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

	Jan - Dec 25	Budget	$ Over Budg...	% of Budget
Ordinary Income/Expense				
Income				
Returned Check Charges	25.00			
Annual Assessments				
2025 Late fee	120.00			
2025 Annual Assessment	97,200.00	97,200.00	0.00	100.0%
2024 Late Fee	120.00			
2024 Annual Assessments	600.00			
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				
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	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	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	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%
P.R.R.M.A.	48,503.40	64,671.20	-16,167.80	75.0%

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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%**