

Rock Creek Property Owners Association, Inc.

Financial Report

Year 2004

Total revenue for the year was \$167,783 versus a budget of \$159,000 or a difference of \$8,783. Actual revenue exceeded budget because:

- (1) Recorded \$3,700 in revenue for lien, fines and late payment fees that were not budgeted and,
- (2) Received \$5,100 more revenue than budgeted, as a result of the developer transferring 18 lots to the Association and other related items.

Total expenses for the year were \$165,202 versus a budget of \$158,320 or a difference of \$6,882. Actual expenses exceeded budget because:

- (2) \$5,000 emergency expenditures were incurred as a result Ivan. (Another \$5K plus is expected to be spent in 2005 to complete remaining clean-up of stump removal, etc.,) and;
- (3) \$1,300 was spent for creating a website for the Association that was not budgeted.

Net income for the year was a profit of \$2,581 versus a budgeted of \$680.

For the 2004 Capital Budget, roughly \$3,000 was spent evaluating options with regard to our sedimentation ponds. This was primarily engineering costs and other testing measures. This project will continue into 2005, with specific details and plans to be determined.

During the year, considerable efforts were made to collect past due receivables. At the end of 2003, the account receivables were over \$13,000. As of December 31, 2004, we have reduced it to roughly \$2000. This has helped to increase our cash reserves from \$59,000 in 2003 to almost \$74,000 at year-end.

2005 Budget

- (1) Revenue is budgeted to be \$166,000 or \$1,600 less than last year.
- (2) Expenses are budgeted at \$165,714, similar to 2004; with the additional Ivan clean-up, noted above and other planned expenditures.

The property owner dues will continue to be \$400, which has been in effect since 2001, as well as 1998 & 1999 (\$375 in 2000).

For 2005 Capital Budget, the Board has allocated \$15,000 to continue to address the sedimentation ponds, specifically "Mockingbird," in 2005.