Treasurer's Report as of 7/31/23

Cash on hand

- Operating cash $ 1,239,457
- Reserve cash $936,682

Madison Green Master Association maintains STRONG liquidity with operating cash net of short-term payables covering budgeted monthly expenses 6.2 times.

Delinquencies

Current Month	**Prior Month**	**Prior Quarter**	**One year ago**
Delinquencies as of 7/31/23	Delinquencies as of 6/30/23	Delinquencies as of 4/30/23	Delinquencies as of 7/31/22
• 306 units	• 176 units	• 353 units	• 299 units
• $157,180 assessments	• $64,064 assessments	• $183,297 assessments	• $140,301 assessments
• $1,634 late fees	• $2,159 late fees	• $1,525 late fees	• $1,740 late fees
• $6,093 attorney fees	• $8,394 attorney fees	• $9,651 attorney fees	• $7,023 attorney fees
• 39 units 2 or more payment past due	• 14 units 2 or more payment past due	• 41 units 2 or more payment past due	• 38 units 2 or more payment past due
• 71 units owing less than $100. 15 units owing less than $25	• 97 units owing less than $100. 23 units owing less than $25	• 78 units owing less than $100. 20 units owing less than $25	• 85 units owing less than $100. 34 units owing less than $25
Liquidity ratio 6.2x	Liquidity ratio 5.2x	Liquidity ratio 5.7x	Liquidity ratio 6.4x

Misc

- Accounts payable $8,244
- Prepaid assessments $92,711

- Rosenbaum PL collected in past 12 months, net of Fees to MGMA $48,821
  Amount collected net of fees 13-24 month $52,573

Expenses-YTD

Total expenses (less reserves) $1,243,219

- Overall expenses **Under** budget by $83,733 or 6.7%
    - General & Admin **Under** budget by $25,526
        - This includes the insurance, legal fees, manager salaries & office supplies & printing
    - Common Areas **Under** by $5,135
        - This includes Residents & clubhouse cable
    - Grounds **Under** by $39,372
        - This includes all landscaping, mulch, lake & irrigation
    - Recreational Admin **Under** by $7,760
        - Clubhouse staff & uniforms
    - Recreational Maintenance **Under** by $5,940
        - This includes clubhouse, clubhouse repairs, pool, electricity, gym & Projects