

KCCA Treasurer's *Monthly Report –* *October, 2016*

Highlights

The **high-speed internet** speed has been turned on and improved speed is now available to our telephone service, computer club, and tvs .

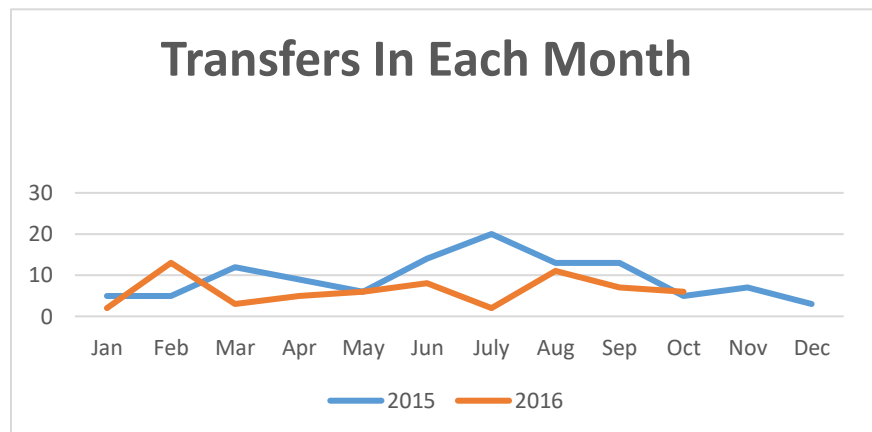
The **loss** from expenses exceeding cash coming in for October was well **within the range budgeted** by the budget committee. We have general fund **cash to cover this loss** and the projected losses through December.

All spending except emergency repairs have been stopped until Jaan 2017. This halt **will be lifted** after the pool financing is secured and better controls are placed on spending from the reserves.

*It has been a **very busy month** for your treasurer.*

There were meetings throughout the first weeks of autumn . The annual budget and pool project absorbed most of the time. Then at the most critical moment when the budget committee was wrapping up matters, I fell face first on the side walk. After two nights in the hospital and a scrambled brain I am slowly coming around. I want to give special a shout out to **Katherine Griffith and her Budget Committee** for bringing in a great 2017 budget!

Reserve account analysis clearly shows that KCCA



cannot afford the pool unless additional funds are created.

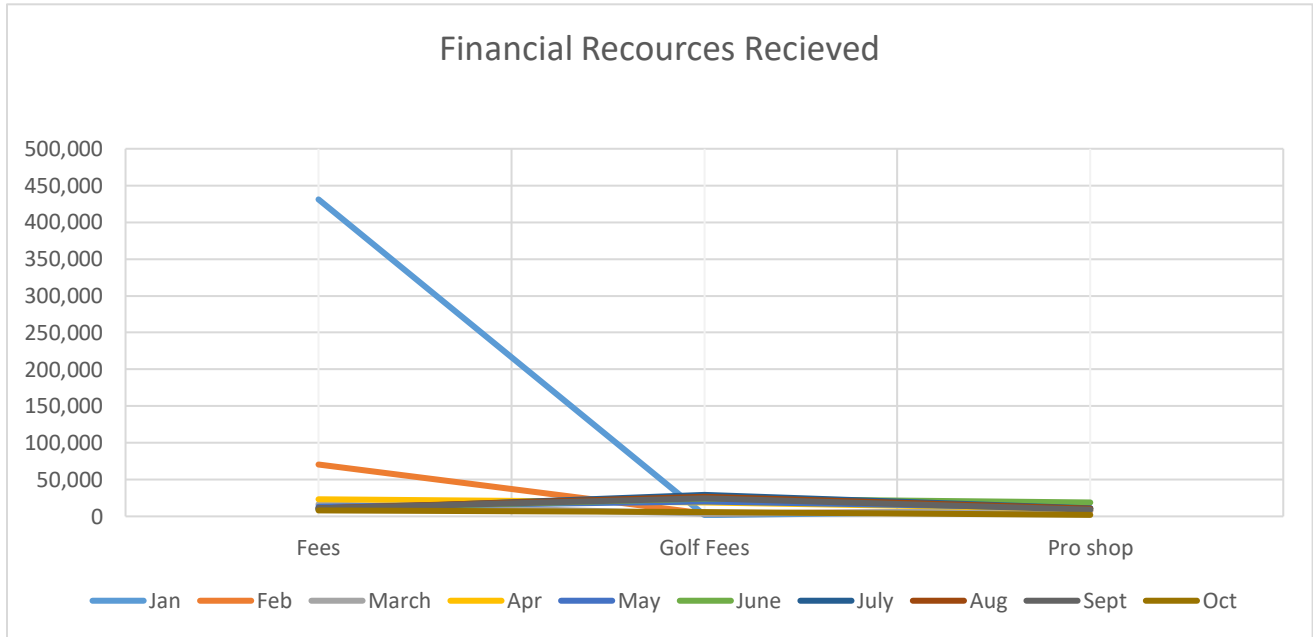
As the graph and table show, the **sale of houses is down** on an annual basis while there has been a slight **increase** in the house **sales prices**. I have reserve experts about the matter. They indicated that the 2017 study will be modified for the change in home sales velocity and and the price appreciation.

	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec
2015	9,829	9,114	24,250	18,420	12,069	29,882	36,664	28,428	34,596	17,442	16,300	10,575
2016	6,525	40,593	10,835	16,380	17,618	27,359	8,813	39,546	21,339	21,315		

The **operating loss for October was over \$57,000.** This normal contraction is from 2016 assement collections being almost fully completed and reductions in seasonal income from golfing.

My rough calculations suggests that our general fund cash on 12/31/16 will be about **\$170,000**.

As noted in the graph below, assesments are received in the first couple of months of the year.



The Association's general fund expenses follow seasonal activity and the fiftieth anniversary celeb

