

# Stay in the know!



We invite you to be part of our audience with the SVRA weekly newsletter. Scan the QR Code above to read previous issues and subscribe.



1800 Cedar Creek Drive  
Star Valley Ranch, WY 83127  
Phone: (307) 883-2669  
Email: [svrawy@silverstar.com](mailto:svrawy@silverstar.com)  
Website: [www.svrawy.com](http://www.svrawy.com)

Facebook: <https://www.facebook.com/svrawy/>

## Star Valley Ranch Association 2024 Annual Newsletter



### Take a Look Inside

As we look towards the upcoming year, we invite you to take part in the special events and activities planned for your enjoyment.

The annual newsletter also highlights key operating aspects of your association which includes the 2024 budget along with project development and implementation. For a complete overview of the 2024 budget, future event details and to keep apprised of ongoing projects, please visit our website at [www.svrawy.com](http://www.svrawy.com).



# SVRA Contact Information

## Board of Directors Contact Information

- Carolyn Thacker, Chairman  
cwthacker@silverstar.com  
(307) 883-7082
- Ken D'Souza, Vice Chairman  
Treasurer and Finance & Legal  
kdsouza@cox.net  
(307) 248-7781
- Paulette Black, Secretary  
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(435) 881-0501
- Tony Viollis, House & Entertainment  
Golf & Greens  
teachercoach10@gmail.com  
(516) 510-3345
- Mike Wardle, Architectural Control and  
TSVR Liaison  
wardle9477@gmail.com  
(307)248-3999
- Bobby Dickerson, Director  
bddimages@gmail.com  
(405) 651-1825

## SVRA Staff Contact Information

- Keri E. Sawdy, General Manager  
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- Heather Bigelow, Bookkeeping  
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- Michelle Byers, Member Services  
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- Ernie Bigelow, Facilities Manager  
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(307) 880-8058
- Kurt Richmond, Golf Course  
Superintendent  
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(307) 880-8057
- Alan McJunkin, Golf Pro  
golfpro@svrawy.com  
(307)883-3425
- Stephanie McJunkin, Pro Shop  
Manager  
proshop@svrawy.com

## Facilities

- SVRA Admin Office - (307) 883-2669
- Cedar Creek Pool - (307) 883-2186
- Aspen Hills - (307) 883-2899
- Duffer's Lounge - (307) 883-3617
- Cedar Creek - (307) 883-2230
- Golf Course Maintenance - (307) 883-3543



**Keep it Current!**

Please utilize the card below to update your demographic information. When your address on file is current, you will receive SVRA mailings in a timely manner. Thank You!

**SVRA MEMBER INFORMATION CARD**

Name(s): \_\_\_\_\_ Plat: \_\_\_\_\_ Lot: \_\_\_\_\_

Ranch Physical Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Alternate Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ Phone #: \_\_\_\_\_

Cell #: \_\_\_\_\_ Cell #: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Emergency Contact: \_\_\_\_\_ Relationship to Member: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Please check to opt out of receiving SVRA emails and weekly newsletters.

If your permanent information changes at any time, please contact the office with the updated information.

*All member information collected (phone number, email address) is kept confidential. It will only be used by SVRA employees for SVRA business. We will never share your information with any third party.*



## 2024 GOLF SCHEDULE

### JUNE

- 1 - Wildland Firefighters Tournament
- 14, 15 - Mixed Moose Tournament
- 19, 20 - Member/Member Tournament

### JULY

- 10, 12 - Ryder Cup
- 29, 30 - Wyoming Senior Men's Golf Tournament

### AUGUST

- 2, 3 - Member/Guest Tournament
- 12 - Rhinestone Cowgirl Tournament
- 19, 20, 21 - Mens and Ladies Club Championship

#### DEADLINES FOR TOURNAMENT SIGN UP:

- MIXED MOOSE - MAY 24TH
- MEMBER/MEMBER - MAY 29TH
- MEMBER/GUEST - JULY 12TH

ALL DATES ABOVE ARE SUBJECT TO TOURNAMENT CAPACITY. ONCE THE TOURNAMENT IS FULL, NO OTHER PARTICIPANTS WILL BE ALLOWED TO REGISTER.

SEE SVRMGA & SVRLGA CALENDARS FOR DAILY PLAYING SCHEDULE

2024 Golf Tournament Flyers and Registration Forms may be found on our website, once they are available.

[www.svrawy.com/tournaments](http://www.svrawy.com/tournaments)

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Happy New Year to our valued Members!

For many, the commencement of a new year brings forth personal reflection, the solidification of future goals and of course resolutions. As we stand upon the precipice of a blank slate, we can reflect in how this past year brought forth many transitions, adversity, triumphs and loss to and within our community. Each instance became a refining moment to which we, as neighbors, defined ourselves through the commitment and solidarity shown to our brother. It is with pride that I consider myself one of you.

Within the Association, the story of our prior year was bound by the chapters of progress and comradery. Each line written with loyalty and devotion by the fifty-three team members who supported our organization. With earnest we look to turn the page and immerse ourselves in the endeavors set before us. There are two key focal areas to which the Association will be steadfast in seeing come to fruition; the Green Canyon Water Project and the dissolution of the single-family lot designation to our Cedar Creek Park. The first being the replacement of a major section of our gravity fed irrigation system which requires coordination with the Department of Agriculture, Forestry Division and the latter a continuation of past efforts to rezone our common area to potentially create a new footprint and additional amenities for our families.

Over the course of 2024, your Association resolves to remain community oriented; preserving a relational constitution, acting with servant leadership and to encourage member dialogue. We invite you to take part in our 2024 mantra; Unity.

Blessings to you and yours,

*Keri E. Sawdy*

General Manager



Due to the litigation brought forth by two of our members, the Lincoln County District Court issued its final decision on November 18, 2021. It was then determined that our assessments could not be solely based on the prior year plus the cost of inflation, but instead the assessments must be calibrated from "base maximums" dating back to the date the various covenant sets were recorded. As such, we now have seven different versions of these "base maximums."

**The Maximum Annual Assessment is determined using the formula:**

$$(2023 \text{ Maximum Assessment per DCC\&R base}) \times (\text{CPI index for July 2023/CPI index for July 2022}) = 2024 \text{ Maximum Annual Assessment per DCC\&R base}$$

July 2022 CPI = 296.276      July 2023 CPI = 305.691

$$305.691 - 296.276 / 296.276 = \mathbf{3.1778\%}$$

Please direct questions or comments on this subject to:

manager@svrawy.com

# 2024 Board of Directors Calendar

January	February	March	April	May	June	July	August	September	October	November	December
S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29	S M T W T F S 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

print-a-calendar.com

■ BOD Workshop      ● BOD Meeting      ★ Annual Meeting



# 2023 Weekly Charter Club Events



## 2024 Weekly Charter Club Events



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	Men's Golf Cedar Creek 10 AM - May & Sept. 9 AM - June-Aug.	Ladies' Golf Cedar Creek 10 AM - May & Sept. 9 AM - June-Aug.	Men's Golf Cedar Creek 10 AM - May & Sept. 9 AM - June-Aug.	Ladies' Golf Cedar Creek 10 AM - May & Sept. 9 AM - June-Aug.	Aspen Hill Niners Aspen Hills 1 PM	
	Ladies' Golf Aspen Hills 10 AM - May-Sept. 9 AM - June-Aug.	Mountain View Pickleball 5-8 PM April-Oct.	SV Piece Makers Banquet Room 9 AM-12 PM May-Sept.	Mountain View Pickleball 5-8 PM April-Oct.	Hand & Foot Banquet Hall 7-9 PM	
	Mountain View Pickleball 8-11 AM April-Oct.		Texas Hold 'Em Flex Room 5:30-9 PM	Working Man's Aspen Hills 6-9 PM		
			Mountain View Pickleball 5-8 PM April-Oct.			

## 2024 Assessments

### Uniformed Increase of \$11.81

	Maximum Allowable Assessment	2024 Actual Assessment (to cover needs of SVRA)
Plats 1, 2, 3, 5, 6, 7, 8, & 20	\$600.47	\$593.78
Plats 12, 13, & 14	\$410.13	\$409.30
Plats 4, 11, & 22	\$600.47	\$593.78
Plats 9 & 10	\$432.06	\$430.56
Plats 15 & 16	\$383.75	\$383.75
Plats 17 & 18	\$383.78	\$383.77
Plat 21	\$387.49	\$387.37

### QUESTIONS?

Visit the SVRA Website

[www.svrawy.com](http://www.svrawy.com)



#### Our website contains valuable information!

##### You will find:

- Calendar of Events
- A link to Pay Your Assessment Online
- Golf Course & Tournament Information
- DCC&Rs, Articles of Incorporation & By-Laws
  - Operating Policies
  - Meeting Minutes & Agendas
  - Plat Maps with Measurements
  - Monthly Financial Summary
- Drone Video of SVRA Property & Facilities
- View & Print Building/Fence/Landscape Permit Applications, Member Address Change Forms, Etc.

# 2024 Operating Budget Overview

## Association Business

**Income** - \$1,095,136.47

- \* Assessment Income - \$989,162.61
- \* Income minus Assessment - \$105,973.80
  - o Interest received & finance charges
  - o Fourth of July profits
  - o Collections recovery
  - o Transfer of Ownership



## Association Business

**Expense** - \$631,468.56

- \* Insurance - \$91,404.95
- \* Property Tax- \$75,000
- \* Professional Services - \$81,150
- \* Uncollectable Assessment Allowance 3% - \$28,987.24
- \* Committees - \$27,277.92
- \* Payroll - \$229,266.11
- \* Association Other - \$98,382.34



REPAIR | MAINTAIN | IMPROVE

### Facilities

- Income - \$73,555  
Rentals, Swimming Pool, Lease
- Expense - \$304,099.97  
Payroll, Janitorial, Facility Maint., Utilities
- Amount Covered by Assessment - \$230,544.97



## 2024 SVRA House and Entertainment Community Event Calendar

January 12th - Bingo

January 19th - Karaoke

February 10th - Bingo

March 8th - Bingo

March 17th - Karaoke

March 30th - Easter Egg Hunt

April 12th - Bingo

May 10th - Bingo

June 7th - Movie in the Barn (Kids)

June 8th - Community Garage Sale

June 14th - Karaoke

June 21st & 22nd - Property Owners Weekend

July 4th - Independence Day Celebration

July 12th - Karaoke

July 19th - Drive-In Movie in the Park (Adults)

August 10th - Community Garage Sale

August 16th - Karaoke

August 24th - Potluck and Dance

August 31st - Craft Fair

October 26th - Karaoke

October 26th - Trunk or Treat and Haunted Barn

December 6th - Santa on the Ranch



Join our email list & like us on Facebook for additional events!



**All Dates are Subject to Change.**



26th Annual  
Star Valley Ranch  
Independence Day Celebration  
July 4th  
Cedar Creek Park



7:30 a.m.	VFW Flag Raising Ceremony at the Pavilion
8:00 - 10:00 a.m.	Pancake Breakfast (\$5.00 ea.)
9:30 - 11:00 a.m.	3 on 3 Basketball (\$5.00/team winner takes all)
10:30 a.m.	Assemble for Golf Cart, Bike, & Trike Parade (No political campaigning or ATV/UTVs)
11:00 a.m.	Golf Cart, Bike, & Trike Parade
11:30 a.m.	Kids Races
11:30 a.m.	Lunch Begins Hamburgers (\$6.00 ea.) & Hot Dogs (\$7.00 ea.) (Includes Chips and Drink) Desert: Pie & Ice Cream \$1.50 per slice & \$0.50 per scoop of Ice Cream or \$20.00 for a whole pie
12:00 p.m.	Cornhole Tournament
12:00 - 3:00 p.m.	Carnival - Games, Train Rides, Bounce House, Inflatable Water Slide, Pie Auction, Face Painting, Free Popcorn, Cotton Candy, Snow Cones, and Much, Much More! (Carnival Tickets sold 11:30 a.m. - 2:15 p.m.) Tickets - 2/\$1.00, 15/\$5.00 30/\$10.00, Wristband \$20.00

THE GRASS IS ALWAYS GREENER HERE

Golf Operations

- **Income - \$938,542.00**  
Pro Shop Sales, Green/Cart Fees, Tournaments, Recreation Passes & Punch Cards
- **Expense - \$860,589.14**
  - Pro Shop - \$385,728.77  
Payroll, Inventory, Utilities, Golf Cart Leases, Pro Shop Equipment
  - Golf Course Maintenance - \$474,860.37  
Payroll, Sand/Soil, Fertilizer, Pesticide, Fuels & Lubricants, Irrigation Paint, Utilities, Equipment Maint., Cart Paths
- **Amount Covered by Assessment - 50**
- **Net Income - \$77,952.86**



Cedar Creek Center



Mortgage Loan - \$40,384.96

Interest - \$79,615.04

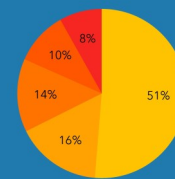
Annual - \$120,000  
\$10,000 per month



**\$75,000**   
Equipment Replacement Program

Future Needs Savings  
**\$30,341.80**

**\$85,734**  
Capex 2024



- Aspen Hills Gazebo - \$43,984
- Dump Trailer - \$14,000
- Reside Aspen Pro Shop - \$12,000
- CCC Decking - \$8,750
- Concrete/Drain Barn - \$7,000

# 2024 SVRA Fee Schedule

## GREEN FEES

Cedar Creek (carts extra)	Public (Non-Member) Weekday	Public (Non-Member) Weekend	Member	Lineal w/card	Guest/Local*	Junior 11-18 yrs old, 10 and under free
18 Holes	\$ 70.00	\$ 60.00	\$ 40.00	\$ 42.00	\$ 50.00	\$ 25.00
9 Holes	\$ 40.00	\$ 35.00	\$ 26.00	\$ 28.00	\$ 33.00	\$ 17.00

Aspen Hills (carts extra)	Public (Non-Member) Weekday/Weekend	Member	Lineal w/card	Guest*	Junior 11-18 yrs old, 10 and under free
18 Holes	\$ 50.00	\$ 30.00	\$ 32.00	\$ 40.00	\$ 25.00
9 Holes	\$ 30.00	\$ 20.00	\$ 22.00	\$ 25.00	\$ 17.00

## Annual Recreation Passes\*\*

	Member	Non-Member
Platinum-Single***	\$ 1,364.00	\$ 1,841.00
Platinum-Couple***	\$ 2,106.00	\$ 2,843.00
Gold-Single****	\$ 1,055.00	\$ 1,424.00
Gold-Couple****	\$ 1,735.00	\$ 2,342.00

## Annual Trail Fee Passes

	Member	Non-Member
Trail Fee	\$ 308.00	\$ 336.00
Each Add'l Trail Fee	\$ 123.00	n/a

## Punch Cards

	Member	Non-Member
20-9 Hole Walking	\$ 325.00	\$ 490.00

Driving Range (20 Buckets)	Member	Non-Member
	\$ 75.00	\$ 100.00
20-9 Hole Cart Rental	\$ 150.00	\$ 180.00
20 Rounds Trail Fee (each rider)	\$ 84.00	\$ 113.00

## Facility Rentals & Other Fees

	Member	Non-Member
Barn	\$ 400.00	\$ 500.00
Banquet/Multi-Purpose Room	\$ 150.00	\$ 250.00
Pavilion	\$ 50.00	\$ 75.00
Swimming Pool	\$ 150.00	\$ 175.00
Pool & Pavilion Pkg	\$ 175.00	\$ 225.00
Tables	\$ 5.00	n/a
Chairs	\$ 1.00	n/a
Lineal Member Cards/Assessment Paid Sticker	\$ 5.00	n/a
Transfer Fee	\$ 750.00	n/a
Fitness Room Key Fob	\$ 10.00	n/a

\*\*Member refers to "SVRA property owner". Must present valid "Member Card".

\*Golf "Guest" must play with "Member Card" holder. Local must show ID for rate.

\*\*\*Ask for Resident 70+ yr old Recreation Pass Discount of 30%

\*\*\*\*Platinum Includes Golf, Driving Range, Swim, Fitness Room, AH Pickleball

\*\*\*\*\*Gold Includes Golf, Swim and Driving Range

\*\*\*\*\*Pickleball/Tennis Reservations are for 1-hour increments

## Annual Golf Pass

	Member	Non-Member
Aspen Hills	\$ 420.00	\$ 672.00
Junior	\$ 100.00	\$ 200.00
Driving Range	\$ 100.00	\$ 150.00

## Daily Cart Fee (Per Rider)

18 Holes	\$ 18.00
9 Holes	\$ 12.00
Trail Fee	\$ 9.00

## Driving Range

	Member	Non-Member
Large Bucket	\$ 8.00	\$ 10.00
Small Bucket	\$ 4.00	\$ 5.00

## Aspen Hills Pickleball / Tennis Reservation Only\*\*\*\*\*

Annual Pass	Member \$20.00	Non-Member \$30.00
Per Player	\$ 2.50	\$ 3.50

## Swim

Daily Swim	Member	Non-Member
Adults	\$ 4.00	\$ 7.00
Child	\$ 3.00	\$ 5.00

## Infant under 3 - No Charge

Annual Pass	Member	Non-Member
Single	\$ 125.00	\$ 168.00
Family (up to 5 people)	\$ 275.00	\$ 370.00

Swim Punch Card	Member	Non-Member
20 Punches	\$ 55.00	\$ 80.00

	Member	Non-Member
Swim Exercise Pass	\$ 50.00	\$ 70.00
Daily Swim Exercise	\$ 2.00	\$ 3.00

## Fitness Center Members Only

Jan-Feb	\$75	July	\$60	Dec.	\$10
March	\$100	Aug.	\$50		
April	\$90	Sept	\$40		
May	\$80	Oct.	\$30		
June	\$70	Nov.	\$20		

Fitness Center Punch Card \$50.00

Does not include fob, Association hours only.



# Property Owner's Weekend

## June 21-23, 2024

ALL SVRA Members receive Free Swim and Golf (with valid membership card) ALL WEEKEND

### Friday, June 21<sup>st</sup>

- Candidate's Night - SVRA Cedar Creek Center Meeting/Banquet Room - 7 p.m.
- Hamburger/Hot Dog Potluck Dinner - Barn 6 p.m.
- Upstream Entertainment Presents live music by AFU Fighters - Barn 7 p.m.

### Saturday, June 23<sup>rd</sup>

- Polls Open - 7 a.m.
- Annual Meeting - 8 a.m.
- Polls close - 30 minutes after meeting adjourns
- Board of Directors Organization Meeting - SVRA Office Conference Room - 4:30 p.m.

Watch SVRA communications for more Property Owner Weekend activities





# Life is good on The Ranch!

There's an activity for all seasons and enthusiasts.

## NOTICE:

All SVRA Winter Activities are available AT YOUR OWN RISK!!!

### Snowmobiling

- \* Encouraged on Aspen Hills Golf Course, Cedar Creek Back 9 and the SVRA Airstrip
- \* Stay off of the groomed ski trails, trails are NOT groomed for snowmobiles
- \* Stay off of private property
- \* Do not chase wildlife
- \* Check marquee at the main entrance to the Ranch for restrictions
- \* 2 feet of snow and a base is required before snowmobiles are allowed on the golf courses
- \* Do not ride on the ponds, greens, or tees. The greens are marked with colored rope.
- \* Stay clear of all hazards on the courses, including but not limited to: boulders, water, ditches, etc...
- \* The speed limit on Star Valley Ranch roads is 25mph. Snowmobiling on SVR roads is restricted to licensed drivers only
- \* Automobiles always have the right of way on SVR roads
- \* Yield to persons sledding, cross country skiing, and snowshoeing, as they have right of way
- \* End your snowmobiling day on the Ranch by 9pm

### Cross-Country Skiing & Snowshoeing

- \* Cedar Creek Golf Course has groomed 3 miles of trails on the Cedar Creek Golf Course front 9 holes.
- \* Trail Head is located at the Cedar Creek Park by the SVRA swimming pool
- \* Trails will only be groomed as weather and staffing allow

### Sledding & Tubing

- \* Aspen Hills #1, Aspen Hills #5, & Cedar Creek #1 is for sledding & tubing  
There is no groomed sledding hill.
- \* Snowmobiles allowed on outer edge of sled hill for transport only

### Ice Skating

- \* ICE SKATE AT YOUR OWN RISK!! Rink is located at Cedar Creek Park and will be cleaned off and groomed as weather and staffing allow.



Restrooms available at Cedar Creek Park

Children should be supervised by adults at all times, for their safety and protection

Below is the **Unaudited** Balance Sheet for 2023. The audited financials were unavailable at press time. When completed, the audited financials will be available at the SVRA office and on the SVRA website.

	<u>Total</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
1000 Operations Checking - BOSV 3678	149,712.17
1500 Money Market - BOSV 0758	6,012.54
2991 Reserve GCM Equipment - US Bank	141,267.86
2993 Tennis Checkings - BOSV 7695	0.00
2994 Future Needs Saving - BOSV 6025	0.00
2995 Reserve GCM Equipment-SFB	0.00
2998 Reserve Major Maint. - BOSV	300,329.54
3002 Capital Campaign - BOSV	23,602.22
3007 Arizona Financial 043021-060524	200,082.19
4001 Future Needs Savings CD's - Charles Schwab	
4055-3953	200,000.00
4002 Future Needs Savings Money Market- Charles Schwab 7674-5450Market	15,789.92
6999 POS Assessment Settlement	0.00
	<u>\$</u>
<b>Total Bank Accounts</b>	<b>1,036,796.44</b>
<b>Accounts Receivable</b>	
7000 Accounts Receivable	49,512.90
	<u>\$</u>
<b>Total Accounts Receivable</b>	<b>49,512.90</b>
<b>Other Current Assets</b>	
8000 Department Tills	600.00
8001 Petty Cash	200.00
8050 Beer Vendor Deposits	0.00
8060 Legal Retainer	0.00
8100 Prepaid Accounts	101,253.75
8900 Undeposited Funds	0.00
	<u>\$</u>
<b>Total Other Current Assets</b>	<b>102,053.75</b>
	<u>\$</u>
<b>Total Current Assets</b>	<b>1,188,363.09</b>
<b>Fixed Assets</b>	
9000 Fixed Assets at Cost	7,549,193.28
9900 Accum Deprec - Bldgs & Equip	-3,697,805.43
	<u>\$</u>
<b>Total Fixed Assets</b>	<b>3,851,387.85</b>
<b>Other Assets</b>	
10000 Allow for Doubtful Assess Accts	-15,000.00
10500 Other Accounts Receivable	-6,559.06
10600 Inventory	35,996.26
	<u>\$</u>
<b>Total Other Assets</b>	<b>14,437.20</b>
	<u>\$</u>
<b>TOTAL ASSETS</b>	<b>5,054,188.14</b>

## 2023 Balance Sheet Continued

### LIABILITIES AND EQUITY

#### Liabilities

##### Current Liabilities

##### Accounts Payable

11000 Accounts Payable	-3,667.72
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Total Accounts Payable	-\$ 3,667.72
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##### Credit Cards

11100 Wells Fargo Business Card	0.00
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11101 Sam's Credit	37.76
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11102 Bank of America	1,994.47
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Total Credit Cards	\$ 2,032.23
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##### Other Current Liabilities

11001 Audit Accounts Payable	0.00
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12100 Auditor Adjustment	0.00
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12200 Designated Funds	16,497.49
------------------------	-----------

12300 Cleaning/Rental Dep. Refundable	1,500.00
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12400 Payroll Liabilities	14,297.29
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12402 Accrued Vacation	12,761.12
------------------------	-----------

12403 Payroll Taxes Payable	10,521.06
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12500 Sales Tax Payable	-1.69
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2110 Direct Deposit Liabilities	0.00
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Department of Revenue & Taxation Payable	-80.84
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Direct Deposit Payable	0.00
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Out Of Scope Agency Payable	0.00
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Total Other Current Liabilities	\$ 55,494.43
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Total Current Liabilities	\$ 53,858.94
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##### Long-Term Liabilities

12600 BOSV-Cedar Creek Center Loan	1,330,366.25
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Total Long-Term Liabilities	\$ 1,330,366.25
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Total Liabilities	\$ 1,384,225.19
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#### Equity

15000 Opening Balance Equity	1,860,057.41
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15100 Net Worth	1,537,792.63
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15500 Retained Earnings	113,508.87
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Net Income	158,604.04
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Total Equity	\$ 3,669,962.95
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TOTAL LIABILITIES AND EQUITY	\$ 5,054,188.14
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## Profit and Loss

January - December 2023

	Total
<b>Income</b>	
20000 ASSOCIATION BUSINESS INCOME	1,076,248.75
21000 FACILITIES INCOME	53,226.17
22000 GOLF OPERATIONS INCOME	856,834.59
Total Income	\$ 1,986,309.51
Gross Profit	\$ 1,986,309.51
<b>Expenses</b>	
30000 ASSOCIATION BUSINESS EXPENSE	593,674.52
40000 FACILITIES EXPENSE	224,043.35
50000 GOLF OPERATIONS EXPENSE	701,743.52
66000 Payroll Expenses - Entire Assoc	63,841.05
Payroll Expenses	0.00
QuickBooks Payments Fees	629.77
Total Expenses	\$ 1,583,932.21
Net Operating Income	\$ 402,377.30
<b>Other Income</b>	
89998 Capital Campaign 2019	1,600.00
Total Other Income	\$ 1,600.00
<b>Other Expenses</b>	
80000 Ask My Accountant - Expense	367.65
81000 Annual Capex Tracking	2,546.25
82023 Capex 2023	97,539.44
87000 Major Maintenance	104,138.40
89000 Equipment Replacement Plan	39,763.58
89900 Barn/Silo Redevelopment	956.06
90000 Bad Debt Expense	61.88
Total Other Expenses	\$ 245,373.26
Net Other Income	-\$ 243,773.26
Net Income	\$ 158,604.04