Treasurer's Report for January 2017 2-14-2017 Karen Seelhoff

January Income was \$17621.58. We have received our yearly \$12,000 for the use of our property for the AT&T cell towers.

Expenses this month were \$13,796.01 which included our yearly Liability Insurance payment, 1/3 snow removal payment, and Compliance Officer's input for the Planning Grant for \$2826.25 which will be reimbursed.

Liquid Assets are \$53,888.85 and A/R is \$5,917.11

- a. I requested permission to write off the amount due at 22216 Spruce Street for \$2405.00 as the member is deceased and the membership was terminated for non-payment. Wells Fargo has repossessed this property. A demand note for \$2000 to re-establish Membership was sent to them as well as a bill for the months from October to present. I called for any objections to this action. There were no objections.
- b. We are still waiting for the settlement of another estate for \$565.00 due.
- c. A member who was behind over \$1000 is now current.
- d. A demand letter was sent to a member who continues to owe over \$2000.00 for a payment plan.
- e. A request for payment arrangement letter was sent to member who owes about \$1000.
- f. Tax Documents W-2 and 1099s were sent out.
- g. Statements are now coming from the new company. If you see any mistakes, please let us know.
- h. Resolution 2017-1 was signed giving Jerry Stinson, President the authority to enter into an agreement with the State Water Resources Control Board for the Floriston Spring Filter Project for the Water Treatment Grant on behalf of the Town of Floriston. (Documents will be posted online)

8:54 PM 03/05/17 Accrual Basis

Floriston Property Owner's Association Balance Sheet As of January 31, 2017

| ASSETS Current Assets | |
|--|--------------------|
| | |
| | |
| Checking/Savings | |
| Sewer Fund Acct (1295) | 2,993.83 |
| 1001 · General & Administrative (9504) | 16,961.13 |
| 1002 · Water Reserve Acct (7526) | 10,353,94 |
| 1003 · Road Reserve Acct (9972) | 20,022.70 |
| 1005 · Cal SRF Loan Payoff (7179) | 3,557.25 |
| Total Checking/Savings | 53,888.85 |
| Accounts Receivable | 5,917.11 |
| • | |
| Total Accounts Receivable | 5,917.11 |
| Other Current Assets | |
| 1202 - Allowance for uncollectable | -1,420.00 |
| 1205 · AR/Contra Account | 1,335.00 |
| 1499 · Undeposited Funds | 2,107.60 |
| Total Other Current Assets | 2,022.60 |
| Total Current Assets | 61,828.56 |
| Fixed Assets | |
| 1511 · Furniture & Fixtures | 3,699.56 |
| 1512 · Road Improvements | 63,951.88 |
| 1513 · School House | 7,948.00 |
| 1514 ⋅ Septic Tank | 48,660.27 |
| 1515 · Water Project | 245,140.33 |
| 1516 · Test Well WIP | 5,260.00 |
| 1575 · Accumulated Depreciation | -497,970.00 |
| 1580 · Organizational Costs | 6,153.00 |
| 1581 · Accumulated Amortization | -3,220.66 |
| 3210 · Water Sewer Project | 811,121.42 |
| Total Fixed Assets | 690,743.80 |
| TOTAL ASSETS | 752,572.36 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | í |
| Accounts Payable | 5 |
| 2000 · Accounts Payable | -3,966.79 |
| Total Accounts Payable | -3,966.79 |
| Other Current Liabilities | |
| 2100 · Payroll Liabilities | 5,584,65 |
| 2105 · Deferred Income from Member Due | 1,890.00 |
| 2106 • Deferred Income-Cell Tower | 12,000.00 |
| 2111 - Dues Withheld from Payroll | -680,00 |
| 2140 · Rural Loan Current Portion | 6,053.72 |
| Total Other Current Liabilities | 24,848.37 |
| Total Current Liabilities | 20,881,58 |
| Long Term Liabilities | |
| 2500 · L/T Loan Pay Off | 22,839,47 |
| 2540 · Rural Loan | 167,045.04 |
| Total Long Term Liabilities | 189,884,51 |
| Total Liabilities | 210,766.09 |
| Equity | |
| Equity 1110 · Retained Earnings | 526,032.00 |

8:54 PM 03/05/17 Accrual Basis

Floriston Property Owner's Association Balance Sheet As of January 31, 2017

| | Jan 31, 17 |
|--------------------------------------|-------------------------|
| 3000 · Opening Bal Equity Net Income | 66,250,35 -50,476,08 |
| Total Equity | 541,806.27 |
| TOTAL LIABILITIES & EQUITY | 752,572.36 |

8:13 PM 03)05/17 Accrual Basis

Floriston Property Owner's Association Profit & Loss January 2017

| Ordinary income/Expense Income 5,555.00 4001 - Association Dues Income 12,000.00 4007 - Cell Tower 12,000.00 Total 4007 - Cell Tower 12,000.00 4010 - Fee Income 40.00 4001 - Fee Income 65.00 7010 - Interest Income 1.58 Total 4010 - Fee Income 1.58 Total Income 17,521.58 Expense Administrative Expenses 6285 Record Storage Locker 25.00 Paryoll Service Fees 126.50 6180 - Insurance 940.00 6270 - Professional Fees 6550 - 20 6585 - Accounting 650.00 6270 - Professional Fees 6565 - 3 6585 - Accounting 650.00 6270 - Professional Fees 4,424.35 6400 - Bad Debt 2,405.00 5855 - Office Expense 610 - 2 610 - Bank Service Charges 48.05 6250 - Postage and Delivery 18.21 6585 - Office Expense - Other 0.00 Total 6585 - Office Expense - Other 0.00 Total 6585 - | | Jan 17 |
|---|---|--------------------|
| Moti | | |
| Total 4007 - Cell Tower 12,000.00 | 4001 · Association Dues Income | 5,555.00 |
| 4010 - Fee Income | | 12,000.00 |
| 4005 - Late Fee Income 40.00 4010 - Fee Income 65.00 Total 4010 - Fee Income 65.00 7010 - Interest Income 1.58 Total Income 17,621.58 Expense 4Administrative Expenses 6265 Record Storage Locker 25.00 Payroll Service Fees 126.50 6180 - Insurance 940.00 6530 - Llability Insurance 940.00 Total 6180 - Insurance 940.00 6270 - Professional Fees 655.0 6565 - Accounting 650.00 6270 - Professional Fees - Other 3,774.35 Total 6270 - Professional Fees - Other 2,405.00 6585 - Accounting 48.05 6250 - Portages and Delbt 2,405.00 6585 - Office Expense 48.05 6250 - Postage and Delivery 18.21 6585 - Office Expense - Other 0.00 Total 6585 - Office Expense - Other 0.00 Total 6585 - Office Expense - Other 392.19 6620 - State 392.19 5625 - Utilities - Gas and Electric 447.88 <tr< td=""><td>Total 4007 · Cell Tower</td><td>12,000.00</td></tr<> | Total 4007 · Cell Tower | 12,000.00 |
| Total Income 1.58 Total Income 17,821.58 Expense 4Administrative Expenses 6265 Record Storage Locker 25.00 Payroll Service Fees 126.50 6180 · Insurance 940.00 Total 6180 · Insurance 940.00 6270 · Professional Fees 6565 · Accounting 6565 · Accounting 650.00 6270 · Professional Fees · Other 3,774.35 Total 6270 · Professional Fees · Other 3,774.35 6400 · Bad Debt 2,405.00 6585 · Office Expense 48.05 6120 · Bank Service Charges 48.05 6250 · Postage and Delivery 18.21 6585 · Office Expense · Other 0.00 Total 6585 · Office Expense · Other 392.19 Total 6585 · Office Expense · Other 392.19 Total 6610 · Property Taxes 392.19 6626 · Utilities · Gas and Electric 447.88 Total Administrative Expenses 8,827.18 Town Services 6333 · Roads 3,100.00 6345 · Administration for Water 3,242.94 6398 | 4005 · Late Fee Income | |
| Total Income 17,621.58 | Total 4010 · Fee Income | 65.00 |
| Expense | 7010 · Interest Income | 1.58 |
| Administrative Expenses 6265 Record Storage Locker Payroll Service Fees 6180 · Insurance 6530 · Liability Insurance 940,00 Total 6180 · Insurance 940,00 Formula Fees 6565 · Accounting 6270 · Professional Fees 6565 · Accounting 6270 · Professional Fees - Other 6270 · Professional Fees - Other 6270 · Professional Fees 6565 · Accounting 6270 · Professional Fees 6400 · Bad Debt 6400 · Bad Debt 6585 · Office Expense 6120 · Bank Service Charges 6120 · Office Expense - Other 7 ond 6610 · Property Taxes 6650 · State 6610 · Property Taxes 6650 · State 7 ond 6625 · Utilities - Gas and Electric 7 ond Administrative Expenses 6333 · Roads 6335 · Snow Removal 7 ond 6345 · Administration for Water 6395 · Water Testing 6396 · Water Repair/Maintenance 6396 · Water Treatment Plant R/M 6401 · Water TX Professional 7 otal 6345 · Administration for Water 6396 · Water Treatment Plant R/M 6401 · Water TX Professional 7 otal 6345 · Administration for Water 6550 · Payroll Taxes 7 otal Expense | Total Income | 17,621.58 |
| 6270 · Professional Fees 6565 · Accounting 650.00 6270 · Professional Fees · Other 3,774.35 Total 6270 · Professional Fees 4,424.35 6400 · Bad Debt 2,405.00 6585 · Office Expense 48.05 6120 · Bank Service Charges 48.05 6250 · Postage and Delivery 18.21 6585 · Office Expense · Other 0.00 Total 6585 · Office Expense · Other 66.26 6610 · Property Taxes 392.19 6625 · Utilities · Gas and Electric 447.88 Total Administrative Expenses 8,827.18 Town Services 6333 · Roads 6333 · Roads 3,100.00 Total 6333 · Roads 3,100.00 6345 · Administration for Water 52.50 6398 · Water Testing 52.50 6396 · Water Repair/Maintenance 3,242.94 6398 · Water Treatment Plant R/M 156.69 6401 · Water TX Professional 1,593.75 Total 6345 · Administration for Water 5,045.88 6560 · Payroil Taxes 213.20 Total Town Services 8,359.08 | Administrative Expenses 6265 Record Storage Locker Payroll Service Fees 6180 · Insurance | 126.50 |
| 6565 · Accounting 650.00 6270 · Professional Fees · Other 3,774.35 Total 6270 · Professional Fees 4,424.35 6400 · Bad Debt 2,405.00 6585 · Office Expense 48.05 6220 · Postage and Delivery 18.21 6585 · Office Expense · Other 0.00 Total 6585 · Office Expense 66.26 6610 · Property Taxes 392.19 6625 · Utilities - Gas and Electric 447.88 Total Administrative Expenses 8,827.18 Town Services 6333 · Roads 6333 · Snow Removal 3,100.00 Total 6333 · Roads 3,100.00 6345 · Administration for Water 3,242.94 6396 · Water Repair/Maintenance 3,242.94 6398 · Water Treatment Plant R/M 156.69 6401 · Water TX Professional 1,593.75 Total 6345 · Administration for Water 5,045.88 6560 · Payroll Taxes 213.20 Total Town Services 8,359.08 Total Expense 17,186.26 | Total 6180 · Insurance | 940.00 |
| 6400 · Bad Debt 2,405.00 6585 · Office Expense 48.05 6120 · Bank Service Charges 48.05 6250 · Postage and Delivery 18.21 6585 · Office Expense · Other 0.00 Total 6585 · Office Expense 66.26 6610 · Property Taxes 392.19 6625 · State 392.19 Total 6610 · Property Taxes 392.19 6625 · Utilities - Gas and Electric 447.88 Town Services 6333 · Roads 6333 · Roads 3,100.00 Total 6333 · Roads 3,100.00 Total 6333 · Roads 3,100.00 6345 · Administration for Water 3,242.94 6396 · Water Testing 52.50 6396 · Water Treatment Plant R/M 156.69 6401 · Water TX Professional 1,593.75 Total 6345 · Administration for Water 5,045.88 6560 · Payroll Taxes 213.20 Total Town Services 8,359.08 Total Expense 17,186.26 | 6565 · Accounting | |
| 6585 · Office Expense 6120 · Bank Service Charges 6250 · Postage and Delivery 6585 · Office Expense · Other Total 6585 · Office Expense · Other Total 6585 · Office Expense · Other 66.26 6610 · Property Taxes 6650 · State · 392.19 Total 6610 · Property Taxes · 392.19 6625 · Utilities - Gas and Electric · 447.88 Total Administrative Expenses · 8,827.18 Town Services 6333 · Roads 6335 · Snow Removal · 3,100.00 Total 6333 · Roads · 3,100.00 6345 · Administration for Water 6395 · Water Testing · 52.50 6396 · Water Repair/Maintenance · 3,242.94 6398 · Water Treatment Plant R/M · 156.69 6401 · Water TX Professional · 1,593.75 Total 6345 · Administration for Water · 5,045.88 6560 · Payroll Taxes · 213.20 Total Town Services · 8,359.08 Total Expense · 17,186.26 | Total 6270 · Professional Fees | 4,424.35 |
| 6610 · Property Taxes 392.19 Total 6610 · Property Taxes 392.19 6625 · Utilities · Gas and Electric 447.88 Total Administrative Expenses 8,827.18 Town Services 333 · Roads 6335 · Snow Removal 3,100.00 Total 6333 · Roads 3,100.00 6345 · Administration for Water 52.50 6396 · Water Testing 52.50 6396 · Water Repair/Maintenance 3,242.94 6398 · Water Treatment Plant R/M 156.69 6401 · Water TX Professional 1,593.75 Total 6345 · Administration for Water 5,045.88 6560 · Payroll Taxes 213.20 Total Town Services 8,359.08 Total Expense 17,186.26 | 6585 · Office Expense 6120 · Bank Service Charges 6250 · Postage and Delivery | 48.05 18.21 |
| 6650 · State 392.19 Total 6610 · Property Taxes 392.19 6625 · Utilities - Gas and Electric 447.88 Total Administrative Expenses 8,827.18 Town Services 6333 · Roads 6335 · Snow Removal 3,100.00 Total 6333 · Roads 3,100.00 6345 · Administration for Water 52.50 6396 · Water Testing 52.50 6398 · Water Repair/Maintenance 3,242.94 6398 · Water Treatment Plant R/M 156.69 6401 · Water TX Professional 1,593.75 Total 6345 · Administration for Water 5,045.88 6560 · Payroil Taxes 213.20 Total Town Services 8,359.08 Total Expense 17,186.26 | Total 6585 · Office Expense | 66.26 |
| 6625 · Utilitles - Gas and Electric 447,88 Total Administrative Expenses 8,827.18 Town Services 6333 · Roads 6335 · Snow Removal 3,100.00 Total 6333 · Roads 3,100.00 6345 · Administration for Water 52.50 6395 · Water Testing 52.50 6396 · Water Repair/Maintenance 3,242.94 6398 · Water Treatment Plant R/M 156.69 6401 · Water TX Professional 1,593.75 Total 6345 · Administration for Water 5,045.88 6560 · Payroll Taxes 213.20 Total Town Services 8,359.08 Total Expense 17,186.26 | | 392.19 |
| Total Administrative Expenses 8,827.18 Town Services 6333 · Roads 6335 · Snow Removal 3,100.00 Total 6333 · Roads 3,100.00 6345 · Administration for Water 52.50 6395 · Water Testing 52.50 6396 · Water Repair/Maintenance 3,242.94 6398 · Water Treatment Plant R/M 156.69 6401 · Water TX Professional 1,593.75 Total 6345 · Administration for Water 5,045.88 6560 · Payroll Taxes 213.20 Total Town Services 8,359.08 Total Expense 17,186.26 | Total 6610 · Property Taxes | 392.19 |
| Town Services 6333 · Roads 3,100.00 Total 6333 · Roads 3,100.00 6345 · Administration for Water 52.50 6395 · Water Testing 52.50 6396 · Water Repair/Maintenance 3,242.94 6398 · Water Treatment Plant R/M 156.69 6401 · Water TX Professional 1,593.75 Total 6345 · Administration for Water 5,045.88 6560 · Payroll Taxes 213.20 Total Town Services 8,359.08 Total Expense 17,186.26 | 6625 · Utilities - Gas and Electric | 447.88 |
| 6333 · Roads 3,100.00 Total 6333 · Roads 3,100.00 6345 · Administration for Water 52.50 6395 · Water Testing 52.50 6396 · Water Repair/Maintenance 3,242.94 6398 · Water Treatment Plant R/M 156.69 6401 · Water TX Professional 1,593.75 Total 6345 · Administration for Water 5,045.88 6560 · Payroll Taxes 213.20 Total Town Services 8,359.08 Total Expense 17,186.26 | Total Administrative Expenses | 8,827.18 |
| 6345 · Administration for Water 6395 · Water Testing 6396 · Water Repair/Maintenance 6398 · Water Treatment Plant R/M 6398 · Water Treatment Plant R/M 6401 · Water TX Professional Total 6345 · Administration for Water 6560 · Payroll Taxes Total Town Services 7 total Expense 17,186.26 | 6333 - Roads | 3,100.00 |
| 6395 · Water Testing 52.50 6396 · Water Repair/Maintenance 3,242.94 6398 · Water Treatment Plant R/M 156.69 6401 · Water TX Professional 1,593.75 Total 6345 · Administration for Water 5,045.88 6560 · Payroll Taxes 213.20 Total Town Services 8,359.08 Total Expense 17,186.26 | Total 6333 ⋅ Roads | 3,100.00 |
| 6560 · Payroll Taxes 213.20 Total Town Services 8,359.08 Total Expense 17,186.26 | 6395 · Water Testing 6396 · Water Repair/Maintenance 6398 · Water Treatment Plant R/M | 3,242.94 156,69 |
| Total Town Services 8,359.08 Total Expense 17,186.26 | Total 6345 · Administration for Water | 5,045.88 |
| Total Expense 17,186.26 | 6560 · Payroll Taxes | 213.20 |
| | Total Town Services | 8,359.08 |
| Net Ordinary Income 435.32 | Total Expense | 17,186.26 |
| | Net Ordinary Income | 435.32 |

8:13 PM -03/05/17 Accrual Basis

Floriston Property Owner's Association Profit & Loss January 2017

| | | Jan 17 |
|------------|--------|-------------|
| Net Income | 435.32 | |
| | | |