

PHEASANT CREEK CONDOMINIUM HOMES ASSOCIATION, INC.
2026 BUDGET

	2025 BUDGET	2026 BUDGET	
INCOME:			
MONTHLY ASSESSMENTS	\$ 900,907.00	\$ 900,907.00	a
SPECIAL ASSESSMENT (\$460 PER UNIT)	<u>\$ 65,780.00</u>	<u>-</u>	
TOTAL INCOME:	\$ 966,687.00	\$ 900,907.00	
EXPENSES:			
GROUNDS MAINT - CONTRACT	\$ 68,644.00	\$ 70,005.00	
GROUNDS MAINT - LAWN TREATMENTS	\$ 12,500.00	\$ 12,500.00	
GROUNDS MAINT - MISCELLANEOUS	\$ 16,000.00	\$ 22,000.00	
GROUNDS MAINT - TREE CARE	\$ 16,000.00	\$ 16,000.00	
GROUNDS MAINT - ROCK WALL REPAIR	\$ 2,000.00	-	
SNOW PLOWING	\$ 20,000.00	\$ 20,000.00	b
SNOW REMOVAL	\$ 15,000.00	\$ 15,000.00	b
BUILDING MAINT - OTHER	\$ 63,000.00	\$ 63,000.00	
BUILDING MAINT - PAINTING & STAINING	\$ 75,000.00	\$ 90,000.00	c
BUILDING MAINT - CHIMNEY CAPS	\$ 17,215.00	-	
BUILDING MAINT - GUTTER CLEANING	\$ 5,900.00	\$ 5,900.00	
ASPHALT/CONCRETE REPAIR/CAULKING	\$ 40,000.00	\$ 40,000.00	
SPRINKLER SYSTEM - ON/OFF	\$ 9,450.00	\$ 9,450.00	
SPRINKLER SYSTEM - MAINT	\$ 3,000.00	\$ 1,500.00	
PROFESSIONAL MANAGEMENT	\$ 36,380.00	\$ 37,752.00	
INSURANCE	\$ 138,157.00	\$ 118,000.00	
WATER	\$ 53,550.00	\$ 53,550.00	
SEWER	\$ 87,087.00	\$ 87,087.00	
PROFESSIONAL SERVICES	\$ 7,500.00	\$ 4,000.00	d
POND ASSESSMENT	\$ 950.00	\$ 950.00	
MISCELLANEOUS EXPENSES	<u>\$ 592.00</u>	<u>\$ 587.00</u>	e
SUBTOTAL:	\$ 687,925.00	\$ 667,281.00	
TRANSFER TO RESERVES	\$ 50,904.00	\$ 49,178.00	
TRANSFER TO RESERVES - CHASE CAPS	-	\$ 8,600.00	
TRANSFER TO RESERVES - ROOFS	\$ 101,000.00	\$ 106,200.00	
TRANSFER TO RESERVES - GUTTERS	\$ 18,900.00	\$ 27,470.00	
TRANSFER TO RESERVES - DECKS	\$ 40,000.00	\$ 40,000.00	
TRANSFER TO RESERVES - DRYER VENT CLEANING	<u>\$ 2,178.00</u>	<u>\$ 2,178.00</u>	
TOTAL RESERVE TRANSFERS:	\$ 212,982.00	\$ 233,626.00	
TRANSFER SPECIAL ASSESSMENT TO RESERVES	\$ 65,780.00	-	
TOTAL EXPENSES (INCLUDING RESERVE TRANSFER)	\$ 966,687.00	\$ 900,907.00	
NET SURPLUS/DEFICIT:	<u>\$ -</u>	<u>\$ -</u>	

a. Monthly association fee based on 143 units

b. Snow removal & plowing costs are billed on an hourly basis

c. Approximately eight buildings painted annually, amount includes paint touchups and deck staining

d. Intended for legal services, special accounting services, year end tax return, and cost of any mailings

e. Annual Meeting Expense

PHEASANT CREEK CONDOMINIUM HOMES ASSOCIATION, INC.
2026 BUDGET
RATE PER UNIT PER MONTH

	2025 BUDGET	2026 BUDGET	
INCOME:			
MONTHLY ASSESSMENTS	\$ 525.00	\$ 525.00	a
2025 SPECIAL ASSESSMENT (\$460 PER UNIT)	<u>\$ 38.33</u>	<u>-</u>	
TOTAL INCOME:	\$ 563.34	\$ 525.00	
EXPENSES:			
GROUNDS MAINT - CONTRACT	\$ 40.00	\$ 40.80	
GROUNDS MAINT - LAWN TREATMENTS	\$ 7.28	\$ 7.28	
GROUNDS MAINT - MISCELLANEOUS	\$ 9.32	\$ 12.82	
GROUNDS MAINT - TREE CARE	\$ 9.32	\$ 9.32	
GROUNDS MAINT - ROCK WALL REPAIR	\$ 1.17	-	
SNOW PLOWING	\$ 11.66	\$ 11.66	b
SNOW REMOVAL	\$ 8.74	\$ 8.74	b
BUILDING MAINT - OTHER	\$ 36.71	\$ 36.71	
BUILDING MAINT - PAINTING & STAINING	\$ 43.71	\$ 52.45	c
BUILDING MAINT - CHIMNEY CAPS	\$ 10.03	-	
BUILDING MAINT - GUTTER CLEANING	\$ 3.44	\$ 3.44	
ASPHALT/CONCRETE REPAIR/CAULKING	\$ 23.31	\$ 23.31	
SPRINKLER SYSTEM - ON/OFF	\$ 5.51	\$ 5.51	
SPRINKLER SYSTEM - MAINT	\$ 1.75	\$ 0.87	
PROFESSIONAL MANAGEMENT	\$ 21.20	\$ 22.00	
INSURANCE	\$ 80.51	\$ 68.76	
WATER	\$ 31.21	\$ 31.21	
SEWER	\$ 50.75	\$ 50.75	
PROFESSIONAL SERVICES	\$ 4.37	\$ 2.33	d
POND ASSESSMENT	\$ 0.55	\$ 0.55	
MISCELLANEOUS EXPENSES	<u>\$ 0.34</u>	<u>\$ 0.34</u>	e
SUBTOTAL:	\$ 400.89	\$ 388.86	
TRANSFER TO RESERVES	\$ 29.66	\$ 28.66	
TRANSFER TO RESERVES - CHASE CAPS	-	\$ 5.01	
TRANSFER TO RESERVES - ROOFS	\$ 58.86	\$ 61.89	
TRANSFER TO RESERVES - GUTTERS	\$ 11.01	\$ 16.01	
TRANSFER TO RESERVES - DECKS	\$ 23.31	\$ 23.31	
TRANSFER TO RESERVES - DRYER VENT CLEANING	<u>\$ 1.27</u>	<u>\$ 1.27</u>	
TOTAL RESERVE TRANSFERS:	\$ 124.12	\$ 136.15	
TRANSFER SPECIAL ASSESSMENT TO RESERVES	\$ 38.33	-	
TOTAL EXPENSES (INCLUDING RESERVE TRANSFER)	\$ 525.00	\$ 525.00	
NET SURPLUS/DEFICIT:	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	

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