

Treasurer's Report: November 2015

Period: January 1 – October 31 2015

Total Current Assets: \$406,450
Prepaid Assessments: \$ 24,279
Total Reserve Accounts: \$ 288,504

Five assessments are overdue. One single family owner is overdue \$0 and four single family owners are overdue \$139. All were assessed fines and interest.

	Year To Date		
	Operating	Reserves	Total
Total Income	\$ 183,694	\$ 41,819	\$ 225,513
Total Expenses	\$ 190,509	\$ 41,264	\$ 231,773
Net Income	\$ -6,815	\$ 555	\$ -6,260

Summary analysis of budget:

For check transactions this month, you paid for committee copy costs, preparedness committee items, irrigation repair reimbursements from the landscape committee, the planting of a tree in the common area as decided long ago, the thatch and re-seed project, pest trapping in the swale area, Shonnards work to remove plants in the common areas a long time ago now, and the final Brivo monitoring payment.

For monthly operational income, you are currently \$1076 over budget expectations year to date.

Grounds Maintenance expense is now \$5,606 over budget year to date after having paid some significant water bills and paying for the thatch, aeration, and over seeding. Irrigation water is now \$2,675 over budget for the year. The water bills were consistently high for all irrigation systems for October and November. Water usage is at roughly \$14,500 while the annual budget is \$6,000. This is more than double than last year. As the usage is across the board, WCM believes this is related to how the landscaper used water this year rather than a specific leak. For budgeting purposes, the Board will need to decide how you would like to handle water use next year.

Clubhouse maintenance is \$1,500 under budget year to date. Pool Maintenance is \$2,016 under budget year to date. Utilities are \$189 under budget. Pond Water Features is \$1,677 under budget, and Operations is now \$6,394 under budget.

Overall, the Common Area has a net operational loss of \$4,396 while the Single Family Expenses are running with a net loss of \$2,419 year to date.