

3:52 PM

January 5, 2026

Cash Basis

Pheasant View Homeowners' Association

2025 Budget Report

January 1 through December 31

	Jan - Dec 25	Budget	\$ Over Budg...	% of Budget
Ordinary Income/Expense				
Income				
Returned Check Charges	25.00			
Annual Assessments				
2025 Late fee	120.00			
2025 Annual Assessment	97,200.00	97,200.00	0.00	100.0%
2024 Late Fee	120.00			
2024 Annual Assessments	600.00			
Total Annual Assessments	98,040.00	97,200.00	840.00	100.9%
Investment Income	14.52	13.00	1.52	111.7%
Total Income	98,079.52	97,213.00	866.52	100.9%
Gross Profit	98,079.52	97,213.00	866.52	100.9%
Expense				
Administrative				
Software, Website & Domain fees	810.02	1,730.23	-920.21	46.8%
HOA Incorporation - LARA	20.00	20.00	0.00	100.0%
Office Supplies	13.77	20.00	-6.23	68.9%
Post Office Box	234.00	228.66	5.34	102.3%
Postage and Delivery	224.00	292.00	-68.00	76.7%
Printing and Reproduction	68.16	75.00	-6.84	90.9%
Total Administrative	1,369.95	2,365.89	-995.94	57.9%
Capital Outlay				
Social / Recreation	0.00	0.00	0.00	0.0%
Annual Meeting	39.70	500.00	-460.30	7.9%
Welcoming Committee	0.00	50.00	-50.00	0.0%
Capital Outlay - Other	398.16	154.04	244.12	258.5%
Holiday Decorations	63.54	100.00	-36.46	63.5%
Total Capital Outlay	501.40	804.04	-302.64	62.4%
Insurance Expense				
Liability Insurance	2,262.00	1,896.23	365.77	119.3%
Worker's Compensation	178.00	554.14	-376.14	32.1%
Total Insurance Expense	2,440.00	2,450.37	-10.37	99.6%
Landscaping and Groundskeeping				
Fertilization/Pesticides	2,116.00	2,116.00	0.00	100.0%
Grass Cutting	6,643.70	6,643.70	0.00	100.0%
Irrigation System & Repair	2,377.14	2,125.88	251.26	111.8%
Landscaping Maintenance	5,333.95	5,370.30	-36.35	99.3%
Salt Application	3,100.00	3,193.00	-93.00	97.1%
Snow Removal	3,100.00	3,193.00	-93.00	97.1%
Tree/Shrub/Flower purchases	239.00	239.00	0.00	100.0%
Berm Landscaping	467.50	1,675.00	-1,207.50	27.9%
Total Landscaping and Groundskeepi...	23,377.29	24,555.88	-1,178.59	95.2%
P.R.R.M.A.	64,671.20	64,671.20	0.00	100.0%

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Property Management Fees				
Hirzel Law, PLC	-1,318.08	750.00	-2,068.08	-175.7%
Mailboxes	1,795.00	1,595.47	199.53	112.5%
Total Property Management Fees	476.92	2,345.47	-1,868.55	20.3%
Taxes - Property	1.65	5.97	-4.32	27.6%
Utilities				
Electricity	1,441.51	1,476.21	-34.70	97.6%
Water	6,866.44	4,560.12	2,306.32	150.6%
Total Utilities	8,307.95	6,036.33	2,271.62	137.6%
Total Expense	101,146.36	103,235.15	-2,088.79	98.0%
Net Ordinary Income	-3,066.84	-6,022.15	2,955.31	50.9%
Net Income	-3,066.84	-6,022.15	2,955.31	50.9%