

**Pheasant View Homeowners' Association
2024 Approved Budget**

	2023 Actual	2023 Budget	2024 Proposed	Change	Commentary
Income					
Annual Assessments					
2024 Annual Assessments			97,200.00		\$600 x 162 lots
2023 Annual Assessments	96,600.00	97,200.00	0.00		\$600 x 162 lots
2022 Late Fee	110.00	220.00	0.00	-220.00	Uncollectable
2022 Interest on overdue amts.	78.07	76.00	0.00	-76.00	Uncollectable
2022 Annual Assessment	790.32	1,100.00	0.00	-1100.00	Uncollectable
Total Annual Assessments	<u>97,578.39</u>	<u>98,596.00</u>	<u>97,200.00</u>	<u>-1396.00</u>	
Investment Income	12.48	11.00	12.00	1.00	
Total Income	<u>97,590.87</u>	<u>98,607.00</u>	<u>97,212.00</u>	<u>-1395.00</u>	
Expense					
Administrative					
Software, Website & Domain fees	394.79	150.00	561.68	411.68	Zoom & QuickBooks purchase
HOA Incorporation - LARA	20.00	20.00	20.00	0.00	Holding from previous year
Office Supplies	0.00	20.00	20.00	0.00	Holding from previous year
Post Office Box	216.00	242.00	242.50	0.50	\$26.5 average increase over past 4 years
Postage and Delivery	252.00	120.00	264.00	144.00	4 rolls of stamps, 2 mailings (assmnts & annual mtg)
Printing and Reproduction	56.71	35.00	75.00	40.00	2 mailings (assessments & annual meeting)
Total Administrative	<u>939.50</u>	<u>587.00</u>	<u>1,183.18</u>	<u>596.18</u>	
Capital Outlay					
Annual Meeting	27.00	0.00	50.00	50.00	
Welcoming Committee	31.67	50.00	50.00	0.00	Holding from previous year
Holiday Decorations	178.93	100.00	100.00	0.00	Budget amount adjusted at meeting
Total Capital Outlay	<u>237.60</u>	<u>150.00</u>	<u>200.00</u>	<u>50.00</u>	
Insurance Expense					
Liability Insurance	1,713.00	1,760.00	1,841.00	81.00	Budget amount adjusted after meeting
Worker's Compensation	120.00	570.00	570.00	0.00	Holding from previous year
Total Insurance Expense	<u>1,833.00</u>	<u>2,330.00</u>	<u>2,411.00</u>	<u>81.00</u>	

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Landscaping and Groundskeeping					
Fertilization/Pesticides	1,467.00	1,016.50	1,533.02	516.52	Projecting 4.5% increase over actual
Grass Cutting	6,378.89	6,517.84	6,665.94	148.10	Projecting 4.5% increase over actual
Irrigation System & Repair	1,887.25	1,505.49	1,500.00	-5.49	Budget amount adjusted at meeting
Landscaping Maintenance	5,853.90	5,467.51	6,117.33	649.82	Projecting 4.5% increase over actual
Salt Application	3,000.00	3,629.98	3,135.00	-494.98	Projecting 4.5% increase over actual
Snow Removal	3,000.00	3,629.98	3,135.00	-494.98	Projecting 4.5% increase over actual
Tree/Shrub/Flower purchases	225.26	233.52	235.40	1.88	Projecting 4.5% increase over actual
Berm Landscaping	30.70	2,345.39	2,087.61	-257.78	Budget amount adjusted after meeting
Total Landscaping and Groundskeeping	<u>21,843.00</u>	<u>24,346.21</u>	<u>24,409.29</u>	<u>63.08</u>	
P.R.R.M.A.	58,792.00	58,792.00	58,792.00	0.00	Holding from previous year
Property Management Fees					
Rickel Law Firm, P.C.	375.00	750.00	0.00	-750.00	
Zelmanski, Danner & Fioritto	0.00	750.00	0.00	-750.00	
Hirzel Law			750.00	750.00	
Mailboxes	5,274.00	1,481.95	1,514.21	32.25	\$1449.00 + 4.5% increase (wash, wax, & straighten)
Total Property Management Fees	<u>5,649.00</u>	<u>2,981.95</u>	<u>2,264.21</u>	<u>-717.75</u>	
Social / Recreation	0.00	500.00	500.00	0.00	Holding from previous year
Taxes - Property	0.00	30.25	0.00	-30.25	
Utilities					
Electricity	1,375.64	1,410.03	1,452.33	42.30	Projecting 3% increase of 6 year average
Water	1,810.66	6,083.57	6,000.00	-83.57	\$5906.38 is 5-year average (2017 through 2022)
Total Utilities	<u>3,186.30</u>	<u>7,493.60</u>	<u>7,452.33</u>	<u>-41.27</u>	
Total Expense	<u>92,480.40</u>	<u>97,211.01</u>	<u>97,212.00</u>	<u>0.99</u>	

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Total Projected Income	97,590.87	98,607.00	97,212.00	-1395.00	
Total Projected Expense	92,480.40	97,211.01	97,212.00	0.99	
Difference	5,110.47	1,395.99	0.00	-1395.99	Balanced Budget

Expense

Administrative

Software, domain, website renewal

Email (via GoDaddy) for three year contract **expires August 17, 2026**. Last payment - 8/17/2023 @ \$193.56

Website domain (GoDaddy) for two year contract **expires June 14, 2025**. Last payment - 7/4/2023 @ \$42.34

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

ZOOM annual subscription **expires September 22, 2024**. Last payment - 9/22/23 @ \$158.89

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

Updated payments - 8/17/2023