Pheasant View Homeowners' Association 2025 Budget Report January 1 through the date of report

Ordinary Income/Expense Income Returned Check Charges 25.00 Annual Assessments 2025 Late fee 2025 Annual Assessment 97,200.00 2024 Late Fee 120.00 2024 Annual Assessments 600.00 Total Annual Assessments 600.00 Investment Income 13.20 13.00 0.20 101.5% Investment Income 98,078.20 97,213.00 865.20 100.9% Gross Profit 98,078.20 97,213.00 865.20 100.9% Expense Administrative 810.02 1,730.23 -920.21 46.8% HOA Incorporation - LARA 20.00 20.00 0.00 100.0% Office Supplies 13.77 20.00 -6.23 68.9% Post Office Box 0.00 228.66 -228.66 0.0% Post Office Box 0.00 228.66 0.0 76.7% Post Office Box 0.00 228.66 0.0 76.7% Total Administrative 1,124.50 2,365.89 -1,2		Jan - Dec 25	Budget	\$ Over Budg	% of Budget
Returned Check Charges 25.00 Annual Assessments 120.00 2025 Late fee 120.00 2025 Annual Assessment 97.200.00 97.200.00 0.00 100.0% 100.0% 120.00 2024 Annual Assessments 600.00 120.00 100.9% 100.9% 100.0% 100.9% 100.0% 100.9% 100.0% 10	Ordinary Income/Expense				
Annual Assessments 120.00 2025 Annual Assessment 97,200.00 97,200.00 0.00 100.0% 2024 Late Fee 120.00 600.00 100.0% 2024 Annual Assessments 600.00 37,200.00 3840.00 100.9% 100.0% 2024 Annual Assessments 98,040.00 97,200.00 840.00 100.9% 2024 Annual Assessments 98,078.20 97,213.00 365.20 100.9% 2026 Annual Assessments 98,078.20 97,213.00 365.20 100.9% 2026 Annual Assessments 98,078.20 97,213.00 365.20 100.9% 2026 Annual Assessments 20,00					
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2024 Late Fee 2024 Annual Assessments 120.00 600.00 840.00 100.9% Total Annual Assessments 98,040.00 97,200.00 840.00 100.9% Investment Income 13.20 13.00 0.20 101.5% Total Income 98,078.20 97,213.00 865.20 100.9% Gross Profit 98,078.20 97,213.00 865.20 100.9% Expense Administrative 810.02 1,730.23 -920.21 46.8% HOA Incorporation - LARA 20.00 20.00 0.00 100.0% Office Supplies 13.77 20.00 -6.23 68.9% Post Office Box 0.00 228.66 -228.66 0.0% Postage and Delivery 224.00 292.00 -68.00 76.7% Printing and Reproduction 56.71 75.00 -18.29 75.6% Total Administrative 1,124.50 2,365.89 -1,241.39 47.5% Capital Outlay 30.00 500.00 -50.00 0.0% Annual Meeting 0.00	2025 Late fee				
Total Annual Assessments			97,200.00	0.00	100.0%
Total Annual Assessments					
Investment Income	2024 Annual Assessments	600.00			
Total Income 98,078.20 97,213.00 865.20 100.9% Gross Profit 98,078.20 97,213.00 865.20 100.9% Expense Administrative Software, Website & Domain fees 810.02 1,730.23 -920.21 46.8% HOA Incorporation - LARA 20.00 20.00 0.00 100.0% Office Supplies 13.77 20.00 -6.23 68.9% Post Office Box 0.00 228.66 -228.66 0.0% Postage and Delivery 224.00 29.20 -68.00 76.7% Printing and Reproduction 56.71 75.00 -18.29 75.6% Total Administrative 1,124.50 2,365.89 -1,241.39 47.5% Capital Outlay 0.00 500.00 0.0% 0.0% Melcoming Committee 0.00 50.00 -50.00 0.0% Capital Outlay - Other 308.08 154.04 154.04 200.0% Holiday Decorations 0.00 100.00 -50.00 0.0% Total Capital Outlay	Total Annual Assessments	98,040.00	97,200.00	840.00	100.9%
Expense	Investment Income	13.20	13.00	0.20	101.5%
Expense	Total Income	98,078.20	97,213.00	865.20	100.9%
Administrative 810.02 1,730.23 -920.21 46.8% HOA Incorporation - LARA 20.00 20.00 0.00 100.0% Office Supplies 13.77 20.00 -6.23 68.9% Post Office Box 0.00 228.66 -228.66 0.0% Postage and Delivery 224.00 292.00 -68.00 76.7% Printing and Reproduction 56.71 75.00 -18.29 75.6% Total Administrative 1,124.50 2,365.89 -1,241.39 47.5% Capital Outlay Social / Recreation 0.00 0.00 0.00 0.0% Annual Meeting 0.00 50.00 -50.00 0.0% Annual Meeting 0.00 50.00 -50.00 0.0% Capital Outlay - Other 308.08 154.04 154.04 200.0% Holiday Decorations 0.00 100.00 -100.00 0.0% Total Capital Outlay 308.08 804.04 -495.96 38.3% Insurance Expense 1,900.00	Gross Profit	98,078.20	97,213.00	865.20	100.9%
Administrative 810.02 1,730.23 -920.21 46.8% HOA Incorporation - LARA 20.00 20.00 0.00 100.0% Office Supplies 13.77 20.00 -6.23 68.9% Post Office Box 0.00 228.66 -228.66 0.0% Postage and Delivery 224.00 292.00 -68.00 76.7% Printing and Reproduction 56.71 75.00 -18.29 75.6% Total Administrative 1,124.50 2,365.89 -1,241.39 47.5% Capital Outlay Social / Recreation 0.00 0.00 0.00 0.0% Annual Meeting 0.00 50.00 -50.00 0.0% Annual Meeting 0.00 50.00 -50.00 0.0% Capital Outlay - Other 308.08 154.04 154.04 200.0% Holiday Decorations 0.00 100.00 -100.00 0.0% Total Capital Outlay 308.08 804.04 -495.96 38.3% Insurance Expense 1,900.00	Expense				
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Social / Recreation 0.00 0.00 0.00 0.00 0.00 Annual Meeting 0.00 500.00 -500.00 0.0% Welcoming Committee 0.00 50.00 -50.00 0.0% Capital Outlay - Other 308.08 154.04 154.04 200.0% Holiday Decorations 0.00 100.00 -100.00 0.0% Total Capital Outlay 308.08 804.04 -495.96 38.3% Insurance Expense 1 1 2 2 2 2 365.77 119.3% Worker's Compensation -362.00 554.14 -916.14 -65.3% Total Insurance Expense 1,900.00 2,450.37 -550.37 77.5% Landscaping and Groundskeeping Fertilization/Pesticides 2,116.00 2,116.00 0.00 100.0% Grass Cutting 6,643.70 6,643.70 0.00 100.0% Irrigation System & Repair 2,377.14 2,125.88 251.26 111.8% Landscaping Maintenance 5,333.95 5,370.30<	Total Administrative	1,124.50	2,365.89	-1,241.39	47.5%
Annual Meeting 0.00 500.00 -500.00 0.0% Welcoming Committee 0.00 50.00 -50.00 0.0% Capital Outlay - Other 308.08 154.04 154.04 200.0% Holiday Decorations 0.00 100.00 -100.00 0.0% Total Capital Outlay 308.08 804.04 -495.96 38.3% Insurance Expense Liability Insurance 2,262.00 1,896.23 365.77 119.3% Worker's Compensation -362.00 554.14 -916.14 -65.3% Total Insurance Expense 1,900.00 2,450.37 -550.37 77.5% Landscaping and Groundskeeping Fertilization/Pesticides 2,116.00 0.00 100.0% Grass Cutting 6,643.70 6,643.70 0.00 100.0% Irrigation System & Repair 2,377.14 2,125.88 251.26 111.8% Landscaping Maintenance 5,333.95 5,370.30 -36.35 99.3% Salt Application 3,100.00 3,193.00 -93.00 97.1% </th <th>Capital Outlay</th> <th></th> <th></th> <th></th> <th></th>	Capital Outlay				
Welcoming Committee 0.00 50.00 -50.00 0.0% Capital Outlay - Other Holiday Decorations 308.08 154.04 154.04 200.0% Holiday Decorations 0.00 100.00 -100.00 0.0% Total Capital Outlay 308.08 804.04 -495.96 38.3% Insurance Expense 2,262.00 1,896.23 365.77 119.3% Worker's Compensation -362.00 554.14 -916.14 -65.3% Total Insurance Expense 1,900.00 2,450.37 -550.37 77.5% Landscaping and Groundskeeping Fertilization/Pesticides 2,116.00 2,116.00 0.00 100.0% Grass Cutting Grass Cutting Irrigation System & Repair 2,377.14 2,125.88 251.26 111.8% Landscaping Maintenance 5,333.95 5,370.30 -36.35 99.3% Salt Application 3,100.00 3,193.00 -93.00 97.1% Snow Removal 3,100.00 3,193.00 -93.00 97.1% Tree/Shrub/Flower purchases 239.00 239.00	Social / Recreation	0.00	0.00	0.00	0.0%
Capital Outlay - Other Holiday Decorations 308.08 154.04 154.04 200.0% Total Capital Outlay 308.08 804.04 -495.96 38.3% Insurance Expense Liability Insurance 2,262.00 1,896.23 365.77 119.3% Worker's Compensation -362.00 554.14 -916.14 -65.3% Total Insurance Expense 1,900.00 2,450.37 -550.37 77.5% Landscaping and Groundskeeping Fertilization/Pesticides 2,116.00 2,116.00 0.00 100.0% Grass Cutting Grass Cutting Irrigation System & Repair 2,377.14 2,125.88 251.26 111.8% Landscaping Maintenance 5,333.95 5,370.30 -36.35 99.3% Salt Application 3,100.00 3,193.00 -93.00 97.1% Snow Removal 3,100.00 3,193.00 -93.00 97.1% Tree/Shrub/Flower purchases 239.00 239.00 0.00 100.0% Berm Landscaping 467.50 1,675.00 -1,207.50 27.9% Total Landscaping and Groundskeepi <td< th=""><th>Annual Meeting</th><th>0.00</th><th>500.00</th><th>-500.00</th><th>0.0%</th></td<>	Annual Meeting	0.00	500.00	-500.00	0.0%
Holiday Decorations 0.00 100.00 -100.00 0.0% Total Capital Outlay 308.08 804.04 -495.96 38.3% Insurance Expense Liability Insurance 2,262.00 1,896.23 365.77 119.3% Worker's Compensation -362.00 554.14 -916.14 -65.3% Total Insurance Expense 1,900.00 2,450.37 -550.37 77.5% Landscaping and Groundskeeping Fertilization/Pesticides 2,116.00 2,116.00 0.00 100.0% Grass Cutting 6,643.70 6,643.70 0.00 100.0% Irrigation System & Repair 2,377.14 2,125.88 251.26 111.8% Landscaping Maintenance 5,333.95 5,370.30 -36.35 99.3% Salt Application 3,100.00 3,193.00 -93.00 97.1% Snow Removal 3,100.00 3,193.00 -93.00 97.1% Tree/Shrub/Flower purchases 239.00 239.00 0.00 100.0% Berm Landscaping 467.50 1,675.00 -1,207.50 27				-50.00	
Total Capital Outlay 308.08 804.04 -495.96 38.3%					
Insurance Expense	Holiday Decorations	0.00	100.00	-100.00	0.0%
Liability Insurance 2,262.00 1,896.23 365.77 119.3% Worker's Compensation -362.00 554.14 -916.14 -65.3% Total Insurance Expense 1,900.00 2,450.37 -550.37 77.5% Landscaping and Groundskeeping	Total Capital Outlay	308.08	804.04	-495.96	38.3%
Worker's Compensation -362.00 554.14 -916.14 -65.3% Total Insurance Expense 1,900.00 2,450.37 -550.37 77.5% Landscaping and Groundskeeping	Insurance Expense				
Total Insurance Expense 1,900.00 2,450.37 -550.37 77.5% Landscaping and Groundskeeping Fertilization/Pesticides 2,116.00 2,116.00 0.00 100.0% Grass Cutting 6,643.70 6,643.70 0.00 100.0% Irrigation System & Repair 2,377.14 2,125.88 251.26 111.8% Landscaping Maintenance 5,333.95 5,370.30 -36.35 99.3% Salt Application 3,100.00 3,193.00 -93.00 97.1% Snow Removal 3,100.00 3,193.00 -93.00 97.1% Tree/Shrub/Flower purchases 239.00 239.00 0.00 100.0% Berm Landscaping 467.50 1,675.00 -1,207.50 27.9% Total Landscaping and Groundskeepi 23,377.29 24,555.88 -1,178.59 95.2%			1,896.23		
Landscaping and Groundskeeping Fertilization/Pesticides 2,116.00 2,116.00 0.00 100.0% Grass Cutting 6,643.70 6,643.70 0.00 100.0% Irrigation System & Repair 2,377.14 2,125.88 251.26 111.8% Landscaping Maintenance 5,333.95 5,370.30 -36.35 99.3% Salt Application 3,100.00 3,193.00 -93.00 97.1% Snow Removal 3,100.00 3,193.00 -93.00 97.1% Tree/Shrub/Flower purchases 239.00 239.00 0.00 100.0% Berm Landscaping 467.50 1,675.00 -1,207.50 27.9% Total Landscaping and Groundskeepi 23,377.29 24,555.88 -1,178.59 95.2%	Worker's Compensation	-362.00	554.14	-916.14	-65.3%
Fertilization/Pesticides 2,116.00 2,116.00 0.00 100.0% Grass Cutting 6,643.70 6,643.70 0.00 100.0% Irrigation System & Repair 2,377.14 2,125.88 251.26 111.8% Landscaping Maintenance 5,333.95 5,370.30 -36.35 99.3% Salt Application 3,100.00 3,193.00 -93.00 97.1% Snow Removal 3,100.00 3,193.00 -93.00 97.1% Tree/Shrub/Flower purchases 239.00 239.00 0.00 100.0% Berm Landscaping 467.50 1,675.00 -1,207.50 27.9% Total Landscaping and Groundskeepi 23,377.29 24,555.88 -1,178.59 95.2%	Total Insurance Expense	1,900.00	2,450.37	-550.37	77.5%
Fertilization/Pesticides 2,116.00 2,116.00 0.00 100.0% Grass Cutting 6,643.70 6,643.70 0.00 100.0% Irrigation System & Repair 2,377.14 2,125.88 251.26 111.8% Landscaping Maintenance 5,333.95 5,370.30 -36.35 99.3% Salt Application 3,100.00 3,193.00 -93.00 97.1% Snow Removal 3,100.00 3,193.00 -93.00 97.1% Tree/Shrub/Flower purchases 239.00 239.00 0.00 100.0% Berm Landscaping 467.50 1,675.00 -1,207.50 27.9% Total Landscaping and Groundskeepi 23,377.29 24,555.88 -1,178.59 95.2%	Landscaping and Groundskeeping				
Grass Cutting 6,643.70 6,643.70 0.00 100.0% Irrigation System & Repair 2,377.14 2,125.88 251.26 111.8% Landscaping Maintenance 5,333.95 5,370.30 -36.35 99.3% Salt Application 3,100.00 3,193.00 -93.00 97.1% Snow Removal 3,100.00 3,193.00 -93.00 97.1% Tree/Shrub/Flower purchases 239.00 239.00 0.00 100.0% Berm Landscaping 467.50 1,675.00 -1,207.50 27.9% Total Landscaping and Groundskeepi 23,377.29 24,555.88 -1,178.59 95.2%		2,116.00	2,116.00	0.00	100.0%
Landscaping Maintenance 5,333.95 5,370.30 -36.35 99.3% Salt Application 3,100.00 3,193.00 -93.00 97.1% Snow Removal 3,100.00 3,193.00 -93.00 97.1% Tree/Shrub/Flower purchases 239.00 239.00 0.00 100.0% Berm Landscaping 467.50 1,675.00 -1,207.50 27.9% Total Landscaping and Groundskeepi 23,377.29 24,555.88 -1,178.59 95.2%			6,643.70	0.00	100.0%
Salt Application 3,100.00 3,193.00 -93.00 97.1% Snow Removal 3,100.00 3,193.00 -93.00 97.1% Tree/Shrub/Flower purchases 239.00 239.00 0.00 100.0% Berm Landscaping 467.50 1,675.00 -1,207.50 27.9% Total Landscaping and Groundskeepi 23,377.29 24,555.88 -1,178.59 95.2%	Irrigation System & Repair	2,377.14	2,125.88	251.26	111.8%
Snow Removal 3,100.00 3,193.00 -93.00 97.1% Tree/Shrub/Flower purchases 239.00 239.00 0.00 100.0% Berm Landscaping 467.50 1,675.00 -1,207.50 27.9% Total Landscaping and Groundskeepi 23,377.29 24,555.88 -1,178.59 95.2%	Landscaping Maintenance	5,333.95	5,370.30	-36.35	99.3%
Tree/Shrub/Flower purchases 239.00 239.00 0.00 100.0% Berm Landscaping 467.50 1,675.00 -1,207.50 27.9% Total Landscaping and Groundskeepi 23,377.29 24,555.88 -1,178.59 95.2%	Salt Application	•			
Berm Landscaping 467.50 1,675.00 -1,207.50 27.9% Total Landscaping and Groundskeepi 23,377.29 24,555.88 -1,178.59 95.2%					
Total Landscaping and Groundskeepi 23,377.29 24,555.88 -1,178.59 95.2%	•				
	Berm Landscaping	467.50	1,675.00	-1,207.50	27.9%
P.R.R.M.A. 48,503.40 64,671.20 -16,167.80 75.0%	Total Landscaping and Groundskeepi	23,377.29	24,555.88	-1,178.59	95.2%
	P.R.R.M.A.	48,503.40	64,671.20	-16,167.80	75.0%

12:55 PM November 4, 2025 Cash Basis

Pheasant View Homeowners' Association 2025 Budget Report January 1 through the date of report

	Jan - Dec 25	Budget	\$ Over Budg	% of Budget
Property Management Fees				
Hirzel Law, PLC	-1,318.08	750.00	-2,068.08	-175.7%
Mailboxes	1,795.00	1,595.47	199.53	112.5%
Total Property Management Fees	476.92	2,345.47	-1,868.55	20.3%
Taxes - Property	0.00	5.97	-5.97	0.0%
Utilities				
Electricity	1,165.58	1,476.21	-310.63	79.0%
Water	3,601.82	4,560.12	-958.30	79.0%
Total Utilities	4,767.40	6,036.33	-1,268.93	79.0%
Total Expense	80,457.59	103,235.15	-22,777.56	77.9%
Net Ordinary Income	17,620.61	-6,022.15	23,642.76	-292.6%
Net Income	17,620.61	-6,022.15	23,642.76	-292.6%