

Desert Cove Homeowners Association

Treasurer's Report

General Meeting, April 28th, 2026

Good evening, everyone. My name is Sue Jolly and I've been your treasurer for the past year.

My responsibilities include:

- Managing and balancing the finances of the DCHA
- Providing regular financial reports to ensure full disclosure and visibility to members.
- Maintaining the DCHA inventory of assets and associated dollar values.
- Maintaining the Board Liability and Asset Insurance.
- Overseeing the collection of 50/50 Gaming money & providing reports to the VP.
- Working with the Welcome Director to collect & report the annual membership dues.

One major accomplishment of note:

- On the weekend of April 18th, a dedicated team of Board members & volunteers conducted a detailed audit and cleanup of our physical assets. The value is now **\$84,439** and a detailed asset report is available on the DCHA website.

Financial Results:

- The GM financial statement emailed to all members provides a summary of the financial activities for the 7 months: **September 1, 2025 - March 31, 2026**.
- The format of the GM financial statement has been changed to help members better understand where their money goes. Revenue & Expenses have now been separated into Fixed & Variable.
 - **FIXED REVENUE** is the money from your Annual Dues & Membership Fees and the expenses covered by these funds are: Insurance, the DCHA website, Health & Safety, Office Supplies & Government Fees. **This is what your \$10 pays for.**
 - **VARIABLE REVENUE** is the money from Fundraising and the expenses covered by these funds include: Social Events, Equipment & Repairs, Kitchen & Library Supplies, & Miscellaneous. **Without Fundraising, these expenses could not be covered.**
 - **OVERALL** is the combined Fixed & Variable Revenue less the combined Fixed & Variable Expenses.

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OVERALL Financial Results for the period September 1st 2025 to March 31st 2026:

- Surplus of Revenue over Expenses is **\$3,032.71**
- DCHA's total available cash balance is **\$25,905.84**. *This amount includes current operations plus the previous year carry over plus Shares & Petty Cash less our last year's donation of \$8,000 to VJH.*
- The VJH Net Reserve is **\$4,843.87**
- Adding this reserve back, our actual bank balance is **\$30,118.26**

Areas of Note - Fixed Category:

- We are in a **NEGATIVE** position for the Fixed Category during this reporting period which is typical for mid-year as annual dues have not yet been collected.
- **Annual Dues** are down from last year. This is partially due to the stricter adherence to the August 31st 2025 deadline so that late dues were minimized for this current cycle. This decrease was partially offset by above normal new membership fees.
- **Health & Safety** includes the purchase of wrist BP monitor cuffs, pulse oximeters and enlarged & laminated DC maps for our First Aid Responders.
- The decline in **Office Supply** Expense is mainly attributed to the use of two Eco-Tank printers (1 DCHA & 1 private) which we believe has greatly reduced the cost of printer ink.

Areas of Note – Variable Category:

- We are in a very comfortable **POSITIVE** position for the Variable Category this year.
- There has been a **25% INCREASE in Revenue from Social Events**. The increase over last year is mainly attributed to an increase in profit from the November Holiday Market, a significant savings on the subsidization of the annual Christmas dinner plus the profit on the Cat Wells Dance where the band fees were generously donated by Patrick & Marilyn Balfour. A special thank you to the Balfours and to all the generous volunteers in the Cove who make our fundraisers so successful.
- We also encourage everyone to contribute to the upcoming **Garage & Bake Sale on May 23rd** as this event is one of main fundraisers.
- **Revenue from 50/50 tickets continues to decrease**. As this is a main source of DCHAs variable revenue, we encourage coordinators to include 50/50 sales in their events.
- **Equipment Purchase/Repair** expense is down. Last year at this time we had two major items - the purchase of some rec hall tables & the refurbishing of the pool tables for a total of \$3,768. This year to date we have had only two minor purchases - an Eco-Tank printer and a new headset mic for a total of \$782.

The financial statement and this Treasurer's Report for this reporting period can be found on the DCHA Website.

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Comments re Total Available Cash Balance:

Although this report is somewhat longer than normal, I would like to close with a few comments about our Total Available Cash Balance of **\$25,905.84**.

Since I have been Treasurer over this past year, I have heard several comments questioning why we need to have such a large cash balance.

Here are some of the reasons:

1. **Good business practice** recommends that a viable ongoing enterprise have on hand enough cash to cover at least 1 year of expenses. Even if we exclude social events & major equipment purchases, our total annual expenses over the past four years range from \$8K to \$12K. With the turbulent economic times today, we could easily add another 30% so with \$26K on hand, we are in an excellent financial position.
2. If we have a **major equipment breakdown**, we have the funds on hand to repair or replace assets immediately rather than needing to start a fundraising campaign and dealing with the loss or inconvenience while we gather the cash. Think of it like having a savings account to cover a major breakdown in your home.
3. Our available cash balance helps with **cashflow** so that we can meet our commitments and pay our bills in a timely manner. Dues and Membership Fees are not a steady stream of cash spread over the year but expenses are up and down over all 12 months. Just look at our **normal negative position** for the Fixed Category to March 31st. Without the cash from fundraising, we would not be able to meet some of our obligations at the appropriate time.
4. And finally, the cash surplus allows us to **subsidize** some events for our residents:
 - DCHA subsidizes the annual Christmas Dinner by covering the GST & the tip on the catered meal
 - DCHA subsidizes many other events such as the Volunteer Recognition breakfast, Remembrance Day Services, Welcome Visits ... and even free coffee & refreshments for events such as this.

Respectfully submitted by

Sue Jolly

DCHA Treasurer