



# TREASURER'S REPORT AGENDA

1. Audit report for 2006-2007 is now available
2. Our Cash Position at end of March
3. The Bottom Line(s) Revisited
4. March and Year to Date income
5. March and Year to Date Expenses (A scary moment)
6. Looking into it a bit deeper (several one time events)
7. End of Year Outlook

# TREASURER'S REPORT AGENDA

8. Some areas where we expect expense reductions in the future
9. Outlook for Next Year's Budget
10. Cash payments strongly discouraged
11. Consolidation of accounts (Looking for a motion)

# TREASURER'S REPORT

- **Our Cash Position at end of March**

Banco Popular Operating	\$79,155.15
Banco Popular Payroll	\$20,074.39
Banco Popular Money Market	\$18,477.53
Total Banco Popular (operating accounts above)	<b>\$118,107.07</b>
Banco Popular Money Market Escrow (Rentals)	\$76,555.62

Suntrust Special Assessment (Windows and Doors)	\$18,312.23
Suntrust Wilma	\$239,020.85
Suntrust Operating	\$14,421.82
Suntrust Signature Advantage (Money Market)	\$354,500.22
Suntrust Totals (Rainy day funds)	<b>\$626,255.12</b>

# TREASURER'S REPORT

- **The Bottom Line Revisited**
- **Are we going to run out of money and Need a # \$ % ! & \***
- ⑩ ➤ Expenses exceed income and there is no cushion
- ⑩ ➤ No., we are not going to run out of money, and it is extremely unlikely we will need a # % & \* % ! \*
- ⑩ ➤ See next few pages

## TREASURER'S REPORT

- **What is going to Happen Next Year**
- ⑩ ➤ Are maintenance Fees going to go through the Roof?
- ⑩ ➤ It is still a bit too early to tell, but we are fairly confident that maintenance fees will be approximately the same as this year. Stay tuned and we will be reporting on this topic every month. See next few pages

# TREASURER'S REPORT

- **March and Year-to-Date Income (See Budget Report for more details)**

Monthly Actual Billed	\$395,633
Monthly Budget	\$391,735
Monthly Difference	\$3,897 (to the Good)
Year To Date Actual Billed	\$2,397,339
Year To Date Budget	\$2,350,415
Year to Date Difference	\$46,924 (To the Good)
Current Year unpaid Maintenance Fees	\$34,682 (Last month was \$64K - We continue to chase this money – Homero reported earlier)
Net, Income side YTD vs Budget	\$46,924-\$34,682 = \$12,242 (to the good)

Some words of caution: The second half of the year not expected to be as good as the first half because some income has gone away (valet, parking space rentals, storage room rentals)

# TREASURER'S REPORT

- **March and Year-to-Date Expenses (A scary moment)(See Budget Report for more details)**

Monthly Actual Expenses	\$459,590
Monthly Expense Budget	\$391,735
Monthly Difference	\$67,855 (To the Bad)
Year to Date Actual Expenses	\$2,466,289
Year To Date Expense Budget	\$2,250,415
Year to Date Difference	\$115,874 (To the Bad)

Note that this month accounts for more than half of the outage

# TREASURER'S REPORT

**Looking into it a bit deeper (several one time events)**

- 1. Housekeeping transition – Vacation payoff and contract overlap (\$13K).
- 2. Security – March had 5 Mondays (\$7K)
- 3. Water and Sewer (\$11K - did not pay previous month?)
- 4. Finished paying for New Water heaters? (\$36K this month - \$138,252 paid so far, \$75 K more to go maximum – unexpected concrete, plumbing, and electrical work needed)



# TREASURER'S REPORT

## Looking into it a bit deeper (several one time events)

- 5. One time spare parts for elevators? (\$10K)
- 6. Start of Year Deposit for Workman's Comp (equivalent to 2 months dues) in addition, moving forward we will save \$30K per year now that we have less people
- 7. Legal Fees to Glasier for several months worth of placing liens, etc.
- 8. Have gained better control of several expense lines:
  - Security, Valet, and Housekeeping expenses (about \$90 K better than run rate earlier in the year – seems there was a lot of overtime)

# End of Year Outlook

- Revenue - On Target
- Expenses – Over budget by \$100K to \$150K  
(This includes about \$100K of contingency we just put in and hope not to use, in which case we would be pretty much on target)

## **Some areas where we expect additional expense reductions in the future**

- 1. Utilities due to new Water Heaters
- 2. Workman's Comp (already mentioned)
- 3. Lack of overtime now with contracted services, and our own people

# Outlook for Next Year's Budget

- 1. A couple of items being carefully looked at – Humidity and Mold problem, Insurance costs, and some possible roof repairs. Will keep you posted.
- 2. Need to decide if and when to use any of the rainy day cushion in Suntrust Bank (I would like to protect and leave alone for a true emergency)
- Our Present Estimates – Within 5% of this years budget

# Cash Payments

- A reminder – we do not want to have cash laying around – please use checks, money orders, etc.

# **Consolidation of accounts**

## **(Looking for a motion)**

- The Board authorizes the Treasurer to consolidate all Suntrust Accounts into the existing Suntrust Signature Advantage Account, and then move any monies in excess of \$500K to the Banco Popular Money Market Account. (Note: this has been checked and OK with lawyers)