

# PHEASANT RUN

## 2016 End of Year Report

3/1/2017

	2016 Proposed Budget	2016 End of Year Actuals	Difference
<b>Income 2016</b>			
230 homes @ \$143.00	\$ 32,890	33,569.96	\$ 679.96
Interest and late fees	\$ 900	2,910.30	\$ 2,010.30
<b>Total Income</b>	<b>\$33,790.00</b>	<b>\$ 36,480.26</b>	<b>\$ 2,690.26</b>

### Expenses

Insurance	\$ 3,370	3,459.33	\$ (89.33)
Property Tax	\$ 350	342.66	\$ 7.34
Management	\$ 4,800	4,800.00	\$ -
Legal & Accounting	\$ 410	326.00	\$ 84.00
Bank Fees	\$ 100	8.00	\$ 92.00
Office Supplies	\$ 300	637.60	\$ (337.60)
Professional Fee	\$ 350	163.85	\$ 186.15
Electricity	\$ 450	563.57	\$ (113.57)
Irrigation KID	\$ 890	908.00	\$ (18.00)
Maintenance	\$ 5,766	9,607.69	\$ (3,841.69)
Repair	\$ 500	3,036.21	\$ (2,536.21)
Repair Irrigation	\$ 500	103.17	\$ 396.83
Landscaping	\$ 11,004	12,347.82	\$ (1,343.82)
<b>Total Expenses</b>	<b>\$ 28,790</b>	<b>\$ 36,303.90</b>	<b>\$ (7,513.90)</b>
Allocation for Reserves	\$ 5,000	5,000.00	\$ -
Retained dues/contingency funds used	\$ -		
	<b>\$ 5,000.00</b>	<b>\$ 5,000.00</b>	<b>\$ -</b>

<b>Net Proceeds after Reserves</b>	<b>\$ -</b>	<b>\$ (4,824)</b>	<b>\$ (4,824)</b>
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### **Account Totals as of 12/31/2016**

Operating/Checking	\$12,192.30
Savings/Reserve	\$49,816.77
	<u>\$62,009.07</u>

Acct. #	Category	2015 Budget				Pheasant R
		Jan	Feb	Mar	Apr	
	<b>Income</b>	<b>\$ 33,790.00</b>	<b>\$ 2,815.83</b>	<b>\$ 2,815.83</b>	<b>\$ 2,815.83</b>	<b>\$ 2,815.83</b>
	Allocation for Reserves	5,000	417	417	417	417
6320	Insurance	4,200	350	350	350	350
6350	Property Tax	350				175
6300	Management	4,800	400	400	400	400
7610	Legal & Accounting	400				400
6900	Bank Fees	150				
7420	Office Supplies	250			150	
6360	Professional Fee	500				250
6410	Electricity	450	38	38	38	38
6430	Water&Sewer	890				445
6200	Maintenance	5,550	463	463	463	463
6210	Repair	500	42	42	42	42
6212	Repair Irrigation	350				
6260	Landscaping	10,788	899	899	899	899
	Surplus funds used	(1,363)				
		<b>\$ 32,815</b>	<b>\$ 2,607</b>	<b>\$ 2,607</b>	<b>\$ 2,757</b>	<b>\$ 3,877</b>

## Jn 12 MONTH BUDGET

May	June	July	Aug	YTD Budget	YTD Actuals	Remaining YTD
\$ 2,815.83	\$ 2,815.83	\$ 2,815.83	\$ 2,815.83	\$ 22,526.67	\$ 32,337.70	9,811.03
417	417	417	417	\$ 3,333.33	3,333.33	0.00
350	350	350	350	\$ 2,800.00	2,100.05	699.95
				\$ 175.00	344.62	(169.62)
400	400	400	400	\$ 3,200.00	3,200.00	-
				\$ 400.00	410.00	(10.00)
150				\$ 150.00	4.00	146.00
		50		\$ 200.00	303.00	(103.00)
			250	\$ 500.00	307.83	192.17
38	38	38	38	\$ 300.00	315.86	(15.86)
				\$ 445.00	441.79	3.21
463	463	463	463	\$ 3,700.00	5,973.00	(2,273.00)
42	42	42	42	\$ 333.33	-	333.33
	500			\$ 500.00	314.94	185.06
899	899	899	899	\$ 7,192.00	6,263.31	928.69
				\$ (1,363.00)	(1,363.00)	-
<b>\$ 2,757</b>	<b>\$ 3,107</b>	<b>\$ 2,657</b>	<b>\$ 2,857</b>	<b>\$ 21,866</b>	<b>\$ 21,949</b>	<b>\$ (83)</b>

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Remaining Total  
1,452.30

1,666.67  
2,099.95  
5.38  
1,600.00  
(10.00)  
146.00  
(53.00)  
192.17  
134.14  
448.21  
(423.00)  
500.00  
35.06  
4,524.69

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**\$ 10,866**