09-21-2024 Treasurer Report for Dilley Ranch

Thank you to David Latham for his continued help as I ramp up on the Treasurer role for Dilley Ranch.

**Bank Account Summary**

At our last meeting on June 15, 2024, we reported a cash balance of $56,846 in our POA bank account.

As of September 21, 2024, we have a cash balance of $40,531.

For the period approximately one year ago, as of 09-29-2023, our ending cash balance was $30,181.

**Since our last Board meeting, debits include:**

1. Road Maintenance (including culverts and ditches): $16,230
2. Legal Fees: $750
3. Subscriptions (including QuickBooks for accounting): $134
4. Board Meeting Expenses: $72

**Credits include:**

1. Due Payments: $800
2. Interest: $70

**Electronic Payment of Dues**

We are exploring electronic payment of dues. If testing goes as planned, this would allow members to pay by ACH or Credit Card. Cards accepted are: Apple Pay, Visa, Mastercard, Discover, and American Express. Testing will conclude by September 25.

If electronic pay is used, members will be asked to gross up their due amounts to cover fees. For ACH from a bank account, the fee is 1%. For credit cards, the fee is 2.99%. As an example, for regular lots with dues of $450, the payment would be $455 via ACH or $463 for credit card.

In order to use electronic pay, you must be able to receive an electronic invoice via email. Only 4 members do not have an email address on file. The Secretary will follow-up to collect email addresses. If email is not possible for some reason, we will still support a USPS mailed invoice.

The Board will vote on this matter today.

**2025 Dues**

By Friday September 27, everyone with a valid email address will receive an invoice from the Dilley QuickBooks account. As a reminder, dues are increasing by $50 per lot this year to cover gate expenses. Dues are $450 per regular lot, and $650 per extended lot.

By October 4th, paper invoices will be mailed out.

**Cost of Paper Invoices.** Not accounting for personal time, paper invoices will cost Dilley Ranch $157 this year. Personal time to prepare paper invoices is in the range of 4-5 hours. Some materials purchased for 2024 will remain and be used in 2025.

Moving to 100% electronic invoicing would save this expenditure. While this would require a valid email address, it would NOT force someone to pay electronically. Folks could still mail in their payments if they so desired.