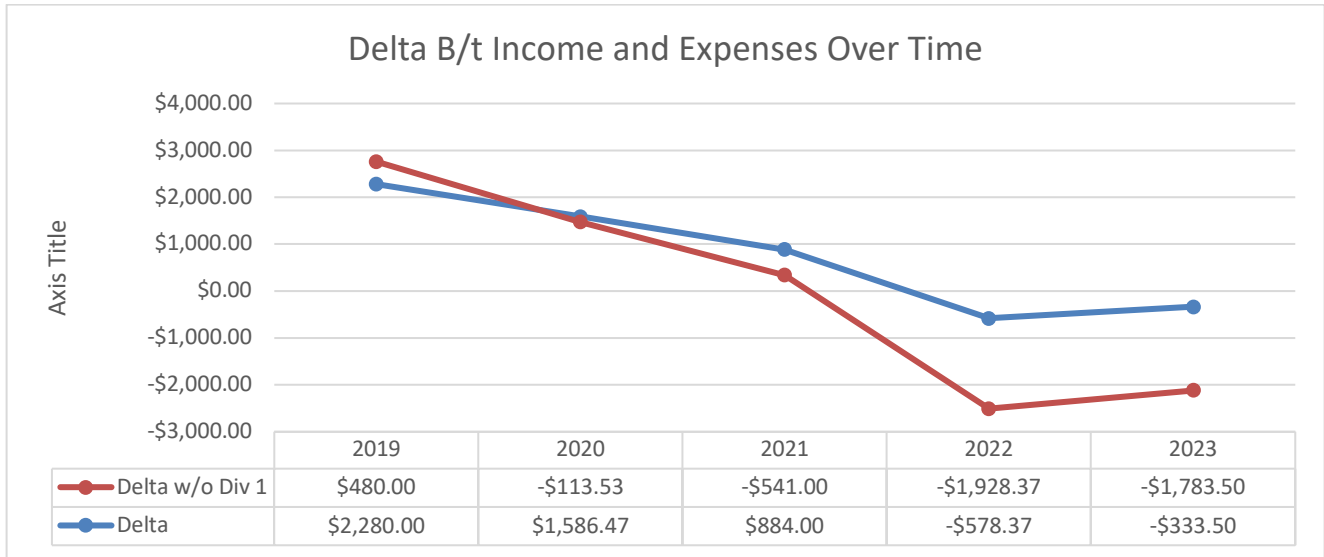


Cormorant Passage 2023 Treasurer's Report

Pauline Swiger

2023 CPHOA Treasurer Report					
1/1/2023	Beginning balance			\$5,996.31	
Additions	Dues		\$3,785.00		
Additions	Donations		\$1,450.00		
	Total Additions			\$5,235.00	
					\$11,231.31
Expenses	Lawn Ranger	\$2,574.54			
Expenses	Water	\$324.02			
Expenses	Electric	\$260.04			
Expenses	Insurance	\$1,477.00			
Expenses	Post Office - PO box	\$216.00			
Expenses	Stamps, paper, binders, printing	\$77.96			
Expenses	Welcome Wagon	\$248.50			
Expenses	Website - Development	\$75.00			
Expenses	Website - Fees	\$315.44			
	Total Expenses			\$5,568.50	
12/31/2023	Ending Balance				\$5,662.81

Previous Year Comparison and Delta					
	2019	2020	2021	2022	2023
Income Div 2-3	\$3,890	3575	3590	3475	3785
Income Div 1	1800	1700	1425	1350	1450
Expenses	\$3,410.00	\$3,688.53	\$4,131.00	\$5,403.37	\$5,568.50
Delta w/o Div 1	\$480.00	-\$113.53	-\$541.00	-\$1,928.37	-\$1,783.50
Delta (with Donations)	\$2,280.00	\$1,586.47	\$884.00	-\$578.37	-\$333.50



Treasurer Summary:

- In 2023, our expenses exceeded our annual dues income by \$1,783.50
- This was offset by donations, resulting in our expenses exceeding our overall income by \$333.50
- The HOA Officers worked to reduce expenses of water, website development, and website fees
- The HOA Officers are continuing to explore ways to reduce expenses
- Only 6 homes did not pay dues this year.
- Of the 6 homes that did not pay, 2 of the dues notices were returned to sender
- In 2024, dues will be collected at a rate of \$100 per home