

## Pheasant View Homeowners' Association

## 2025 Budget Report

January 1 through December 31

	Jan - Dec 25	Budget	\$ Over Budg...	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Returned Check Charges	25.00			
<b>Annual Assessments</b>				
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			
<b>Total Annual Assessments</b>	<b>98,040.00</b>	<b>97,200.00</b>	<b>840.00</b>	<b>100.9%</b>
Investment Income	14.52	13.00	1.52	111.7%
<b>Total Income</b>	<b>98,079.52</b>	<b>97,213.00</b>	<b>866.52</b>	<b>100.9%</b>
<b>Gross Profit</b>	<b>98,079.52</b>	<b>97,213.00</b>	<b>866.52</b>	<b>100.9%</b>
<b>Expense</b>				
<b>Administrative</b>				
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%
<b>Total Administrative</b>	<b>1,369.95</b>	<b>2,365.89</b>	<b>-995.94</b>	<b>57.9%</b>
<b>Capital Outlay</b>				
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%
<b>Total Capital Outlay</b>	<b>501.40</b>	<b>804.04</b>	<b>-302.64</b>	<b>62.4%</b>
<b>Insurance Expense</b>				
Liability Insurance	2,262.00	1,896.23	365.77	119.3%
Worker's Compensation	178.00	554.14	-376.14	32.1%
<b>Total Insurance Expense</b>	<b>2,440.00</b>	<b>2,450.37</b>	<b>-10.37</b>	<b>99.6%</b>
<b>Landscaping and Groundskeeping</b>				
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%
<b>Total Landscaping and Groundskeepi...</b>	<b>23,377.29</b>	<b>24,555.88</b>	<b>-1,178.59</b>	<b>95.2%</b>
<b>P.R.R.M.A.</b>	<b>64,671.20</b>	<b>64,671.20</b>	<b>0.00</b>	<b>100.0%</b>

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