

Treasurer's Report

Northview Estates HOA Annual Meeting
February 16, 2022

Financial Summary

- | | |
|--------------------------------|-------------------|
| ▶ 2021 Dues & Fees: | \$ 32,784 |
| ▶ <u>2021 Expenses:</u> | <u>\$(22,201)</u> |
| ▶ <u>2021 Surplus:</u> | <u>\$ 10,583</u> |
| | |
| ▶ <u>Current Cash Balance:</u> | \$ 63,510 |
| ▶ <u>Current A/R Balance:</u> | \$ 5,275 |
| | |
| ▶ 19 unpaid accounts | |
| • 1 account unpaid two years | |

Expense Detail

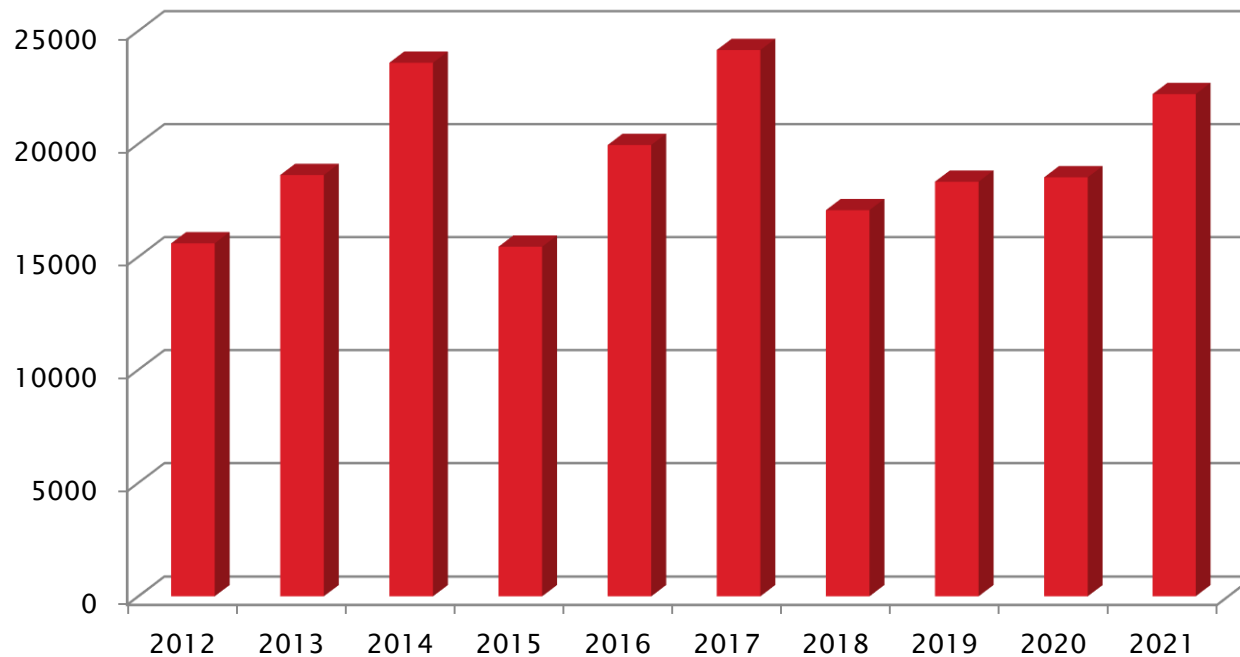
<u>Stable Expense Items:</u>	<u>Budget</u>	<u>Actual</u>
◦ Landscaping	\$5,800	\$6,224
◦ Street Lights	\$4,800	\$4,786
◦ Insurance	\$2,082	\$2,102
◦ Water	\$1,618	\$1,823
◦ Legal/Prof. Fees	\$1,000	\$ 0
◦ Office	\$ 375	\$ 464
◦ <u>Website/Quickbooks</u>	<u>\$ 687</u>	<u>\$ 730</u>
◦ Total Stable Expenses	\$16,362	\$16,129

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	\$ 2,015
◦ Street Repairs <ul style="list-style-type: none">• \$0 – \$????? range	7,650	4,057
◦ Bad Debts (Unpaid Dues)	750	0
◦ <u>Stable Annual Expenses</u>	<u>16,362</u>	<u>16,129</u>
◦ Total Annual Expenses	\$ 29,562	\$ 22,201

Trend of Expenses

HOA Annual Expenses



Details of the 2021/2022 Budgets

		<u>2021</u>	<u>2022</u>
INCOME	Dues/Fees	\$ 29,562	32,520
EXPENSES	Bad Debt	750	750
	Insurance	2,082	2,150
	Landscaping	5,800	6,500
	Legal	1,000	1,000
	Office	375	470
	Road Repair	7,650	7,300
	Snow Removal	4,800	4,800
	Street Lights	4,800	4,800
	Water	1,618	2,000
	Website/QB/Tech	687	2,750
		<u>\$ 29,562</u>	<u>\$ 32,520</u>

Questions???

