

2023 Strawberry Fields Owner's Association Year End Financial Report

	Budget 2023	Actual - YE Dec 31, 2023	Budget 2024	Notes
Income Statement 2023 (as of Dec 31, 2023)				
Income				
Dues received	\$ 158,193.00	\$ 167,870.05	\$ 158,193.00	\$35/month
Interest, fines, other		\$ 1,357.18	\$ 750.00	
Total Income		\$ 169,227.23	\$ 158,943.00	
Expenses				
NuVu - HOA Management	\$ 22,200.00	\$ 22,200.00	\$ 22,200.00	
Printing & Postage	\$ 2,100.00	\$ 1,727.68	\$ 2,100.00	
Enforcement fees (lien, collections)	\$ 500.00	\$ 2,450.00	\$ 1,750.00	
Misc (supplies, recording fees, taxes, tax return)	\$ 500.00	\$ 1,473.25	\$ 750.00	
Avista - electricity	\$ 525.00	\$ 589.37	\$ 525.00	5% incr.
Haddock & Assoc. Insurance	\$ 4,500.00	\$ 4,420.00	\$ 4,600.00	4% incr.
Landscaping and mowing	\$ 60,000.00	\$ 49,284.63	\$ 57,000.00	includes repair
Legal counsel	\$ 500.00	\$ -	\$ 500.00	
Snow removal	\$ 8,400.00	\$ 2,700.00	\$ 8,400.00	14 events
Hayden Lake Irrigation - water	\$ 15,250.00	\$ 22,654.81	\$ 16,165.00	underestimated
Arborist/Tree pruning/replacement	\$ 5,000.00	\$ 161.54	\$ 7,000.00	delayed maintenance
Unanticipated Repairs/Expenses	\$ 6,000.00	\$ -	\$ 6,000.00	
Walking paths	\$ 1,600.00	\$ 1,500.00	\$ 22,000.00	Seal paths (2024)
Total Expenses	\$ 127,075.00	\$ 109,161.28	\$ 148,990.00	
Net Income	\$ 31,118.00	\$ 60,065.95	\$ 9,953.00	
Money in Bank (reserve + operational)				
Dec 31, 2021: \$21,793.02		\$ 109,164.28	\$ 119,117.28	
Dec 31, 2022: \$58,340.77				
(2023 balance includes prepaid 2024 HOA dues ~ \$5K)				
Year End Receivables from Homeowners				
	2022	2023		
	\$ 11,197.29	\$ 15,018.65		
Number owners delinquent	10	23		
Number of owners > 6 months		8		

NuVu Property Management's Annual Disclosures

Per Idaho state statute ALL HOA's must disclose the fees on the sale of a house and printing costs with every yearly statement. "Homeowner Association Members may be subject to additional fees and costs upon Owner requests in addition to assessments and penalties. As well as additional Management Fees and Charges.

Title & Lender Fees: (Transfer fees are paid upon close of escrow): \$100.00 ☐

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Printing & Mailing Fees:

- ☐Print per page in black & white - \$0.20 ☐
- ☐Print per page in color - \$0.45 ☐
- ☐Envelopes - \$0.20 ☐
- ☐Postage - Cost charged by Postal Service