

Treasurer's Report

Northview Estates HOA Annual Meeting
February 15, 2023

Financial Summary

- ▶ 2022 Dues & Fees: \$ 33,104
- ▶ 2022 Expenses: \$(23,828)
- ▶ 2022 Surplus: \$ 9,276

- ▶ Current Cash Balance: \$ 76,241
- ▶ Current A/R Balance: \$ 5,580

- ▶ 21 unpaid accounts
 - 1 account unpaid two years

Expense Detail

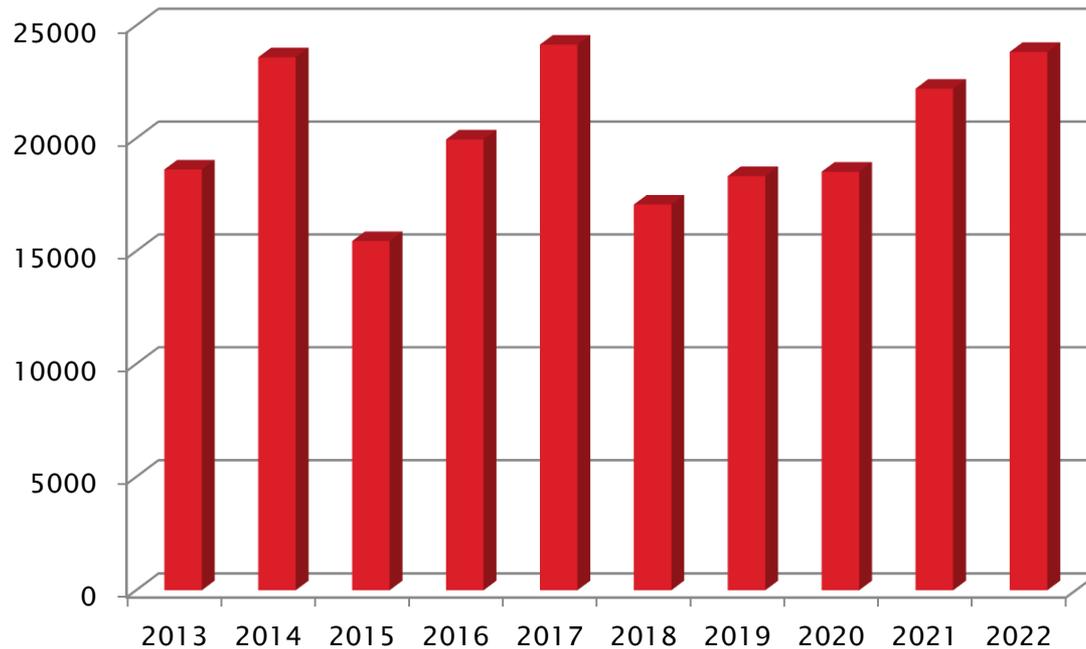
<u>Stable Expense Items:</u>	<u>Budget</u>	<u>Actual</u>
◦ Landscaping	\$6,500	\$8,005
◦ Street Lights	\$4,800	\$4,822
◦ Insurance	\$2,150	\$2,115
◦ Water	\$2,000	\$1,415
◦ Legal/Prof. Fees	\$1,000	\$ 0
◦ Office	\$ 470	\$ 507
◦ <u>Website/Quickbooks</u>	<u>\$2,750</u>	<u>\$ 778</u>
◦ Total Stable Expenses	\$19,670	\$17,642

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	\$ 6,186
◦ Street Repairs <ul style="list-style-type: none">• \$0 – \$????? range	7,300	0
◦ Bad Debts (Unpaid Dues)	750	0
◦ <u>Stable Annual Expenses</u>	<u>19,670</u>	<u>17,642</u>
◦ Total Annual Expenses	\$ 32,520	\$ 23,828

Trend of Expenses

HOA Annual Expenses



Details of the 2022/2023 Budgets

		<u>2022</u>	<u>2023</u>
INCOME	Dues/Fees	\$ 32,520	32,520
EXPENSES	Bad Debt	750	750
	Insurance	2,150	2,150
	Landscaping	6,500	8,000
	Legal	1,000	1,000
	Office	470	620
	Road Repair	7,300	6,500
	Snow Removal	4,800	5,800
	Street Lights	4,800	4,900
	Water	2,000	2,000
	Website/QB/Tech	2,750	800
		<u>\$ 32,520</u>	<u>\$ 32,520</u>

Questions???

