

Treasurer's Report  
&  
Reserves Report

Masthope Mountain Community  
General Membership Meeting  
July 11, 2020



# Topics

## Treasurer's Report

Actuals (unaudited) as of April 30, 2020

COVID-19 Budget Impact

Surplus Vote

## Reserves Report

Capital Reserves – Spending

Improvements for Reserves Accounts

## Outlook

# Actuals (Unaudited) April 2020

## Treasurer's Report for Period Ending April 30, 2020

### Unaudited

#### Collections - YTD

	Apr 19	Mar 20	Apr 20
Total	2039	2034	2034
Billable	1719	1714	1714
Paid in Full	1621	1620	1624
Percent	94.3%	94.5%	94.7%
Outstanding - Lots	98	94	90
Outstanding - Dues	\$164,900	\$169,975	\$162,450
Total Bad Debt Lots	31	31	31

#### Unrestricted Income and Expense - YTD

	Apr 19 YTD	Mar 20 YTD	Apr 20 YTD
Revenues to date	\$2,744,370	\$2,915,186	\$2,925,353
Expenses to date	\$2,630,957	\$2,659,504	\$2,786,547
Net Surplus (deficit)	\$113,413	\$255,682	\$138,806
Margin (Net/Revenue)	4.1%	8.8%	4.7%

#### The Summit - YTD

Revenues to date	\$1,657,458	\$1,719,776	\$1,745,952
Expenses to date	\$1,527,781	\$1,614,337	\$1,648,169
Net Surplus (deficit)	\$129,677	\$105,439	\$97,783
Inventory	\$30,834	\$40,928	\$35,350

#### The Market Place - YTD

Revenues to date	\$464,893	\$489,569	\$505,543
Expenses to date	\$522,251	\$512,856	\$532,067
Net Surplus (deficit)	(\$57,358)	(\$23,287)	(\$26,524)
Inventory	\$35,704	\$14,052	\$12,029

#### Summit/Market Net Surplus (Deficit)

	\$72,319	\$82,152	\$71,259
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# COVID-19 Budget Impact

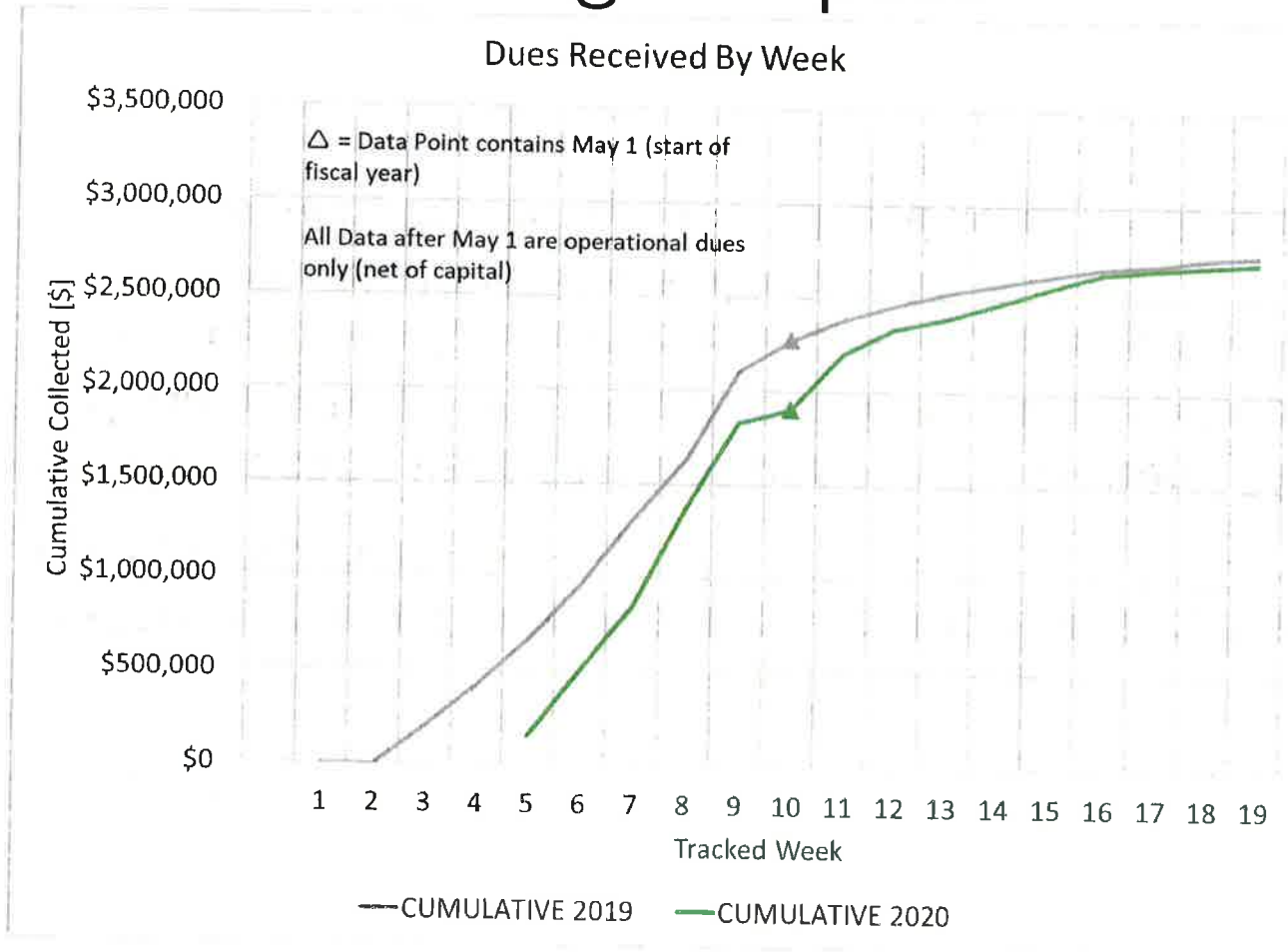
## Brief Chronology

- March 14 Community approved 2020-2021 budget
- March 19 Pike County enters Red Phase; all non-essential businesses closed
- April 09 Board meeting and motion on hardship measures:
  - Continue with regular 6-months payment plan
  - Introduce new 8-months hardship payment plan, only for current fiscal year
  - Allow up to 2 properties on 6-months hardship payment plan, only for current fiscal year

Reg PMT Plan - applications	Reg PMT Plan - executed	Hardship PMT Plan – applications	Hardship PMT Plan - executed
170	134	42	30

- April-July Start tracking inflow of dues payments, and outflow for expenses

# COVID-19 Budget Impact



## Inflows:

- Slightly less than last year, should be slightly more
- Overall better than feared

## Outflows:

- Full time utilization of facilities much earlier than usual
- More positions needed; staff budget overrun indicated

## Needs Monitoring!

# Surplus Vote

Historically, Masthope has used operational surpluses to build up our Capital Reserves

For the second year, the motions for this General Membership Meeting include a vote on whether to continue that practice. The reason:

- Based on advise from our accountant, an operational surplus may be interpreted by IRS as taxable income
- A vote by the community is advised which needs to be done annually

# Reserves Report

## What is the Reserves Report?

- Bylaws requirement: Report on capital spending and account balances (every General Membership Meeting)
- This is the second Reserves Report – format still developing

## Why do we need Reserves?

- Manage the cost of maintenance and replacement of community assets.
- Manage the impact of large, infrequent, or unexpected asset costs.
- Reserves = Long term planning view (5-10 years out)  
Budget = Short term spending view
- Setting up adequate Reserves takes time and good planning.

# Update: Spending from Reserves 2020-2021

From General Reserves Account	
1989 International 4X4 Dump Truck-diesel	75,000
Scanner system	65,000
<del>Public Safety vehicle</del>	✓ 42,000
2003 Ford F-550 mason dump	50,000
Lodge – Furniture	20,000
<del>Zero Turn Mower</del>	✓ 15,000
<del>Kubota 2009 / RTV 900</del>	✓ 12,000
<del>Lake and Pool Furniture</del>	✓ 7,500
Kawasaki Mule	6,000
Snow Removal	6,000
Grounds, lodge, POC area projects	5,000
Misc. Community Small Capital	5,000
Treadmill / Landice Pro Sports	4,500
Computer 2 Server #2	4,000
Treadmill / Sports Art	4,000
Camera (DVR's) /Digital Prite 2	3,600
Radios / Motorola CP	3,500
Life Fitness 7005	3,000
Tools General	3,000
Bike Reclined	2,500
<del>Picnic tables</del>	✓ 2,000
Dell Computer	1,500
<b>Total for 2020</b>	<b>340,100</b>

From Food & Beverage Reserves Account	
36" 6-Burner Range / Southbend	6,000
4 Draw Chef Base Unit / True	5,500
4 Drawer Chef Base Unit / True	5,500
Deli Case Marc MDL-6 5/6B	5,000
Food and Beverage Misc Small Wares	4,000
Tiki Lounge furniture	4,000
Single Door Cooler / Master Built - R235	3,715
2 Door Cooler True	3,600
<del>Tiki Bar Stools</del>	✓ 3,500
Ice Machine / Ice O Matic	3,350
Uniworld Griddle	3,200
TV's / various	3,000
4 Tap beer Cooler / Bev Air DD941	2,700
Char Broiler / Southbend	2,600
Booster Heater / HATCO Mod. C HATC 4-208-3Q3	2,500
Griddle / Southbend	2,300
Low Boy Freezer-Bev Air WTF48	2,000
Computer / Dell	1,600
Single Fryer / Imperial	1,300
Lenovo Laptop	1,200
<b>Total for 2020</b>	<b>66,565</b>

From Ski Reserves Account	
Supply Pipeline distribution pipeline	50,000
Electric Fan guns Group 1	40,000
Thunder Cloud Green - Chairs refurbishing	30,000
Compressor Drive 1	15,000
Compressor/Shop building - Exterior siding and doors	10,000
Mountain Electrical Project 1	10,000
Annual upgrades	5,000
<b>Total for 2020</b>	<b>160,000</b>

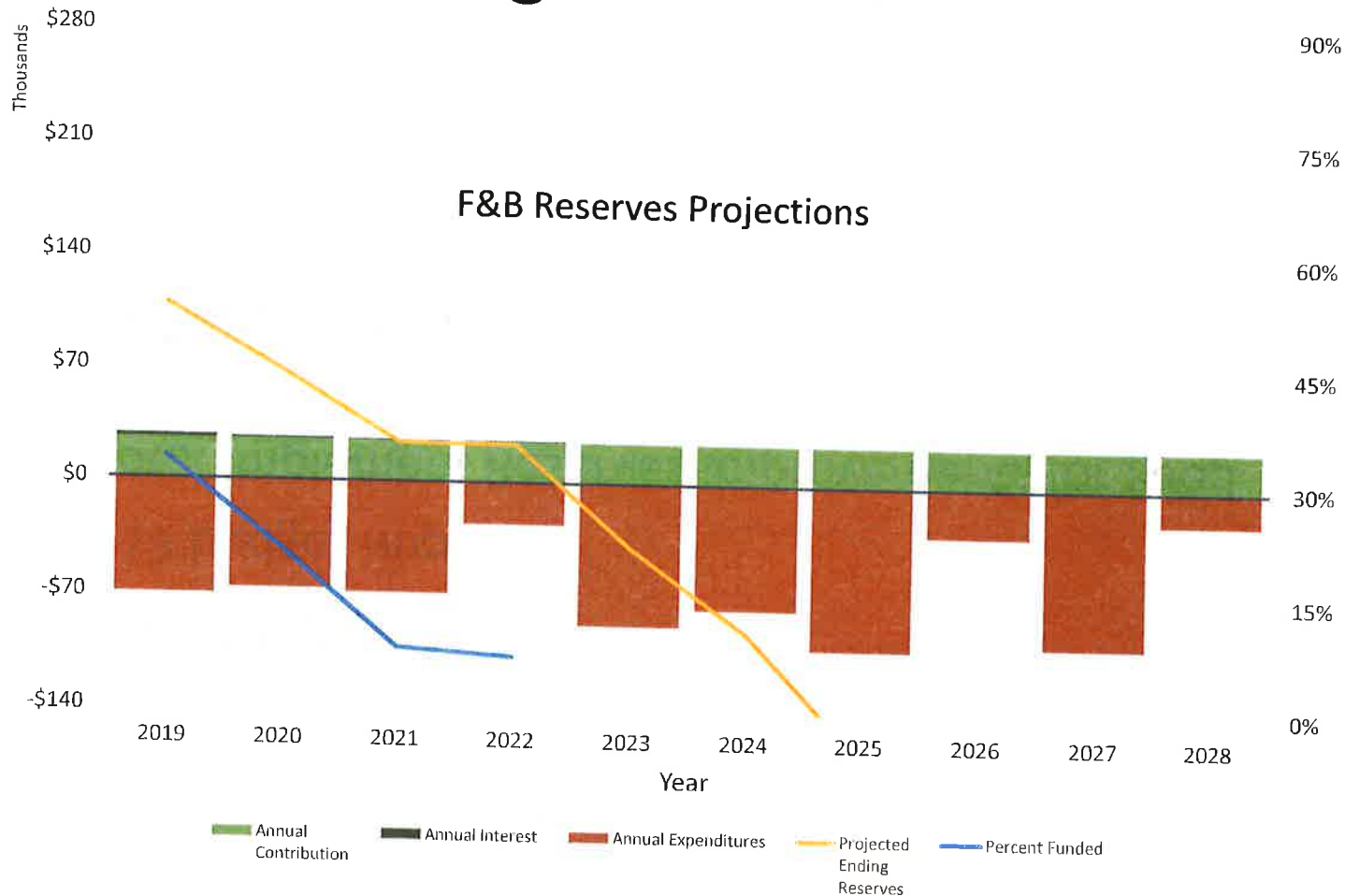


# Motion to Update Funding of Reserves

**F&B Reserves:**  
 Funding limited to 25%  
 of operational surplus up  
 to a maximum of \$50k  
 annually

**Proposed:**  
 Remove 25% limit, and  
 make all operational  
 surpluses available to  
 fund Reserves

**Ski Reserves:**  
 Establish annual basis for  
 funding.



# Outlook

Continued focus for FY 2020-21:

- Monitoring COVID-19 budget impact
- Provided positive vote: Implement Reserves Improvements for Food & Beverage fund
- Electronic Banking – Requirements for HOA Software Upgrade