

Northview Estates HOA

February 18, 2026



Welcome!

- ▶ Thank you for making time to come tonight.
- ▶ Our Board Members:
 - Sean Wells, President – Current term expiring 2026
 - Served on the board for 5 years
 - Raylene Skok, Treasurer – Current term expiring 2028
 - Served on the board for 10 years
 - Bob Darilek, Secretary – Current term expiring 2026
 - Served on the board for 19 years
 - Zack Skaufel, Committees – Current term expiring 2028
 - Served on the board for 1 year

2025 – Year in Review

▶ Notable Highlights:

- Roadwork to level our manholes and even out our roads.
 - Significantly improved and more to come
- Maintenance for our water drainage system (occasionally required by the county)

Treasurer's Report

Northview Estates HOA Annual Meeting
February 18, 2026

Financial Summary

▶ 2025 Dues & Fees:	\$ 44,604
▶ 2025 Road Assess:	20,387
▶ <u>2025 Expenses:</u>	<u>(56,188)</u>
▶ <u>2025 Surplus:</u>	<u>\$ 8,803</u>
▶ <u>Current Cash Balance:</u>	\$ 88,534.50
▶ <u>Current A/R Balance:</u>	\$ 7,650.97
▶ 17 unpaid accounts	
• 1 account unpaid two years+	

Expense Detail

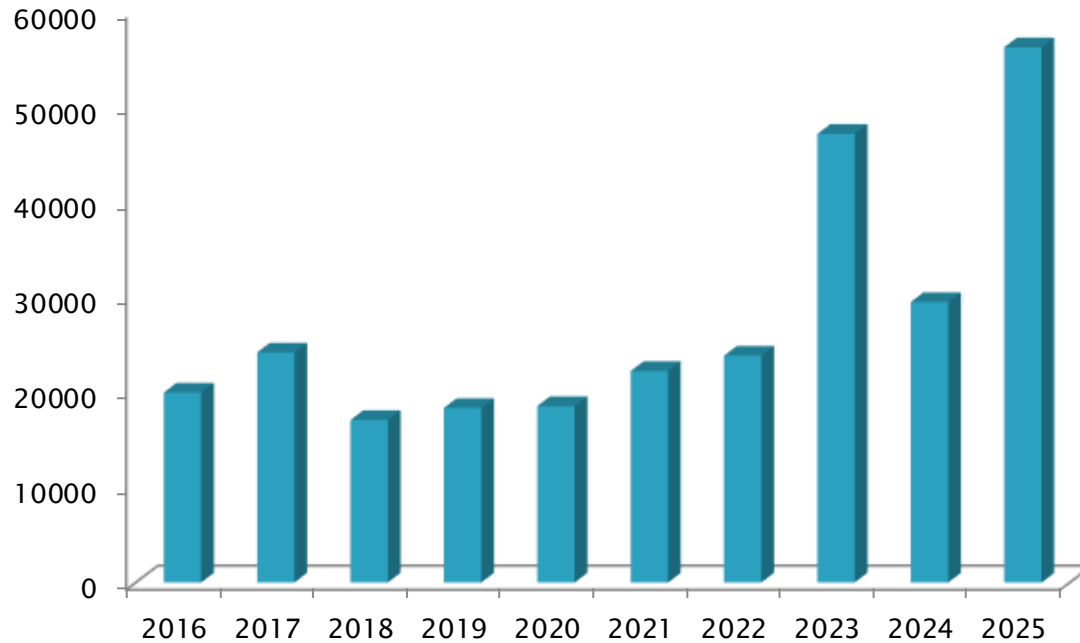
<u>Stable Expense Items:</u>	<u>Budget</u>	<u>Actual</u>
◦ Landscaping/Fence	\$ 9,350	\$ 9,609
◦ Street Lights	5,500	6,195
◦ Insurance	2,600	2,588
◦ Water	2,100	2,125
◦ Legal/Prof. Fees	1,000	0
◦ Office	730	681
◦ <u>Website/Quickbooks</u>	<u>900</u>	<u>857</u>
◦ Total Stable Expenses	\$22,180	\$22,055

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	\$ 7,600	\$ 2,523
◦ Street Repairs <ul style="list-style-type: none">• \$0 – \$????? range	13,814	31,611
◦ Bad Debts (Unpaid Dues)	750	0
◦ <u>Stable Annual Expenses</u>	<u>22,180</u>	<u>22,055</u>
◦ Total Annual Expenses	\$ 44,344	\$ 56,189

Trend of Expenses

HOA Annual Expenses



Details of the 2025/2026 Budgets

		<u>2025</u>	<u>2026</u>
INCOME	Dues/Fees	\$ 44,344	44,344
EXPENSES	Bad Debt	750	750
	Insurance	2,600	2,600
	Landscaping	9,100	9,100
	Legal	1,000	1,000
	Office	730	730
	Fence Repair	250	250
	Road Repair	13,814	12,629
	Snow Removal	7,600	7,600
	Street Lights	5,500	6,185
	Water	2,100	2,600
	Website/QB/Tech	900	900
		<u>\$ 44,344</u>	<u>\$ 44,344</u>

Questions???

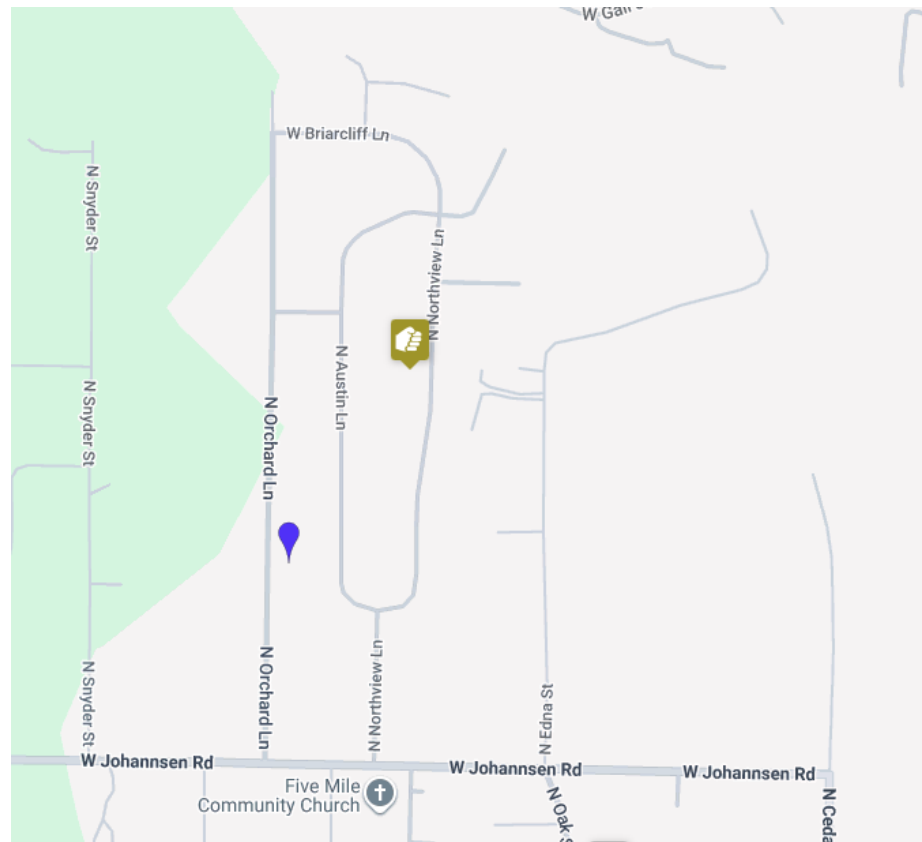


Neighborhood Information

- ▶ 124 Properties
- ▶ 1 crimes reported
 - 1 report of assault
 - 0 theft's reported
 - 0 burglaries reported recently
- ▶ HOA Dues:
 - 101 Properties: \$375/yr
 - 23 Properties: \$281.25/yr (Orchard)
- ▶ Annual Budget:
 - 2025: (last year)
 - 2026: (going forward)
- ▶ Speed Limits: 20MPH
 - Orchard: 25MPH

Crime Report – Our Neighborhood

- ▶ (Note: Location is not exact)



Crime Report – Settings



Community Crime Map

9712 N Orchard Ln



Filter



BUFFER 3 miles

Only display events within buffer

TIMEFRAME PRESET 1 year

Date Range 02/17/2025 - 02/17/2026

Events Offenders Analytic Layer Agency Layers

Select All/Deselect All

- Alcohol Violation
- Assault - Aggravated
- Burglary from Motor Vehicle
- Death Investigation
- Family Offense
- Homicide / Manslaughter
- Robbery - Commercial
- Shoplifting
- Trespassing

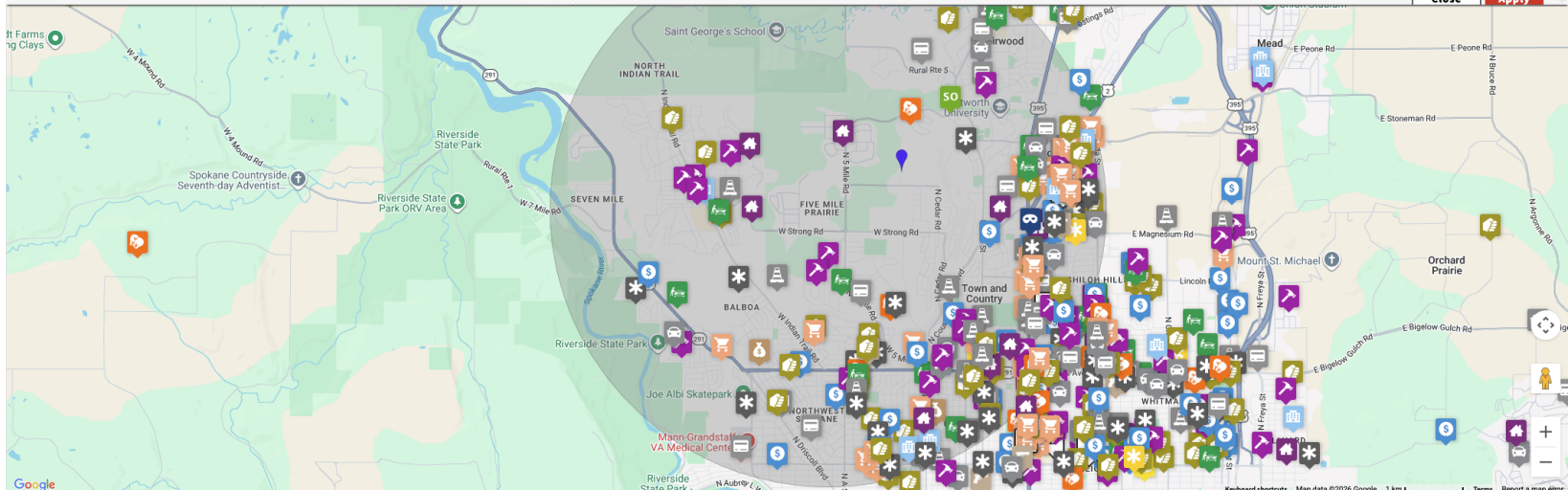
- * All Other - Criminal
- Assault - Simple
- Burglary - Residential
- Disorderly Conduct
- Field Interview
- Kidnapping / Human Trafficking
- Robbery - Individual
- Theft
- Vandalism

- * All Other - Non-Criminal
- Attempted Homicide
- Citation / Summons
- Driving Under the Influence (DUI)
- Fraud / Forgery
- Missing Person / Runaway
- SA Sexual Assault
- Theft - Other
- Weapons Violation

- Arson
- Burglary - Commercial
- Civil / Court Violation
- Drugs / Narcotics Violation
- Harassment / Intimidation
- Motor Vehicle Theft
- Sexual Offense
- Traffic Incident

Note: The selected incidents will display the 500 most recent records on the map, data grid, and analytics.

Close Apply



Old Business

- ▶ Special Assessment \$175 / 131.25 for repairs to sewer covers and three catch basins.
 - Majority was able to be paid from savings for this type of work for several years previously.
 - Maintaining budget item to save for for future low spot repair
- ▶ Backflow testing was required and completed
- ▶ Vactoring was required and completed

New Business

- ▶ Online payment method is coming soon (Zelle)
- ▶ Treasurer position will need filling soon as Raylene will be stepping down later in the year

Open Discussion



Thank you for coming!

