Panoramic Heights Homeowners Association
Board Treasurer Report

Through Month of: **October**
(Year: April 1 to March 31) *Report Date:* **November 15, 2021**

CURRENT MONTH EXPENSES

Description	Current Month	Note
Epic Lawn Care - Lawn Maintenance	$904.37	October
Benton PUD Monthly	$21.18	Sep/Oct
Total Amount for This Report	$925.55	

CURRENT REVENUE

Description	Current Month	Year to Date
Payments by Check	$0.00	$13,960.83
Payments On-line (Less Fee)	$329.53	$7,665.99
Total HOA Dues Received	$329.53	$21,626.82

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
Quickbook Purchase	$220.00	TBD
Epic Lawns - Monthly Maint. Contract	$904.37	Monthly
Additional Attorney Fees	TBD	2021
Total Estimated Amount	$1,124.37	

ACCOUNTS RECEIVABLE

Description	Amount	No. Accounts
Current Year	$5,480.45	23
Long Term Debt	$2,535.00	11
Total Amount Due	$8,015.45	

EXPENSES (Approved 2020-2021 Budget)

Description	Budget Amount	YTD
Common Area Lawn Maintenance	$12,350	$6,330.59
Tree Pruning Maintenance	$500	$521.28
Administration Expenses	$800	$20.00
Irrigation System Maint. & Repair	$4,500	$762.09
Irrigation Electrical Power	$275	$84.36
General Liability & Board Insurance	$2,500	$2,160.00
Accounting Expenses	$450	$50.91
Web Site Expenses	$1,200	$0.00
Capital Improvements	$3,300	$0.00
Mail Box Repair / Maintenance	$300	$434.40
Legal Fees	$4,000	$1,300.62
Misc Expenses	$425	$0.00
		38.1%
Total Amount	$30,600.00	$11,664.25

BANKING	Amount	Date
Checking Account Balance	$52,813.57	November 1, 2021
Savings Account Balance	$5,003.91	November 1, 2021

Available Funds -vs- Budget	Annual Budget	Reserves (Mo.)
Available Reserves in Months	$30,600.00	22.7

Monthly Notes:

1. Working with long term over due accounts.
2. On-line payment option used by many Homeowners to date
3. Second Billing to be issued for HOA Year 2021-2022 late payments
4. Received 83% of Planned Revenue

Treasurer: Steve Varner 551-4677
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