

Treasurer's Report

Northview Estates HOA Annual Meeting
February 21, 2024

Financial Summary

- | | |
|--------------------------------|-------------------|
| ▶ 2023 Dues & Fees: | \$ 38,801 |
| ▶ <u>2023 Expenses:</u> | <u>\$(47,112)</u> |
| ▶ <u>2023 Deficit:</u> | <u>\$ (8,311)</u> |
| | |
| ▶ <u>Current Cash Balance:</u> | \$ 64,981 |
| ▶ <u>Current A/R Balance:</u> | \$ 7,360 |
| | |
| ▶ 21 unpaid accounts | |
| • 2 accounts unpaid two years | |

Expense Detail

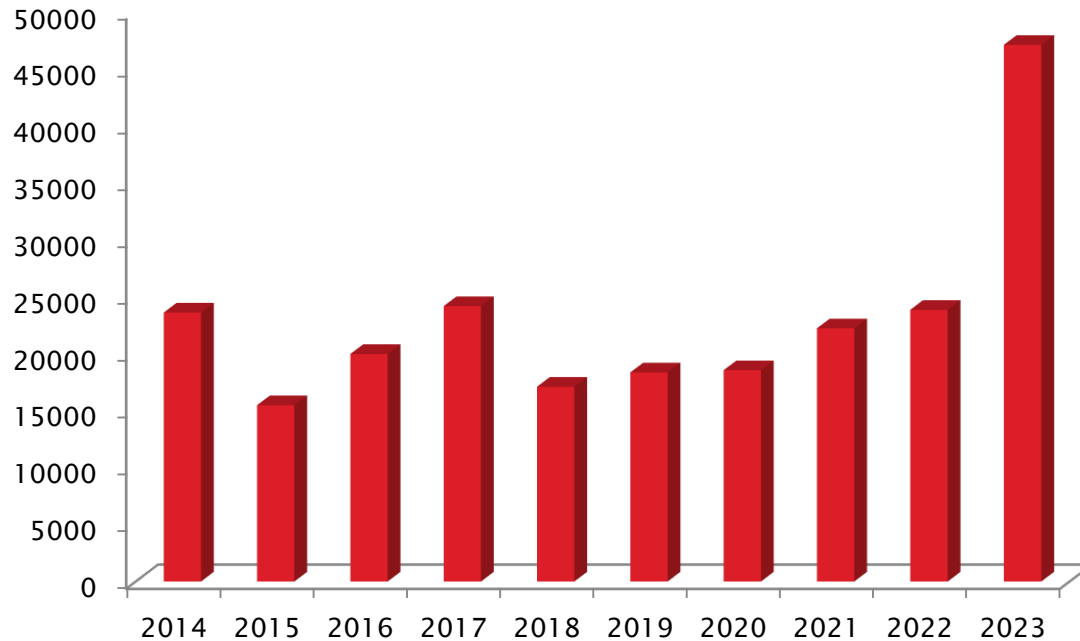
<u>Stable Expense Items:</u>	<u>Budget</u>	<u>Actual</u>
◦ Landscaping	\$8,000	\$9,550
◦ Street Lights	\$4,900	\$5,134
◦ Insurance	\$2,150	\$2,126
◦ Water	\$2,000	\$1,737
◦ Legal/Prof. Fees	\$1,000	\$ 0
◦ Office	\$ 620	\$ 602
◦ <u>Website/Quickbooks</u>	<u>\$ 800</u>	<u>\$ 977</u>
◦ Total Stable Expenses	\$19,470	\$20,126

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	\$ 5,800	\$ 2,970
◦ Street Repairs <ul style="list-style-type: none">• \$0 – \$????? range	6,500	24,016
◦ Bad Debts (Unpaid Dues)	750	0
◦ <u>Stable Annual Expenses</u>	<u>19,470</u>	<u>20,126</u>
◦ Total Annual Expenses	\$ 32,520	\$ 47,112

Trend of Expenses

HOA Annual Expenses



Details of the 2023/2024 Budgets

		2023	2024
INCOME	Dues/Fees	\$ 32,520	38,430
EXPENSES	Bad Debt	750	750
	Insurance	2,150	2,200
	Landscaping	8,000	9,100
	Legal	1,000	1,000
	Office	620	730
	Fence Repair	0	250
	Road Repair	6,500	8,500
	Snow Removal	5,800	7,600
	Street Lights	4,900	5,300
	Water	2,000	2,100
	Website/QB/Tech	800	900
		\$ 32,520	\$ 38,430

Questions???

