

Review of 2015 Financials

Overall the condition of Village Green monies coming out of 2015 is very good. As of December 31, 2015 we had \$391K in our operating funds bank account, \$751.8K in our regular reserves bank accounts, and \$194.7K in our special assessment bank accounts. A good position to begin 2016.

However, compared to past years to past years 2015 was different in that in eight different months our income exceeded our expenses. This was primarily due to one of our staff leaving, another on long-term leave, leaving us short staffed, resulting in deferring reserve (for example re-piping) and operational (for example concrete repairs) projects.

Let's do the numbers:

Total Budget:

Total income was \$3,704.7K. Total expenses were \$3,579.6K. So our income exceeded our expenses by \$125.1K. Our monthly transfers to reserves totaled \$1,405.4K. Expenses other than reserve transfers totaled \$2,174.2K.

Operating Budget:

Our planned operating budget was \$2,377.2K, our actual spending was \$2,174.2K, resulting in \$203K (-8.5%) under our planned budget.

Our operating budget discipline was okay as 24 accounts were a total of \$83K over budget and 50 accounts totaled \$287.3K under budget.

Improvement is needed. Major over budget accounts: wages temp workers, grounds – maintenance contract, and insurance package. Major under budget accounts: Wages-regular, Tree care, and escort & patrol.

Reserve Budget:

Our planned regular reserve and special assessment reserves budgeted for 2015 totaled \$1,528K and we spent \$1,336K, leaving \$191.9K. The major reserve projects were sewer line replacements for \$945.4K, painting \$216K, garage repairs \$73.6K, water intrusion repairs \$55.1K, serpentine fences \$28.1K, and other \$18.1K. Here again staff shortage resulted in deferring re-piping, driveway/asphalt repairs, exterior lighting, utility cart replacement, and others.