Hidden Valley Property Owners Association
P.O. Box 123
Tuftonboro, NH 03816

Treasurer's Report
July 5, 2014

Financial results through May 31, 2014:

The Balance Sheet, Profit & Loss Statement and Cash Roll Forward have been prepared for the period ending 5/31/14. All bills have been processed and all cash accounts have been reconciled to the most recent bank statement.

Our Profit & Loss Statement shows Revenues of $72,203 and Expenses of $65,918; this resulted in a net profit of $6,285. The current year was budgeted at a loss $46,155; as a result, the budget variance is favorable by $52,440. Revenues are unfavorable to Budget by $4,377. Expenses are favorable to Budget as follows:

Expenses:	Actual	Budget	Variance	% Variance
Business Operations	$ 5,412	$ 6,610	$ 1,198	18.1%
Capital Improvements	37,286	77,000	39,714	51.6%
Environmental	663	1,350	687	50.9%
Recreation	5,020	10,825	5,805	53.6%
Roads	17,537	26,950	9,413	34.9%
Totals	$ 65,918	$ 122,735	$ 56,817	46.3%

The above revenues and expenses are presented on a "cash basis". The revenue shortfall represents uncollected dues after the completion of 11 months of our fiscal year. The status of uncollected dues has deteriorated in the past year. We have 13 members who have yet to pay current year assessments of $5,200. In addition, these 13 members owe an additional $6,013 for prior year dues and interest. This total balance due of $11,213 compares to the previous year balance of $8,108 (from 9 members). Two of the above members have been successfully sued in Ossipee District Court. However, both are currently in violation of their court-ordered payment plan. Members with unpaid balances will receive lien notices with their next dues invoice. Property liens will then be filed 30 days after the delivery of these notices.

All expense categories are favorable to Budget. The largest favorable variance is from $37,000 budgeted for the Marina Replacement Project. No funds have been spent on this project at this time. There is no significant overspending on any other line item budget. Our insurance carrier for the Association's General Liability insurance policy has communicated that they will no longer offer this product in NH after our current policy expires in August, 2014. Our local insurance agent is investigating other insurance carriers and expects to have a replacement policy priced out for our review this summer.

Our cash position remains strong. Our total cash balance of $108,283 includes our reserve account of $75,148. This account is invested in a 6 month certificate of deposit earning interest at 0.03%. This reserve is intended to cover capital improvements or unbudgeted emergencies that require repairs to our roads and other common areas. The remaining cash balances are held in an interest bearing money market account and in a non-interest bearing checking account.

Final results for the fiscal year ending June 30, 2014 will be presented at our next Board meeting in August.

Proposed Budget for the Year ending June 30, 2015:

Revenues for the year are budgeted at $76,530. This amount includes $76,500 for membership dues and is based on the current mix of improved and unimproved lots. In addition, $30 has been budgeted for interest to be earned from our Money Market account and Certificate of Deposit. No revenue from Finance Charges on unpaid dues has been included in this budget.

Expenses for the year have been budgeted at $119,920. This spending exceeds the budgeted revenue and is higher than previous years' spending. The following expense categories have been budgeted for 2014:

	Budget Amount	% to Total
Expenses:		
Capital Improvements - Road Paving and Drainage	$ 33,000	27.5%
Capital Improvements - Marina Access & Replacement	42,000	35.0%
Road Maintenance	25,900	21.6%
Recreation	11,010	9.2%
Business Operations	6,660	5.6%
Environmental	1,350	1.1%
Total	$ 119,920	100.0%

The above Revenue and Expense budgets will result in a budgeted deficit (or loss) of $43,930. This deficit will be funded with unspent funds from prior years as well as from the use of approximately $20,000 from the Reserve Fund (CD). The Board has agreed to restore the reserve fund to its current balance of $75,000 in future fiscal years.

Please feel free to contact me with any questions you may have regarding our actual results or the budget for next year. I can best be reached at HVPOA.treasurer@comcast.net.

Respectfully Submitted by David Sharp, Treasurer

Hidden Valley Property Owners Association
Profit & Loss Budget vs. Actual
July 2013 through May 2014

	Jul '13 - May 14	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Assessments	72,099	76,500	-4,401	94%
FINANCE CHARGES	94			
Interest Income	9	80	-71	12%
Total Income	72,203	76,580	-4,377	94%
Gross Profit	72,203	76,580	-4,377	94%
Expense				
Business Operations				
Bank Charges and Fees	5			
Collection Agency Fees	35			
Computer Equip/Services	384	550	-166	70%
Depreciation Expense	0	185	-185	0%
Income Tax	0	25	-25	0%
Insurance	4,071	4,600	-529	89%
Miscellaneous	0	150	-150	0%
Postage	111	250	-139	45%
Property Tax	683	650	33	105%
Stationery	122	200	-78	61%
Total Business Operations	5,412	6,610	-1,198	82%
Capital Improvements				
Capital Improvements-Drainage	2,789	1,000	1,789	279%
Capital Improvements-Roads	34,497	39,000	-4,503	88%
Capital Improvements - Marina	0	37,000	-37,000	0%
Total Capital Improvements	37,286	77,000	-39,714	48%

Hidden Valley Property Owners Association
Profit & Loss Budget vs. Actual
July 2013 through May 2014

	Jul '13 - May 14	Budget	$ Over Budget	% of Budget
Environmental				
Environmental Misc.	0	550	-550	0%
Lake water testing	460	500	-40	92%
Mileage Reimbursement	203	300	-97	68%
Total Environmental	663	1,350	-687	49%
Recreation				
Annual Picnic	1,215	1,250	-35	97%
Beach Raking	0	570	-570	0%
Beach Raking & Mowing	50			
Beach Signage/Bulletin Board	620	425	195	146%
Community Improvement	46	1,000	-954	5%
Flowers Bch, Lots& Entr	173	300	-127	58%
Marina Installation	0	825	-825	0%
Marina Removal	775	775	0	100%
Marina/Raft Repair	0	1,750	-1,750	0%
Mowing @ Beaches&TC	1,020	520	500	196%
Overlook Brush Cutting	0	150	-150	0%
Picnic Tables-Reseal	0	150	-150	0%
Playground Equipment	413	1,000	-587	41%
Rafts/Dock Install	0	405	-405	0%
Rafts/Dock Removal	405	405	0	100%
Rubbish Collection	210	300	-90	70%
Spring Cleanup	0	750	-750	0%
Tennis Court Brush Cutting	93	250	-157	37%
Total Recreation	5,020	10,825	-5,805	46%

Hidden Valley Property Owners Association
Profit & Loss Budget vs. Actual
July 2013 through May 2014

	Jul '13 - May 14	Budget	$ Over Budget	% of Budget
Roads				
Culvert Cleanout & Maintenan...	2,255	4,000	-1,745	56%
Entrance Lights	169	250	-81	68%
Mowing	850	1,200	-350	71%
Mud Season Emergency Grad...	0	1,000	-1,000	0%
Plowing and sanding	13,200	14,000	-800	94%
Road Sweeping	1,020	1,200	-180	85%
Roadside tree trimming	0	5,000	-5,000	0%
Signage	42	100	-58	42%
Speed Bumps	0	200	-200	0%
Total Roads	17,536	26,950	-9,414	65%
Total Expense	65,918	122,735	-56,817	54%
Net Ordinary Income	6,285	-46,155	52,440	-14%
Net Income	**6,285**	**-46,155**	**52,440**	**-14%**

Hidden Valley Property Owners Association
Balance Sheet Prev Year Comparison
As of May 31, 2014

	May 31, 14	May 31, 13	$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
CHECKING	18,067	11,608	6,459	56%
Money Market Account	15,068	15,061	7	0%
RESERVE AC CT CD-5/06	75,148	75,142	6	0%
Total Checking/Savings	108,283	101,811	6,472	6%
Accounts Receivable				
Accounts Receivable	-253	-3	-250	-8,117%
Total Accounts Receivable	-253	-3	-250	-8,117%
Other Current Assets				
Payments received	0	2,856	-2,856	-100%
Total Other Current Assets	0	2,856	-2,856	-100%
Total Current Assets	108,030	104,664	3,366	3%
Fixed Assets				
Office Equipment				
Accum. Depr. - Office Equipm...	-445	-261	-184	-71%
Office Equipment - Other	782	552	230	42%
Total Office Equipment	337	291	46	16%
Total Fixed Assets	337	291	46	16%
TOTAL ASSETS	**108,367**	**104,955**	**3,412**	**3%**

Hidden Valley Property Owners Association
Balance Sheet Prev Year Comparison
As of May 31, 2014

	May 31, 14	May 31, 13	$ Change	% Change
LIABILITIES & EQUITY				
Equity				
Opening Bal Equity	62,089	62,089	0	0%
Retained Earnings	39,993	23,302	16,691	72%
Net Income	6,285	19,564	-13,279	-68%
Total Equity	108,367	104,955	3,412	3%
TOTAL LIABILITIES & EQUITY	**108,367**	**104,955**	**3,412**	**3%**

Hidden Valley Property Owners Association
Cash Roll Forward - Final
Fiscal Year-to-date May 31, 2014

	Amount
Cash Balance, 06/30/2013	$112,229
Net income (loss)	6,285
Add: Depreciation Expense	-
Check deposit in transit	
Prior Year Prepayments - Annual Dues (Note 1)	(10,250)
Current Year Prepayments - Annual Dues (Note 1)	-
Rounding	(1)
Cash Balance, 05/31/14	$108,263

Note 1: Current year dues totalling $10,250 were collected prior to the start of our fiscal year (July 1). The revenue from these dues is included in current period net income. The cash collected prior to July 1, 2013 must be backed out to accomplish the above reconciliation.

Hidden Valley Property Owners Association
A/R Aging Summary
As of May 31, 2014

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Name redacted for confidentiality	7.64	0.00	7.40	7.64	552.27	574.95
Name redacted for confidentiality	11.65	0.00	11.28	11.65	980.39	1,014.97
Name redacted for confidentiality	11.46	0.00	11.10	11.46	967.93	1,001.95
Name redacted for confidentiality	0.00	0.00	0.00	0.00	0.00	0.00
Name redacted for confidentiality	7.64	0.00	7.40	7.64	627.21	649.89
Name redacted for confidentiality	3.06	0.00	2.96	3.06	231.36	240.44
Name redacted for confidentiality	9.17	0.00	8.88	9.17	673.10	700.32
Name redacted for confidentiality	0.00	0.00	0.00	0.00	-250.00	-250.00
Name redacted for confidentiality	0.00	0.00	0.00	0.00	-2.56	-2.56
Name redacted for confidentiality	0.00	0.00	0.00	0.00	-0.28	-0.28
Name redacted for confidentiality	3.82	0.00	3.70	3.82	276.13	287.47
Name redacted for confidentiality	7.64	0.00	7.40	7.64	552.27	574.95
Name redacted for confidentiality	3.82	0.00	3.70	3.82	276.13	287.47
Name redacted for confidentiality	23.11	0.00	22.38	23.11	1,901.75	1,970.35
Name redacted for confidentiality	0.00	0.00	0.00	0.00	1,264.16	1,264.16
Name redacted for confidentiality	7.95	0.00	7.70	7.95	575.69	599.29
Name redacted for confidentiality	0.00	0.00	0.00	0.00	2,300.00	2,300.00
TOTAL	**96.96**	**0.00**	**93.90**	**96.96**	**10,925.55**	**11,213.37**

Hidden Valley Property Owners Association
Profit Loss Budget vs. Actual
July 2013 through June 2014

	Jul '13 - Jun 14	2013 Budget	$ Over Budget	% of Budget	Proposed 2014 Budget
Ordinary Income/Expense					
Income					
Assessments	72,349	76,500	-4,151	95%	76,500
FINANCE CHARGES	94		94		
Interest Income	30	80	-50		30
Total Income	72,473	76,580	-4,107	95%	76,530
Gross Profit	72,473	76,580	-4,107	95%	76,530
Expense					
Business Operations					
Bank Charges and Fees	5	0	5		-
Collection Agency Fees	35	0	35		100
Computer Equip/Services	670	550	120	122%	700
Depreciation Expense	0	185	-185		185
Income Tax	0	25	-25	0%	25
Insurance	4,071	4,600	-529	89%	4,600
Legal	0	0	0	0%	-
Miscellaneous	0	150	-150	0%	-
Postage	111	250	-139	44%	150
Property Tax	683	650	33	105%	700
Stationery	165	200	-35	83%	200
Total Business Operations	5,740	6,610	-870	87%	6,660
Capital Improvements					
Capital Improvements-Drainage	2,789	1,000	1,789	279%	3,500
Capital Improvements-Roads	34,497	39,000	-4,503	88%	29,500
Capital Improvements - Marina Repla	0	30,000	-30,000	0%	35,000
Capital Improvements - Marina Acces	0	7,000	-7,000	0%	7,000
Total Capital Improvements	37,286	77,000	-39,714	48%	75,000
Environmental					
Environmental Misc.	0	550	-550	0%	550
Lake water testing	460	500	-40	92%	500
Mileage Reimbursement	254	300	-46	85%	300
Total Environmental	714	1,350	-636	53%	1,350
Recreation					
1st Beach Canoe/ Kayak Rack	0	0	0	0%	-
2nd Beach Canoe/Kayak Rack	0	0	0	0%	-
Playground Equipment	413	1,000	-587	41%	500
Annual Picnic	1,215	1,250	-35	97%	1,350
Beach Raking	0	570	-570	0%	300
Beach Raking & Mowing	50		50		
Beach Signage/Bulletin Board	620	425	195	146%	400
Community Improvement	209	1,000	-791	21%	1,000
Flowers Bch, Lots& Entr	224	300	-76	75%	300
Marina Installation	825	825	0	100%	825
Marina Removal	775	775	0	100%	775
Marina/Raft Repair	0	1,750	-1,750	0%	1,500
Mowing @ Beaches&TC	1,150	520	630	221%	700
Overlook Brush Cutting	0	150	-150	0%	150
Picnic Tables-Reseal	0	150	-150	0%	150
Porta Potties for Beaches	0	0	0	0%	1,000
Rafts/Dock Install	405	405	0	100%	405
Rafts/Dock Removal	405	405	0	100%	405
Rubbish Collection	210	300	-90	70%	300
Spring Cleanup	650	750	-100	87%	650
Tennis Court Brush Cutting	93	250	-157	37%	300
Total Recreation	7,244	10,825	-3,581	67%	11,010
Roads					
Culvert Cleanout & Maintenance	2,255	4,000	-1,745	56%	4,000
Entrance Lights	183	250	-67	73%	200
Fall Brush Disposal	0	0	0	0%	-
Mowing	850	1,200	-350	71%	1,000

Hidden Valley Property Owners Association
Profit Loss Budget vs. Actual
July 2013 through June 2014

	Jul '13 - Jun 14	2013 Budget	$ Over Budget	% of Budget	Proposed 2014 Budget
Plowing and sanding	13,200	14,000	-800	94%	14,000
Road Sweeping	1,020	1,200	-180	85%	1,200
Road tar patching	0	0	0	0%	-
Roadside tree trimming	0	5,000	-5,000	0%	5,000
Signage	42	100	-58	42%	100
Mud season emergency grading	0	1,000	-1,000	0%	-
Speed Bumps	279	200	79	140%	400
Total Roads	17,829	26,950	-9,121	66%	25,900
Total Expense	68,813	122,735	-53,922	56%	119,920
Net Ordinary Income	3,660	-46,155	49,815	-8%	(43,390)
Net Income	(1) **3,660**	**-46,155**	**49,815**	**-8%**	**(43,390)**

Note 1: Preliminary results through 6-30-14.