

HARBOUR VISTA HOA

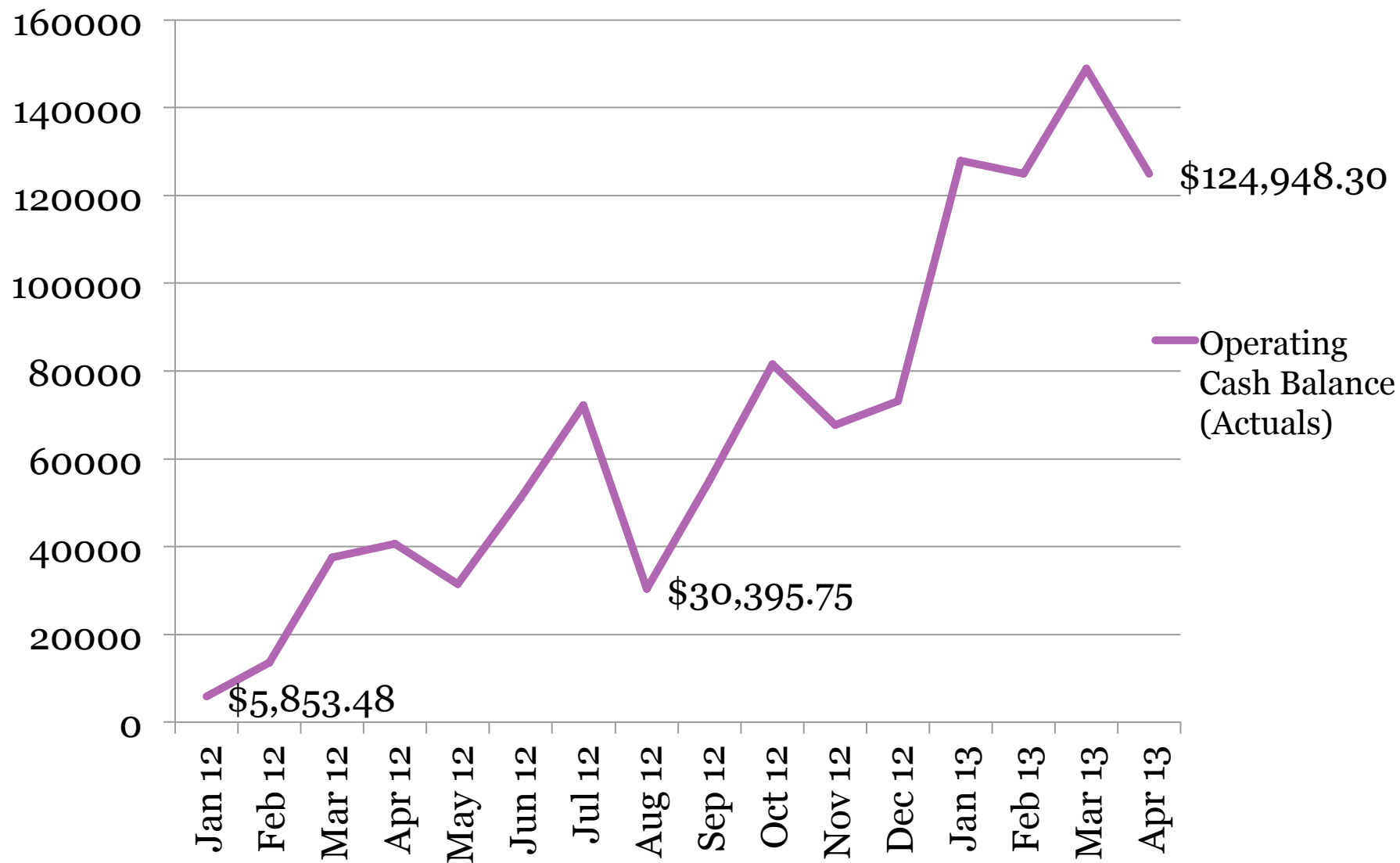
FINANCIAL STATUS

as of April 2013

AGENDA

- Operating Cash Balance
- Income Statement
 - The Numbers
 - Revenues vs. Expenses Graph
- Expenses (the Heavy Hitters)
 - 2012
 - 2013
- Reserves
 - History from March Presentation
 - Where we are now
- Wrap-Up / Summary / Questions

OPERATING CASH



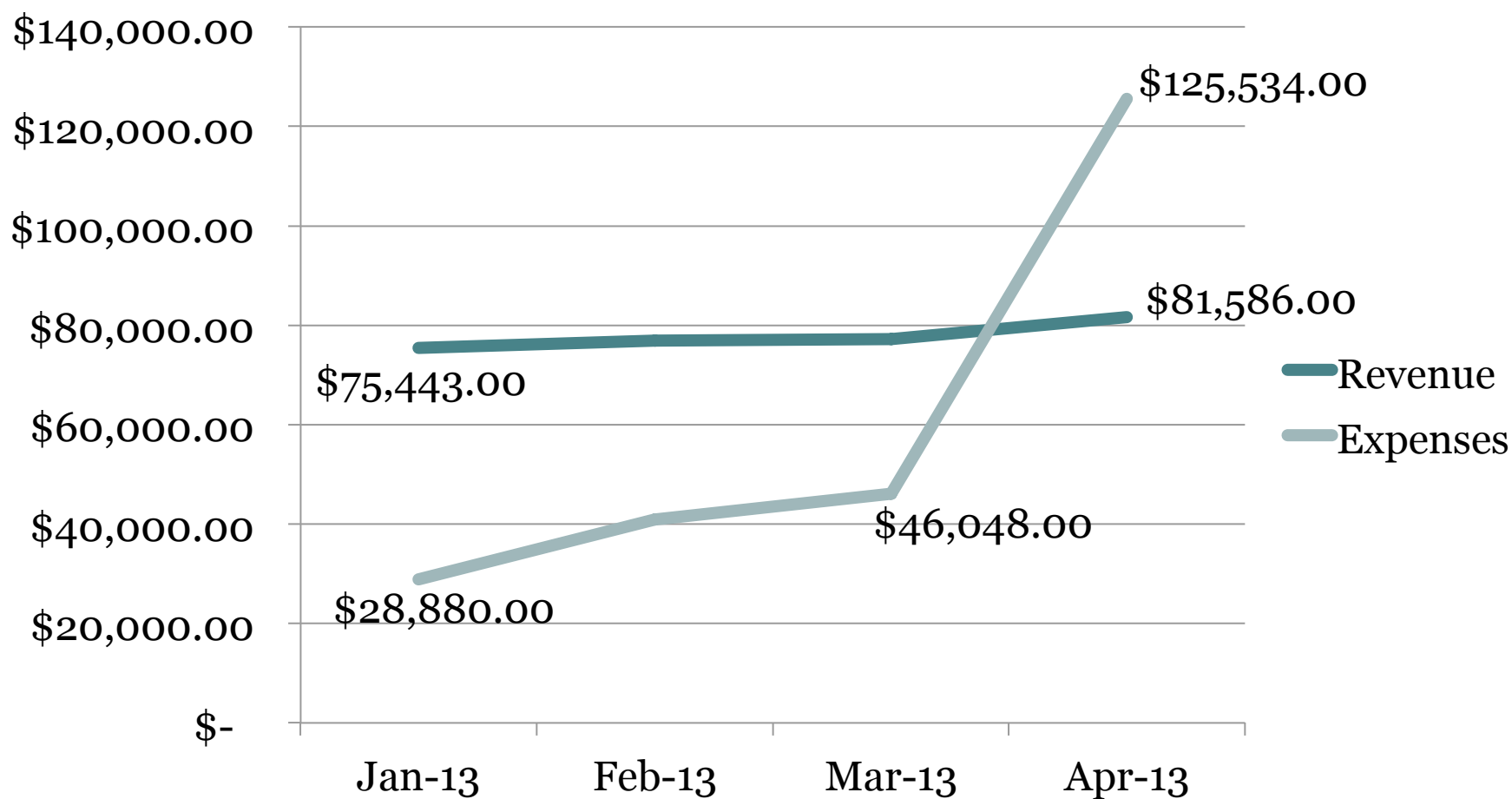
INCOME STATEMENT

in a nutshell

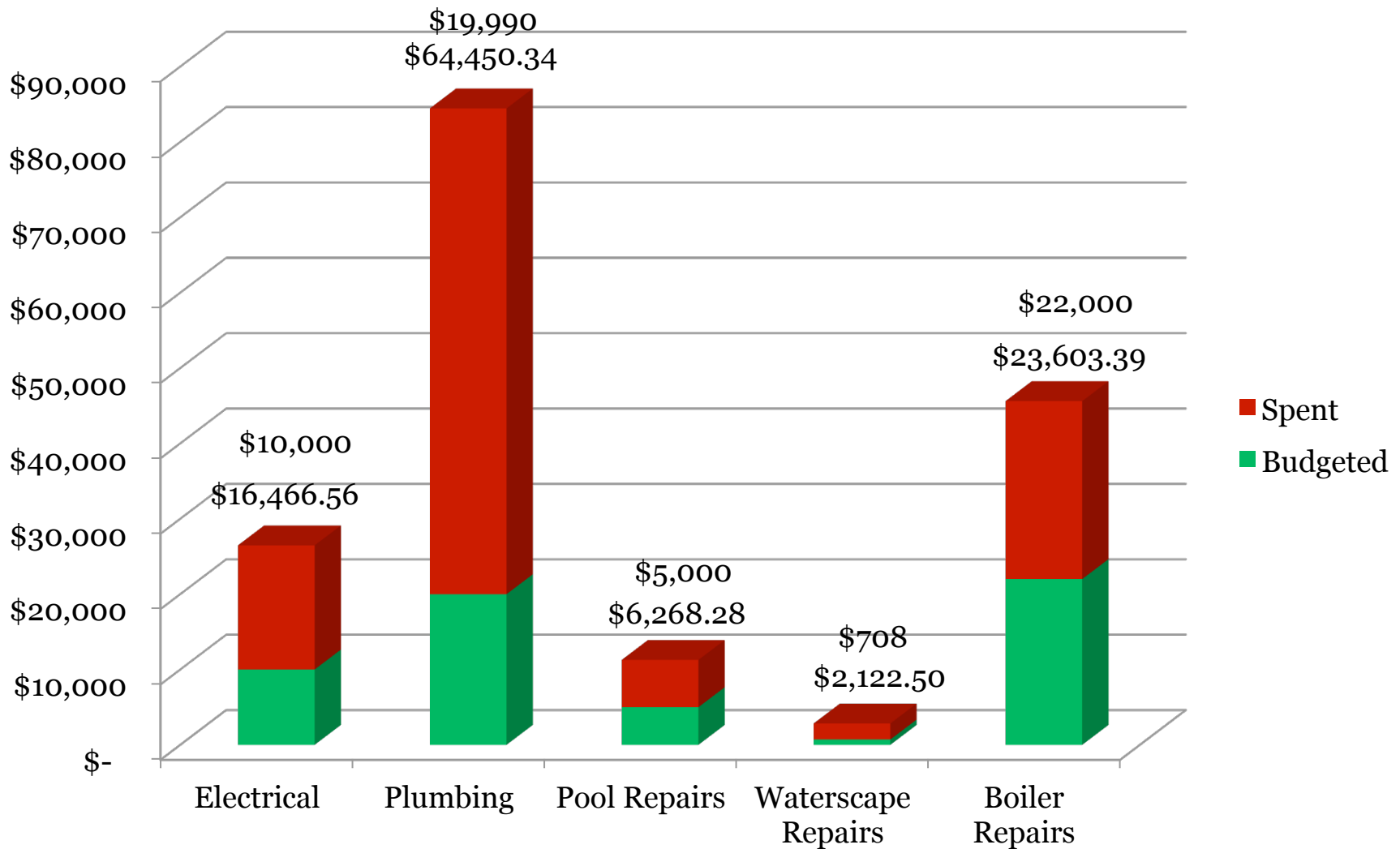
	13-Jan	13-Feb	13-Mar	13-Apr
Revenue	\$75,443	\$76,909	\$77,270	\$81,586
Expenses	<u>\$28,880</u>	<u>\$40,973</u>	<u>\$46,048</u>	<u>\$125,534</u>
Net Income	<u>\$46,563</u>	<u>\$35,936</u>	<u>\$31,222</u>	<u>(\$43,948)</u>

INCOME STATEMENT

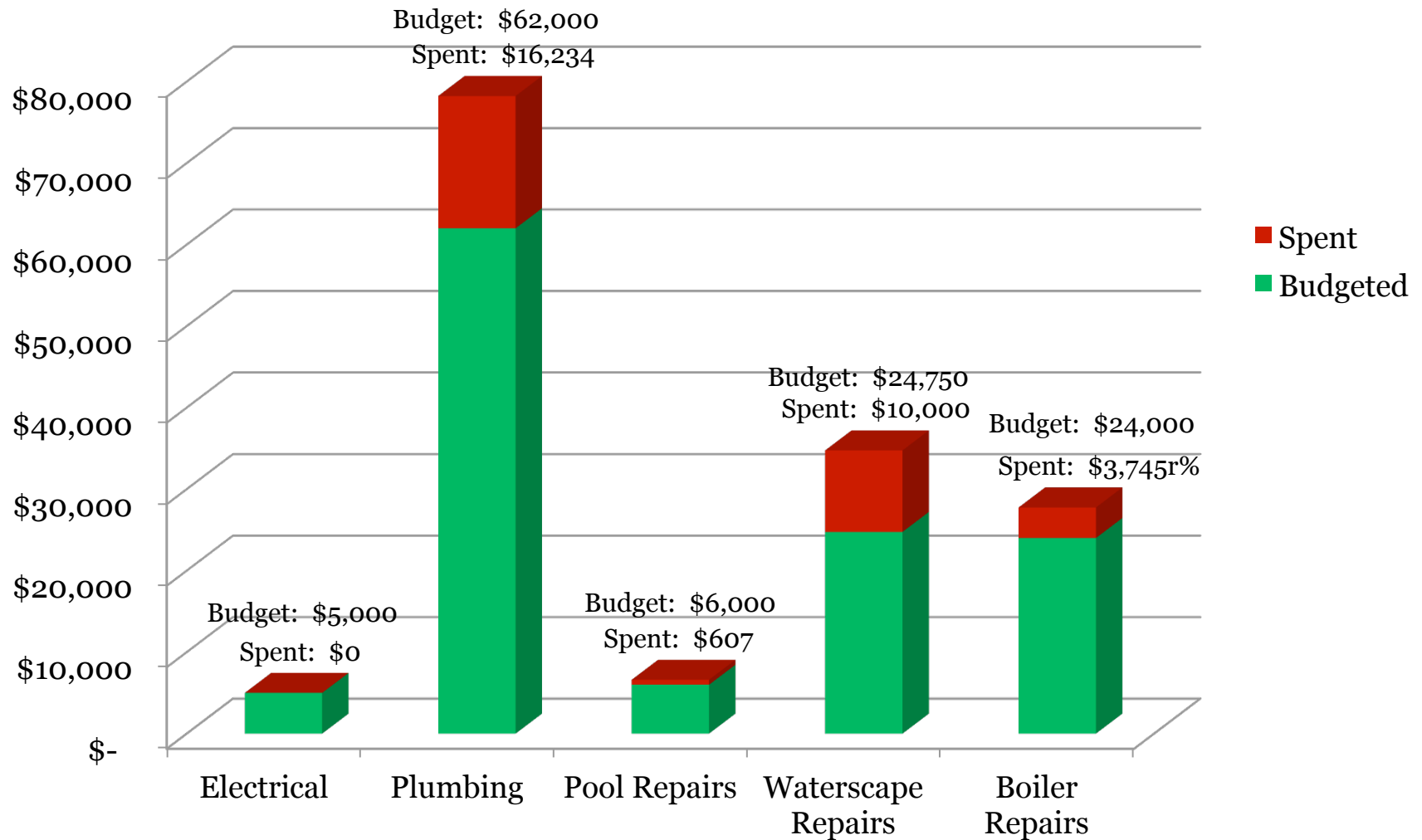
Revenues vs. Expenses



EXPENSES - 2012



EXPENSES - 2013



RESERVES

From March Presentation

- History
 - Steady deficit progression over the past 5 years
 - Reserve Study shows we should have \$2.1M
 - Special Assessment to bring us up?
- What is our Reserves now?
 - Total Reserve Cash = \$211,363
 - Amount due from Operating to Reserve =
(\$634,738)
- Action's Suggestion
 - 20% mid-year increase

RESERVES - cont'd

- How much do we put into the Reserves every month?
- How much have we funded to date?
- What did the Reserve Study recommend?

	Monthly Contributions	Funded to Date	Percent Funded
2013 - Reserve Account	\$ 11,421	\$ 45,684	5.29%
Reserve Study Recommendation	\$ 118,033	\$ 1,416,396	54.70%

RESERVES - cont'd

We Saved ~\$4,200!!!

THANKS TO ALL THE VOLUNTEERS!

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
<u>010 Streets</u>				
Concrete - Repairs	0	1	\$5,000.00	\$5,000.00
Streets - Asphalt Overlay	1	32	\$190,649.25	\$184,596.89
Streets - Asphalt Repairs	1	15	\$36,108.19	\$33,687.53
Streets - Asphalt Slurry Sealing	1	15	\$9,628.85	\$8,983.34
Streets - Painting, Red Curbs	1	15	\$1,258.00	\$1,173.66
Streets - Stenciled Parking Stalls	1	15	\$3,388.00	\$3,160.87
Sub Total	0-1	1-32	\$246,032.29	\$236,602.30

SUMMARY

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QUESTIONS?



thank
thank
you!

