

Pheasant View Homeowners' Association
2026 Proposed Budget

	2025 Actual	2025 Budget	2026 Proposed	Change	Change
Income					
Returned Check Charges	25.00				
Annual Assessments					
2026 Annual Assesssment			105,300.00	8,100.00	\$650 x 162 lots
2025 Late fee	120.00	0.00	0.00	0.00	
2025 Annual Assessment	97,200.00	97,200.00	0.00		\$600 x 162 lots
2024 Late Fee	120.00	0.00	0.00	0.00	
2024 Annual Assessments	600.00	0.00	0.00	0.00	
Total Annual Assessments	98,040.00	97,200.00	105,300.00	8,100.00	
Investment Income	14.52	13.00	14.00	1.00	
Total Income	98,079.52	97,213.00	105,314.00	8,101.00	
Expense					
Administrative					
Software, Website & Domain fees	810.02	1,730.23	373.94	-1,356.29	(QB Advanced 1 Yr = \$3,060.75) GoDaddy \$193.56 + Zoom \$169.49 + 3% increase over previos payments
HOA Incorporation - LARA	20.00	20.00	20.00	0.00	
Office Supplies	13.77	20.00	20.00	0.00	
Post Office Box	234.00	228.66	241.02	12.36	3% increase over 2025 actual expense
Postage and Delivery	224.00	292.00	230.72	-61.28	3% increase over 2025 actual expense
Printing and Reproduction	68.16	75.00	75.00	0.00	
Total Administrative	1,369.95	2,365.89	960.68	-1,405.21	
Capital Outlay					
Social / Recreation	0.00	0.00	0.00	0.00	
Annual Meeting	39.70	500.00	100.00	-400.00	
Welcoming Committee	0.00	50.00	0.00	-50.00	
Capital Outlay - Other	398.16	154.04	100.00	-54.04	
Holiday Decorations	63.54	100.00	100.00	0.00	
Total Capital Outlay	501.40	804.04	300.00	-504.04	

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Insurance Expense					
Liability Insurance	2,262.00	1,896.23	2,329.86	433.63	3% increase over 2025 actual expense
Worker's Compensation	178.00	554.14	540.00	-14.14	FY-2025 invoiced amount
Total Insurance Expense	2,440.00	2,450.37	2,869.86	419.49	
Landscaping and Groundskeeping					
Fertilization/Pesticides	2,116.00	2,116.00	2,179.48	63.48	3% increase over 2025 actual expense
Grass Cutting	6,643.70	6,643.70	6,843.01	199.31	3% increase over 2025 actual expense
Irrigation System & Repair	2,377.14	2,125.88	2,448.45	322.57	3% increase over 2025 actual expense
Landscaping Maintenance	5,333.95	5,370.30	5,493.97	123.67	3% increase over 2025 actual expense
Salt Application	3,100.00	3,193.00	3,193.00	0.00	3% increase over 2025 actual expense
Snow Removal	3,100.00	3,193.00	3,193.00	0.00	3% increase over 2025 actual expense
Tree/Shrub/Flower purchases	239.00	239.00	246.17	7.17	3% increase over 2025 actual expense
Berm Landscaping	467.50	1,675.00	2,000.00	325.00	adjusted at meeting
Total Landscaping and Groundskeeping	23,377.29	24,555.88	25,597.08	1,041.20	
P.R.R.M.A.	64,671.20	64,671.20	71,138.32	6,467.12	10% increase over 2025 actual expense
Property Management Fees					
Hirzel Law, PLC	-1,318.08	750.00	750.00	0.00	Hirzel cost assn. \$885.58 overall
Mailboxes	1,795.00	1,595.47	1,848.85	253.38	3% increase over 2025 actual expense
Total Property Management Fees	476.92	2,345.47	2,598.85	253.38	
Taxes - Property	1.65	5.97	1.82	-4.16	10% increase over 2025 actual expense
Utilities					
Electricity	1,441.51	1,476.21	1,484.76	8.55	3% increase over 2025 actual expense
Water	6,866.44	4,560.12	4,373.41	-186.71	5 year average (13 yr ave is \$5,021.33)
Total Utilities	8,307.95	6,036.33	5,858.17	-178.16	

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Total Income	98,079.52	97,213.00	105,314.00	8,101.00	
Total Expense	101,146.36	103,235.15	109,324.78	6,089.63	
Totals	-3,066.84	-6,022.15	-4,010.78	2,011.37	

Current bank balance as of Jan 8, 2026

20,407.33

Expected bank balance for FY-2027 on Jan 1, 2027 w/full budget expences

16,396.55

4,010.78 **Amount of savings depleted**

Expense

Administrative

Software, domain, website renewal

Email (via GoDaddy) for three year contract **expires August 17, 2026**. Last payment - 8/17/2023 @ \$193.56

ZOOM annual subscription **expires September 22, 2026**. Last payment - 9/22/25 @ \$169.49

Website hosting via WIX for three year premium plan, **expires March 26, 2028**. Last payment - 3/12/25 @ \$432.00

Website domain (GoDaddy) for nine year contract **expires June 1, 2034**. Last payment - 6/1/2025 @ \$208.53

QuickBooks Desktop Pro 2021 **expired June 2024**. Last purchased - 6/3/21 @ \$402.79