

Treasurer's Report

Northview Estates HOA Annual Meeting
March 22, 2017

Financial Summary

- | | |
|---|-------------------|
| ▶ 2016 Dues & Fees: | \$ 19,485 |
| ▶ <u>2016 Expenses:</u> | <u>\$(19,949)</u> |
| ▶ <u>2016 Deficit:</u> | <u>\$ (464)</u> |
| | |
| ▶ <u>Current Cash Balance:</u> | \$ 24,675 |
| ▶ <u>Current A/R Balance:</u> | \$ 4,710 |
| • Primarily 1 “old” delinquent accounts | |
| • 16 new unpaid accounts this year | |

Expense Detail

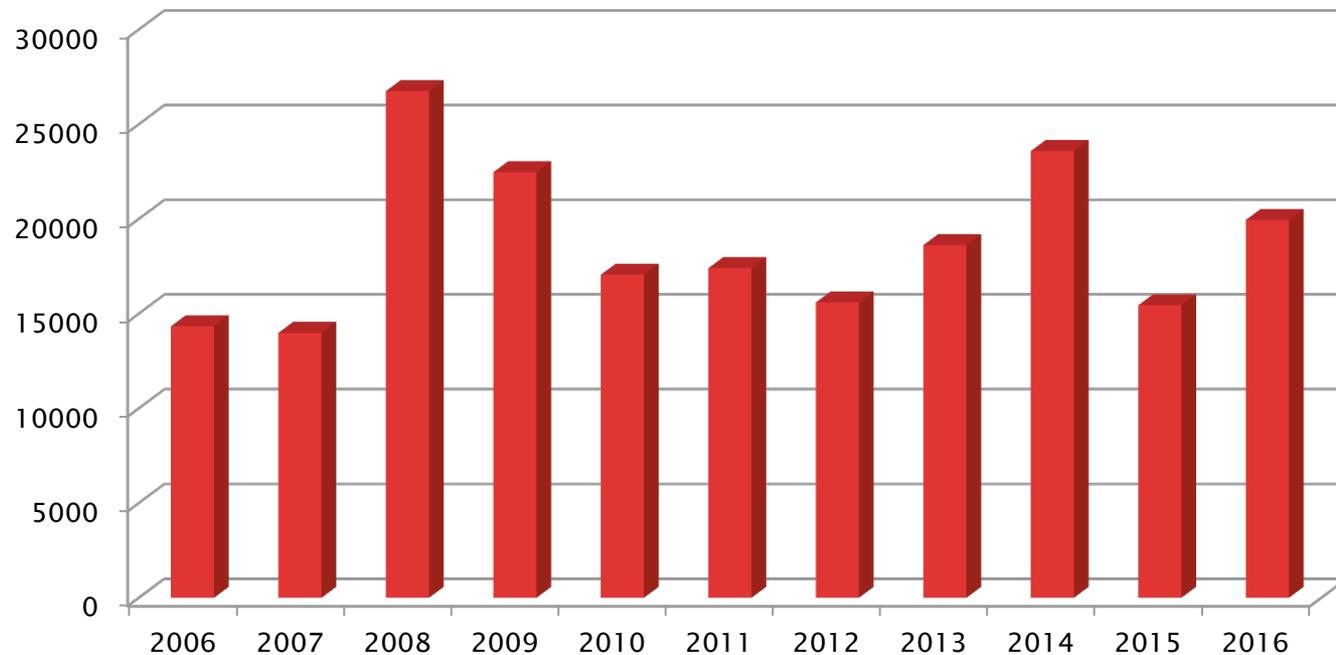
<u>Stable Expense Items:</u>	<u>Budget</u>	<u>Actual</u>
◦ Landscaping	\$3,600	\$4,493
◦ Street Lights	\$4,500	\$4,580
◦ Insurance	\$2,000	\$2,070
◦ Water	\$1,500	\$1,795
◦ Legal/Prof. Fees	\$500	\$2,814
◦ Office	\$500	\$ 881
◦ <u>Website</u>	<u>\$250</u>	<u>\$ 156</u>
◦ Total Stable Expenses	\$12,850	\$16,789

Expense Detail

<u>Variable Expense Items:</u>	<u>Budget</u>	<u>Actual</u>
◦ Snow Plowing <ul style="list-style-type: none">• \$400 – \$12,000 range	\$4,800	\$3,160
◦ Street Repairs <ul style="list-style-type: none">• \$0 – \$????? range	\$1,500	\$0
◦ Bad Debts (Unpaid Dues)	\$750	\$0
◦ <u>Stable Annual Expense Items</u>	<u>\$12,850</u>	<u>\$16,789</u>
◦ Total Annual Expenses	\$19,900	\$19,949

Trend of Expenses

HOA Annual Expenses



Questions???

