

**Pheasant View Homeowners' Association  
2022 Approved Budget**

	<u>2021 Actual</u>	<u>2021 Budget</u>	<u>2022 Proposed</u>	<u>Change</u>	<u>Commentary</u>
<b>Income</b>					
<b>Annual Assessments</b>					
2021 Late Fee	0.00	0.00	110.00	110.00	Lot 156 (ABM)
2021 Interest on overdue amts.	0.00	0.00	38.85	38.85	Lot 156 (ABM)
2021 Annual Assessment	88,550.00	89,100.00	550.00		Lot 156 (ABM)
2022 Annual Assessment			89,100.00		\$550.00 x 162 lots
<b>Total Annual Assessments</b>	<u>88,550.00</u>	<u>89,100.00</u>	<u>89,798.85</u>	698.85	
Investment Income	12.57	8.00	10.00	2.00	
Miscellaneous Income	556.13	0.00	0.00	0.00	
<b>Total Income</b>	<u>89,118.70</u>	<u>89,108.00</u>	<u>89,808.85</u>	700.85	
<b>Expense</b>					
<b>Administrative</b>					
Software, Website & Domain fees	709.79	331.00	232.00	-99.00	WIX web hosting @ 132 + \$100 for Misc.
HOA Incorporation - LARA	20.00	20.00	20.00	0.00	
Office Supplies	13.75	62.38	34.26	-28.12	1-500 ct #10 & 2-150 ct 9x12 envelopes
Post Office Box	162.00	146.00	196.00	50.00	Applied 21% increase from 2021 box renewal
Postage and Delivery	239.80	682.50	498.80	-183.70	2 (1st class) & 1 (Lrg flat) mailing
Printing and Reproduction	922.86	1,638.00	380.00	-1258.00	10 pg @ \$0.16 & Best Value online printing
<b>Total Administrative</b>	<u>2,068.20</u>	<u>2,879.88</u>	<u>1,361.06</u>	-1518.82	
<b>Capital Outlay</b>					
Capital Outlay - Other	6.35	600.00	0.00	-600.00	
Holiday Decorations	147.24	200.00	200.00	0.00	
<b>Total Capital Outlay</b>	<u>153.59</u>	<u>800.00</u>	<u>200.00</u>	-600.00	
<b>Insurance Expense</b>					
Liability Insurance	1,679.00	1,667.00	1,760.00	93.00	Projecting 5% increase as in 2021
Worker's Compensation	560.00	570.00	570.00	0.00	
<b>Total Insurance Expense</b>	<u>2,239.00</u>	<u>2,237.00</u>	<u>2,330.00</u>	93.00	
<b>Landscaping and Groundskeeping</b>					
Fertilization/Pesticides	640.00	639.48	658.66	19.18	Projecting 3% increase
Grass Cutting	5,945.44	6,134.58	6,318.62	184.04	Projecting 3% increase
Irrigation System & Repair	1,057.73	800.00	1,100.00	300.00	Prepared to match 2021 expenses

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<b>Landscaping Maintenance</b>	4,481.87	4,564.25	4,701.18	136.93	Projecting 3% increase
<b>Salt Application</b>	2,875.00	2,961.25	3,050.09	88.84	Projecting 3% increase
<b>Snow Removal</b>	2,875.00	2,961.25	3,050.09	88.84	Projecting 3% increase
<b>Tree/Shrub/Flower purchases</b>	209.52	215.86	222.34	6.48	Projecting 3% increase
<b>Berm Landscaping</b>	0.00	1,500.00	1,000.00	-500.00	Adjusted at Board Mtg. (ABM)
<b>Total Landscaping and Groundskeeping</b>	18,084.56	19,776.67	20,100.97	324.30	
<b>P.R.R.M.A.</b>	58,792.00	58,792.00	58,792.00	0.00	No change for 2022
<b>Property Management Fees</b>					
<b>Zelmanski, Danner &amp; Fioritto</b>	6,477.02	5,976.73	560.00	-5416.73	Projecting 2 hrs. for Tracy in FY-2022
<b>Mailboxes</b>	1,290.00	865.20	865.20	0.00	Waxing w/3% increase (ABM)
<b>Total Property Management Fees</b>	7,767.02	6,841.93	1,425.20	-5416.73	
<b>Social / Recreation</b>	0.00	400.00	500.00	100.00	Spent \$389 at P.R.G.C. in 2019 (ABM)
<b>Taxes - Property</b>	29.37	53.05	30.25	-22.80	Projecting 3% increase from 2021
<b>Utilities</b>					
<b>Electricity</b>	1,502.57	1,559.16	1,552.06	-7.10	Projecting 3% increase of 5 year average
<b>Water</b>	3,640.06	7,000.00	5,392.11	-1607.89	Projecting 3% increase of 5 year average
<b>Total Utilities</b>	5,142.63	8,559.16	6,944.17	-1614.99	
<b>Net Ordinary Income</b>	89,118.70	89,108.00	89,808.85		
<b>Total Expense</b>	94,276.37	100,339.69	91,683.65	-8,656.04	Change in projected 2022 vs. 2021
<b>Difference</b>	-5,157.67	-11,231.69	-1,874.80	9,356.89	./- Difference between budgets
<b>Cash Balance</b>					
<b>Available Cash Assets as of 12/31/21</b>	15,351.97		-1,874.80	13,477.17	Projected carryover for FY 2023

**Expense**

**Administrative**

**Software, domain, website renewal**

Email via GoDaddy is currently set for **three** year renewal. Last payment - 8/17/20 @ \$150.91

PHEASANTVIEW.ORG via GoDaddy, is automatically renewed every **two** years. Last payment - 6/16/21 @ \$42.34

Website hosting via WIX is currently set for **one** year renewal. Last payment - 4/23/21 @ \$132.00

QuickBooks Desktop Pro 2021 valid until June 2024. Last purchased - 6/3/21 @ \$402.79 [ Online version is \$35 each month (\$420.00) ]