

**Pheasant View Homeowners' Association
2023 Approved Budget Report**

	2022 Actual	2022 Budget	2023 Proposed	Change	Commentary
Income					
Annual Assessments					
2022 Late Fee	440.00	0.00	220.00	220.00	Lot #XX & #XX unpaid amount
2022 Interest on overdue amts.	66.71	0.00	76.00	76.00	Lot #XX & #XX interest on unpaid amt
2022 Annual Assessment	87,759.68	89,100.00	1,100.00	-88,000.00	\$550 x 162 lots
2021 Late Fee	110.00	110.00	0.00	-110.00	
2021 Interest on overdue amts.	43.74	38.85	0.00	-38.85	
2021 Annual Assessment	550.00	550.00	0.00	-550.00	\$550 x 162 lots
2023 Annual Assessment			97,200.00	8,100.00	\$600 x 162 lots
Total Annual Assessments	88,970.13	89,798.85	97,200.00	7,401.15	<i>(\$98,596 if fully collected)</i>
Investment Income	11.26	10.00	11.00	1.00	
Miscellaneous Income					
NSF Check	0.00	0.00	0.00	0.00	
Miscellaneous Income - Other	125.00	0.00	0.00	0.00	
Total Miscellaneous Income	125.00	0.00	0.00	0.00	
Uncategorized Income	206.90	0.00	0.00	0.00	
Total Income	89,313.29	89,808.85	97,211.00	7,402.15	
Expense					
Administrative					
Software, Website & Domain fees	468.07	232.00	150.00	-82.00	GoDaddy expires in June
HOA Incorporation - LARA	20.00	20.00	20.00	0.00	
Office Supplies	56.28	34.26	20.00	-14.26	#10 envelopes
Post Office Box	202.00	196.00	242.00	46.00	Applied 20% increase from past 2 years
Postage and Delivery	292.00	498.80	120.00	-378.80	2 rolls of stamps
Printing and Reproduction	144.18	380.00	35.00	-345.00	175 x \$0.20
Total Administrative	1,182.53	1,361.06	587.00	-774.06	
Capital Outlay					
Capital Outlay - Other	21.18	0.00	50.00	50.00	
Holiday Decorations	42.90	200.00	100.00	-100.00	
Total Capital Outlay	64.08	200.00	150.00	-50.00	

**Pheasant View Homeowners' Association
2023 Approved Budget Report**

	2022 Actual	2022 Budget	2023 Proposed	Change	Commentary
Insurance Expense					
Liability Insurance	1,643.00	1,760.00	1,760.00	0.00	Holding from previous year
Worker's Compensation	132.00	570.00	570.00	0.00	Holding from previous year
Total Insurance Expense	1,775.00	2,330.00	2,330.00	0.00	
Landscaping and Groundskeeping					
Fertilization/Pesticides	950.00	658.66	1,016.50	357.84	Projecting 7% increase over actual
Grass Cutting	6,091.44	6,318.62	6,517.84	199.22	Projecting 7% increase over actual
Irrigation System & Repair	1,407.00	1,100.00	1,505.49	405.49	Projecting 7% increase over actual
Landscaping Maintenance	5,109.82	4,701.18	5,467.51	766.33	Projecting 7% increase over actual
Salt Application	3,392.50	3,050.09	3,629.98	579.89	Projecting 7% increase over actual
Snow Removal	3,392.50	3,050.09	3,629.98	579.89	Projecting 7% increase over actual
Tree/Shrub/Flower purchases	218.24	222.34	233.52	11.18	Projecting 7% increase over actual
Berm Landscaping	825.63	1,000.00	2,345.39	1,345.39	amount available in balanced budget
Total Landscaping and Groundskeeping	21,387.13	20,100.98	24,346.20	4,245.22	
P.R.R.M.A.	58,792.00	58,792.00	58,792.00	0.00	No change for 2023
Property Management Fees					
Rickel Law Firm, P.C.	0.00	0.00	750.00	750.00	\$375 advance retainer per case
Zelmanski, Danner & Fioritto	1,016.50	560.00	750.00	190.00	Proposed \$375 advance retainer per case
Mailboxes	1,385.00	865.20	1,481.95	616.75	Projecting 7% increase over actual
Total Property Management Fees	2,401.50	1,425.20	2,981.95	1,556.75	
Social / Recreation	0.00	500.00	500.00	0.00	Spent \$389 in 2019
Taxes - Property	0.00	30.25	30.25	0.00	No change for 2023
Uncategorized Expenses	48.01	0.00	0.00	0.00	
Utilities					
Electricity	1,368.96	1,552.06	1,410.03	-142.03	Projecting 3% increase of 5 year average
Water	5,906.38	5,392.11	6,083.57	691.46	Projecting 3% increase of 5 year average
Total Utilities	7,275.34	6,944.17	7,493.60	549.43	
Total Expense	92,925.59	91,683.66	97,211.00	5,527.34	Projecting 6% increase over 2022 spending

**Pheasant View Homeowners' Association
2023 Approved Budget Report**

	2022 Actual	2022 Budget	2023 Proposed	Change	Commentary
Total Income	89,313.29	89,808.85	97,211.00	7,402.15	
Total Expense	92,925.59	91,683.66	97,211.00	5,527.34	
Difference	-3,612.30	-1,874.81	0.00	1,874.81	Balanced Budget
Cash Balance					
Available Cash Assets as of 12/31/2022	11,739.67	12,778.32		-1,038.65	Projected carryover from 2022 budget
Available Cash assets as of 12/31/2022	11,739.67		0.00	-11,739.67	Projected carryover for FY 2024

Expense

Administrative

Software, domain, website renewal

Email via GoDaddy for two year contract **expires June 16, 2023**. Last payment - 6/16/21 @ \$42.34

Website hosting via WIX for three year premium plan, **expires March 26, 2025**. Last payment - 3/30/22 @ \$309.18

ZOOM paid for twenty meetings, **expires March 11, 2024**. Last payment - 9/23/2022 @ \$158.89

QuickBooks Desktop Pro 2021 **valid until June 2024**. Last purchased - 6/3/21 @ \$402.79