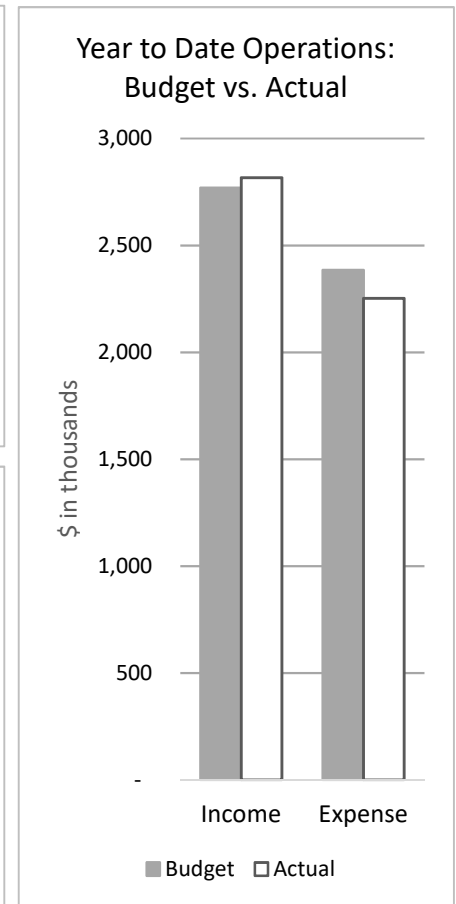
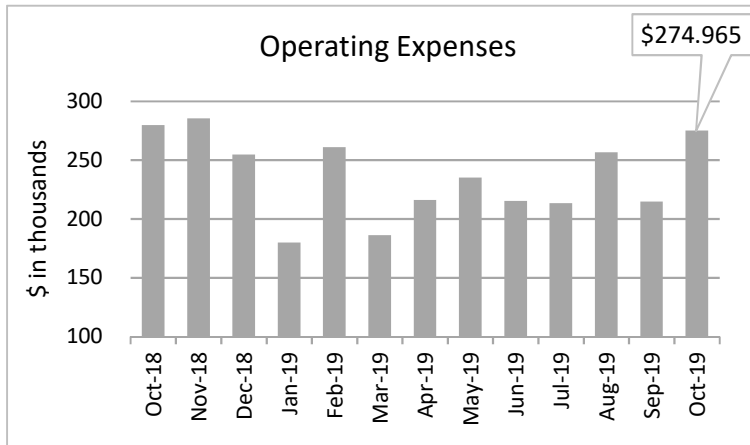
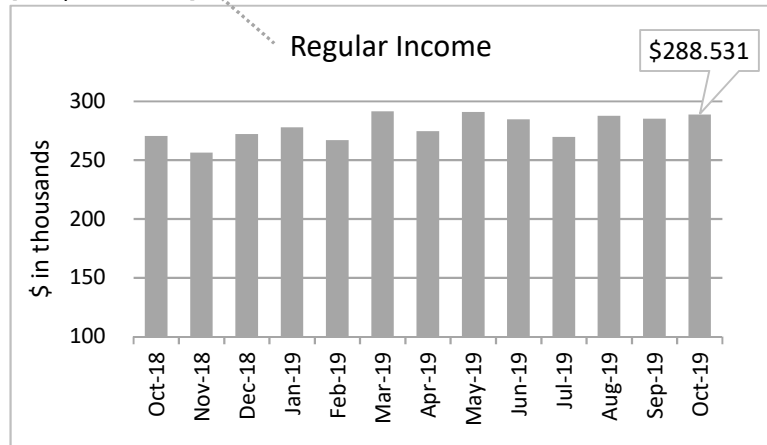
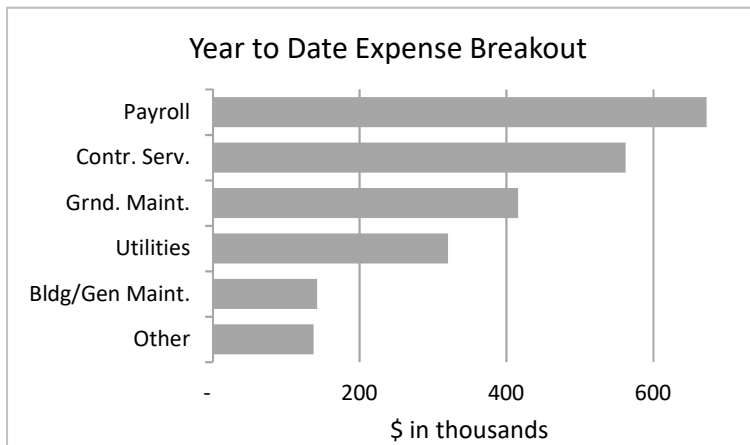


October 2019 Financial Dashboard - Operations

[no spec. assess.]



This is our monthly financial dashboard. It covers three areas: Operations, Reserves, and Delinquencies. The goal of the dashboard is to give the board meaningful, decision-useful financial data at-a-glance. Ideally, the dashboard structure becomes familiar over time and board members can navigate it quickly to spot items that require attention. Feedback is always welcome.

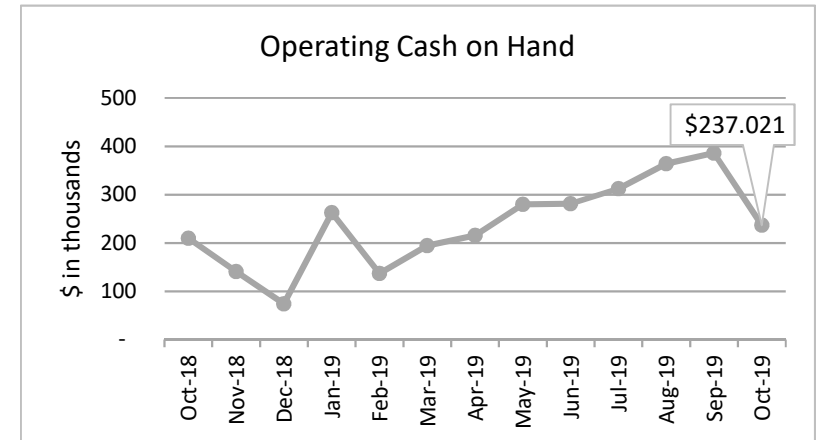


Year to Date Operations: Budget vs. Actual

Higher-than-usual October expenses were primarily driven by recent tree plantings against the Tree Care line item, which has been significantly under budget to date and has ~\$22k remaining in the 2019 budget.

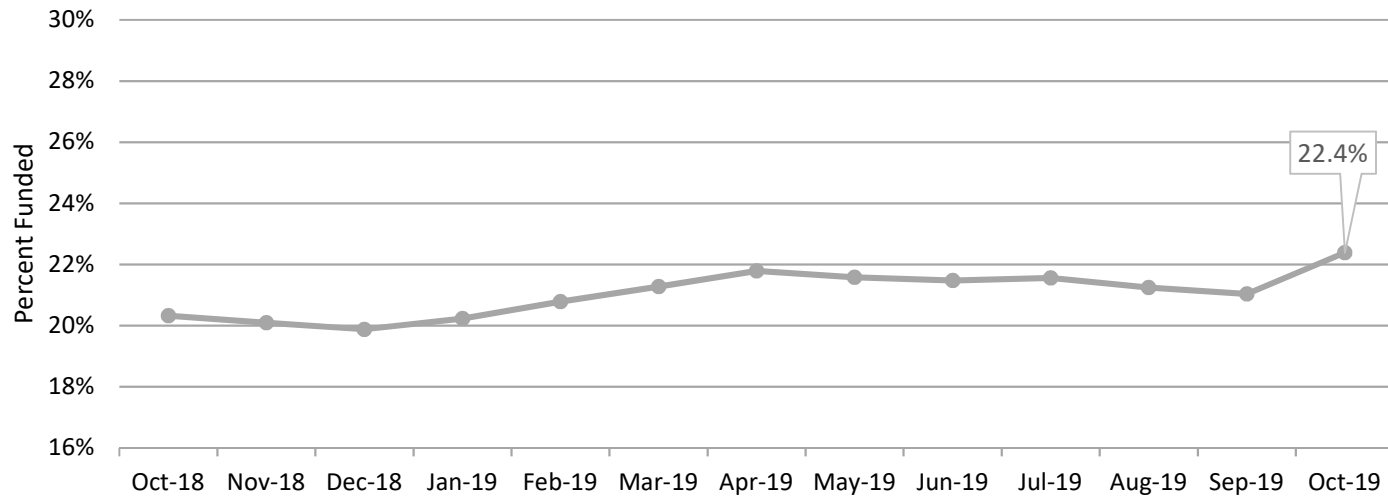
Operating Cash on Hand

The large drop in operating cash is due to a \$150k transfer to the interest-bearing CDARS account, approved at the August board meeting.



October 2019 Financial Dashboard - Reserves

General Reserves Percent Funded



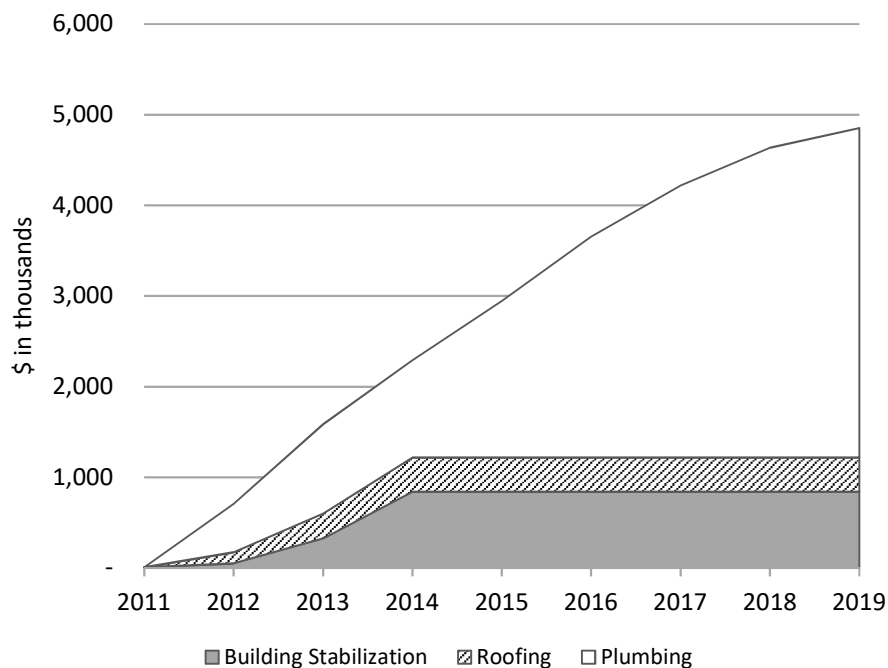
Current Reserves Activity

	Special	General
Beg. Balance	540,567	1,654,208
Inflows	46,161	192,208
(Outflows)	(83,171)	(86,255)
End Balance	503,557	1,760,161

Year to Date Reserves Activity

	Special	General
Beg. Balance	246,756	1,563,243
Inflows	473,374	568,819
(Outflows)	(216,573)	(371,901)
End Balance	503,557	1,760,161

Special Assessment Cumulative Spending



This is the reserves section of the dashboard, which takes a longer-term view and will not show very significant changes from month to month. Recent activity can be seen in the tables for Current and Year to Date Reserves Activity.

General Reserves

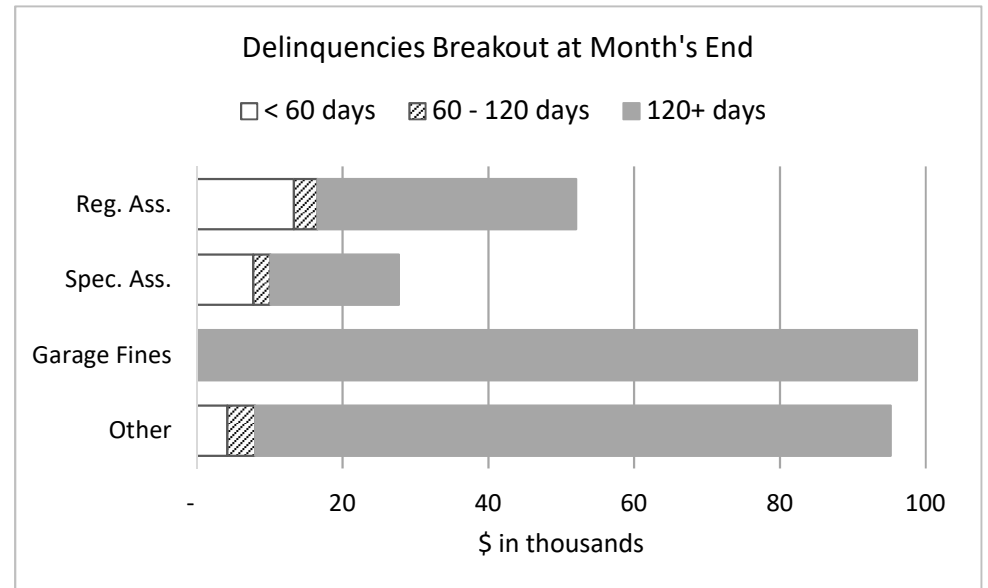
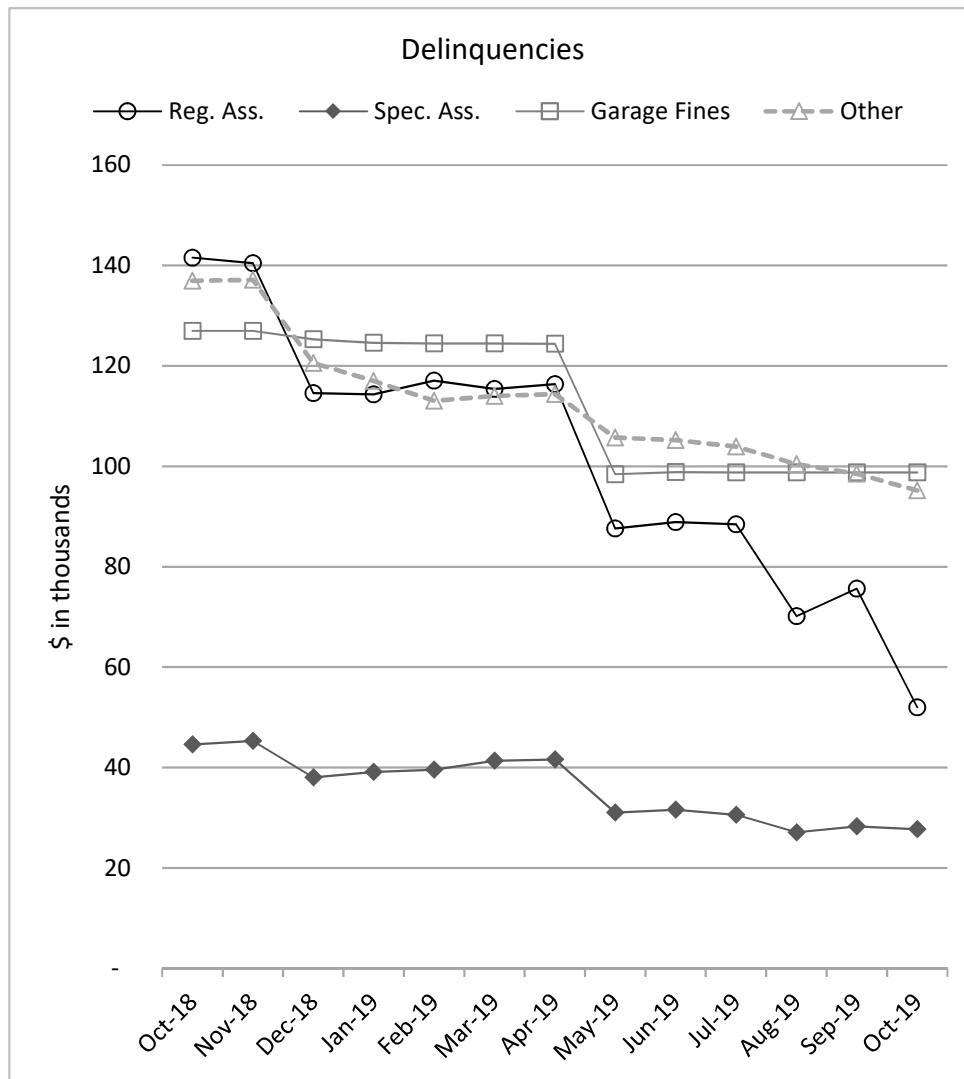
Spending in October was primarily driven by painting (~\$54k). The increase in percent funded is due to the \$150k transfer.

Special Assessment Spending

Expenditures from interior plumbing continued in October.

The budgeted special assessment to be expended in November and December exceeds \$400k. This is due to budgeting for projects that did not take place this year, including \$250k for sewer lines and \$87k for building and garage roofing.

October 2019 Financial Dashboard - Delinquencies



	Reg. Ass.	Spec. Ass.	Garage Fines	Other
Current balance	52,028	27,697	98,775	95,178
Change from prior mo	(23,600)	(598)	(1)	(3,337)

October saw a \$23.6k drop in regular assessment delinquencies, due primarily to a write-off. Total regular and special assessment delinquencies are now under \$80k.

Allowance for doubtful accounts (the estimated amount of receivables we do not think we will be able to collect) now *exceeds* total receivables, meaning our assets are understated. We will work with Ross Morgan and the auditor to make appropriate adjustments at year end.