

**Pheasant View Homeowners' Association
2017 Budget Report**

Cash Basis

January through December 2017

	<u>Jan - Dec 17</u>	<u>Budget</u>	<u>\$ Over Budg...</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Annual Assessments				
2017 Annual Assessment	84,525.00	85,050.00	-525.00	99.4%
Total Annual Assessments	84,525.00	85,050.00	-525.00	99.4%
Investment Income	37.53	50.00	-12.47	75.1%
Property Mgmt Fee Reimbursement	946.25	946.25	0.00	100.0%
Total Income	85,508.78	86,046.25	-537.47	99.4%
Gross Profit	85,508.78	86,046.25	-537.47	99.4%
Expense				
Administrative				
Software, Website & Domain fees	40.34	50.00	-9.66	80.7%
HOA Incorporation - LARA	20.00	20.00	0.00	100.0%
Office Supplies	0.00	125.00	-125.00	0.0%
Post Office Box	108.00	108.00	0.00	100.0%
Postage and Delivery	201.29	225.00	-23.71	89.5%
Printing and Reproduction	105.23	200.00	-94.77	52.6%
Total Administrative	474.86	728.00	-253.14	65.2%
Bank Fee				
Deposited Items Fee	0.00	50.00	-50.00	0.0%
NSF Bank Charge	12.00			
Total Bank Fee	12.00	50.00	-38.00	24.0%
Capital Outlay				
Social / Recreation	240.00	250.00	-10.00	96.0%
Holiday Decorations	0.00	100.00	-100.00	0.0%
Total Capital Outlay	240.00	350.00	-110.00	68.6%
Insurance Expense				
Liability Insurance	1,508.00	1,600.00	-92.00	94.3%
Worker's Compensation	646.00	800.00	-154.00	80.8%
Total Insurance Expense	2,154.00	2,400.00	-246.00	89.8%
Landscaping and Groundskeeping				
Fertilization/Pesticides	733.08	800.00	-66.92	91.6%
Grass Cutting	5,418.00	5,500.00	-82.00	98.5%
Irrigation System & Repair	2,036.52	1,000.00	1,036.52	203.7%
Landscaping Maintenance	5,000.00	5,000.00	0.00	100.0%
Salt Application	2,014.00	2,000.00	14.00	100.7%
Snow Removal	4,552.00	5,000.00	-448.00	91.0%
Tree/Shrub/Flower purchases	579.94	1,000.00	-420.06	58.0%
Total Landscaping and Groundskeepi...	20,333.54	20,300.00	33.54	100.2%
P.R.R.M.A.	53,448.80	53,448.80	0.00	100.0%

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Property Management Fees				
Association Dues Assurance Corp	0.00	0.00	0.00	0.0%
Rickel Law Firm, P.C.	0.00	0.00	0.00	0.0%
Mailboxes	24,516.00	25,000.00	-484.00	98.1%
Total Property Management Fees	<u>24,516.00</u>	<u>25,000.00</u>	<u>-484.00</u>	<u>98.1%</u>
Taxes - Property	10.59	20.00	-9.41	53.0%
Utilities				
Electricity	1,432.38	1,500.00	-67.62	95.5%
Water	9,800.86	10,000.00	-199.14	98.0%
Total Utilities	<u>11,233.24</u>	<u>11,500.00</u>	<u>-266.76</u>	<u>97.7%</u>
Total Expense	<u>112,423.03</u>	<u>113,796.80</u>	<u>-1,373.77</u>	<u>98.8%</u>
Net Ordinary Income	<u>-26,914.25</u>	<u>-27,750.55</u>	<u>836.30</u>	<u>97.0%</u>
Net Income	<u>-26,914.25</u>	<u>-27,750.55</u>	<u>836.30</u>	<u>97.0%</u>