

Treasurer's Report: January 2015

Period: January 1 – January 31 2015

Total Current Assets: \$387,489
Prepaid Assessments: \$ 22,081
Total Reserve Accounts: \$ 250,813

Seven single family owners are overdue one assessment and one is overdue fines and interest. Total assessments due is \$1,074,72. All owners overdue have been assessed fines and interest.

	Year To Date		
	Operating	Reserves	Total
Total Income	\$ 17,785	\$ 4,071	\$ 21,856
Total Expenses	\$ 22,161	\$ 4,126	\$ 26,287
Net Income	\$ -4,376	\$ -55	\$ -4,431

During this month, you paid for the annual maintenance agreement with Mike's Heating, ARMOR's inspection of the clubhouse and poolhouse, the spa air bubbler replacement, insurance premium, and the other regular charges. You have a service charge of \$391 on your bank account as one owner had a check returned that was in the amount of \$381. That balance will be taken care of next month.

For operating income, it's no surprise you're under budget by \$524. (This is mostly due to the owners who haven't paid the assessment).

Grounds maintenance is going to be short by over \$10,000 in expense unless/until you spend money on the tree pruning.

Clubhouse maintenance is slightly over budget at this time due to the janitorial supplies and extra bit of building maintenance this month.

The pool is also slightly over budget due to the equipment repair to the air bubbler for the spa and ARMOR's work to the pool building.

Utilities are starting off the year under budget by \$1400 - though this is mostly due to not having the natural gas paid yet. This will get corrected next month somewhat.

The pond category is under budget by \$1500 as you haven't spent any money on improvements to the landscape there. You also haven't yet paid the January bill for Gaia for the landscape maintenance around the pond. (I requested he perform the maintenance during just January while the Board had a chance to discuss landscape maintenance around the pond).

Operations is under budget by \$1250. The charges in this category are pretty typical. I expect you to continue to run under budget in this category unless you start spending the contingency/committee money.

Single family expenses are under budget by a few hundred dollars.

Overall, the Common Area expenses are running with a net loss of \$3982 and the Single Family Operations have a net loss of \$393. This is much better than you budgeted to have, so I'd say you're doing OK for this first month of the year.