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	12.06	14.00	-1.94	86.1%
Total Income	105,752.06	105,314.00	438.06	100.4%
Gross Profit	105,752.06	105,314.00	438.06	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	156.00	230.72	-74.72	67.6%
Printing and Reproduction	25.23	75.00	-49.77	33.6%
Total Administrative	652.46	960.68	-308.22	67.9%
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	1,112.65	2,448.45	-1,335.80	45.4%
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...	25,384.15	25,597.08	-212.93	99.2%
P.R.R.M.A.	53,353.74	71,138.32	-17,784.58	75.0%

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

	Jan - Dec 26	Budget	$ Over Budget	% of Budget
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	1,056.73	1,484.76	-428.03	71.2%
Water	2,730.40	4,373.41	-1,643.01	62.4%
Total Utilities	3,787.13	5,858.17	-2,071.04	64.6%
Total Expense	87,572.03	109,324.78	-21,752.75	80.1%
Net Ordinary Income	18,180.03	-4,010.78	22,190.81	-453.3%
Net Income	**18,180.03**	**-4,010.78**	**22,190.81**	**-453.3%**