

Pheasant View Homeowners' Association
2023 Budget Report
January through December 2023

	<u>Jan - Dec 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Annual Assessments				
2023 Annual Assessments	96,600.00	97,200.00	-600.00	99.4%
2022 Late Fee	110.00	220.00	-110.00	50.0%
2022 Interest on overdue amts.	78.07	76.00	2.07	102.7%
2022 Annual Assessment	790.32	1,100.00	-309.68	71.8%
Total Annual Assessments	97,701.36	98,596.00	-894.64	99.1%
Investment Income	12.48	11.00	1.48	113.5%
Total Income	97,835.72	98,607.00	-771.28	99.2%
Gross Profit	97,835.72	98,607.00	-771.28	99.2%
Expense				
Administrative				
Software, Website & Domain fees	394.79	150.00	244.79	263.2%
HOA Incorporation - LARA	20.00	20.00	0.00	100.0%
Office Supplies	0.00	20.00	-20.00	0.0%
Post Office Box	216.00	242.00	-26.00	89.3%
Postage and Delivery	252.00	120.00	132.00	210.0%
Printing and Reproduction	56.71	35.00	21.71	162.0%
Total Administrative	939.50	587.00	352.50	160.1%
Capital Outlay				
Social / Recreation	0.00	500.00	-500.00	0.0%
Annual Meeting	27.00	0.00	27.00	100.0%
Welcoming Committee	31.67	50.00	-18.33	63.3%
Holiday Decorations	178.93	100.00	78.93	178.9%
Total Capital Outlay	237.60	650.00	-412.40	36.6%
Insurance Expense				
Liability Insurance	1,713.00	1,760.00	-47.00	97.3%
Worker's Compensation	120.00	570.00	-450.00	21.1%
Total Insurance Expense	1,833.00	2,330.00	-497.00	78.7%
Landscaping and Groundskeeping				
Fertilization/Pesticides	1,467.00	1,016.50	450.50	144.3%
Grass Cutting	6,378.89	6,517.84	-138.95	97.9%
Irrigation System & Repair	1,887.25	1,505.49	381.76	125.4%
Landscaping Maintenance	5,853.90	5,467.51	386.39	107.1%
Salt Application	3,000.00	3,629.98	-629.98	82.6%
Snow Removal	3,000.00	3,629.98	-629.98	82.6%
Tree/Shrub/Flower purchases	225.26	233.52	-8.26	96.5%
Berm Landscaping	30.70	2,345.39	-2,314.69	1.3%
Total Landscaping and Groundskeepi...	21,843.00	24,346.21	-2,503.21	89.7%
P.R.R.M.A.	58,792.00	58,792.00	0.00	100.0%

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Property Management Fees				
Rickel Law Firm, P.C.	375.00	750.00	-375.00	50.0%
Zelmanski, Danner & Fioritto	0.00	750.00	-750.00	0.0%
Mailboxes	5,274.00	1,481.95	3,792.05	355.9%
Total Property Management Fees	<u>5,649.00</u>	<u>2,981.95</u>	<u>2,667.05</u>	<u>189.4%</u>
Taxes - Property	0.00	30.25	-30.25	0.0%
Utilities				
Electricity	1,375.64	1,410.03	-34.39	97.6%
Water	1,810.66	6,083.57	-4,272.91	29.8%
Total Utilities	<u>3,186.30</u>	<u>7,493.60</u>	<u>-4,307.30</u>	<u>42.5%</u>
Total Expense	<u>92,602.28</u>	<u>97,211.01</u>	<u>-4,608.73</u>	<u>95.3%</u>
Net Ordinary Income	<u>5,233.44</u>	<u>1,395.99</u>	<u>3,837.45</u>	<u>374.9%</u>
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