

**Pheasant View Homeowners' Association**  
**2022 Budget Report**

Cash Basis

January through December 2022

	<u>Jan - Dec 22</u>	<u>Budget</u>	<u>\$ Over Budg...</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Annual Assessments</b>				
2022 Late Fee	440.00	0.00	440.00	100.0%
2022 Interest on overdue amts.	66.71	0.00	66.71	100.0%
2022 Annual Assessment	87,759.68	89,100.00	-1,340.32	98.5%
2021 Late Fee	110.00	110.00	0.00	100.0%
2021 Interest on overdue amts.	43.74	38.85	4.89	112.6%
2021 Annual Assessment	550.00	550.00	0.00	100.0%
<b>Total Annual Assessments</b>	88,970.13	89,798.85	-828.72	99.1%
<b>Investment Income</b>	11.26	10.00	1.26	112.6%
<b>Miscellaneous Income</b>				
NSF Check	0.00	0.00	0.00	0.0%
Miscellaneous Income - Other	125.00	0.00	125.00	100.0%
<b>Total Miscellaneous Income</b>	125.00	0.00	125.00	100.0%
<b>Uncategorized Income</b>	206.90	0.00	206.90	100.0%
<b>Total Income</b>	89,313.29	89,808.85	-495.56	99.4%
<b>Gross Profit</b>	89,313.29	89,808.85	-495.56	99.4%
<b>Expense</b>				
<b>Administrative</b>				
Software, Website & Domain fees	468.07	232.00	236.07	201.8%
HOA Incorporation - LARA	20.00	20.00	0.00	100.0%
Office Supplies	56.28	34.26	22.02	164.3%
Post Office Box	202.00	196.00	6.00	103.1%
Postage and Delivery	292.00	498.80	-206.80	58.5%
Printing and Reproduction	144.18	380.00	-235.82	37.9%
<b>Total Administrative</b>	1,182.53	1,361.06	-178.53	86.9%
<b>Capital Outlay</b>				
Social / Recreation	0.00	500.00	-500.00	0.0%
Capital Outlay - Other	21.18	0.00	21.18	100.0%
Holiday Decorations	42.90	200.00	-157.10	21.5%
<b>Total Capital Outlay</b>	64.08	700.00	-635.92	9.2%
<b>Insurance Expense</b>				
Liability Insurance	1,643.00	1,760.00	-117.00	93.4%
Worker's Compensation	132.00	570.00	-438.00	23.2%
<b>Total Insurance Expense</b>	1,775.00	2,330.00	-555.00	76.2%

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<b>Landscaping and Groundskeeping</b>				
Fertilization/Pesticides	950.00	658.66	291.34	144.2%
Grass Cutting	6,091.44	6,318.62	-227.18	96.4%
Irrigation System & Repair	1,407.00	1,100.00	307.00	127.9%
Landscaping Maintenance	5,109.82	4,701.18	408.64	108.7%
Salt Application	3,392.50	3,050.09	342.41	111.2%
Snow Removal	3,392.50	3,050.09	342.41	111.2%
Tree/Shrub/Flower purchases	218.24	222.34	-4.10	98.2%
Berm Landscaping	825.63	1,000.00	-174.37	82.6%
<b>Total Landscaping and Groundskeepi...</b>	<u>21,387.13</u>	<u>20,100.98</u>	<u>1,286.15</u>	<u>106.4%</u>
<b>P.R.R.M.A.</b>	58,792.00	58,792.00	0.00	100.0%
<b>Property Management Fees</b>				
Rickel Law Firm, P.C.	0.00			
Zelmanski, Danner & Fioritto	1,016.50	560.00	456.50	181.5%
Mailboxes	1,385.00	865.20	519.80	160.1%
<b>Total Property Management Fees</b>	<u>2,401.50</u>	<u>1,425.20</u>	<u>976.30</u>	<u>168.5%</u>
<b>Taxes - Property</b>	0.00	30.25	-30.25	0.0%
<b>Uncategorized Expenses</b>	48.01	0.00	48.01	100.0%
<b>Utilities</b>				
Electricity	1,368.96	1,552.06	-183.10	88.2%
Water	5,906.38	5,392.11	514.27	109.5%
<b>Total Utilities</b>	<u>7,275.34</u>	<u>6,944.17</u>	<u>331.17</u>	<u>104.8%</u>
<b>Total Expense</b>	<u>92,925.59</u>	<u>91,683.66</u>	<u>1,241.93</u>	<u>101.4%</u>
<b>Net Ordinary Income</b>	<u>-3,612.30</u>	<u>-1,874.81</u>	<u>-1,737.49</u>	<u>192.7%</u>
<b>Net Income</b>	<u><b>-3,612.30</b></u>	<u><b>-1,874.81</b></u>	<u><b>-1,737.49</b></u>	<u><b>192.7%</b></u>