.2 Commissions & Misc Revenue	11.00	411.00
4300.3 Kee Card Replacement	150.00	331.50
4300.4 Defendant Legal Fees Contrib		8,677.55
4501 Activity Fees	30.00	360.00
<b>Total 4300 Administrative Related Income</b>	<b>13,566.00</b>	<b>65,870.55</b>
4400 Restricted Accounts Income		325.00
4502 Interest Earned	286.27	1,294.57
4503 Crown Castle Lease Income	1,200.00	7,200.00
Services		0.00
<b>Total Income</b>	<b>\$24,495.20</b>	<b>\$428,344.55</b>
<b>GROSS PROFIT</b>	<b>\$24,495.20</b>	<b>\$428,344.55</b>
<b>Expenses</b>		
5001 55+ Compliance Expense		1,467.31
5300 Admin & Office Expenses		
5300.1 Postage		446.22
5300.2 Copy Machine Expense	190.60	1,528.80
5300.3 Supplies	462.00	4,280.99
5300.5 Telephone, Internet & Website Exp	530.71	3,276.81
5300.6 Accounting Expense		825.12
5300.8 Permits, Licenses & Fees		595.00

Please read the financial statements footnotes. They are an integral part of the monthly DVRC financial Statements.

# Dreamland Villa Retirement Community

## Profit and Loss YTD Comparison

June 2023

	TOTAL	
	JUN 2023	JAN - JUN, 2023 (YTD)
5300.9 Advertising	317.83	551.33
5300.95 Computer Systems	602.30	2,754.58
5300.97 Volunteer Benefits		1,064.37
5501.5 Income Tax Expense		-843.15
5502 Bank Charges		26.35
5503 Credit Card Fees		
5503.1 Intuit Credit Card Fees ONLY	-3.14	65.59
5503.2 Credit Card Fees NOT Intuit	3.02	767.30
<b>Total 5503 Credit Card Fees</b>	<b>-0.12</b>	<b>832.89</b>
5601.2 Citizen	500.00	3,200.00
5801 Legal Expense		2,453.00
5900 Insurance		
5900.1 Fire Protection		7,812.40
5900.2 General Insurance		24,567.00
<b>Total 5900 Insurance</b>		<b>32,379.40</b>
5901 Appraisal Fee	1,850.00	1,850.00
<b>Total 5300 Admin &amp; Office Expenses</b>	<b>4,453.32</b>	<b>55,221.71</b>
5350 Membership Marketing Expense		3,291.70
5400 Restricted Accounts Expense		
5405 Nature Walk Expense		185.41
5407 Woodshop Expense		399.04
<b>Total 5400 Restricted Accounts Expense</b>		<b>584.45</b>
5701 Vehicle Expense	130.00	130.00
5950 Read Hall Expenses		
5950.1 Read Kitchen Exp		657.68
5950.2 Special Events Expenses	496.00	5,811.82
<b>Total 5950 Read Hall Expenses</b>	<b>496.00</b>	<b>6,469.50</b>
6201 Bldg & Grounds Maintenance		
6201.1 Parts & Building Repair	344.22	1,547.93
6201.2 Consumable Supplies	478.77	6,507.16
6201.3 Contractor Work	2,105.00	4,165.39
6201.4 Vehicle Expense		469.58
<b>Total 6201 Bldg &amp; Grounds Maintenance</b>	<b>2,927.99</b>	<b>12,690.06</b>
6300 Swimming Pools Expenses		
6300.1 Gas - Pools	1,713.08	44,288.25
6300.2 Pool Repairs	584.47	5,196.05
6300.3 Pool Chemicals	247.99	4,499.19
6300.4 Pool / Hot Tub Permits	765.00	765.00
<b>Total 6300 Swimming Pools Expenses</b>	<b>3,310.54</b>	<b>54,748.49</b>

Please read the financial statements footnotes. They are an integral part of the monthly DVRC financial Statements.

# Dreamland Villa Retirement Community

## Profit and Loss YTD Comparison

June 2023

	TOTAL	
	JUN 2023	JAN - JUN, 2023 (YTD)
6400 Utilities		
6400.2 Electric	3,186.85	14,453.89
6400.3 Water/Sewer	1,447.73	10,542.83
6400.4 Trash Collection	148.46	872.44
<b>Total 6400 Utilities</b>	<b>4,783.04</b>	<b>25,869.16</b>
7000 Payroll & Related Expenses		
7001 Salaries & Wages	13,131.43	88,296.77
7002 Employer Tax Expense	1,097.96	8,218.76
7004 Workers Comp Ins.	65.82	665.92
7005 Payroll Processing	251.02	1,064.95
7050 Contract Agency		8,997.78
<b>Total 7000 Payroll &amp; Related Expenses</b>	<b>14,546.23</b>	<b>107,244.18</b>
<b>Total Expenses</b>	<b>\$30,647.12</b>	<b>\$267,716.56</b>
NET OPERATING INCOME	<b>\$ -6,151.92</b>	<b>\$160,627.99</b>
NET INCOME	<b>\$ -6,151.92</b>	<b>\$160,627.99</b>

### JUNE 2023 FINANCIAL STATEMENT FOOTNOTES

Account 5901, Appraisal Fee, is a new account for the DVRC Profit and Loss Statement. The \$1,850 was a deposit paid to obtain a professionally prepared appraisal of the current market value for the Farnsworth Hall property. The general membership shall vote on whether or not to sell the Farnsworth Hall property at the January 2024 general membership meeting.

Account 6201.3, Contractor Work, \$2,105. The cost to have a commercially licensed HVAC company inspect DVRC's 20 A/C units and report on the components that need to be replaced.

A comparison of DVRC's financial data for the most recent six years, at June 30<sup>th</sup> of each year, is one of the accompanying schedules to the June 2023 financial statements.

Please read the financial statements footnotes. They are an integral part of the monthly DVRC financial Statements.

# Dreamland Villa Retirement Community

## Balance Sheet

As of June 30, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1010 Checking Account	157,009.07
1011 Petty Cash	920.00
1200 NBAZ Capital Reserve Account	0.00
1210 Chase Checking	46,521.58
1215 Chase CD	126,241.12
<b>Total 1200 NBAZ Capital Reserve Account</b>	<b>172,762.70</b>
<b>Total Bank Accounts</b>	<b>\$330,691.77</b>
<b>Total Current Assets</b>	<b>\$330,691.77</b>
Fixed Assets	
1100 Equipment	114,110.23
1110 Land	69,174.00
1120 Buildings	877,114.00
1130 Building Improvements	246,235.00
1140 Swimming Pools	314,297.59
1150 Furniture and Fixtures	35,841.13
1170 Accumulated Depreciation	-1,305,377.00
<b>Total Fixed Assets</b>	<b>\$351,394.95</b>
<b>TOTAL ASSETS</b>	<b>\$682,086.72</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2000 Advance Dues Payments	380.00
2100 Facility Use Deposits	0.00
2100.1 Farnsworth Hall Deposits	3,700.00
2100.2 Read Hall Deposits	489.48
2100.3 Arts & Crafts Deposits	840.19
2409 2023 Contributions	101.81
<b>Total 2100 Facility Use Deposits</b>	<b>5,131.48</b>
<b>Total Other Current Liabilities</b>	<b>\$5,511.48</b>
<b>Total Current Liabilities</b>	<b>\$5,511.48</b>
<b>Total Liabilities</b>	<b>\$5,511.48</b>
Equity	
3030 Retained Earnings	515,947.25
Net Income	160,627.99
<b>Total Equity</b>	<b>\$676,575.24</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$682,086.72</b>

Please read the financial statements footnotes. They are an integral part of the monthly DVRC financial Statements.

Comparison of DVRC Financial Data for the most recent six years  
At June 30th of each year

	2023	2022	2021	2020	2019	2018
<b>Cash</b>	330,692	576,720	168,115	214,008	218,562	206,673
<b>Annual Fee</b>	297,533	296,530	283,657	303,044	299,873	340,562
<b>Transfer Fee</b>	37,200	28,400	17,600	23,586	24,400	25,250
<b>Total Revenue</b>	428,345	406,360	337,951	382,057	394,006	438,512
<b>Total Expenses</b>	267,717	256,623	231,433	223,355	237,525	220,674
<b>Profit at 6/30</b>	160,628	149,737	106,518	157,702	156,481	217,838

Notes: 2022's revenue includes \$2,142, Other Income, Gain on Sale of Asset

2022's spike in Cash resulted from the Dec 2021 sale of the former library building, Without the sale, DVRC would have had a CY 2021 loss of \$4,370.

## MONEY MARKET ACCOUNT ACTIVITY    January 1 to June 30, 2023

	<u>Operating Account</u>	<u>NBAZ</u>	<u>Chase Checkin</u>	<u>Chase CD</u>
Beginning Balance: 1/1/2023		\$ 320,890.05		
Interest Earned:				
1st Qtr 2023		\$ 37.75		
Apr-23		\$ 1.43		
May-23		\$ 2.38		
Jun-23		\$ 1.89		\$ 1,241.12
Total Interest Earned		\$ 43.45		
Operating Funds	\$(11,404.77)	\$ 11,404.77		
Funds Available:		\$ 332,338.27		
Less Disbursements:				
3.23.23 Platinum Pool Care		\$ (37,342.00)		
3.24.23 Transfer to Chase Bank		\$ (250,000.00)	\$ 125,000.00	\$ 125,000
5.1.23 Checks			\$ (20.00)	
5.11.23 Mesa Roofing	\$ (2,137.50)			
5.31.23 Sunrize Communication	\$ (1,671.40)			
5.1.23 Davis Pools	\$ (2,974.00)			
5.3.23 Platinum Pool Care		\$ (37,342.00)		
5.17.23 Platinum Pool Care			\$ (37,342.00)	
6.1.23 Sunrize Communication	\$ (4,895.40)			
6.1.23 Mesa Roofing	\$ (2,299.50)			
6.26.23 Platinum Pool Care	\$ (34,791.00)			
Total Disbursements: Increase Fixed Assets:	\$ (48,768.80)	\$ (324,684.00)	\$ 87,638.00	
Close NBAZ MM Acct to Operating Funds	\$ 7,652.38	\$ (7,652.38)		
Interest transferred to Operating Funds		\$ (1.89)		
Transfer MM funds to Operating Acct	\$ 41,116.42		\$ (41,116.42)	
Operating funds used to pay for Capital Imp	\$ -			
Balance at June 30, 2023		\$ 0.00	\$ 46,521.58	\$ 126,241

Projected Disbursements: Third Quarter 2023

**CY 2023 CHANGES IN FIXED ASSETS**

**JUNE 2023**

<u>General Ledger</u>		<u>12.31.23</u>	<u>6.30.23</u>	<u>Change</u>	<u>Notes</u>
<u>Account</u>	<u>Description</u>				
1100	Equipment	98,980.71	114,110.23	15,129.52	A
1110	Land	69,174.00	69,174.00	-	
1120	Building	877,114.00	877,114.00	-	
1130	Bldg Improvements	234,578.00	246,235.00	11,657.00	B/C
1140	Swimming Pools	164,506.00	314,297.59	149,791.59	D/E
1150	Furniture & Fixtures	35,841.13	35,841.13	-	
1170	Accumulated Depreciation	(1,265,237.00)	(1,305,377.00)	(40,140.00)	F
		<u>214,956.84</u>	<u>351,394.95</u>		

A New door access system

B Reroof west end of Read Hall

\$ 4,437.00

C A/C Unit Read Hall

\$ 7,220.00 \$ 11,657.00

D Davis Pools Heater Replacment

\$ 2,974.59

E Remodel Read Hall swimming pools/hot tub

146,817.00 149,791.59

F 2022 Depreciation per 2022 Tax Return