

Treasurer's Report: January 2016

Period: January 1 – December 31 2015

Total Current Assets: \$ 401,333
Prepaid Assessments: \$ 30,036
Total Reserve Accounts: \$279,822

Two owners assessments are overdue. All were assessed fines and interest. Total assessments overdue are \$1099.40

	Year To Date		
	Operating	Reserves	Total
Total Income	\$220,259	\$ 50,197	\$270,456
Total Expenses	\$240,554	\$ 49,531	\$290,085
Net Income	\$-20,295	+\$666	\$-19,629

Summary analysis of budget:

For check transactions this month, we paid for the November and December janitorial charges from ARMOR Contracting. We also paid for the moss treatment for the homes in Dec, the water irrigation reimbursement to Tim Cornwall, November and December WCM charges, charges for Albany Lock and Key to repair the lock on the front door of the clubhouse, tree pruning at 4872 Hollyhock, the charges from Mike's Heating to inspect the Dectron, and the dehumidifiers for the pool house. The dehumidifiers turned out to be just under the cost of 4 days of de-humidification - or \$1192.

For monthly operational income we ended 2015 almost \$500 over budget expectations.

Grounds Maint expenses ended 2015 \$12,188 over budget, which included, moss treatment \$1500, removal of dead plants on 45th \$1288, thatch aeration and reseeding \$5680. Irrigation water \$9407 over budget for the year. Clubhouse maintenance ended 2015 at \$559 over budget. Pool Maint ended at \$4175 over budget due to the dectron issues. Utilities ended \$1454 under budget. Pond Water Features ended at \$1996 under budget, and Operations ended \$6997 under budget.

Overall, the Common Area ended 2015 with an operational loss of \$15,892 while the Single Family operational expenses ended 2015 with a net loss of \$4,402.