TREASURER'S REPORT
Month Ending February 28, 2017
And
Year-to-date (YTD) January through February, 2017

(All figures are rounded)

Total Revenue for Feb. of $117,649 was over budget by $1,920.

- The overage for Feb. was mainly due to:
  - Receipt of Marina / Dock dues of $1,050
  - Sales & Lease Fees of $800 was over budget by $466
  - Association dues of $104,378 was over budget by $536

Year-to-date (YTD) Jan.-Feb. Revenues *of $238,250 is over budget by 6,791*

Total Expenses for Feb. of $110,305 was under budget by $5,424.

- Main Contributing factors were:
  - Grounds under budget by $2,423.
  - Insurance and Legal/Professional under budget by $6,969.

Offset by:

  - Over budget line item of Water / Sewer totaling $3,954.

Expenses Year-to-date (YTD) Jan.-Feb. *of $222,423 is under budget by $9,036*

Net Income for Feb. was a positive **$7,344.00**

Net Income Year-to-date (YTD) *was also positive at* ***$15,827***

Cash available in the Operating Accounts:	$	626,607.00
Total in all Reserve Accounts:	$	632,340.00
Total Checking, Savings & Reserves:	$	1,258,948.00

Reserve Account balances (2/28/2017)	
Deck Resurfacing	$9,651.00
Pool Interior	$4,148.00
Pool Heater	$6,702.00
Maintenance Equip. & Building	$18,176.00
Fence	$10,248.00
Paving	$162,241.00
Painting	$11.644.00
AC Rec. Bldg.	$9,529.00
Club House roof	$17,381.00
Club House Improvements	$2,806.00
Creek House Projects	$1,506.00
Seawall / Marina Retaining Wall	$276,699.00
Sewer/water Lines	$68,588.00
Marina/Docks	$24,809.00
Reserve Interest	$8,212.00
Total Reserves	**$632,341.00**

YTD Allocations added to Reserve Accounts $19,724.00
YTD Expenses paid out of Reserve Accounts $66,705.00

Members delinquent in their payments as of 1/31/2017

- 13 members are in arrears for a total of $12,540.00

- One member is in arrears ~25 months plus penalties for a total of $9,207.00
    - Legal proceedings have been started to collect this account

- One member is in arrears 4 months plus penalties for a total of $2,143.00
    - Legal proceedings have been started to collect this account

- 11 members are in arrears for 2 months or less for a total of $1,190.00

Respectfully Submitted,

Stephen Zimmerman
Treasurer