Pheasant View Homeowners' Association
2026 Budget Report
Fiscal Year to date

	Jan - Dec 26	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Returned Check Charges	50.00			
Annual Assessments				
2026 Late fee	390.00			
2026 Annual Assessment	105,300.00	105,300.00	0.00	100.0%
Total Annual Assessments	105,690.00	105,300.00	390.00	100.4%
Investment Income	12.89	14.00	-1.11	92.1%
Total Income	105,752.89	105,314.00	438.89	100.4%
Gross Profit	105,752.89	105,314.00	438.89	100.4%
Expense				
Administrative				
Software, Website & Domain fees	451.23	373.94	77.29	120.7%
HOA Incorporation - LARA	20.00	20.00	0.00	100.0%
Office Supplies	0.00	20.00	-20.00	0.0%
Post Office Box	0.00	241.02	-241.02	0.0%
Postage and Delivery	238.00	230.72	7.28	103.2%
Printing and Reproduction	39.54	75.00	-35.46	52.7%
Total Administrative	748.77	960.68	-211.91	77.9%
Capital Outlay				
Social / Recreation	0.00	0.00	0.00	0.0%
Annual Meeting	0.00	100.00	-100.00	0.0%
Welcoming Committee	0.00	0.00	0.00	0.0%
Capital Outlay - Other	0.00	100.00	-100.00	0.0%
Holiday Decorations	36.15	100.00	-63.85	36.2%
Total Capital Outlay	36.15	300.00	-263.85	12.1%
Insurance Expense				
Liability Insurance	2,973.00	2,329.86	643.14	127.6%
Worker's Compensation	-378.00	540.00	-918.00	-70.0%
Total Insurance Expense	2,595.00	2,869.86	-274.86	90.4%
Landscaping and Groundskeeping				
Fertilization/Pesticides	2,116.00	2,179.48	-63.48	97.1%
Grass Cutting	6,762.36	6,843.01	-80.65	98.8%
Irrigation System & Repair	1,427.65	2,448.45	-1,020.80	58.3%
Landscaping Maintenance	5,479.58	5,493.97	-14.39	99.7%
Salt Application	3,534.00	3,193.00	341.00	110.7%
Snow Removal	3,534.00	3,193.00	341.00	110.7%
Tree/Shrub/Flower purchases	248.06	246.17	1.89	100.8%
Berm Landscaping	2,597.50	2,000.00	597.50	129.9%
Total Landscaping and Groundskeepi...	25,699.15	25,597.08	102.07	100.4%
P.R.R.M.A.	53,353.74	71,138.32	-17,784.58	75.0%

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Property Management Fees				
Hirzel Law, PLC	0.00	750.00	-750.00	0.0%
Mailboxes	1,763.40	1,848.85	-85.45	95.4%
Total Property Management Fees	1,763.40	2,598.85	-835.45	67.9%
Taxes - Property	0.00	1.82	-1.82	0.0%
Utilities				
Electricity	1,176.70	1,484.76	-308.06	79.3%
Water	2,730.40	4,373.41	-1,643.01	62.4%
Total Utilities	3,907.10	5,858.17	-1,951.07	66.7%
Total Expense	88,103.31	109,324.78	-21,221.47	80.6%
Net Ordinary Income	17,649.58	-4,010.78	21,660.36	-440.1%
Net Income	**17,649.58**	**-4,010.78**	**21,660.36**	**-440.1%**