

Finance Committee Minutes
June 13, 2024
SROA Board Room

Members Present: In person: Michael Applegate, Gerhard Beenen, Keith Mobley, Clark Pederson ,via zoom: Brad Banta, Don Costa, Veronica Jacknow, Corey Wright

Alternate Members Present: Steve Murray

Staff Present: Joe Healy, James Lewis

Clark Pederson called the meeting to order at 9:00 a.m.

Approve Minutes from May 16, 2024

The Committee unanimously approved the Finance Committee minutes of May 16, 2024.

Review of May 18, SROA Board Actions

There were no comments on the May 18, 2024 SROA Board Actions Items.

Review of December 31, 2023 Audited Statements

Clark Pederson and Joe Healy presented a summary of the audited financial statements for the period ended December 31, 2023. Price Fronk LLP gave a clean opinion on the financial statements.

Approve May 31, 2024 Unaudited Financial Statements

For the month ended May 31, 2024, there was a net operating surplus of \$58,934 which was \$40,569 better than the budget. Operating revenues were over budget by \$26,267 due to SHARC event revenue, gate admissions, compliance fines and property transfer fees. A payment of \$43,750 was received from the resort for the Caldera expansion agreement. Salaries and burden were under budget by a combined \$15,342 due to an open f/t position in public works and p/t labor in recreation. Materials and services were over budget by \$5,077 due to the timing of IT contract service payments, two months of landscaping invoices and fuel expense.

For the first five months of 2024, there was a net deficit of \$64,496 which was \$73,840 better than the budget. Operating revenues were under budget by \$22,566 due to Recreation Plus and contracted vehicle repairs with the Sunriver Service District. There have been forty-seven less RPP passes sold in 2024 compared to the same time frame as 2023. Legal fees were over budget by \$63,226 through the first five months of 2024. Salaries and burden were under budget by a combined \$124,238 through the first five months of 2024 mainly due to open f/t positions.

As of this report date, eighty homes have been converted to bulk fiber and transitioned to SROA's master billing account.

As of May 31, 2024, there was a combined operating and non-operating surplus of \$1,015,716 which was \$85,868 better than budget.

Total assets as of May 31, 2024, were \$40,343,620. Cash and investments totaled \$18,117,434 a decrease of \$496,786 from April. As of May 31, 2024, there was \$17,913,254 invested in Federated Hermes Government Obligations Fund and US Treasuries with durations between 90-day and 5-years with an annual yield of 5.05%. Construction in progress items included dog park, administration building design and trail signs.

Cash Flow Update

As of May 31, 2024, there was \$18,117,434 in total cash and investments of which \$4,987,625 was in the operating fund.

Bad Debt Write-off

The Committee unanimously approved recommending to the Board of Directors the write-off of the outstanding balance of \$8,363.41 owed by Rich I Ruiz and Christine M. Ruiz, former owners of 3 Balsam Lane.

The meeting adjourned at 9:55AM

The next Finance Committee meeting is set for July 18, 2024 at 9AM

Submitted by Joe Healy