

**Pheasant View Homeowners' Association  
2016 Budget Report**

Cash Basis

January through December 2016

	<u>Jan - Dec 16</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	888.26	470.15	418.11	188.9%
2012 Interest on overdue amts.	98.74			
2012 Late Fee	177.65			
2013 Annual Assessment	1,064.00	532.00	532.00	200.0%
2013 Interest on overdue amts.	508.59			
2013 Late Fee	212.80			
2014 Annual Assessment	1,080.00	540.00	540.00	200.0%
2014 Interest on overdue amts.	629.72			
2014 Late Fee	216.00			
2015 Annual Assessment	555.00			
2015 Interest on overdue amts.	1,218.29			
2015 Late Fee	108.00			
2016 Annual Assessment	85,050.00	85,050.00	0.00	100.0%
Pre-2012 Annual Assessment	3,267.95			
Pre 2012 Late Fee	438.23			
<b>Total Annual Assessments</b>	<u>95,513.23</u>	<u>86,592.15</u>	<u>8,921.08</u>	<u>110.3%</u>
<b>Investment Income</b>	43.70	50.00	-6.30	87.4%
<b>Property Mgmt Fee Reimbursement</b>	<u>7,043.75</u>	<u>0.00</u>	<u>7,043.75</u>	<u>100.0%</u>
<b>Total Income</b>	<u>102,600.68</u>	<u>86,642.15</u>	<u>15,958.53</u>	<u>118.4%</u>
<b>Gross Profit</b>	102,600.68	86,642.15	15,958.53	118.4%
<b>Expense</b>				
<b>Administrative</b>				
Software, Website & Domain fees	265.99	100.00	165.99	266.0%
HOA Incorporation - LARA	20.00	20.00	0.00	100.0%
Office Supplies	31.78	125.00	-93.22	25.4%
Post Office Box	106.00	105.00	1.00	101.0%
Postage and Delivery	143.00	225.00	-82.00	63.6%
Printing and Reproduction	129.98	200.00	-70.02	65.0%
<b>Total Administrative</b>	<u>696.75</u>	<u>775.00</u>	<u>-78.25</u>	<u>89.9%</u>
<b>Bank Fee</b>				
Deposited Items Fee	48.60			
NSF Bank Charge	12.00	0.00	12.00	100.0%
<b>Total Bank Fee</b>	<u>60.60</u>	<u>0.00</u>	<u>60.60</u>	<u>100.0%</u>
<b>Capital Outlay</b>				
Social / Recreation	0.00	500.00	-500.00	0.0%
Holiday Decorations	319.19	200.00	119.19	159.6%
<b>Total Capital Outlay</b>	<u>319.19</u>	<u>700.00</u>	<u>-380.81</u>	<u>45.6%</u>

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<b>Insurance Expense</b>				
Liability Insurance	1,639.00	1,500.00	139.00	109.3%
Worker's Compensation	175.00	800.00	-625.00	21.9%
<b>Total Insurance Expense</b>	<u>1,814.00</u>	<u>2,300.00</u>	<u>-486.00</u>	<u>78.9%</u>
<b>Landscaping and Groundskeeping</b>				
Fertilization/Pesticides	662.92	800.00	-137.08	82.9%
Grass Cutting	5,418.00	6,000.00	-582.00	90.3%
Irrigation System & Repair	523.85	1,000.00	-476.15	52.4%
Landscaping Maintenance	6,860.00	5,000.00	1,860.00	137.2%
Salt Application	1,978.00	3,000.00	-1,022.00	65.9%
Snow Removal	4,500.00	5,000.00	-500.00	90.0%
Tree/Shrub/Flower purchases	14,537.70	10,000.00	4,537.70	145.4%
<b>Total Landscaping and Groundskeepi...</b>	<u>34,480.47</u>	<u>30,800.00</u>	<u>3,680.47</u>	<u>111.9%</u>
<b>P.R.R.M.A.</b>	53,449.20	53,449.20	0.00	100.0%
<b>Property Management Fees</b>				
Association Dues Assurance Corp	0.00	500.00	-500.00	0.0%
Rickel Law Firm, P.C.	3,990.00	4,000.00	-10.00	99.8%
<b>Total Property Management Fees</b>	<u>3,990.00</u>	<u>4,500.00</u>	<u>-510.00</u>	<u>88.7%</u>
<b>Taxes - Property</b>	10.35	125.00	-114.65	8.3%
<b>Utilities</b>				
Electricity	1,443.91	1,500.00	-56.09	96.3%
Water	10,376.56	10,000.00	376.56	103.8%
<b>Total Utilities</b>	<u>11,820.47</u>	<u>11,500.00</u>	<u>320.47</u>	<u>102.8%</u>
<b>Total Expense</b>	<u>106,641.03</u>	<u>104,149.20</u>	<u>2,491.83</u>	<u>102.4%</u>
<b>Net Ordinary Income</b>	<u>-4,040.35</u>	<u>-17,507.05</u>	<u>13,466.70</u>	<u>23.1%</u>
<b>Net Income</b>	<u><b>-4,040.35</b></u>	<u><b>-17,507.05</b></u>	<u><b>13,466.70</b></u>	<u><b>23.1%</b></u>