

Pheasant View Homeowners' Association

2026 Budget Report

Fiscal Year to date

	Jan - Dec 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Returned Check Charges	50.00			
Annual Assessments				
2026 Late fee	390.00			
2026 Annual Assessment	105,300.00	105,300.00	0.00	100.0%
Total Annual Assessments	105,690.00	105,300.00	390.00	100.4%
Investment Income	9.38	14.00	-4.62	67.0%
Total Income	105,749.38	105,314.00	435.38	100.4%
Gross Profit	105,749.38	105,314.00	435.38	100.4%
Expense				
Administrative				
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%
Total Administrative	181.23	960.68	-779.45	18.9%
Capital Outlay				
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%
Total Capital Outlay	36.15	300.00	-263.85	12.1%
Insurance Expense				
Liability Insurance	2,973.00	2,329.86	643.14	127.6%
Worker's Compensation	-378.00	540.00	-918.00	-70.0%
Total Insurance Expense	2,595.00	2,869.86	-274.86	90.4%
Landscaping and Groundskeeping				
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	1,112.65	2,448.45	-1,335.80	45.4%
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	2,142.50	2,000.00	142.50	107.1%
Total Landscaping and Groundskeepi...	17,861.15	25,597.08	-7,735.93	69.8%
P.R.R.M.A.	35,569.16	71,138.32	-35,569.16	50.0%

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August 3, 2026

Cash Basis

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Property Management Fees				
Hirzel Law, PLC	0.00	750.00	-750.00	0.0%
Mailboxes	1,763.40	1,848.85	-85.45	95.4%
Total Property Management Fees	1,763.40	2,598.85	-835.45	67.9%
Taxes - Property	0.00	1.82	-1.82	0.0%
Utilities				
Electricity	867.34	1,484.76	-617.42	58.4%
Water	295.62	4,373.41	-4,077.79	6.8%
Total Utilities	1,162.96	5,858.17	-4,695.21	19.9%
Total Expense	59,169.05	109,324.78	-50,155.73	54.1%
Net Ordinary Income	46,580.33	-4,010.78	50,591.11	-1,161.4%
Net Income	46,580.33	-4,010.78	50,591.11	-1,161.4%