

**Pheasant View Homeowners' Association  
2013 Budget Report**

Cash Basis

January through December 2013

	<u>Jan - Dec 13</u>	<u>Budget</u>	<u>\$ Over Budg...</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Annual Assessments</b>				
2012 Annual Assessment	2,065.61			
2012 Interest on overdue amts.	192.21			
2012 Late Fee	532.77			
2013 Annual Assessment	85,107.29	86,184.00	-1,076.71	98.8%
2013 Interest on overdue amts.	64.43			
2013 Late Fee	212.80			
Pre-2012 Annual Assessment	1,238.25			
<b>Total Annual Assessments</b>	<u>89,413.36</u>	<u>86,184.00</u>	<u>3,229.36</u>	<u>103.7%</u>
<b>Miscellaneous Income</b>				
Lien Release Fee	49.00			
NSF Bank Fee	12.00			
NSF Check	532.00			
<b>Total Miscellaneous Income</b>	<u>593.00</u>			
<b>Total Income</b>	<u>90,006.36</u>	<u>86,184.00</u>	<u>3,822.36</u>	<u>104.4%</u>
<b>Gross Profit</b>	90,006.36	86,184.00	3,822.36	104.4%
<b>Expense</b>				
<b>Administrative</b>				
Software, Website & Domain fees	150.82	12.00	138.82	1,256.8%
HOA Incorporation - LARA	20.00			
Office Supplies	74.27	308.00	-233.73	24.1%
Post Office Box	96.00	120.00	-24.00	80.0%
Postage and Delivery	102.72	60.00	42.72	171.2%
Printing and Reproduction	96.28	120.00	-23.72	80.2%
<b>Total Administrative</b>	<u>540.09</u>	<u>620.00</u>	<u>-79.91</u>	<u>87.1%</u>
<b>Bank Fee</b>				
NSF Bank Charge	12.00			
Bank check adj / correction	532.00			
<b>Total Bank Fee</b>	<u>544.00</u>			
<b>Capital Outlay</b>				
Social / Recreation	0.00	0.00	0.00	0.0%
Holiday Decorations	73.99	0.00	73.99	100.0%
<b>Total Capital Outlay</b>	<u>73.99</u>	<u>0.00</u>	<u>73.99</u>	<u>100.0%</u>
<b>Insurance Expense</b>				
Liability Insurance	2,809.00	1,400.00	1,409.00	200.6%
Worker's Compensation	398.00	800.00	-402.00	49.8%
<b>Total Insurance Expense</b>	<u>3,207.00</u>	<u>2,200.00</u>	<u>1,007.00</u>	<u>145.8%</u>

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<b>Landscaping and Groundskeeping</b>				
Fertilization/Pesticides	606.12	800.00	-193.88	75.8%
Grass Cutting	5,159.84	5,450.00	-290.16	94.7%
Irrigation System & Repair	395.00	1,050.00	-655.00	37.6%
Landscaping Maintenance	3,980.00	6,000.00	-2,020.00	66.3%
Snow Removal	5,250.00	5,250.00	0.00	100.0%
Tree/Shrub/Flower purchases	0.00	0.00	0.00	0.0%
<b>Total Landscaping and Groundskeepi...</b>	<u>15,390.96</u>	<u>18,550.00</u>	<u>-3,159.04</u>	<u>83.0%</u>
<b>P.R.R.M.A.</b>	70,247.11	56,560.36	13,686.75	124.2%
<b>Property Management Fees</b>				
A. Tim Kljun	257.76	1,200.00	-942.24	21.5%
Association Dues Assurance Corp	2,549.00	5,300.00	-2,751.00	48.1%
<b>Total Property Management Fees</b>	<u>2,806.76</u>	<u>6,500.00</u>	<u>-3,693.24</u>	<u>43.2%</u>
<b>Unanticipated Expenses</b>				
Reimbursement of overpayment	10.00			
Unanticipated Expenses - Other	426.12	1,000.00	-573.88	42.6%
<b>Total Unanticipated Expenses</b>	<u>436.12</u>	<u>1,000.00</u>	<u>-563.88</u>	<u>43.6%</u>
<b>Utilities</b>				
Electricity	1,426.07	1,300.00	126.07	109.7%
Water	2,383.34	12,500.00	-10,116.66	19.1%
<b>Total Utilities</b>	<u>3,809.41</u>	<u>13,800.00</u>	<u>-9,990.59</u>	<u>27.6%</u>
<b>Total Expense</b>	<u>97,055.44</u>	<u>99,230.36</u>	<u>-2,174.92</u>	<u>97.8%</u>
<b>Net Ordinary Income</b>	-7,049.08	-13,046.36	5,997.28	54.0%
<b>Other Income/Expense</b>				
Other Income				
Interest Income	0.00	0.00	0.00	0.0%
<b>Total Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
<b>Net Income</b>	<u><u>-7,049.08</u></u>	<u><u>-13,046.36</u></u>	<u><u>5,997.28</u></u>	<u><u>54.0%</u></u>