

PANORAMIC HEIGHTS HOMEOWNERS ASSOCIATION
BOARD TREASURER REPORT

Through Month of: **January**
 Report Date: February 8, 2021

(Year: April 1 to March 31)

CURRENT MONTH EXPENSES (June)		
Description	Current Month	Note
Preszler & Bunch, PLLC Legal Costs	\$600.00	Ck# 2726
Benton PUD Electric	\$14.42	Ck# 2725
Benton PUD Electric	\$21.18	Ck# 2727
<i>Total Amount for This Report</i>		
	\$635.60	

CURRENT REVENUE		
Description	Current Month	Year to Date
HOA Dues Received		\$24,774.17
Payments On-line	\$165.00	\$7,921.00
Payments Received by Mail	\$0.00	\$16,853.17
Totals		\$165.00

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
OWT Web - Resistration	TBD	January
Quickbook Purchase	\$220.00	TBD
Senske Monthly Maint. Contract	\$969.26	Monthly
Additional Attorney Fees	TBD	2020/21
Development Petition - Remaining?	TBD	2020/21
<i>Total Estimated Amount</i>		\$1,189.26

ACCOUNTS RECEIVABLE		
Description	Amount	No. Accounts
HOA Dues - 2020-21 Year	\$2,500.83	21
HOA Dues - 2019-20 Year	\$1,725.00	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
<i>Total Amount Due</i>		\$5,900.83

EXPENSES (Approved 2020-2021 Budget)		
Description	Budget Amount	YTD
Common Area Lawn Maintenance	\$12,350	\$7,754.08
Tree Pruning Maintenance	\$500	\$0.00
Administration Expenses	\$800	\$305.41
Irrigation System Maint. & Repair	\$4,500	\$635.31
Irrigation Electrical Power	\$275	\$118.53
General Liability & Board Insurance	\$2,500	\$2,160.00
Accounting Expenses	\$450	\$32.00
Web Site Expenses	\$1,200	\$665.00
Capital Improvements	\$3,300	\$3,036.33
Mail Box Repair / Maintenance	\$300	\$0.00
Legal Fees	\$4,000	\$2,844.15
Misc Expenses	\$425	\$324.37
		58.4%
<i>Total Amount</i>		\$17,875.18

BANKING	Amount	Date
Checking Account Balance	\$43,403.13	January 31, 2021
Savings Account Balance	\$5,002.93	January 31, 2021
Available Funds -vs- Budget	Annual Budget	Reserves (Mo.)
Available Reserves in Months	\$30,600.00	19.0

Monthly Notes:

- (17) homes have sold or in process of selling since April 1, 2020.
- Working with long term over due accounts.
- On-line payment option used by 47 Homeowners to date
- Stripe Fees are more than \$250 to date
- Budget year is 83.33% complete and budget is 58.4% spent
- Have not received Senske Bill since November
- Providing a lot of title company paperwork for home refinancing

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