

# Emerald Hills HOA Financial Report

12/31/13

For Calendar Year 2013

## EXPENSES:

### Necessary yearly expense items:

	<u>Budget</u>	<u>Actual</u>
1 <u>Mowing</u> of common areas	3400	3400
2 <u>Insurance</u> policy	900	951
3 <u>Maintenance</u> (mulch, weeding, bulb replacement, landscape, etc. [note 2])	1000	1515
4 <u>Utilities</u> bills- electric for sign and street lights	750	706
5 <u>Web</u> and Computer related items	200	66
6 <u>Donations</u>	400	400
7 <u>Legal</u> expense	900	397
8 <u>Misc. expenses</u> for mostly admin. items (Office supplies, mailings, postage, billings, fees)	400	467
10 <u>Returns</u> (excess dues, fees)	0	20

**Totals expenses:** **7950** **7922**

## INCOME:

Dues for 182 lots at \$40 per lot for current period [note 1]	7280	7157
Dues and fees paid late up to 7/1 (prior period).		475
Legal and late fees estimate for this year	800	
Checking account interest (current year)		31
CDs interest (transferred 30k to 3 10k CDs on 8/6/13)		45

**Total income:** **8080** **7708**

## CAPITAL EXPENSES:

0 0

## NET CASH FLOW:

**130** **-214**

### Notes:

1. Dues and fines paid after 7/1 of this year. Crude attempt to break prior year into another line item. Current late & legal fees included in actual.
2. Includes \$160 spent in December to trim bushes at main entrance to improve Rt608 Sight-line

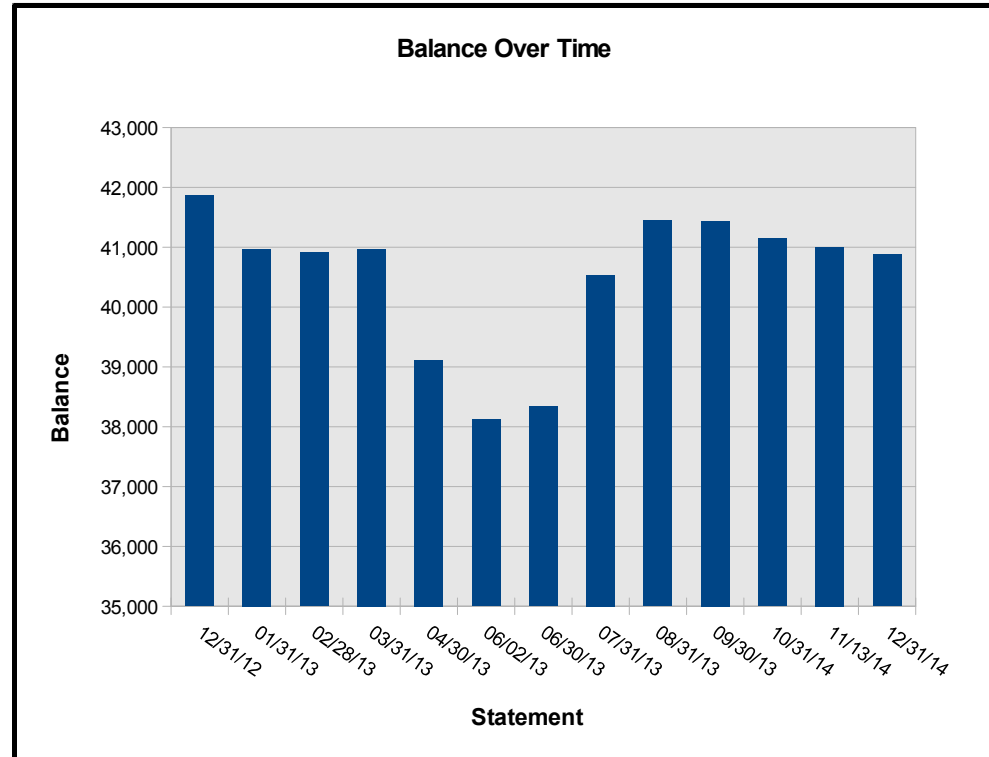
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### Account balance

Date	Checking	CDs	Total
12/31/12	41,860	0	41,860
01/31/13	40,968	0	40,968
02/28/13	40,907	0	40,907
03/31/13	40,970	0	40,970
04/30/13	39,114	0	39,114
06/02/13	38,119	0	38,119
06/30/13	38,340	0	38,340
07/31/13	40,539	0	40,539
08/31/13	11,450	30,000	41,450
09/30/13	11,437	30,000	41,437
10/31/14	11,097	30,045	41,142
11/13/14	10,957	30,045	41,002
12/31/14	10,836	30,045	40,881



### Notes:

- 1 - Goal is to maintain a slight negative cash flow so to gradually reduce overall cash on hand to around \$35,000.
- 2 - \$30,000 was transferred from checking to three \$10,000 CDs on 8/6/13 to reduce checking account exposure.