

## Pheasant View Homeowners' Association 2026 Proposed Budget

	2025 Actual	2025 Budget	2026 Proposed	Change	Change
<b>Income</b>					
Returned Check Charges	25.00				
<b>Annual Assessments</b>					
2026 Annual Assessment			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	
<b>Total Annual Assessments</b>	<b>98,040.00</b>	<b>97,200.00</b>	<b>105,300.00</b>	<b>8,100.00</b>	
Investment Income	14.52	13.00	14.00	1.00	
<b>Total Income</b>	<b>98,079.52</b>	<b>97,213.00</b>	<b>105,314.00</b>	<b>8,101.00</b>	
<b>Expense</b>					
<b>Administrative</b>					
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	
<b>Total Administrative</b>	<b>1,369.95</b>	<b>2,365.89</b>	<b>960.68</b>	<b>-1,405.21</b>	
<b>Capital Outlay</b>					
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	
<b>Total Capital Outlay</b>	<b>501.40</b>	<b>804.04</b>	<b>300.00</b>	<b>-504.04</b>	

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	<u>2025 Actual</u>	<u>2025 Budget</u>	<u>2026 Proposed</u>	<u>Change</u>	<u>Change</u>
<b>Insurance Expense</b>					
<b>Liability Insurance</b>	2,262.00	1,896.23	2,329.86	433.63	3% increase over 2025 actual expense
<b>Worker's Compensation</b>	178.00	554.14	540.00	-14.14	FY-2025 invoiced amount
<b>Total Insurance Expense</b>	<u>2,440.00</u>	<u>2,450.37</u>	<u>2,869.86</u>	<u>419.49</u>	
<b>Landscaping and Groundskeeping</b>					
<b>Fertilization/Pesticides</b>	2,116.00	2,116.00	2,179.48	63.48	3% increase over 2025 actual expense
<b>Grass Cutting</b>	6,643.70	6,643.70	6,843.01	199.31	3% increase over 2025 actual expense
<b>Irrigation System &amp; Repair</b>	2,377.14	2,125.88	2,448.45	322.57	3% increase over 2025 actual expense
<b>Landscaping Maintenance</b>	5,333.95	5,370.30	5,493.97	123.67	3% increase over 2025 actual expense
<b>Salt Application</b>	3,100.00	3,193.00	3,193.00	0.00	3% increase over 2025 actual expense
<b>Snow Removal</b>	3,100.00	3,193.00	3,193.00	0.00	3% increase over 2025 actual expense
<b>Tree/Shrub/Flower purchases</b>	239.00	239.00	246.17	7.17	3% increase over 2025 actual expense
<b>Berm Landscaping</b>	467.50	1,675.00	2,000.00	325.00	adjusted at meeting
<b>Total Landscaping and Groundskeeping</b>	<u>23,377.29</u>	<u>24,555.88</u>	<u>25,597.08</u>	<u>1,041.20</u>	
<b>P.R.R.M.A.</b>	64,671.20	64,671.20	71,138.32	6,467.12	10% increase over 2025 actual expense
<b>Property Management Fees</b>					
<b>Hirzel Law, PLC</b>	-1,318.08	750.00	750.00	0.00	Hirzel cost assn. \$885.58 overall
<b>Mailboxes</b>	1,795.00	1,595.47	1,848.85	253.38	3% increase over 2025 actual expense
<b>Total Property Management Fees</b>	<u>476.92</u>	<u>2,345.47</u>	<u>2,598.85</u>	<u>253.38</u>	
<b>Taxes - Property</b>	1.65	5.97	1.82	-4.16	10% increase over 2025 actual expense
<b>Utilities</b>					
<b>Electricity</b>	1,441.51	1,476.21	1,484.76	8.55	3% increase over 2025 actual expense
<b>Water</b>	6,866.44	4,560.12	4,373.41	-186.71	5 year average (13 yr ave is \$5,021.33)
<b>Total Utilities</b>	<u>8,307.95</u>	<u>6,036.33</u>	<u>5,858.17</u>	<u>-178.16</u>	

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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 expenses			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