

Treasurer's Report

Northview Estates HOA Annual Meeting
February 13, 2018

Financial Summary

- | | |
|---|-------------------|
| ▶ 2017 Dues & Fees: | \$ 22,376 |
| ▶ <u>2017 Expenses:</u> | <u>\$(24,141)</u> |
| ▶ <u>2017 Deficit:</u> | <u>\$ (1,765)</u> |
| | |
| ▶ <u>Current Cash Balance:</u> | \$ 31,910 |
| ▶ <u>Current A/R Balance:</u> | \$ 5,420 |
| • 5 accounts 2 years in arrears (1 on payment plan) | |
| • 15 new unpaid accounts this year | |

Expense Detail

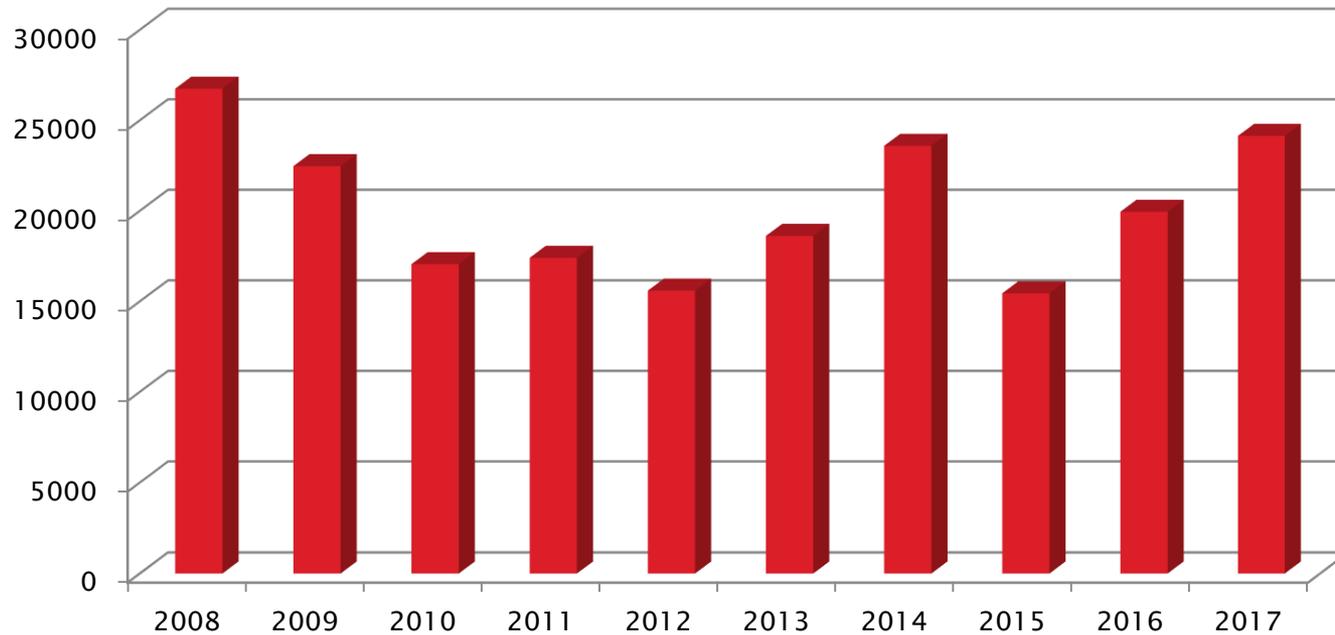
<u>Stable Expense Items:</u>	<u>Budget</u>	<u>Actual</u>
◦ Landscaping	\$3,600	\$5,795
◦ Street Lights	\$4,500	\$4,600
◦ Insurance	\$2,000	\$2,000
◦ Water	\$1,500	\$1,740
◦ Legal/Prof. Fees	\$500	\$1,632
◦ Office	\$500	\$ 891
◦ <u>Website</u>	<u>\$250</u>	<u>\$ 156</u>
◦ Total Stable Expenses	\$12,850	\$16,814

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	\$7,327
◦ 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>\$16,814</u>
◦ Total Annual Expenses	\$19,900	\$24,141

Trend of Expenses

HOA Annual Expenses



Details of the New Budget

		<u>Prior</u>	<u>New</u>
INCOME	Dues/Fees	\$ 19,900	\$ 22,276
EXPENSES	Bad Debt	750	750
	Insurance	2,000	2,000
	Landscaping	3,600	5,026
	Legal	500	1,000
	Office	500	600
	Road Repair	1,500	1,500
	Snow Removal	4,800	4,800
	Street Lights	4,500	4,500
	Water	1,500	1,800
	Website/QB	250	300
		<u>\$ 19,900</u>	<u>\$ 22,276</u>

Questions???

