

Treasurer's Report

Northview Estates HOA Annual Meeting
February 12, 2020

Financial Summary

- | | |
|------------------------------------|-------------------|
| ▶ 2019 Dues & Fees: | \$ 24,185 |
| ▶ <u>2019 Expenses:</u> | <u>\$(18,325)</u> |
| ▶ <u>2019 Surplus:</u> | <u>\$ 5,860</u> |
| | |
| ▶ <u>Current Cash Balance:</u> | \$ 43,093 |
| ▶ <u>Current A/R Balance:</u> | \$ 4,852 |
| • Primarily 6 delinquent accounts | |
| • 12 new unpaid accounts this year | |

Expense Detail

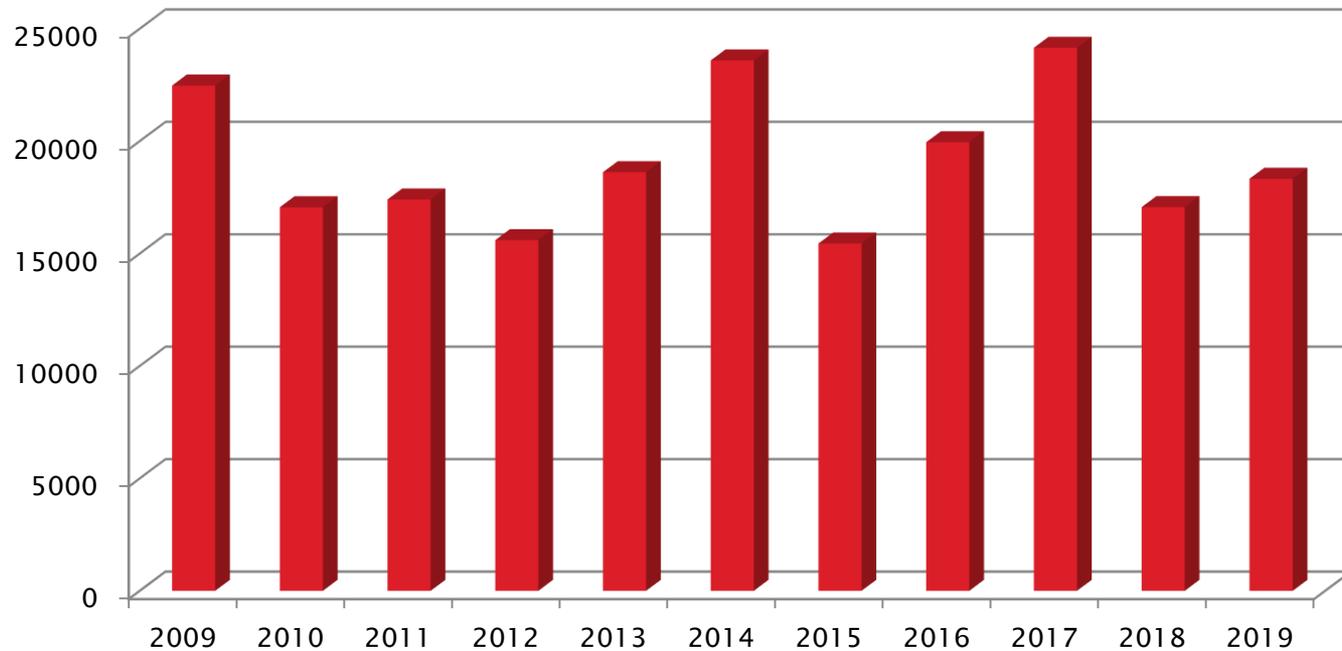
<u>Stable Expense Items:</u>	<u>Budget</u>	<u>Actual</u>
◦ Landscaping	\$5,026	\$4,700
◦ Street Lights	\$4,500	\$4,781
◦ Insurance	\$2,000	\$2,082
◦ Water	\$1,800	\$1,558
◦ Legal/Prof. Fees	\$1,000	\$ 125
◦ Office	\$600	\$ 350
◦ <u>Website/Quickbooks</u>	<u>\$300</u>	<u>\$ 649</u>
◦ Total Stable Expenses	\$15,226	\$14,245

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	\$4,080
◦ 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>\$15,226</u>	<u>\$14,245</u>
◦ Total Annual Expenses	\$22,276	\$18,325

Trend of Expenses

HOA Annual Expenses



Details of the 2020 Budget

		<u>2019</u>	<u>2020</u>
INCOME	Dues/Fees	\$ 22,276	23,650
EXPENSES	Bad Debt	750	750
	Insurance	2,000	2,082
	Landscaping	5,026	5,000
	Legal	1,000	1,000
	Office	600	350
	Road Repair	1,500	2,600
	Snow Removal	4,800	4,800
	Street Lights	4,500	4,800
	Water	1,800	1,618
	Website/QB	300	650
		<u>\$ 22,276</u>	<u>\$ 23,650</u>

Questions???

