

Pocatello Creek Townhouse Association

Annual Financial Report

Date Range: 01/01/24 - 12/31/24 (cash basis)

For Pocatello Creek Townhouses at 100% ownership

INCOME

4006 Interest	57.74
4102 HOA Dues	31,610.00
4107 Service Fee	23.62
4113 HOA Fees	64.57
4114 HOA Owner Transfer Fee	100.00

TOTAL

INCOME 31,855.93

EXPENSE

5004 Management Fee Expense	3,600.00
5005 Insurance	6,541.81
5006 Legal, Professional Fees	200.00
5010 Taxes	117.06
5011 Utilities	10,853.22
5016 Interior Repairs and Maintenance	89.00
5019 Exterior Maintenance	294.14
5020 Grounds Maintenance	5,315.00
5021 Office Supplies	327.91

TOTAL

EXPENSE 27,338.14

OTHER INCOME

8000 Unallocated Prepays	464.35
--------------------------	--------

TOTAL

OTHER INCOME 464.35

NET INCOME SUMMARY	
Income	31,855.93
Expense	-27,338.14
Other Income & Expense	464.35
NET INCOME	4,982.14

Operating Bank Balance as of 1/31/2025	30,030.07
Reserve Bank Balance as of 1/31/2025	142.32

Board Members as of 1/30/2025	
Lon Ahlquist	
David George	
Cathy Roberts	