

## 2026 Budget Report

	<u>Jan - Dec 26</u>	<u>Budget</u>	<u>\$ Over Budg...</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Returned Check Charges	25.00			
Annual Assessments				
2026 Annual Assessment	94,250.00	105,300.00	-11,050.00	89.5%
<b>Total Annual Assessments</b>	94,250.00	105,300.00	-11,050.00	89.5%
Investment Income	0.71	14.00	-13.29	5.1%
<b>Total Income</b>	94,275.71	105,314.00	-11,038.29	89.5%
<b>Gross Profit</b>	94,275.71	105,314.00	-11,038.29	89.5%
<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	0.00	540.00	-540.00	0.0%
<b>Total Insurance Expense</b>	2,973.00	2,869.86	103.14	103.6%
<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	0.00	2,000.00	-2,000.00	0.0%
<b>Total Landscaping and Groundskeepi...</b>	14,606.00	25,597.08	-10,991.08	57.1%
<b>P.R.R.M.A.</b>	0.00	71,138.32	-71,138.32	0.0%

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March 7, 2026

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Pheasant View Homeowners' Association

2026 Budget Report

Fiscal Year to date

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	<u>Jan - Dec 26</u>	<u>Budget</u>	<u>\$ Over Budg...</u>	<u>% of Budget</u>
<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>	<u>0.00</u>	<u>2,598.85</u>	<u>-2,598.85</u>	<u>0.0%</u>
<b>Taxes - Property</b>	0.00	1.82	-1.82	0.0%
<b>Utilities</b>				
Electricity	317.96	1,484.76	-1,166.80	21.4%
Water	0.00	4,373.41	-4,373.41	0.0%
<b>Total Utilities</b>	<u>317.96</u>	<u>5,858.17</u>	<u>-5,540.21</u>	<u>5.4%</u>
<b>Total Expense</b>	<u>18,114.34</u>	<u>109,324.78</u>	<u>-91,210.44</u>	<u>16.6%</u>
<b>Net Ordinary Income</b>	<u>76,161.37</u>	<u>-4,010.78</u>	<u>80,172.15</u>	<u>-1,898.9%</u>
<b>Net Income</b>	<u><u>76,161.37</u></u>	<u><u>-4,010.78</u></u>	<u><u>80,172.15</u></u>	<u><u>-1,898.9%</u></u>