

# Estimated Annual Budget

Pheasant Ridge HOA, Inc

3/1/2026-2/28/2027

	MAR 26	APR 26	MAY 26	JUN 26	JUL 26	AUG 26	SEP 26	OCT 26	NOV 26	DEC 26
<b>INCOME</b>										
4006 Interest	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00
4102 HOA Dues	83,000.00	83,000.00	83,000.00	83,000.00	83,000.00	83,000.00	83,000.00	83,000.00	83,000.00	83,000.00
<b>TOTAL INCOME</b>	<b>83,375.00</b>	<b>83,375.00</b>	<b>83,375.00</b>	<b>83,375.00</b>	<b>83,375.00</b>	<b>83,375.00</b>	<b>83,375.00</b>	<b>83,375.00</b>	<b>83,375.00</b>	<b>83,375.00</b>
<b>EXPENSE</b>										
5004 Management Fee Expense	3,320.00	3,320.00	3,320.00	3,320.00	3,320.00	3,320.00	3,320.00	3,320.00	3,320.00	3,320.00
5005 Insurance	3,430.42	3,430.42	3,430.42	3,430.42	3,430.42	3,430.42	3,430.42	3,430.42	3,842.07	3,842.07
5006 Legal, Professional Fees	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5010 Taxes	1,796.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5011 Utilities										
50110 Electricity	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00
50112 Water, Sewer, and Garbage	56,861.60	56,861.60	56,861.60	56,861.60	56,861.60	56,861.60	56,861.60	56,861.60	56,861.59	56,861.59
5011 Total Utilities	57,141.60	57,141.60	57,141.60	57,141.60	57,141.60	57,141.60	57,141.60	57,141.60	57,141.59	57,141.59
5019 Exterior Maintenance										
50190 Siding/Brick	15,540.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
50191 Exterior Painting	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50192 Roofing	0.00	1,500.00	0.00	0.00	1,500.00	0.00	0.00	1,500.00	0.00	0.00
50193 Gutters/Exterior Trim	0.00	950.00	0.00	0.00	950.00	0.00	0.00	950.00	0.00	0.00
50197 Concrete/Asphalt	0.00	0.00	6,000.00	6,000.00	6,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00
50198 Exterior Cleaning	780.00	780.00	780.00	780.00	780.00	780.00	780.00	780.00	780.00	780.00
5019 Total Exterior Maintenance	16,470.00	4,230.00	7,780.00	7,780.00	10,230.00	2,780.00	2,780.00	5,230.00	1,780.00	1,780.00
5020 Grounds Maintenance										
50203 Sprinkler/Irrigation	0.00	5,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	0.00	0.00	0.00
50206 Tree Trimming/Removal	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00
50207 Fencing	0.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	0.00
50208 Pet Waste Removal	0.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	0.00
5020 Other Grounds Maintenance	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00
5020 Total Grounds Maintenance	9,000.00	15,475.00	14,475.00	14,475.00	14,475.00	15,275.00	14,475.00	10,475.00	10,475.00	9,000.00
<b>TOTAL EXPENSE</b>	<b>91,408.02</b>	<b>83,597.02</b>	<b>86,147.02</b>	<b>86,147.02</b>	<b>88,597.02</b>	<b>81,947.02</b>	<b>81,147.02</b>	<b>79,597.02</b>	<b>76,558.66</b>	<b>75,083.66</b>
<b>NET INCOME</b>	<b>-8,033.02</b>	<b>-222.02</b>	<b>-2,772.02</b>	<b>-2,772.02</b>	<b>-5,222.02</b>	<b>1,427.98</b>	<b>2,227.98</b>	<b>3,777.98</b>	<b>6,816.34</b>	<b>8,291.34</b>
<b>NET INCOME SUMMARY</b>										
Income	83,375.00	83,375.00	83,375.00	83,375.00	83,375.00	83,375.00	83,375.00	83,375.00	83,375.00	83,375.00
Expense	-91,408.02	-83,597.02	-86,147.02	-86,147.02	-88,597.02	-81,947.02	-81,147.02	-79,597.02	-76,558.66	-75,083.66
<b>NET INCOME</b>	<b>-8,033.02</b>	<b>-222.02</b>	<b>-2,772.02</b>	<b>-2,772.02</b>	<b>-5,222.02</b>	<b>1,427.98</b>	<b>2,227.98</b>	<b>3,777.98</b>	<b>6,816.34</b>	<b>8,291.34</b>
<b>Reserve at end of month</b>	218,659.12	218,437.10	215,665.08	212,893.06	207,671.04	209,099.02	211,327.00	215,104.98	221,921.32	230,212.66

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Pheasant Ridge HOA, Inc

3/1/2026-2/28/2027

	<u>JAN 27</u>	<u>FEB 27</u>	<u>TOTAL</u>
<b>INCOME</b>			
4006 Interest	375.00	375.00	4,500.00
4102 HOA Dues	83,000.00	83,000.00	996,000.00
<b>TOTAL INCOME</b>	<b>83,375.00</b>	<b>83,375.00</b>	<b>1,000,500.00</b>
<b>EXPENSE</b>			
5004 Management Fee Expense	3,320.00	3,320.00	39,840.00
5005 Insurance	3,842.07	3,842.07	42,811.64
5006 Legal, Professional Fees	0.00	0.00	250.00
5010 Taxes	0.00	0.00	1,796.00
5011 Utilities			
50110 Electricity	280.00	280.00	3,360.00
50112 Water, Sewer, and Garbage	56,861.59	56,861.59	682,339.16
5011 Total Utilities	57,141.59	57,141.59	685,699.16
5019 Exterior Maintenance			
50190 Siding/Brick	1,000.00	1,000.00	26,540.00
50191 Exterior Painting	0.00	0.00	150.00
50192 Roofing	0.00	0.00	4,500.00
50193 Gutters/Exterior Trim	0.00	0.00	2,850.00
50197 Concrete/Asphalt	0.00	0.00	21,000.00
50198 Exterior Cleaning	780.00	780.00	9,360.00
5019 Total Exterior Maintenance	1,780.00	1,780.00	64,400.00
5020 Grounds Maintenance			
50203 Sprinkler/Irrigation	0.00	0.00	25,000.00
50206 Tree Trimming/Removal	0.00	0.00	800.00
50207 Fencing	0.00	0.00	2,800.00
50208 Pet Waste Removal	0.00	0.00	9,000.00
5020 Other Grounds Maintenance	9,000.00	9,000.00	108,000.00
5020 Total Grounds Maintenance	9,000.00	9,000.00	145,600.00
<b>TOTAL EXPENSE</b>	<b>75,083.66</b>	<b>75,083.66</b>	<b>980,396.80</b>
<b>NET INCOME</b>	<b>8,291.34</b>	<b>8,291.34</b>	<b>20,103.20</b>
<b>NET INCOME SUMMARY</b>			
Income	83,375.00	83,375.00	1,000,500.00
Expense	-75,083.66	-75,083.66	-980,396.80
<b>NET INCOME</b>	<b>8,291.34</b>	<b>8,291.34</b>	<b>20,103.20</b>
Reserve at end of month	238,504.00	246,795.34	