

PHEASANT RUN 2017 ANNUAL BUDGET

5/18/2017

	2016 EOY Actuals	2017 Proposed Budget
Income 2016		
230 homes @ \$143.00	33,600	32,890
Interest and late fees	2,843	350
Total Income	\$ 36,443	\$ 33,240
Expenses		
Insurance	3,459	3,500
Property Tax	343	350
Management	4,800	4,800
Legal & Accounting	430	430
Bank Fees	8	-
Office Supplies	638	650
Professional Fee	(104)	-
Electricity	564	575
Water&Sewer	908	950
Maintenance	9,772	3,485
Repair	3,036	500
Repair Irrigation	103	500
Landscaping	12,348	12,500
Total Expenses	\$ 36,305	\$ 28,240
Allocation for Reserves	5,000	5,000
Retained dues/contingency funds used	-	-
	\$ 5,000	\$ 5,000
Grand Total	\$ 41,305	\$ 33,240
Dues per home/per year	\$ -	\$ 143

Acct. #	Category	Pheasant Run 12 MONTH BUDGET													YTD Budget
		2017 Budget	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
	Income	\$ 33,240.00	\$ 2,770.00	\$ 2,770.00	\$ 2,770.00	\$ 2,770.00	\$ 2,770.00	\$ 2,770.00	\$ 2,770.00	\$ 2,770.00	\$ 2,770.00	\$ 2,770.00	\$ 2,770.00	\$ 2,770.00	\$ 33,240.00
	Allocation for Reserves	5,000	417	417	417	417	417	417	417	417	417	417	417	417	\$ 5,000.00
6320	Insurance	3,500	292	292	292	292	292	292	292	292	292	292	292	292	\$ 3,500.00
6350	Property Tax	350				350									\$ 350.00
6300	Management	4,800	400	400	400	400	400	400	400	400	400	400	400	400	\$ 4,800.00
7610	Legal & Accounting	430				430									\$ 430.00
6900	Bank Fees	-													\$ -
7420	Office Supplies	650			250				250				150		\$ 650.00
6360	Professional Fee	-													\$ -
6410	Electricity	575	48	48	48	48	48	48	48	48	48	48	48	48	\$ 575.00
6430	Water&Sewer	950				475						475			\$ 950.00
6200	Maintenance	3,485	290	290	290	290	290	290	290	290	290	290	290	290	\$ 3,485.00
6210	Repair	500	42	42	42	42	42	42	42	42	42	42	42	42	\$ 500.00
6212	Repair Irrigation	500						500							\$ 500.00
6260	Landscaping	12,500	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	\$ 12,500.00
	Surplus funds used	-													\$ -
		\$ 33,240	\$ 2,530	\$ 2,530	\$ 2,780	\$ 3,785	\$ 2,530	\$ 3,030	\$ 2,780	\$ 2,530	\$ 2,530	\$ 3,005	\$ 2,680	\$ 2,530	\$ 33,240