

**Pheasant View Homeowners' Association
2021 Approved Budget**

	2020 Actual	2020 Budget	2021 Budget	Change	Commentary
Income					
Annual Assessments					
2020 Late Fee	110.00	0.00	0.00	0.00	
2020 Interest on overdue amts.	0.29	0.00	0.00	0.00	
2020 Annual Assessment	89,100.00	89,100.00	89,100.00	0.00	\$550.00 x 162 lots
Annual Assessments - Other	0.00	0.00	0.00	0.00	
Total Annual Assessments	89,210.29	89,100.00	89,100.00	0.00	Same annual assessment with no increase
Investment Income	8.16	10.00	8.00	-2.00	Lower available \$ in savings account
Miscellaneous Income					
Lien Release Fee	0.00	0.00	0.00	0.00	
NSF Bank Fee	0.00	0.00	0.00	0.00	
NSF Check	0.00	0.00	0.00	0.00	
Miscellaneous Income - Other	0.11	0.00	0.00	0.00	
Total Miscellaneous Income	0.11	0.00	0.00	0.00	
Property Mgmt. Fee Reimbursement	0.00	0.00	0.00	0.00	
Uncategorized Income	0.00	0.00	0.00	0.00	
Total Income	89,218.56	89,110.00	89,108.00	-2.00	
Expense					
Administrative					
Software, Website & Domain fees	491.57	179.52	331.00	151.48	QB Desktop & WIX website hosting
HOA Incorporation - LARA	20.00	20.00	20.00	0.00	
Office Supplies	76.68	25.00	62.38	37.38	#10 (500) & 9x12" (750) envelopes
Post Office Box	134.00	132.00	146.00	14.00	Projecting a \$12 increase as in 2020
Postage and Delivery	220.00	185.64	682.50	496.86	Projecting 4x mailings (bylaws, dues, ballots)
Printing and Reproduction	82.93	150.00	91.00	-59.00	Assessment & Annual mtg/ballot printing
Administrative - Other	0.00	0.00	1,547.00	1547.00	Projecting 2 C&R / Bylaws printings (34 pgs. ea.)
Total Administrative	1,025.18	692.16	2,879.88	2187.72	
Bank Fee					
Monthly Service Charge	0.00	29.95	0.00	-29.95	Enrolled in Gold Preferred Rewards Plan
Deposited Items Fee	0.00	0.00	0.00	0.00	
NSF Bank Charge	0.00	12.00	0.00	-12.00	Enrolled in Gold Preferred Rewards Plan

**Pheasant View Homeowners' Association
2021 Approved Budget**

	2020 Actual	2020 Budget	2021 Budget	Change	Commentary
NSF Check Returned	0.00	0.00	0.00	0.00	
Bank Fee - Other	0.00	0.00	0.00	0.00	
Total Bank Fee	0.00	41.95	0.00	-41.95	
Capital Outlay					
Holiday Decorations	222.47	200.00	200.00	0.00	Purchased 6x new strings in 2020
Capital Outlay - Other	0.00	0.00	600.00	600.00	Little Libraries (\$300 each)?
Total Capital Outlay	222.47	200.00	800.00	600.00	
Insurance Expense					
Liability Insurance	1,606.00	1,626.00	1,667.00	41.00	Projecting \$41 increase based on history
Worker's Compensation	758.00	600.00	570.00	-30.00	Paid \$570 in December for 2021 coverage
Insurance Expense - Other	0.00	0.00	0.00	0.00	
Total Insurance Expense	2,364.00	2,226.00	2,237.00	11.00	
Landscaping and Groundskeeping					
Fertilization/Pesticides	620.85	620.85	639.48	18.63	Projecting a 3% increase from 2020 actual
Grass Cutting	5,955.90	5,955.90	6,134.58	178.68	Projecting a 3% increase from 2020 actual
Irrigation System & Repair	791.17	685.00	800.00	115.00	Adjusted for actual expense
Landscaping Maintenance	4,431.31	4,431.31	4,564.25	132.94	Projecting a 3% increase from 2020 actual
Salt Application	2,875.00	3,500.00	2,961.25	-538.75	Projecting a 3% increase from 2020 actual
Snow Removal	2,875.00	3,000.00	2,961.25	-38.75	Projecting a 3% increase from 2020 actual
Tree/Shrub/Flower purchases	209.57	1,362.42	215.86	-1146.56	Projecting a 3% increase from 2020 actual
Berm Landscaping	694.00	2,000.00	1,500.00	-500.00	Adjusted at meeting
Total Landscaping and Groundskeeping	18,452.80	21,555.48	19,776.66	-1778.82	
P.R.R.M.A.	53,448.64	53,448.64	58,793.50	5344.86	10% increase
Payroll Expenses	0.00	0.00	0.00	0.00	
Professional Fees	0.00	0.00	0.00	0.00	
Property Management Fees					
A. Tim Kljun	0.00	0.00	0.00	0.00	
Association Dues Assurance Corp	0.00	0.00	0.00	0.00	
Rickel Law Firm, P.C.	0.00	0.00	0.00	0.00	
Zelmanski, Danner & Fioritto	2,023.27	8,000.00	5,976.73	-2023.27	Amount remaining from initial \$8000
Mailboxes	840.00	900.00	865.20	-34.80	Projecting a 3% increase

**Pheasant View Homeowners' Association
2021 Approved Budget**

	<u>2020 Actual</u>	<u>2020 Budget</u>	<u>2021 Budget</u>	<u>Change</u>	<u>Commentary</u>
Property Management Fees - Other	0.00	0.00	0.00	0.00	
Total Property Management Fees	2,863.27	8,900.00	6,841.93	-2058.07	
Social / Recreation	0.00	400.00	400.00	0.00	Spent \$389 in 2019 for anul mtg @ PRGC
Taxes - Property	32.95	20.00	53.05	33.05	Projecting another 64% increase this year
Unanticipated Expenses					
Reimbursement of overpayment	0.00	0.00	0.00	0.00	
Unanticipated Expenses - Other	0.00	0.00	0.00	0.00	
Total Unanticipated Expenses	0.00	0.00	0.00	0.00	
Utilities					
Electricity	1,499.19	1,655.00	1,559.16	-95.84	Adjusted for normal 4% annual increase
Water	7,135.89	4,500.00	7,000.00	2500.00	\$2635.89 (158.6%) over budget last year
Utilities - Other	0.00	0.00	0.00	0.00	
Total Utilities	8,635.08	6,155.00	8,559.16	2404.16	
Total Expense	87,044.39	93,639.23	100,341.18	6701.95	
Net Ordinary Income	89,218.56	89,110.00	89,108.00	-2.00	
Total Expense	87,044.39	93,639.23	100,341.18	6701.95	
+/- Proposed change	2,174.17	-4,529.23	-11,233.18	← ← ← ← -11.19%	Budget expenses exceed income Percentage of budget excess
Cash Balance					
Available Cash Assets as of 12/31/2020	20,509.64		-11,233.18	9,276.46	Projected carryover for FY 2022

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 - 6/17/19 @ \$42.34

Website hosting via WIX is currently set for **one** year renewal. Last payment - 4/23/20 @ \$132.00

QuickBooks Desktop Pro Plus 2021 valid until March. Last update - 5/19/20 @ \$158.95

1 year desktop price \$199.00 - 3 year update \$399.00. Online version is \$35 each month (\$420.00)