



December 5, 2016

Treasurer's Report

1. During the early parts of November, I worked mostly on collections, calling landowners to mail in their payments so they could vote for the upcoming elections. We worked with our accountants in Livingston to prepare all the necessary reports for the annual meeting, and I prepared a final mailing of statements + personal letters on landowners who have not sent in their final assessment payment for 2016. A total of 22 letters were send.

I also began working with Pete E (SG 90) on the outstanding invoice of \$5,252.75, which is owed for expensed incurred on his behalf for the 2011 variance request. He had sent a letter in November asking for further details on this invoice, which I provided in a reply letter sent Nov 19. I also suggested in this letter we setup a teleconference with the GLA Treasurer, Alyssa A and Richard B to discuss the matter. Both Richard and Alyssa have said they will volunteer to assist in helping to collect on this invoice. They were both intimately involved in processing the variance request back in 2011.

I also started working with Michelle and Joey A (NG 48-3) on the \$36,121.79 they owe to the GLA. I have made several phone calls. I told them that in good faith they should pay their 2016 assessment bill if they are serious about addressing their debt to the GLA. They said, on several occasions, that they would mail a payment of \$1,050 to cover the 2016 assessments. As of today, we have not received that check.

2. Jan Land Assessments Invoiced \$20,632.50 Unpaid as of 11/30 \$2,036.42
Apr Land Assessments Invoiced \$20,632.50 Unpaid as of 11/30 \$2,172.51
Jul Land Assessments Invoiced \$20,842.50 Unpaid as of 11/30 \$2,520.74
Oct Land Assessments Invoices \$20,790 Unpaid as of 11/30 \$2,968.05

Jan Dwelling Assessments Invoiced \$15,120 Unpaid as of 11/30 \$1,483.77
Apr Dwelling Assessments Invoiced \$15,120 Unpaid as of 11/30 \$1,595
Jul Dwelling Assessments Invoiced \$15,120 Unpaid as of 11/30 \$1,790.74
Oct Dwelling Assessments Invoiced \$15,120 Unpaid as of 11/30 \$2,180.55

Rudy Parker | Treasurer

Office: 406.451.0033 | Cell: 406.223.4442 | Fax: 406.451.0033

PO Box 312, Emigrant, MT 59027-0312



3. Current % rate of collection on Invoiced Assessments as of November 30

Jan Land Assessments Collected \$18,596.08 (90.1 %)
Jan Dwelling Assessments Collected \$13,636.23 (90.2 %)

Apr Land Assessments Collected \$18,459.99 (89.5%)
Apr Dwelling Assessments Collected \$13,525 (89.5%)

Jul Land Assessments Collected \$18,321.76 (87.9 %)
Jul Dwelling Assessments Collected \$13,329.26 (88.2 %)

Oct Land Assessments Collected \$17,821.965 (85.7%)
Oct Dwelling Assessments Collected \$12,939.45 (85.6 %)

Overall Collection on 2016 Inv. Land Assessments \$73,199.78 (88.3%)
Overall Collection on 2016 Inv. Dwelling Assessments \$53,429.94 (88.3%)

For comparison, in 2015 we collected \$71,893.06 in Land Assessments, and \$49,707.53 in Dwelling Assessments.

Our 2016 Budget is based on 85.54% Land Assessment Collection
Our 2016 Budget is based on 86.36% Dwelling Assessment Collection

Based on the above, as of Nov 30, we have collected \$1,886.15 more in Land Assessments than budgeted. And for Dwelling Assessments the amount is \$1,018. That is a total of \$2,904.15 in extra money we can put to road maintenance next year.

The higher than anticipated collection rates are also good news for the 2017 budget. At the last BOD meeting in Nov, the BOD approved a 2017 draft budget with **\$135,833** in anticipated income from assessments. As of today, we can increase that amount to **\$139,374** (\$3,541 increase).

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We are still collecting on assessments during December. So we won't be able to finalize our collection rates until Dec 31. But things are looking good.

4. As of November 30 we have spent \$ 115,314.25 (81.16 % of the budget)
As of November 30 we have collected \$ 161,644.80 of \$134,016 in projected Parcel Assessment income (120.62% of budget). Based on all the numbers on the P&L Budget Performance Cash report, as of Nov. 30, we show a Net Income of \$50,860.34 for 2016. Not a bad place to be with only one month to go.
5. Out of the ordinary income in November. We had our elections on Nov. 12. The Monday after, I made a deposit of \$4,796.71. We had 27 land owner accounts that paid, in order to vote. Some long-term delinquent accounts were paid off in full:
 - Jose C/B SG 21 B Received \$1,370.50 (no longer delinquent)
 - Jose C/B SG 21 A Received \$329.13 (no longer delinquent)
 - Donald H SG 81 Received \$498.01 (no longer delinquent)
6. Out of the ordinary expenses in November:
 - Paid \$8,945 to Mike Adkins Construction for SG fall grading/gravel
 - Paid \$1,525 to Mountain West Holding for SG guard rail repair
 - Paid \$915 to Denise Orr Kirk for digitizing work (final bill)
7. As of November 30 we have collected \$25,137.47 in past due assessments, which includes penalties + interest. (For 2015 total was \$18,325.09)
8. As of November 30 we have collected \$136,920.45 in budgeted assessments fees. Our 2016 budget shows \$134,016 in assessment fee income. (102.2%)
9. Changes in Allocated Savings for November
 - \$379.06 decrease in Digitizing Reserve Cash
 - \$10,470.00 decrease in SG Road Reserve Cash
10. Amount of allocated savings \$100,469.30 (does not include Construction Bonds \$12,567)
Amount of un allocated savings \$59,521.62 (checking + saving) minus \$26,761.75 to cover remaining 2016 budgeted expenses (based on 2016 budget \$142,076 minus \$115,314.25 YTD Expense). That leaves us with \$32,759.87 in unallocated savings.
11. Accounts Receivables as of November 30 are \$228,449.86 all of which is now delinquent, and includes penalties and interest, as well as an unpaid \$5,252.75 invoice for Pete & Cyrese E SG 90.

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