

Imperial Golf Estates Homeowners Association

Treasurer's Report

To The Board of Directors

June 20, 2024

Operating Results:

The Year-To-Date results through May are very positive. Operating revenues are \$35,700 above budget (6.3%) and Operating Expenses are \$44,500 below budget (7.8%), resulting in a surplus of \$80,200.

On the revenue side three items (Owner Late Fees, Application Fees and Sales/Transfer Fees) account for 95% of the income surplus. To put the figures in some perspective, we have in these first five months earned 70% of the entire 2023 amount. At the same time on the expense side all expense groups are below budget except for maintenance due to the maintenance building requiring some roof work. One extraordinary item accounts for two-thirds of the expense savings – recovery of \$30,317 of eight years of Entrada Avenue expenses from the Entrada Avenue Reserve fund. Allowing for that amount to be put back into last year's results as an audit adjustment, the adjusted YTD expense performance would be reduced to savings of \$14,228 (2.5%) of budget.

Audit:

All audit-related materials were forwarded to the auditors last month. We would hope to have the auditor's report back prior to the end of July.

Homeowner Delinquencies:

Following the May Board meeting, we have referred 17 homeowners with balances totaling \$38,484.94 to our attorney for collection. We also wrote off 9 balances under \$5 totaling \$32.06. The notices process is proceeding for other significant balances past due and will be reviewed in the July Board Meeting.

Reserve Funds Income:

Per the direction of the Board in the May meeting, \$600,000 in reserve funds have been authorized to be placed in CD's in a manner to avoid exposure to FDIC limits of per bank liability in the event of account losses. The prospective investments are being placed in various CD's with 6 or 12 month terms and interest (APY) varying from 4.5% to 5.15%.

Conrad Peacock, Treasurer