Adriel Hills Treasurer's Report –January - 2015

January Income/Operating Expenditures Summary

Summary – *Line 57 on the P&L.* Overall, operating expenditures were $31,612 for January. Over budget $5999 for the month.

Income - *Line 8.* Over plan $237 for the month, due to an increase in Clubhouse/Miscellaneous fees. Income for the month was $44,671.

Payroll & Related Expenses – *Line 11.* $16,133 for the month. Under budget YTD $15,455.

Miscellaneous/Other – *Line 21.* Over budget $3115 for the month. Over budget $421 YTD. The audit expense is most of this plus the bill from Advanced Reserve Solutions.

Structure Repair/Maintenance – *Line 38.* Over budget $893 for the month and under budget $550 year to date. Work was done in the pool pump room – rewiring and new drywall.

Grounds Maintenance – *Line 48.* Under budget for the month and under budget $10,914 YTD.

Equipment Expenses – *Line 52.* Over budget $2170 for the month and over budget $2129 YTD. The carburetor was replaced in the Cushman Golf Cart and the large fuel tank was filled.

Contract Services – *Line 56.* Over budget $468 for the month and over budget $1671 YTD. Snow removal was higher than budget plan.

Cash and Working Capital – *Reference the Balance Sheet Page*
January cash accounts ending balances total $272,736, an increase of $18,599. Working capital increased from $187,789 to $200,313. Working Capital is the net balance of Current Assets (bank accounts and receivables from homeowners) and Current Liabilities (payroll taxes, trade accounts payable, homeowners' prepaid dues and deposits).

Treasurer Summary Comments
Year to date expenses are under budget by $22,698.

Respectfully Submitted 17 February- 2015
Kay Reynolds, Treasurer

	A	B	C	O	P	Q	R	S	T	U	V	W	X
1	**Adriel Hills Balance Sheet & Reserve Funds Balances:**												
2			Apr-13	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15
3		**Current Assets**											
4		Bank - Checking	$ 68,154	$ 26,823	$ 1,240	$ (6,179)	6,886	30,854	59,571	53,038	7,280	13,057	31,838
5		Bank - Money Market	$ 199,586	$ 245,211	$ 215,272	215,327	190,381	190,419	190,461	190,501	240,547	240,612	240,672
6		Petty Cash	$ 117	$ 197	$ 214	201	168	152	139	155	228	225	226
7		Undeposited Funds	$ 5,333	$ 1,609		6,849	1,435	6,453		1,080	4,209	3,992	4,893
8		A/R - Members	$ 3,314	$ 3,863	$ 3,717	6,021	3,767	10,928	8,754	4,130	5,651	6,636	5,037
9		Prepaid Insurance	$ (652)	$ 229	$ 229	229	229	229	229	229	229	8,602	8,602
10		**Total Current Assets**	**$ 275,852**	**$ 277,932**	**$ 220,672**	**$ 222,448**	**$ 202,866**	**$ 239,035**	**$ 259,154**	**$ 249,133**	**$ 258,144**	**$ 273,124**	**$ 291,268**
11		**Other Assets**											
12		Fixed Assets - Net	$ 283,003	$ 283,002	$ 283,002	283,002	283,002	283,002	283,002	283,002	287,058	271,933	271,933
13		**Total Assets**	**$ 558,855**	**$ 560,934**	**$ 503,674**	**$ 505,450**	**$ 485,868**	**$ 522,037**	**$ 542,156**	**$ 532,135**	**$ 545,202**	**$ 545,057**	**$ 563,201**
14													
15		**Current Liabilities**											
16		A/P	$ (4,515)	$ (16,108)	$ (9,242)	(6,428)	(42,352)	(33,058)	(32,046)	(27,599)	(23,631)	(21,206)	(22,879)
17		Payroll Liabilities	$ (4,886)	$ (926)	$ (1,768)	(2,662)	(1,167)	(1,988)	(2,738)	(3,590)	(1,890)	(4,722)	(789)
18		Prox Cards Deposits	$ (1,925)	$ (2,675)	$ (2,725)	(2,750)	(2,775)	(2,800)	(2,800)	(2,825)	(2,850)	(2,900)	(2,875)
19		Def Income-Mbrs Road Improv									10,446	(39,153)	(42,693)
20		Def Income - Members (Prepaid)	$ (7,655)	$ (6,253)	$ (6,315)	(6,315)	(6,677)	(4,496)	(4,496)	(6,451)	(5,256)	(3,542)	(7,907)
21		Def Income-Mbrs- Ins Ded									(6,018)	(5,210)	(5,210)
22		Ins Billings in Excess of Cost	$ 400	$ (481)	$ (481)	(481)	(481)	(481)	(481)	(481)	(481)	(8,602)	(8,602)
23		**Total Current Liabilities**	**$ (18,581)**	**$ (26,443)**	**$ (20,531)**	**$ (18,636)**	**$ (53,452)**	**$ (42,823)**	**$ (42,561)**	**$ (40,946)**	**$ (29,680)**	**$ (85,335)**	**$ (90,955)**
24		**Other Equity**	**$ (283,003)**	**$ (283,002)**	**$ (283,002)**	**$ (283,002)**	**$ (283,002)**	**$ (283,002)**	**$ (283,002)**	**$ (283,002)**	**$ (287,058)**	**$ (271,933)**	**$ (271,933)**
25													
26		**Liabilities & Equity**	**$ (558,855)**	**$ (560,934)**	**$ (503,674)**	**$ (505,450)**	**$ (485,868)**	**$ (522,037)**	**$ (542,156)**	**$ (532,135)**	**$ (545,202)**	**$ (545,057)**	**$ (563,201)**
27			$ -	$ -	$ -								
28		**Net Working Capital**	**$ 257,271**	**$ 251,489**	**$ 200,141**	**$ 203,812**	**$ 149,414**	**$ 196,212**	**$ 216,593**	**$ 208,187**	**$ 228,464**	**$ 187,789**	**$ 200,313**
29													
30		**Designated Funds - Equity**											
31		Reserve - Other	$ (21,884)	$ (63,883)	$ (62,523)	(61,879)	(61,879)	(61,879)	(61,879)	(61,879)	(63,690)	(63,883)	(63,883)
32		Reserve Clubhouse Entry									7,608	7,608	7,608
33		Sign Project									4,155	4,155	4,155
34		Insurance Deductibles	$ (22,171)	$ (28,189)	$ (28,189)	(28,189)	(28,189)	(29,498)	(28,568)	(27,978)	(20,149)	(30,000)	(30,000)
35		Operating Contingencies	$ (40,000)	$ (40,000)	$ (40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)
36		Roads Improvements	$ (21,240)	$ (10,774)	$ (14,314)	(17,854)	(21,394)	(24,934)	(28,474)	(32,014)	(56,000)	(10,000)	(10,000)
37		Roof Replacement	$ (10,000)	$ (10,000)	$ (10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	0	0	0
38		**Seasonal Operations**	**$ (141,976)**	**$ (98,643)**	**$ (45,115)**	**$ (45,890)**	**$ 12,048**	**$ (29,901)**	**$ (47,672)**	**$ (36,316)**	**$ (60,388)**	**$ (55,669)**	**$ (68,193)**
39		**Total Designated Funds**	**$ (257,271)**	**$ (251,489)**	**$ (200,141)**	**$ (203,812)**	**$ (149,414)**	**$ (196,212)**	**$ (216,593)**	**$ (208,187)**	**$ (228,464)**	**$ (187,789)**	**$ (200,313)**

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

		Jan 15	Budget	$ Over Budget	% of Budget	May '14 - Jan 15	YTD Budget	$ Over Budget	% of Budget	Annual Budget
21	Total Miscellaneous/Other	7,190.31	4,075.00	3,115.31	176.45%	46,045.62	45,629.00	416.62	100.91%	57,550.00
	Structure Repair/Maintenance									
22	Deck Staining	0.00	0.00	0.00	0.0%	5,275.00	7,000.00	-1,725.00	75.36%	7,000.00
23	Building Painting	0.00	0.00	0.00	0.0%	24,480.00	25,000.00	-520.00	97.92%	25,000.00
24	Road Repair	0.00	0.00	0.00	0.0%	19,589.35	20,000.00	-410.65	97.95%	20,000.00
25	Signs	904.33	84.00	820.33	1,076.58%	904.33	748.00	156.33	120.9%	1,000.00
26	Drainage Repairs	0.00	166.00	-166.00	0.0%	327.46	1,502.00	-1,174.54	21.8%	2,000.00
27	Utilities Repair-Common AHCA	0.00	209.00	-209.00	0.0%	2,476.01	1,873.00	603.01	132.2%	2,500.00
28	Build. Maint/Wood Repair	271.01	0.00	271.01	100.0%	25,806.44	25,000.00	806.44	103.23%	25,000.00
29	Deck Upkeep	0.00	0.00	0.00	0.0%	0.00	1,000.00	-1,000.00	0.0%	1,000.00
30	Painting Repair/Supplies	0.00	0.00	0.00	0.0%	105.50	1,000.00	-894.50	10.55%	1,000.00
31	Clubhouse Maint/Repair	1,594.97	584.00	1,010.97	273.11%	6,748.52	5,248.00	1,500.52	128.59%	7,000.00
32	Pool Maintenance	261.95	709.00	-447.05	36.95%	5,000.89	6,373.00	-1,372.11	78.47%	8,500.00
33	Concrete Repair	0.00	0.00	0.00	0.0%	20,053.88	15,000.00	5,053.88	133.69%	15,000.00
34	Tennis Court Repair	0.00	0.00	0.00	0.0%	3,900.00	4,500.00	-600.00	86.67%	4,500.00
35	Roof Repair & Gutters	17.16	363.00	-345.84	4.73%	7,949.64	8,911.00	-961.36	89.21%	10,000.00
36	Lights	24.71	66.00	-41.29	37.44%	1,234.23	602.00	632.23	205.02%	800.00
37	Structure Repair/Maintenance - Other	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
38	Total Structure Repair/Maintenance	3,074.13	2,181.00	893.13	140.95%	123,851.25	123,757.00	94.25	100.08%	130,300.00
	Grounds Maintenance									
39	Tree Spraying	0.00	0.00	0.00	0.0%	3,901.00	4,200.00	-299.00	92.88%	4,200.00
40	Goose & Pest Control	0.00	166.00	-166.00	0.0%	1,317.64	1,502.00	-184.36	87.73%	2,000.00
41	Pruning	0.00	0.00	0.00	0.0%	9,893.00	15,000.00	-5,107.00	65.95%	15,000.00
42	Greens Aeration	0.00	0.00	0.00	0.0%	3,391.33	4,500.00	-1,108.67	75.36%	4,500.00
43	Irrigation	60.42	0.00	60.42	100.0%	7,895.52	10,000.00	-2,104.48	78.96%	10,000.00
44	Fertilizer & Chemicals	0.00	0.00	0.00	0.0%	11,337.24	13,000.00	-1,662.76	87.21%	13,000.00
45	Landscaping	0.00	0.00	0.00	0.0%	7,838.69	7,000.00	838.69	111.98%	7,000.00
46	Grounds-Other	0.00	0.00	0.00	0.0%	171.82	1,000.00	-828.18	17.18%	1,000.00
47	Golf Course-Other	0.00	0.00	0.00	0.0%	541.47	1,000.00	-458.53	54.15%	1,000.00
48	Total Grounds Maintenance	60.42	166.00	-105.58	36.4%	46,287.71	57,202.00	-10,914.29	80.92%	57,700.00
	Equipment									
49	Equipment Purchase	0.00	100.00	-100.00	0.0%	5,020.24	5,200.00	-179.76	96.54%	5,500.00
50	Equipment Maintenance	1,444.88	500.00	944.88	288.98%	9,504.34	6,500.00	3,004.34	146.22%	8,000.00
51	Fuel	1,324.89	0.00	1,324.89	100.0%	3,304.63	4,000.00	-695.37	82.62%	5,000.00
52	Total Equipment	2,769.77	600.00	2,169.77	461.63%	17,829.21	15,700.00	2,129.21	113.56%	18,500.00

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

		Jan 15	Budget	$ Over Budget	% of Budget	May '14 - Jan 15	YTD Budget	$ Over Budget	% of Budget	Annual Budget
	Ordinary Income/Expense									
	Income									
1	Late Fees	100.00	34.00	66.00	294.12%	200.00	298.00	-98.00	67.11%	400.00
2	Regular Common Fees	44,250.00	44,250.00	0.00	100.0%	398,250.00	398,250.00	0.00	100.0%	531,000.00
3	Clubhouse Fees	85.00	25.00	60.00	340.0%	1,235.00	225.00	1,010.00	548.89%	300.00
4	Miscellaneous Income	176.50	84.00	92.50	210.12%	1,887.05	748.00	1,139.05	252.28%	1,000.00
5	Interest Income									
6	Interest-Reserve Bank Account	59.33	41.00	18.33	144.71%	460.07	377.00	83.07	122.03%	500.00
7	Total Interest Income	59.33	41.00	18.33	144.71%	460.07	377.00	83.07	122.03%	500.00
8	Total Income	44,670.83	44,434.00	236.83	100.53%	402,032.12	399,898.00	2,134.12	100.53%	533,200.00
	Gross Profit	44,670.83	44,434.00	236.83	100.53%	402,032.12	399,898.00	2,134.12	100.53%	533,200.00
	Expense									
	Payroll & Related Expenses									
9	Payroll	14,581.20	15,125.00	-543.80	96.41%	154,658.86	167,625.00	-12,966.14	92.27%	215,501.00
	Payroll Taxes									
	Social Security Company	904.04	1,043.00	-138.96	86.68%	9,588.86	11,278.00	-1,689.14	85.02%	14,558.00
	Medicare Company	211.43	295.00	-83.57	71.67%	2,242.57	3,096.00	-853.43	72.43%	4,015.00
	SUTA	323.70	182.00	141.70	177.86%	1,977.87	2,019.00	-41.13	97.96%	2,595.00
	FUTA	87.49	30.00	57.49	291.63%	316.17	336.00	-19.83	94.1%	432.00
	Payroll Taxes - Other	13.75				13.75				
10	Total Payroll Taxes	1,540.41	1,550.00	-9.59	99.38%	14,139.22	16,729.00	-2,589.78	84.52%	21,600.00
	Payroll & Related Expenses - Other	11.20	0.00	11.20	100.0%	101.20	0.00	101.20	100.0%	0.00
11	Total Payroll & Related Expenses	16,132.81	16,675.00	-542.19	96.75%	168,899.28	184,354.00	-15,454.72	91.62%	237,101.00
	Miscellaneous/Other									
12	Worker's Comp Insurance	979.00	0.00	979.00	100.0%	7,713.00	8,000.00	-287.00	96.41%	8,000.00
13	Office Expense	468.14	459.00	9.14	101.99%	5,869.34	4,123.00	1,746.34	142.36%	5,500.00
14	Legal/Accounting	3,111.78	625.00	2,486.78	497.89%	5,029.43	5,625.00	-595.57	89.41%	7,500.00
15	Hospitality/Social Activities	0.00	84.00	-84.00	0.0%	0.00	748.00	-748.00	0.0%	1,000.00
16	Auto Reimbursement	87.24	100.00	-12.76	87.24%	737.58	900.00	-162.42	81.95%	1,200.00
17	Taxes/Licenses	0.00	100.00	-100.00	0.0%	45.14	200.00	-154.86	22.57%	200.00
18	Utilities-Telephone	119.68	110.00	9.68	108.8%	2,451.42	2,670.00	-218.58	91.81%	3,000.00
19	Utilities-Water & Sewer	165.01	138.00	27.01	119.57%	1,241.87	1,238.00	3.87	100.31%	1,650.00
20	Utilites-Gas & Electric	2,259.46	2,459.00	-199.54	91.89%	22,957.84	22,125.00	832.84	103.76%	29,500.00

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

		Jan 15	Budget	$ Over Budget	% of Budget	May '14 - Jan 15	YTD Budget	$ Over Budget	% of Budget	Annual Budget
	Contract Services									
53	Open/Close Clubhouse & Security	428.00	541.00	-113.00	79.11%	5,022.28	4,877.00	145.28	102.98%	6,500.00
54	Snow Removal	1,154.59	500.00	654.59	230.92%	3,435.45	2,500.00	935.45	137.42%	5,000.00
55	Trash Removal	801.83	875.00	-73.17	91.64%	8,465.70	7,875.00	590.70	107.5%	10,500.00
56	Total Contract Services	2,384.42	1,916.00	468.42	124.45%	16,923.43	15,252.00	1,671.43	110.96%	22,000.00
57	Total Expense	31,611.86	25,613.00	5,998.86	123.42%	419,836.50	441,894.00	-22,057.50	95.01%	523,151.00
58	Net Ordinary Income	13,058.97	18,821.00	-5,762.03	69.39%	-17,804.38	-41,996.00	24,191.62	42.4%	10,049.00
59		**13,058.97**	**18,821.00**	**-5,762.03**	**69.39%**	**-17,804.38**	**-41,996.00**	**24,191.62**	**42.4%**	**10,049.00**
	Additional Monthly Fee for Road Improvement Fund	3540				31860				