

**Pheasant View Homeowners' Association  
2018 Budget Report**

Cash Basis

January through December 2018

	<u>Jan - Dec 18</u>	<u>Budget</u>	<u>\$ Over Budg...</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Annual Assessments</b>				
2018 Late Fee	105.00			
2018 Interest on overdue amts.	21.50			
2018 Annual Assessment	85,050.00	85,050.00	0.00	100.0%
2017 Annual Assessment	525.00	0.00	525.00	100.0%
2017 Interest on overdue amts.	36.52	0.00	36.52	100.0%
2017 Late Fee	105.00	0.00	105.00	100.0%
<b>Total Annual Assessments</b>	85,843.02	85,050.00	793.02	100.9%
Investment Income	16.02	30.00	-13.98	53.4%
Miscellaneous Income	124.37			
Property Mgmt Fee Reimbursement	525.00			
<b>Total Income</b>	86,508.41	85,080.00	1,428.41	101.7%
<b>Gross Profit</b>	86,508.41	85,080.00	1,428.41	101.7%
<b>Expense</b>				
<b>Administrative</b>				
Software, Website & Domain fees	0.00	0.00	0.00	0.0%
HOA Incorporation - LARA	20.00	20.00	0.00	100.0%
Office Supplies	0.00	0.00	0.00	0.0%
Post Office Box	112.00	110.00	2.00	101.8%
Postage and Delivery	198.00	225.00	-27.00	88.0%
Printing and Reproduction	113.96	125.00	-11.04	91.2%
<b>Total Administrative</b>	443.96	480.00	-36.04	92.5%
<b>Bank Fee</b>				
Deposited Items Fee	0.00	10.00	-10.00	0.0%
NSF Bank Charge	0.00	0.00	0.00	0.0%
<b>Total Bank Fee</b>	0.00	10.00	-10.00	0.0%
<b>Capital Outlay</b>				
Social / Recreation	339.00	250.00	89.00	135.6%
Holiday Decorations	0.00	0.00	0.00	0.0%
<b>Total Capital Outlay</b>	339.00	250.00	89.00	135.6%
<b>Insurance Expense</b>				
Liability Insurance	1,549.00	1,550.00	-1.00	99.9%
Worker's Compensation	187.00	700.00	-513.00	26.7%
<b>Total Insurance Expense</b>	1,736.00	2,250.00	-514.00	77.2%

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<b>Landscaping and Groundskeeping</b>				
Fertilization/Pesticides	600.00	750.00	-150.00	80.0%
Grass Cutting	5,600.00	5,500.00	100.00	101.8%
Irrigation System & Repair	432.50	1,500.00	-1,067.50	28.8%
Landscaping Maintenance	4,256.00	4,000.00	256.00	106.4%
Salt Application	3,635.31	2,050.00	1,585.31	177.3%
Snow Removal	5,575.69	4,600.00	975.69	121.2%
Tree/Shrub/Flower purchases	0.00	0.00	0.00	0.0%
<b>Total Landscaping and Groundskeepi...</b>	<u>20,099.50</u>	<u>18,400.00</u>	<u>1,699.50</u>	<u>109.2%</u>
<b>P.R.R.M.A.</b>	53,448.64	53,448.80	-0.16	100.0%
<b>Property Management Fees</b>				
Association Dues Assurance Corp	525.00	0.00	525.00	100.0%
Rickel Law Firm, P.C.	0.00	0.00	0.00	0.0%
Mailboxes	22,047.00	23,000.00	-953.00	95.9%
<b>Total Property Management Fees</b>	<u>22,572.00</u>	<u>23,000.00</u>	<u>-428.00</u>	<u>98.1%</u>
<b>Taxes - Property</b>	0.00	15.00	-15.00	0.0%
<b>Utilities</b>				
Electricity	1,514.74	1,475.00	39.74	102.7%
Water	2,299.16	10,000.00	-7,700.84	23.0%
<b>Total Utilities</b>	<u>3,813.90</u>	<u>11,475.00</u>	<u>-7,661.10</u>	<u>33.2%</u>
<b>Total Expense</b>	<u>102,453.00</u>	<u>109,328.80</u>	<u>-6,875.80</u>	<u>93.7%</u>
<b>Net Ordinary Income</b>	<u>-15,944.59</u>	<u>-24,248.80</u>	<u>8,304.21</u>	<u>65.8%</u>
<b>Net Income</b>	<u><b>-15,944.59</b></u>	<u><b>-24,248.80</b></u>	<u><b>8,304.21</b></u>	<u><b>65.8%</b></u>