

PANORAMIC HEIGHTS HOMEOWNERS ASSOCIATION
BOARD TREASURER REPORT

Through Month of: **August**
 Report Date: September 21, 2020
 (Year: April 1 to March 31)

CURRENT MONTH EXPENSES (June)		
Description	Current Month	Note
Senske Services - Monthly Service	\$969.26	
Senske Services - Irrigation Repair	\$141.18	
City of Kennewick - Fee	\$541.00	
Benton PUD Power Bill	\$11.11	
Mailbox Light Equipment	\$1,073.98	
Stamps for Treasurer	\$22.00	
Marrott Construction - Mailbox Lights	\$369.24	
Total Amount for This Report	\$3,127.77	

CURRENT REVENUE (April / May)		
Description	Current Month	Year to Date
Annual HOA Dues - August	\$515.00	\$23,764.17
Payments On-line - August	\$479.73	\$7,260.00
Totals	\$994.73	\$31,024

Proposed Annual Dues (Approved 2020-2021 Budget)		
Description	Amount	Total
Phase 1 & 2 (148 Lots)	\$165.00	\$24,420
Phase 3 (11 Lots)	\$155.00	\$1,705
Total HOA Dues Planned		\$26,125

FUTURE EXPENSES		
Description	Amount	Est. Month
Entry Way Lights	\$300.00	2020
Mailbox Lighting	\$485.39	Sept
Quickbook Purchase	\$220.00	2020
Senske Monthly Maint. Contract	\$969.26	Monthly
Additional Attorney Fees	TBD	2020
Website Development for On-line Pay	TBD	July
Development Petition	\$560.00	2020
Total Estimated Amount	\$2,534.65	

ACCOUNTS RECEIVABLE		
Description	Amount	No. Accounts
HOA Dues - 2020-21 Year	\$2,380.83	25
HOA Dues - 2019-20 Year	\$1,375.00	7
HOA Dues - 2018-19 Year	\$700.00	3
HOA Dues - 2017-18 Year	\$340.00	1
HOA Dues - 2016-17 Year	\$320.00	1
HOA Dues - 2015-16 Year	\$160.00	1
HOA Dues - 2014-15 Year	\$155.00	1
HOA Dues - 2013-14 Year	\$155.00	1
Total Amount Due	\$5,585.83	

EXPENSES (Approved 2020-2021 Budget)		
Description	Budget Amount	YTD
Common Area Lawn Maintenance	\$12,350	\$3,877.04
Tree Pruning Maintenance	\$500	\$0.00
Administration Expenses	\$800	\$66.16
Irrigation System Maintenance & Repair	\$4,500	\$635.31
Irrigation Electrical Power	\$275	\$50.99
General Liability & Board Insurance	\$2,500	\$2,160.00
Accounting Expenses	\$450	\$10.00
Web Site Expenses	\$1,200	\$465.00
Capital Improvements	\$3,300	\$1,443.22
Mail Box Repair / Maintenance	\$300	\$0.00
Legal Fees	\$4,000	\$1,066.00
Misc Expenses	\$425	\$324.37
		33.0%
Total Amount	\$30,600.00	\$10,098.09

BANKING	Amount	Date
Checking Account Balance	\$50,345.40	August 31, 2020
Savings Account Balance	\$5,002.00	August 31, 2020
Available Funds -vs- Budget	Annual Budget	Reserves (Mo.)
Available Reserves in Months	\$30,600.00	21.7

Monthly Notes:

- (15) homes have sold or in process of selling since April 1, 2020.
- Working with long term over due accounts.
- Irrigation Repair bill paid in August
- On-line payment option used by 44 of payments to date
- Stripe Fees are \$223.65 to date
- Budget year is 42% past and 33% of the budget spent YTD

Treasurer: Steve Varner 551-4677
 Contact: treasurer@panoramicheightshoa.com