

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

	<u>Jan - Dec 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Returned Check Charges	50.00			
Annual Assessments				
2026 Annual Assessment	103,350.00	105,300.00	-1,950.00	98.1%
<b>Total Annual Assessments</b>	103,350.00	105,300.00	-1,950.00	98.1%
Investment Income	3.91	14.00	-10.09	27.9%
<b>Total Income</b>	103,403.91	105,314.00	-1,910.09	98.2%
<b>Gross Profit</b>	103,403.91	105,314.00	-1,910.09	98.2%
<b>Expense</b>				
<b>Administrative</b>				
Software, Website & Domain fees	0.00	373.94	-373.94	0.0%
HOA Incorporation - LARA	0.00	20.00	-20.00	0.0%
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%
<b>Total Administrative</b>	181.23	960.68	-779.45	18.9%
<b>Capital Outlay</b>				
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%
<b>Total Capital Outlay</b>	36.15	300.00	-263.85	12.1%
<b>Insurance Expense</b>				
Liability Insurance	2,973.00	2,329.86	643.14	127.6%
Worker's Compensation	-378.00	540.00	-918.00	-70.0%
<b>Total Insurance Expense</b>	2,595.00	2,869.86	-274.86	90.4%
<b>Landscaping and Groundskeeping</b>				
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	0.00	2,448.45	-2,448.45	0.0%
Landscaping Maintenance	5,479.58	5,493.97	-14.39	99.7%
Salt Application	0.00	3,193.00	-3,193.00	0.0%
Snow Removal	0.00	3,193.00	-3,193.00	0.0%
Tree/Shrub/Flower purchases	248.06	246.17	1.89	100.8%
Berm Landscaping	300.00	2,000.00	-1,700.00	15.0%
<b>Total Landscaping and Groundskeepi...</b>	14,906.00	25,597.08	-10,691.08	58.2%
<b>P.R.R.M.A.</b>	17,784.58	71,138.32	-53,353.74	25.0%

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<b>Property Management Fees</b>				
Hirzel Law, PLC	0.00	750.00	-750.00	0.0%
Mailboxes	0.00	1,848.85	-1,848.85	0.0%
<b>Total Property Management Fees</b>	0.00	2,598.85	-2,598.85	0.0%
<b>Taxes - Property</b>	0.00	1.82	-1.82	0.0%
<b>Utilities</b>				
Electricity	572.82	1,484.76	-911.94	38.6%
Water	0.00	4,373.41	-4,373.41	0.0%
<b>Total Utilities</b>	572.82	5,858.17	-5,285.35	9.8%
<b>Total Expense</b>	36,075.78	109,324.78	-73,249.00	33.0%
<b>Net Ordinary Income</b>	67,328.13	-4,010.78	71,338.91	-1,678.7%
<b>Net Income</b>	<b>67,328.13</b>	<b>-4,010.78</b>	<b>71,338.91</b>	<b>-1,678.7%</b>