

Treasurer's Report – Annual General Meeting – May 10, 2020
Ransom Canyon Property Owners' Association

Financial Summary:

Liquidity has declined (cash on hand) since the end of the fiscal year:

May 10, 2020

Cash	Deposits In Transit	total
Wedding Venue	13,274.15	13,274.15
POA Operating	12,580.61	20,580.61
Reserves and Capital	92,947.21	92,947.21
		126,801.97

Capital Improvements Made since Last Annual General Meeting

Major Accomplishments

	Budget	Actual	Notes
Pool Repaired	53,000.00	53,500.00	On-Time, Completed
Boat Docks Re-built	8,000.00	8,003.24	On-Time, Completed
Ranch House Repainted	4,400.00	4,400.00	On-Time, Completed
Safety Railings	1,042.00	1,050.00	On-Time, Completed
Total	66,442.00	66,953.24	

Summary of Subsequent Financial Reports and Information:

1. The proposed budget for 2020 accounts for great uncertainty in the housing market and other revenue drivers for Ransom Canyon.
2. We will have ongoing fixed costs regardless of revenue streams
3. Base Recommendation and reaction:
 - a. Limit capital improvement projects in the budget to \$28,000
 - b. Approve, at this meeting, at transfer from the Reserve Bank account to the POA operating account in case of a complete collapse of revenues.
 - i. My suggested pre-approved transfer would be \$25,000

Ransom Canyon POA Balance Sheet as at 12/31/2018 and 2019

	Total	
	As of Dec 31, 2018 (PY)	As of Dec 31, 2019
ASSETS		
Current Assets		
Bank Accounts		
3377-WEDDING VENUE	31,523.79	39,320.64
5002-POA OPERATING	19,957.49	14,936.58
9800-RESERVES & CAPITAL	91,839.88	92,380.55
Total Bank Accounts	\$ 143,321.16	\$ 146,637.77
Other Current Assets		
Payroll Refunds		9.15
Other Current Assets	2,562.00	3,812.00
Total Other Current Assets	\$ 2,562.00	\$ 3,821.15
Total Current Assets	\$ 145,883.16	\$ 150,458.92
Fixed Assets		
Bridge	45,052.33	45,052.33
Land at Historical Cost	9,885.69	20,497.69
Improvements on Land at Purchase (Net of Depreciation)	43,116.92	53,189.05
Buildings & Improvements		541.27
Capital Improvements	7,104.32	7,104.32
Total Buildings & Improvements	\$ 105,159.26	\$ 126,384.66
Equipment	1,478.65	1,478.65
Fixed Asset Computers		
Original cost	1,000.00	1,000.00
Total Fixed Asset Computers and Equipment	\$ 2,478.65	\$ 2,478.65
Furniture & Fixtures		
Original cost	36,907.65	36,907.65
Total Furniture & Fixtures and Equipment	\$ 39,386.30	\$ 39,386.30
Island-Ranch House	4,600.26	4,600.26
Machinery & Equipment		
Original cost	1,621.90	1,621.90
Total Machinery & Equipment	\$ 1,621.90	\$ 1,621.90
Original cost	1,350.00	1,350.00
Pool Improvements	2,325.00	1,825.00
Ranch House Improvements	325.00	698.46
Restricted - Donations for land		-4,448.92
Supplies		-15.78
Total Fixed Assets	\$ 154,767.72	\$ 171,401.88
Other Assets		
Fidelity Bond Insurance		1,764.10
Total Other Assets	\$ 0.00	\$ 1,764.10
TOTAL ASSETS	\$ 300,650.88	\$ 323,624.90

Ransom Canyon POA Balance Sheet as at 12/31/2018 and 2019

	As of Dec 31, 2018 (PY)	As of Dec 31, 2019
LIABILITIES AND RESERVES		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Direct Deposit Payable		0.00
Payroll Liabilities		
Federal Taxes (941/944)	-1,378.37	-1,641.13
Federal Unemployment (940)	11.36	47.39
Payroll Adjustment	-0.02	-0.02
Snack Bar	5.00	10.00
Snackbar	8.00	72.00
Snacks	8.00	64.00
TX Unemployment Tax	-48.83	-67.74
Total Payroll Liabilities	-\$ 1,394.86	-\$ 1,515.50
Rental Deposit's Holding Account	9,471.53	-1,391.40
Restricted - Special Projects	3,740.00	3,740.00
Restricted- Funds for Bridge	45,051.31	45,051.31
Total Other Current Liabilities	\$ 56,867.98	\$ 45,884.41
Total Current Liabilities	\$ 56,867.98	\$ 45,884.41
Total Liabilities	\$ 56,867.98	\$ 45,884.41
Capital Reserves		
General Reserves (10%)	24,378.29	27,774.05
Capital Asset Improvement Reserve (30%)	73,134.87	83,322.15
Emergency Contingency Reserves (60%)	146,269.74	166,644.29
Total Reserves	\$ 243,782.90	\$ 277,740.49
TOTAL LIABILITIES AND RESERVES	\$ 300,650.88	\$ 323,624.90
 Total Assets	 \$ 300,650.88	 \$ 323,624.90
 Liabilities	 \$ 56,867.98	 \$ 45,884.41
Ending Reserves	\$ 243,782.90	\$ 277,740.49
Less Transferred Excess for year	17,116.19	11,791.42
Beginning Reserves	\$ 226,666.71	\$ 265,949.07

Ransom Canyon Revenue and Expenditure Report

Actual 2019 and 2019 Results, Comparison with 2019 Budget Proposed Budget for 2020

Income	Jan - Dec 2018 (PY)	Jan - Dec 2019	Budget 2019	Variance 2019	Budget 2020	budgeted percent change relative to last year
*DEPOSIT - Events	695.00					
4th of July Event						
4th of July Event- Expenses		-643.84				
4th of July Event- Proceeds		1,790.00				
Total 4th of July Event	\$ 695.00	\$ 1,146.16				
Canyon Cleanup						
Canyon Cleanup- Expenses		-50.00				
Total Canyon Cleanup	\$ 0.00	-\$ 50.00				
Chili Cookoff						
Chili Cookoff- Expenses		-366.84				
Chili Cookoff- Proceeds		574.00				
Total Chili Cookoff	\$ 0.00	\$ 207.16				
Community Donation		-1,562.50				
Donations - Library	89.20					
Family Fun & Food Truck Night						
Family Fun & Food Truck- Expense		-366.18				
Family Fun & Food Truck- Proceeds		334.00				
Total Family Fun & Food Truck Night	\$ 0.00	-\$ 32.18				
Firewise						
Firewise - Expenses		-154.79				
Total Firewise	\$ 0.00	-\$ 154.79				
Fundraising / Donations	2,958.55					
Garage Sale		558.00				
Interest Misc.	479.56	570.23				
New Years Eve Party		429.10				
NYE- Donations		2,175.00				
NYE- Expense	-499.00	-4,556.22				
Total New Years Eve Party	-\$ 499.00	-\$ 1,952.12				
Other Primary Income	863.96	4,633.65				
Taste of Canyon						
TOC- Donations	240.00	4,695.00				
TOC- Expense	-1,871.24	-1,860.69				
Total Taste of Canyon	-\$ 1,631.24	\$ 2,834.31				
Total Other Primary Income	-\$ 767.28	\$ 7,467.96			\$ 5,000.00	Uncertain Event Driven Revenues
Pool Concession	4,980.00	5,746.87			\$ 5,000.00	Uncertain Event Driven Revenues
Pool Memberships	25,925.95	33,386.54	28,000.00	F	\$ 27,000.00	Possible 20% decline from Covid
Pool Party		800.00				
Property Dues	61,780.53	47,168.73				
Unidentified Property Dues	120.00	560.00				
Total Property Dues	\$ 61,900.53	\$ 47,728.73	50,000.00	OK	\$ 48,000.00	10% discounts being used
Property Resale Certificates	22,573.35	41,156.72	53,000.00	U	\$ 40,000.00	reduced housing Demand. 10+% estimated. So Far, 20,650 deposited
Sale of Office Assets		454.00				
Services		42.00				
Venue Rentals	75,126.94	62,534.23	91,700.00	U	\$ 42,000.00	Natural decline and Covid-19
Unidentified Wedding		-250.00				
Total Venue Rentals	\$ 75,126.94	\$ 62,284.23				
Total Revenues	\$ 194,157.80	\$ 197,797.01	231,700.00	U	167,000.00	Planned for worst case and adjust if things get better

Ransom Canyon Revenue and Expenditure Report

Actual 2019 and 2019 Results, Comparison with 2019 Budget Proposed Budget for 2020

	Jan - Dec 2018 (PY)	Jan - Dec 2019	Budget 2019	Variance 2019	Budget 2020	budgeted percent change relative to last year
Expenditures						
Admin fee	21.00					
Admin Cost		144.95				
Advertising & Marketing	1,863.78	2,686.71				
Bank Charges & Fees	169.20	38.00				
Commission	150.00					
Concession Supplies	2,519.80	3,073.94				
Donations	915.23	472.35				
Freight / Shipping	54.28	332.20				
Insurance	13,992.20	19,968.73			20,000.00	
Linen & Other Service	4,614.31	1,486.45				
Misc. Expense		650.00				
Other Expense	115.00					
P.O.A. Meeting Expense		219.21				
Payment Processing Fee	1,682.37	1,520.68				
Payroll Expenses						
Penalties	60.39					
Taxes		357.22				
Total Payroll Expenses	\$ 60.39	\$ 357.22				
Phone & Internet	2,006.91	1,548.69				
Ranch House Security	100.00	839.30				
Reimbursable Expenses	592.70	311.42				
Repair & Maintenance	10,382.83	32,870.36			15,000.00	Scale back until revenues recover
Services- Accounting	5,630.00	7,577.66			7,600.00	
Services- Legal	23,436.50	1,851.00			1,000.00	There's always something
Services- Professional		444.35				
Supplies- General	15,886.93	16,126.07			13,000.00	Try to cut by 20% if demand low
Supplies- Office Admin	3,543.92	913.76				
Taxes- Property	9,273.71	11,844.82			12,000.00	
Taxes- Sales Tax	463.01	569.88				
Utility- Electricity	4,688.45	4,549.87			4,600.00	
Utility- Gas	2,779.41	1,969.41			2,000.00	
Utility- Waste	2,300.80	1,808.62			2,000.00	
Utility- Water	5,431.91	6,736.29			6,000.00	Reduced Water Used in Pool
Wages- Contract Labor	44,014.21	44,221.93			38,000.00	This must stay consistent with revenues
Wages- Payroll Lifeguard	13,558.47	19,018.75			16,000.00	Keep this down until usage returns
Wages- Payroll Services	329.50					
Wages- Payroll Taxes	5,769.79	1,852.97				
Total Expenses	\$ 176,346.61	\$ 186,005.59	180,000.00	OK	137,200.00	Specific Forecast items totalled
Net Operating Surplus	\$ 17,811.19	\$ 11,791.42				
Excess Transferred to Reserves	\$ 17,811.19	\$ 11,791.42	47,433.00	U	29,800.00	Be Conservative. Some could go to capital improvements