

Owner Profit & Loss

Property: Pheasant Ridge HOA, Inc

Date Range: 03/01/24 - 02/28/25 (cash basis)

For Pheasant Ridge Homeowners Association Inc at 100% ownership

INCOME

4006 Interest	1,842.53
4013 NSF fees	50.00
4016 Convenience fee income	13.00
4102 HOA Dues	895,413.65
4103 Maintenance/Cleaning	274.00
4107 Service Fee	
41071 Service Charges	50.00
4107 Other Service Fee	406.73
4107 Total Service Fee	456.73
4113 HOA Fees	4,520.86
4114 HOA Owner Transfer Fee	1,400.00

TOTAL INCOME **903,970.77**

EXPENSE

5004 Management Fee Expense	39,840.00
5005 Insurance	35,157.19
5006 Legal, Professional Fees	555.00
5010 Taxes	10.00
5011 Utilities	
50110 Electricity	3,050.34
50112 Water, Sewer, and Garbage	562,839.99
5011 Total Utilities	565,890.33
5015 Restoration	
50150 Mitigation	1,008.57
50151 Rebuild	7,170.88
5015 Total Restoration	8,179.45
5016 Interior Repairs and Maintenance	
50161 Service Plumbing	6,459.00
50187 Maintenance While Occupied	135.00
5016 Total Interior Repairs and Maintenance	6,594.00
5019 Exterior Maintenance	
50190 Siding/Brick	-1,106.42
50192 Roofing	4,300.00
50193 Gutters/Exterior Trim	1,115.00
50197 Concrete/Asphalt	12,745.00
50198 Exterior Cleaning	6,945.00
50199 Exterior Misc Repairs	65.00
5019 Total Exterior Maintenance	24,063.58
5020 Grounds Maintenance	
50200 Landscaping Install and Maintenance	437.80
50203 Sprinkler/Irrigation	32,189.40
50205 Pest Control	364.00
50206 Tree Trimming/Removal	1,782.22
50207 Fencing	2,790.00
50208 Pet Waste Removal	6,868.50
50209 Snow Removal	1,200.00
5020 Other Grounds Maintenance	108,000.00
5020 Total Grounds Maintenance	153,631.92
5021 Office Supplies	
50212 Check Stock	306.31
5021 Total Office Supplies	306.31

5041 Towing	127.00
5104 Bank Fees	<u>-25.00</u>
TOTAL EXPENSE	834,329.78
OTHER INCOME	
8000 Unallocated Prepays	<u>5,212.51</u>
TOTAL OTHER INCOME	5,212.51
NET INCOME	<u>74,853.50</u>

NET INCOME SUMMARY

Income	903,970.77
Expense	-834,329.78
Other Income & Expense	<u>5,212.51</u>
NET INCOME	<u>74,853.50</u>