

**Pheasant View Homeowners' Association  
2021 Budget Report**

Cash Basis

January through December 2021

	<u>Jan - Dec 21</u>	<u>Budget</u>	<u>\$ Over Budg...</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Annual Assessments</b>				
2021 Late Fee	0.00	0.00	0.00	0.0%
2021 Interest on overdue amts.	0.00	0.00	0.00	0.0%
2021 Annual Assessment	88,550.00	89,100.00	-550.00	99.4%
<b>Total Annual Assessments</b>	88,550.00	89,100.00	-550.00	99.4%
<b>Investment Income</b>	12.57	8.00	4.57	157.1%
<b>Miscellaneous Income</b>	556.13	0.00	556.13	100.0%
<b>Total Income</b>	89,118.70	89,108.00	10.70	100.0%
<b>Gross Profit</b>	89,118.70	89,108.00	10.70	100.0%
<b>Expense</b>				
<b>Administrative</b>				
Software, Website & Domain fees	709.79	331.00	378.79	214.4%
HOA Incorporation - LARA	20.00	20.00	0.00	100.0%
Office Supplies	13.75	62.38	-48.63	22.0%
Post Office Box	162.00	146.00	16.00	111.0%
Postage and Delivery	239.80	682.50	-442.70	35.1%
Printing and Reproduction	922.86	1,638.00	-715.14	56.3%
<b>Total Administrative</b>	2,068.20	2,879.88	-811.68	71.8%
<b>Capital Outlay</b>				
Social / Recreation	0.00	400.00	-400.00	0.0%
Capital Outlay - Other	6.35	600.00	-593.65	1.1%
Holiday Decorations	147.24	200.00	-52.76	73.6%
<b>Total Capital Outlay</b>	153.59	1,200.00	-1,046.41	12.8%
<b>Insurance Expense</b>				
Liability Insurance	1,679.00	1,667.00	12.00	100.7%
Worker's Compensation	560.00	570.00	-10.00	98.2%
<b>Total Insurance Expense</b>	2,239.00	2,237.00	2.00	100.1%
<b>Landscaping and Groundskeeping</b>				
Fertilization/Pesticides	640.00	639.48	0.52	100.1%
Grass Cutting	5,945.44	6,134.58	-189.14	96.9%
Irrigation System & Repair	1,057.73	800.00	257.73	132.2%
Landscaping Maintenance	4,481.87	4,564.25	-82.38	98.2%
Salt Application	2,875.00	2,961.25	-86.25	97.1%
Snow Removal	2,875.00	2,961.25	-86.25	97.1%
Tree/Shrub/Flower purchases	209.52	215.86	-6.34	97.1%
Berm Landscaping	0.00	1,500.00	-1,500.00	0.0%
<b>Total Landscaping and Groundskeepi...</b>	18,084.56	19,776.67	-1,692.11	91.4%
<b>P.R.R.M.A.</b>	58,792.00	58,792.00	0.00	100.0%

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<b>Property Management Fees</b>				
Zelmanski, Danner & Fioritto	6,477.02	5,976.73	500.29	108.4%
Mailboxes	1,290.00	865.20	424.80	149.1%
<b>Total Property Management Fees</b>	<u>7,767.02</u>	<u>6,841.93</u>	<u>925.09</u>	<u>113.5%</u>
<b>Taxes - Property</b>	29.37	53.05	-23.68	55.4%
<b>Utilities</b>				
Electricity	1,502.57	1,559.16	-56.59	96.4%
Water	3,640.06	7,000.00	-3,359.94	52.0%
<b>Total Utilities</b>	<u>5,142.63</u>	<u>8,559.16</u>	<u>-3,416.53</u>	<u>60.1%</u>
<b>Total Expense</b>	<u>94,276.37</u>	<u>100,339.69</u>	<u>-6,063.32</u>	<u>94.0%</u>
<b>Net Ordinary Income</b>	<u>-5,157.67</u>	<u>-11,231.69</u>	<u>6,074.02</u>	<u>45.9%</u>
<b>Net Income</b>	<u><b>-5,157.67</b></u>	<u><b>-11,231.69</b></u>	<u><b>6,074.02</b></u>	<u><b>45.9%</b></u>