

## Treasurer's Report: February 2017

### Period: January 1-31 2017

Operating Cash Account: \$146,888.74  
 Prepaid Assessments: \$ -29,256.87  
 Total Reserve Accounts: \$ 287,622.44  
 Total Assets: \$406,426.31

There are 4 owners assessments are short the increase and 10 owners are overdue one month or more. Total assessments overdue are \$1966.51.

	Month To Date		
	Operating	Reserves	Total
Total Income	\$ 19,147.24	\$ 4,603.36	\$ 23,750.60
Total Expenses	\$ 23,987.08	\$ 4,912.94	\$ 28,900.02
Net Income	\$ -4,839.84	\$ 309.58	\$ -5,149.42

#### Summary analysis of budget:

During the month and aside from the normal charges, we paid for snow removal \$106.50, Mike's Heating charges to check and change out the pool house thermostat \$224 and check on the pilot light in the clubhouse \$532, removal of 5 birch trees \$890.00 (stump grinding will happen soon), Gaia's work to put mulch back in the beds of cotoneaster \$500.00, the berm/planting installation \$1,617.00, bullfrog removal \$112.00, and the final amount paid to B Johnson Turf for the irrigation project \$957.55.

We ended January \$785 short of budget projections on income.

Grounds maintenance is starting the year \$7000 short of budget projections as we put the tree committee's budget all at once at the beginning of the year since we are not sure how they intended to spend it.

Janitorial maintenance for the clubhouse is over budget by \$2000 due to the invoices from Mike's Heating annual contract and ARMOR's yearly clean which came a month early in the year.

Pool maintenance is \$2800 over budget since we paid for December and January's invoices for pool maintenance in one month.

Utilities are \$1100 under budget for the month.

Pond expenses are under budget by around \$1000 as we put the budget projection for the pond committee all in January. Since the committee hasn't spent anything for this calendar year, the budget looks pretty good.

Operations is under budget by \$5,000 as we haven't paid our insurance policy yet - though we have the bill and will have it paid within February.

As we keep all of this in mind, our reports show that we have a net loss for common expenses by \$4600 when we expected to have a net loss of \$13,600. Single Family expenses are running at a net loss of \$217 when you expected to have a net loss of \$144.