November 2015 Income/Operating Expenditures Summary & Highlights
Craig Culver, Treasurer

Item	% of Budget Month	% of Budget Year	Comments
TOTAL INCOME - Line 9	**101%**	**101%**	**YTD over $2720**
Miscellaneous Income - Line 4	271%	342%	YTD over $1411 due to additional transfer fees and fines
TOTAL EXPENSES - Line 59	**135%**	**92%**	**YTD under $30810**
Total Payroll & Related Expenses - Line 12	**84%**	**93%**	**YTD under $9487 due to not hiring seasonal staff**
Miscellaneous/Other - Line 22	**77%**	**98%**	**YTD under $858**
Legal/Accounting - Line 15	0%	134%	YTD legal costs over $1488 due to Larimer Weld Ditch issue.
Structure Repair/Maintenance Line 39	**201%**	**87%**	**YTD under $18444**
Deck Staining - Line 23	0%	37%	YTD under $7300 due to short season and some decks deferred
Building Maint/Wood Repair - Line 29	0%	126%	YTD over $6600 due to unforeseen issues this summer as well as significant increase in materials
Concrete Repair - Line 34	0%	0%	$10000 - No concrete repair has been completed, deferred to Spring
Tennis Court Repair - Line 35	0%	1%	YTD under $3978 Tennis Court repairs postponed to next year due to rain - agreed by Ops Comm. and Tennis players
Grounds Maintenance - Line 49	**1128%**	**89%**	**YTD under $4728**
Pruning - Line 42	100%	151%	YTD over $1733 but work is completed and should be on budget for year
Landscaping - Line 46	0%	59%	YTD under by $4,000, but additional work still to do. Use of in house staff also keeping cost down
Grounds Hardscape - Line 47	112%	25%	YTD under by $1700, additional work as weather permits
Total Equipment - Line 53	**8%**	**58%**	**YTD under $4264**
Contract Services - Line 58	**216%**	**120%**	**YTD over $6971**
Mowing Service - Line 54	332%	135%	YTD over by $8100 due to unbudgeted contract leaf cleanup. Offset by lower payroll.

Total Bank Accounts Balance	$396,234 an increase of $17,058
Reserve Fund	$138,914 an increase of $11,565
Working Capital	$209,024 a decrease of $4,419 (Net balance of Current Assets and Current Liabilities)

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12/17/15
Accrual Basis

Adriel Hills Condominium Association, Inc.
Profit & Loss Budget Performance
November 2015

		Nov 15	Budget	$ Over Budget	% of Budget	May - Nov 15	YTD Budget	$ Over Budget	% of Budget	Annual Budget
	Ordinary Income/Expense									
	Income									
1	Late Fees	100.00	33.00	67.00	303.03%	700.00	235.00	465.00	297.87%	400.00
2	Regular Common Fees	46,020.00	46,020.00	0.00	100.0%	322,140.00	322,140.00	0.00	100.0%	552,240.00
3	Clubhouse Fees	50.00	25.00	25.00	200.0%	885.00	175.00	710.00	505.71%	300.00
4	Miscellaneous Income	228.10	84.00	144.10	271.55%	1,994.49	583.00	1,411.49	342.11%	1,000.00
5	Interest Income									
6	Interest Reserve Fund Account	15.84	21.00	-5.16	75.43%	61.37	145.00	-83.63	42.32%	250.00
7	Interest Seas/Oper Reserve	50.50	21.00	29.50	240.48%	362.55	145.00	217.55	250.03%	250.00
8	Total Interest Income	66.34	42.00	24.34	157.95%	423.92	290.00	133.92	146.18%	500.00
9	Total Income	46,464.44	46,204.00	260.44	100.56%	326,143.41	323,423.00	2,720.41	100.84%	554,440.00
	Gross Profit	46,464.44	46,204.00	260.44	100.56%	326,143.41	323,423.00	2,720.41	100.84%	554,440.00
	Expense									
10	Payroll & Related Expenses									
	Payroll	15,164.34	17,699.00	-2,534.66	85.68%	117,670.33	123,896.00	-6,225.67	94.98%	212,394.00
	Payroll Taxes									
	Social Security Company	940.19	1,203.00	-262.81	78.15%	7,187.68	8,424.00	-1,236.32	85.32%	14,442.00
	Medicare Company	219.90	371.00	-151.10	59.27%	1,681.01	2,600.00	-918.99	64.65%	4,460.00
	SUTA	7.06	212.00	-204.94	3.33%	539.78	1,487.00	-947.22	36.3%	2,549.00
	FUTA	1.91	35.00	-33.09	5.46%	88.96	248.00	-159.04	35.87%	425.00
11	Payroll Taxes - Other	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
	Total Payroll Taxes	1,169.06	1,821.00	-651.94	64.2%	9,497.43	12,759.00	-3,261.57	74.44%	21,876.00
12	Total Payroll & Related Expenses	16,333.40	19,520.00	-3,186.60	83.68%	127,167.76	136,655.00	-9,487.24	93.06%	234,270.00
	Miscellaneous/Other									
13	Worker's Comp Insurance	953.00	778.00	175.00	122.49%	4,723.00	5,444.00	-721.00	86.76%	7,000.00
14	Office Expense	584.92	473.00	111.92	123.66%	4,526.44	3,635.00	891.44	124.52%	6,000.00
15	Legal/Accounting	0.00	625.00	-625.00	0.0%	5,863.56	4,375.00	1,488.56	134.02%	7,500.00
16	Hospitality/Social Activities	0.00	42.00	-42.00	0.0%	152.59	294.00	-141.41	51.9%	500.00
17	Auto Reimbursement	62.16	100.00	-37.84	62.16%	769.68	700.00	69.68	109.95%	1,200.00
18	Taxes/Licenses	0.00	30.00	-30.00	0.0%	197.03	850.00	-652.97	23.18%	1,000.00
19	Utilities-Telephone	124.42	110.00	14.42	113.11%	2,540.98	2,450.00	90.98	103.71%	3,000.00
20	Utilities-Water & Sewer	39.00	138.00	-99.00	28.26%	794.73	963.00	-168.27	82.53%	1,650.00
21	Utilites-Gas & Electric	1,890.08	2,459.00	-568.92	76.86%	15,492.83	17,208.00	-1,715.17	90.03%	29,500.00

Adriel Hills Condominium Association, Inc.
Profit & Loss Budget Performance
November 2015

		Nov 15	Budget	$ Over Budget	% of Budget	May - Nov 15	YTD Budget	$ Over Budget	% of Budget	Annual Budget
22	Total Miscellaneous/Other	3,653.58	4,755.00	-1,101.42	76.84%	35,060.84	35,919.00	-858.16	97.61%	57,350.00
	Structure Repair/Maintenance									
23	Deck Staining	0.00	0.00	0.00	0.0%	4,200.00	11,500.00	-7,300.00	36.52%	11,500.00
24	Building Painting	0.00	0.00	0.00	0.0%	29,600.00	30,000.00	-400.00	98.67%	30,000.00
25	Road Repair	0.00	0.00	0.00	0.0%	17,604.01	18,000.00	-395.99	97.8%	18,000.00
26	Signs	0.00	0.00	0.00	0.0%	804.27	1,500.00	-695.73	53.62%	1,500.00
27	Drainage Repairs	0.00	83.00	-83.00	0.0%	0.00	582.00	-582.00	0.0%	1,000.00
28	Utilities Repair-Common AHCA	1,073.10	209.00	864.10	513.45%	2,425.23	1,458.00	967.23	166.34%	2,500.00
29	Build. Maint/Wood Repair	0.00	0.00	0.00	0.0%	31,588.82	25,000.00	6,588.82	126.36%	25,000.00
30	Deck Upkeep	3,658.30	0.00	3,658.30	100.0%	9,556.25	15,000.00	-5,443.75	63.71%	15,000.00
31	Painting Repair/Supplies	0.00	83.00	-83.00	0.0%	48.86	583.00	-534.14	8.38%	1,000.00
32	Clubhouse Maint/Repair	1,115.69	625.00	490.69	178.51%	4,083.79	4,375.00	-291.21	93.34%	7,500.00
33	Pool Maintenance	1,437.56	708.00	729.56	203.05%	7,792.42	4,957.00	2,835.42	157.2%	8,500.00
34	Concrete Repair	0.00	0.00	0.00	0.0%	0.00	10,000.00	-10,000.00	0.0%	10,000.00
35	Tennis Court Repair	0.00	0.00	0.00	0.0%	21.45	4,000.00	-3,978.55	0.54%	4,000.00
36	Roof Repair & Gutters	3,924.77	3,840.00	84.77	102.21%	12,897.90	11,700.00	1,197.90	110.24%	12,000.00
37	Lights	55.12	66.00	-10.88	83.52%	55.12	467.00	-411.88	11.8%	800.00
38	Structure Repair/Maintenance - Other	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
39	Total Structure Repair/Maintenance	11,264.54	5,614.00	5,650.54	200.65%	120,678.12	139,122.00	-18,443.88	86.74%	148,300.00
	Grounds Maintenance									
40	Tree Spraying	0.00	0.00	0.00	0.0%	3,901.00	4,000.00	-99.00	97.53%	4,000.00
41	Goose & Pest Control	0.00	167.00	-167.00	0.0%	926.97	1,168.00	-241.03	79.36%	2,000.00
42	Pruning	4,170.00	0.00	4,170.00	100.0%	5,132.80	3,400.00	1,732.80	150.97%	5,000.00
43	Greens Aeration	0.00	0.00	0.00	0.0%	3,391.79	3,500.00	-108.21	96.91%	4,000.00
44	Irrigation	1,096.48	0.00	1,096.48	100.0%	8,445.86	7,490.00	955.86	112.76%	9,500.00
45	Fertilizer & Chemicals	0.00	0.00	0.00	0.0%	11,394.69	11,875.00	-480.31	95.96%	13,000.00
46	Landscaping	0.00	0.00	0.00	0.0%	5,921.79	10,000.00	-4,078.21	59.22%	10,000.00
47	Grounds Hardscape	371.79	333.00	38.79	111.65%	592.07	2,332.00	-1,739.93	25.39%	4,000.00
48	Golf Course-Other	0.00	0.00	0.00	0.0%	80.32	750.00	-669.68	10.71%	1,000.00
49	Total Grounds Maintenance	5,638.27	500.00	5,138.27	1,127.65%	39,787.29	44,515.00	-4,727.71	89.38%	52,500.00
	Equipment									
50	Equipment Purchase	0.00	0.00	0.00	0.0%	902.88	3,750.00	-2,847.12	24.08%	5,000.00
51	Equipment Maintenance	41.82	542.00	-500.18	7.72%	4,082.39	3,793.00	289.39	107.63%	6,500.00
52	Fuel	0.00	0.00	0.00	0.0%	959.52	2,666.00	-1,706.48	35.99%	4,000.00
53	Total Equipment	41.82	542.00	-500.18	7.72%	5,944.79	10,209.00	-4,264.21	58.23%	15,500.00

Adriel Hills Condominium Association, Inc.
Profit & Loss Budget Performance
November 2015

		Nov 15	Budget	$ Over Budget	% of Budget	May - Nov 15	YTD Budget	$ Over Budget	% of Budget	Annual Budget
	Contract Services									
54	Mowing Service	10,879.30	3,271.00	7,608.30	332.6%	31,155.10	23,000.00	8,155.10	135.46%	23,000.00
55	Open/Close Clubhouse & Security	428.00	552.00	-124.00	77.54%	2,996.00	3,740.00	-744.00	80.11%	6,500.00
56	Snow Removal	97.71	1,000.00	-902.29	9.77%	97.71	1,000.00	-902.29	9.77%	5,000.00
57	Trash Removal	1,005.66	917.00	88.66	109.67%	6,880.29	6,418.00	462.29	107.2%	11,000.00
58	Total Contract Services	12,410.67	5,740.00	6,670.67	216.21%	41,129.10	34,158.00	6,971.10	120.41%	45,500.00
59	Total Expense	49,342.28	36,671.00	12,671.28	134.55%	369,767.90	400,578.00	-30,810.10	92.31%	553,420.00
60	Net Ordinary Income	-2,877.84	9,533.00	-12,410.84	-30.19%	-43,624.49	-77,155.00	33,530.51	56.54%	1,020.00
61	Net Income	**-2,877.84**	**9,533.00**	**-12,410.84**	**-30.19%**	**-43,624.49**	**-77,155.00**	**33,530.51**	**56.54%**	**1,020.00**

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12/17/15
Accrual Basis

Adriel Hills Condominium Association, Inc.
Balance Sheet
As of November 30, 2015

	Nov 30, 15
ASSETS	
Current Assets	
Checking/Savings	
Cash on hand	
Reserve Fund Bank Account	138,914.37
Seasonal/Oper Reserve	237,895.87
Operating Bank Account	19,200.29
Petty Cash	223.87
Total Cash on hand	396,234.40
Total Checking/Savings	396,234.40
Accounts Receivable	
Accounts Receivable Members	1,058.33
Total Accounts Receivable	1,058.33
Other Current Assets	
Prepaid Insurance	8,602.00
Total Other Current Assets	8,602.00
Total Current Assets	405,894.73
Fixed Assets	
Property and Equipment	
Building Improvements	80,478.41
Equipment Capitol Expense	149,091.28
Furniture	15,680.48
Site Improvements	363,992.40
Total Property and Equipment	609,242.57
Accumulated Depreciation	
Acc. Dep. Building Improvements	-49,502.00
Acc. Dep. Equipment	-132,738.00
Acc. Dep. Furniture	-14,497.00
Acc. Dep. Site Improvements	-161,620.00
Total Accumulated Depreciation	-358,357.00
Total Fixed Assets	250,885.57
TOTAL ASSETS	656,780.30
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	

Adriel Hills Condominium Association, Inc.
Balance Sheet
As of November 30, 2015

	Nov 30, 15
Accounts Payable	28,455.20
Total Accounts Payable	28,455.20
Other Current Liabilities	
Deferred Inc-Mbrs-Ins Ded	7,602.33
Deferred Inc-Reserve Fund	139,833.00
Proximity Card Deposits	3,255.00
Deferred Income-Members	7,699.24
Ins. Billings in Excess of Cost	8,602.00
Payroll Liabilities	
FUTA / SUTA Payable	286.83
State W/H	1,136.00
Total Payroll Liabilities	1,422.83
Total Other Current Liabilities	168,414.40
Total Current Liabilities	196,869.60
Total Liabilities	196,869.60
Equity	
Reserve Accounts (Bd. Desig.)	
Reserve-Designated	
Clubhouse Re-Landscape Reserve	-4,278.99
Generator Reserve	-800.00
Total Reserve-Designated	-5,078.99
Reserve-Other	47,213.93
Reserve - Insurance Deductibles	29,723.00
Reserve - Operating Contingengy	40,000.00
Reserve - Seasonal Operations	100,000.00
Total Reserve Accounts (Bd. Desig.)	211,857.94
Retained Earnings	298,465.01
Net Income	-50,412.25
Total Equity	459,910.70
TOTAL LIABILITIES & EQUITY	**656,780.30**