Assets			
ASSETS			
00-10010-00	ENTERPRISE BANK CHECKING-NEW	$68,098.51	
00-10020-00	ENTERPRISE CHECKING SWEEP ACCOUNT	293,008.83	
00-10075-00	ALLIANCE 6 MO CD 8-2-26 3.45%	106,789.03	
00-10076-00	Alliance 9 MO CD 10-28-26 3.30%	75,000.00	
00-10300-00	BMO HARRIS - SOCIAL ACCT	76.50	
Total ASSETS:			$542,972.87
Total Assets:			**$542,972.87**
Liabilities & Equity			
CURRENT LIABILITIES			
20-20100-00	ACCOUNTS PAYABLE	5,381.92	
Total CURRENT LIABILITIES:			$5,381.92
EQUITY			
50-50100-00	FUND BALANCES	1,292,422.85	
50-50200-00	RECONCILIATION ACCOUNT	(959,225.00)	
Total EQUITY:			$333,197.85
	Net Income Gain / Loss	204,393.10	
			$204,393.10
Total Liabilities & Equity:			**$542,972.87**

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Assets

ASSETS			
00-10050-00	ENTERPRISE BANK RESERVE	$450,297.70	
00-10060-00	ENTERPRISE RESERVE SWEEP ACCOUNT	124,304.21	
00-10072-00	FIRST CITIZENS 9 MO CD-10/12/26-3.56%	108,357.12	
00-10074-00	FIRST CITIZENS 12MO CD-3.5% 07/12/26	54,143.69	
00-10077-00	ALLIANCE 3 MO CD - 10/20/26 2.5%	200,000.00	
Total ASSETS:			$937,102.72
Total Assets:			**$937,102.72**

Liabilities & Equity

55-50100-00	FUND BALANCES	(310,694.72)	
55-50200-00	RECONCILIATION ACCOUNT	1,067,854.07	
	Net Income Gain / Loss	179,943.37	
			$179,943.37
Total Liabilities & Equity:			**$937,102.72**

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HUNT MANAGEMENT INCORPORATED SINCE 1982

Income Statement - Operating

Pheasant Run Condominium Homes Association, Inc.

12/31/2025

Date: 2/10/2026
Time: 12:51 pm
Page: 1

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
INCOME							
60100-00 ASSOCIATION FEES	$ -	$ -	$ -	$1,294,393.45	$1,290,841.20	$ 3,552.25	$1,290,841.20
60150-00 PREPAID ASSESSMENTS	48,603.00	-	48,603.00	12,585.35	-	12,585.35	-
60200-00 LATE CHARGES	20.82	41.63	(20.81)	670.38	500.00	170.38	500.00
60700-00 MISCELLANEOUS	-	125.00	(125.00)	13,051.39	1,500.00	11,551.39	1,500.00
Total INCOME	$ 48,623.82	$ 166.63	$ 48,457.19	$1,320,700.57	$1,292,841.20	$27,859.37	$1,292,841.20
Total OPERATING INCOME	**$ 48,623.82**	**$ 166.63**	**$ 48,457.19**	**$1,320,700.57**	**$1,292,841.20**	**$ 27,859.37**	**$1,292,841.20**
OPERATING EXPENSE							
ADMINISTRATION							
80100-00 MANAGEMENT - FEE	3,187.00	3,187.00	-	38,244.00	38,244.00	-	38,244.00
80200-00 LEGAL	-	225.00	225.00	10,623.18	2,700.00	(7,923.18)	2,700.00
80300-00 ACCOUNTING	-	83.37	83.37	2,600.00	1,000.00	(1,600.00)	1,000.00
80400-00 INSURANCE	-	9,475.00	9,475.00	102,228.00	113,700.00	11,472.00	113,700.00
80500-00 ADMINISTRATIVE EXPENSES	2,348.70	266.63	(2,082.07)	8,087.79	3,200.00	(4,887.79)	3,200.00
80700-00 MISCELLANEOUS	-	291.63	291.63	-	3,500.00	3,500.00	3,500.00
80750-00 SOCIAL COMMITTEE	-	100.00	100.00	149.05	1,200.00	1,050.95	1,200.00
80800-00 INCOME TAX	1,200.00	416.63	(783.37)	4,678.00	5,000.00	322.00	5,000.00
80910-00 RESERVE STUDY UPDATE	-	-	-	4,200.00	-	(4,200.00)	-
Total ADMINISTRATION	$ 6,735.70	$ 14,045.26	$ 7,309.56	$170,810.02	$168,544.00	($2,266.02)	$168,544.00
BUILDING MAINTENANCE							
81000-00 FIRE SPRINKLER REPAIRS	-	375.00	375.00	13,150.00	4,500.00	(8,650.00)	4,500.00
81100-00 FIRE PROTECTION	1,707.80	1,666.63	(41.17)	11,618.81	20,000.00	8,381.19	20,000.00
81200-00 BUILDING MAINT & REP	4,685.58	5,416.63	731.05	68,821.18	65,000.00	(3,821.18)	65,000.00
81300-00 ROOF, GUTTERS,FASCIA,FLASH.	9,824.00	4,583.37	(5,240.63)	55,216.20	55,000.00	(216.20)	55,000.00
Total BUILDING MAINTENANCE	$ 16,217.38	$ 12,041.63	($ 4,175.75)	$148,806.19	$144,500.00	($4,306.19)	$144,500.00
GROUNDS & ROAD							
82000-00 CONCRETE & MUDJACKING REPAIRS	-	2,083.37	2,083.37	30,530.00	25,000.00	(5,530.00)	25,000.00
82010-00 ROADWAY & STORM WATER SYSTEM MAINTENANCE	-	416.63	416.63	10,914.00	5,000.00	(5,914.00)	5,000.00
82015-00 CRACK FILLING DRIVEWAY, SIDEWALK, PATIO	-	833.37	833.37	6,420.00	10,000.00	3,580.00	10,000.00
82025-00 LAMP POST REPAIRS	-	208.37	208.37	6,391.35	2,500.00	(3,891.35)	2,500.00
82050-00 MAILBOX REPAIRS	-	-	-	3,248.39	-	(3,248.39)	-
Total GROUNDS & ROAD	$ -	$ 3,541.74	$ 3,541.74	$ 57,503.74	$ 42,500.00	($15,003.74)	$ 42,500.00
LANDSCAPE							
82500-00 LAWN CONTRACT	37,974.30	16,333.10	(21,641.20)	173,947.20	195,997.20	22,050.00	195,997.20
82525-00 SNOW CONTRACT	24,975.00	8,041.63	(16,933.37)	123,665.70	96,500.00	(27,165.70)	96,500.00
82550-00 SALTING	-	833.37	833.37	3,580.50	10,000.00	6,419.50	10,000.00
82600-00 REPAIRS	-	1,666.63	1,666.63	22,160.25	20,000.00	(2,160.25)	20,000.00
82650-00 ROCK WALLS & DRAINAGE	-	416.63	416.63	682.50	5,000.00	4,317.50	5,000.00
82700-00 IRRIGATION	3,995.00	1,416.63	(2,578.37)	15,710.76	17,000.00	1,289.24	17,000.00
82725-00 AREATION/MULCHING	-	458.37	458.37	5,775.00	5,500.00	(275.00)	5,500.00
82750-00 TREE REMOVAL & REPLACEMENT	21,085.05	1,666.63	(19,418.42)	44,796.15	20,000.00	(24,796.15)	20,000.00
82775-00 DRIVEWAY STAKING	-	75.00	75.00	850.00	900.00	50.00	900.00
Total LANDSCAPE	$ 88,029.35	$ 30,907.99	($ 57,121.36)	$391,168.06	$370,897.20	($20,270.86)	$370,897.20
UTILITIES							
83000-00 WATER & SEWER	-	9,333.37	9,333.37	109,129.16	112,000.00	2,870.84	112,000.00
83100-00 ELECTRIC REIMB'S	-	-	-	300.00	300.00	-	300.00
Total UTILITIES	$ -	$ 9,333.37	$ 9,333.37	$109,429.16	$112,300.00	$2,870.84	$112,300.00
RESERVE EXPENSES							
90100-00 OWNER CONTR. TO RESERVE	37,675.00	37,675.00	-	452,100.00	452,100.00	-	452,100.00
Total RESERVE EXPENSES	$ 37,675.00	$ 37,675.00	$ -	$452,100.00	$452,100.00	$0.00	$452,100.00
Total OPERATING EXPENSE	**$ 148,657.43**	**$ 107,544.99**	**($ 41,112.44)**	**$1,329,817.17**	**$1,290,841.20**	**($ 38,975.97)**	**$1,290,841.20**
Net Income:	**($ 100,033.61)**	**($107,378.36)**	**$ 7,344.75**	**($ 9,116.60)**	**$ 2,000.00**	**($ 11,116.60)**	**$ 2,000.00**

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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE INCOME							
75-70100-00 UNIT OWNER CONTRIBUTIONS	$37,675.00	$37,675.00	$-	$452,100.00	$452,100.00	$-	$452,100.00
75-70150-00 TRANSFER FEES	-	-	-	49,968.00	-	49,968.00	-
75-70500-00 INTEREST	3,450.08	1,393.89	2,056.19	22,265.38	16,726.46	5,538.92	16,726.46
Total RESERVE INCOME	**$41,125.08**	**$39,068.89**	**$2,056.19**	**$524,333.38**	**$468,826.46**	**$55,506.92**	**$468,826.46**
RESERVE EXPENSE							
95-90100-00 PAINTING	-	4,166.63	4,166.63	56,342.00	50,000.00	(6,342.00)	50,000.00
95-90200-00 REPLACE GARAGE DOORS	2,189.00	1,000.00	(1,189.00)	11,037.00	12,000.00	963.00	12,000.00
95-90300-00 REPLACE WINDOWS	2,819.50	2,500.00	(319.50)	7,236.37	30,000.00	22,763.63	30,000.00
95-90400-00 REPLACE SIDING	-	1,250.00	1,250.00	-	15,000.00	15,000.00	15,000.00
95-90850-00 ROOF REPLACEMENTS	-	14,583.37	14,583.37	203,277.66	175,000.00	(28,277.66)	175,000.00
95-91000-00 DRIVEWAY/SIDEWALK REPLACEMENT	-	1,250.00	1,250.00	-	15,000.00	15,000.00	15,000.00
95-91050-00 ROADS REPLACEMENT	-	3,850.00	3,850.00	-	46,200.00	46,200.00	46,200.00
95-91100-00 REPLACE DECKS	90.00	4,166.63	4,076.63	36,520.00	50,000.00	13,480.00	50,000.00
95-91600-00 BASEMENT REPAIRS	6,500.00	2,083.37	(4,416.63)	15,600.00	25,000.00	9,400.00	25,000.00
95-91900-00 RETAINING WALL ANALYSIS	-	-	-	6,903.50	-	(6,903.50)	-
Total RESERVE EXPENSE	**$11,598.50**	**$34,850.00**	**$23,251.50**	**$336,916.53**	**$418,200.00**	**$81,283.47**	**$418,200.00**
Net Reserve:	**$29,526.58**	**$4,218.89**	**$25,307.69**	**$187,416.85**	**$50,626.46**	**$136,790.39**	**$50,626.46**

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HUNT MANAGEMENT INCORPORATED SINCE 1982

Income Statement - Operating

Pheasant Run Condominium Homes Association, Inc.

12/31/2024

Date: 11/20/2025
Time: 7:18 pm
Page: 1

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
INCOME							
60100-00 ASSOCIATION FEES	$ 0.75	$ -	$ 0.75	$1,226,789.55	$1,230,097.00	($ 3,307.45)	$1,230,097.00
60150-00 PREPAID ASSESSMENTS	42,998.07	-	42,998.07	(13,859.83)	-	(13,859.83)	-
60200-00 LATE CHARGES	79.40	-	79.40	338.07	500.00	(161.93)	500.00
60600-00 INSURANCE PROCEEDS	-	-	-	6,004.79	-	6,004.79	-
60700-00 MISCELLANEOUS	-	41.63	(41.63)	9,058.66	500.00	8,558.66	500.00
Total INCOME	$ 43,078.22	$ 41.63	$ 43,036.59	$1,228,331.24	$1,231,097.00	($2,765.76)	$1,231,097.00
Total OPERATING INCOME	**$ 43,078.22**	**$ 41.63**	**$ 43,036.59**	**$1,228,331.24**	**$1,231,097.00**	**($ 2,765.76)**	**$1,231,097.00**
OPERATING EXPENSE							
ADMINISTRATION							
80100-00 MANAGEMENT - FEE	3,094.00	3,094.00	-	37,128.00	37,128.00	-	37,128.00
80200-00 LEGAL	458.43	250.00	(208.43)	2,889.43	3,000.00	110.57	3,000.00
80300-00 ACCOUNTING	-	200.00	200.00	750.00	2,400.00	1,650.00	2,400.00
80400-00 INSURANCE	-	8,333.37	8,333.37	102,572.00	100,000.00	(2,572.00)	100,000.00
80450-00 INSURANCE DISBURSEMENTS - MITIGATION REPAIRS	-	-	-	18,465.36	-	(18,465.36)	-
80500-00 ADMINISTRATIVE EXPENSES	240.85	266.63	25.78	4,494.99	3,200.00	(1,294.99)	3,200.00
80700-00 MISCELLANEOUS	(750.00)	166.63	916.63	2,716.29	2,000.00	(716.29)	2,000.00
80750-00 SOCIAL COMMITTEE	-	100.00	100.00	136.02	1,200.00	1,063.98	1,200.00
80800-00 INCOME TAX	970.00	291.63	(678.37)	5,026.00	3,500.00	(1,526.00)	3,500.00
Total ADMINISTRATION	$ 4,013.28	$ 12,702.26	$ 8,688.98	$174,178.09	$152,428.00	($21,750.09)	$152,428.00
BUILDING MAINTENANCE							
81000-00 FIRE SPRINKLER REPAIRS	-	583.37	583.37	-	7,000.00	7,000.00	7,000.00
81100-00 FIRE PROTECTION	4,275.03	1,666.63	(2,608.40)	17,924.55	20,000.00	2,075.45	20,000.00
81200-00 BUILDING MAINT & REP	2,970.46	5,416.63	2,446.17	69,758.52	65,000.00	(4,758.52)	65,000.00
81300-00 ROOF, GUTTERS,FASCIA,FLASH.	1,495.00	4,583.37	3,088.37	57,864.20	55,000.00	(2,864.20)	55,000.00
Total BUILDING MAINTENANCE	$ 8,740.49	$ 12,250.00	$ 3,509.51	$145,547.27	$147,000.00	$1,452.73	$147,000.00
GROUNDS & ROAD							
82000-00 CONCRETE & MUDJACKING REPAIRS	-	2,083.37	2,083.37	-	25,000.00	25,000.00	25,000.00
82010-00 ROADWAY & STORM WATER SYSTEM MAINTENANCE	-	833.37	833.37	2,087.50	10,000.00	7,912.50	10,000.00
82015-00 CRACK FILLING DRIVEWAY, SIDEWALK, PATIO	-	1,250.00	1,250.00	7,735.00	15,000.00	7,265.00	15,000.00
82025-00 LAMP POST REPAIRS	-	83.37	83.37	3,544.17	1,000.00	(2,544.17)	1,000.00
Total GROUNDS & ROAD	$ -	$ 4,250.11	$ 4,250.11	$ 13,366.67	$ 51,000.00	$37,633.33	$ 51,000.00
LANDSCAPE							
82500-00 LAWN CONTRACT	24,499.65	13,673.12	(10,826.53)	210,648.70	164,077.00	(46,571.70)	164,077.00
82525-00 SNOW CONTRACT	-	8,316.00	8,316.00	99,890.00	99,792.00	(98.00)	99,792.00
82550-00 SALTING	-	1,000.00	1,000.00	7,685.40	12,000.00	4,314.60	12,000.00
82600-00 REPAIRS	18,562.95	1,833.37	(16,729.58)	24,372.08	22,000.00	(2,372.08)	22,000.00
82650-00 ROCK WALLS & DRAINAGE	-	416.63	416.63	-	5,000.00	5,000.00	5,000.00
82700-00 IRRIGATION	-	1,416.63	1,416.63	13,517.57	17,000.00	3,482.43	17,000.00
82725-00 AREATION/MULCHING	-	2,250.00	2,250.00	-	27,000.00	27,000.00	27,000.00
82750-00 TREE REMOVAL & REPLACEMENT	9,213.75	833.37	(8,380.38)	17,298.75	10,000.00	(7,298.75)	10,000.00
82775-00 DRIVEWAY STAKING	-	75.00	75.00	-	900.00	900.00	900.00
Total LANDSCAPE	$ 52,276.35	$ 29,814.12	($ 22,462.23)	$373,412.50	$357,769.00	($15,643.50)	$357,769.00
UTILITIES							
83000-00 WATER & SEWER	-	9,333.37	9,333.37	105,784.49	112,000.00	6,215.51	112,000.00
83100-00 ELECTRIC REIMB'S	-	-	-	300.00	300.00	-	300.00
Total UTILITIES	$ -	$ 9,333.37	$ 9,333.37	$106,084.49	$112,300.00	$6,215.51	$112,300.00
RESERVE EXPENSES							
90100-00 OWNER CONTR. TO RESERVE	34,216.67	34,216.63	(0.04)	376,383.37	410,600.00	34,216.63	410,600.00
90300-00 OWNER CONT TO ROAD FUND	-	-	-	3,930.68	-	(3,930.68)	-
Total RESERVE EXPENSES	$ 34,216.67	$ 34,216.63	($ 0.04)	$380,314.05	$410,600.00	$30,285.95	$410,600.00

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Description	Current Period Actual	Current Period Budget	Variance	Year-to-date Actual	Year-to-date Budget	Variance	Annual Budget
Total OPERATING EXPENSE	**$99,246.79**	**$102,566.49**	**$3,319.70**	**$1,192,903.07**	**$1,231,097.00**	**$38,193.93**	**$1,231,097.00**
Net Income:	**($56,168.57)**	**($102,524.86)**	**$46,356.29**	**$35,428.17**	**$0.00**	**$35,428.17**	**$0.00**

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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE INCOME							
75-70100-00 UNIT OWNER CONTRIBUTIONS	$34,216.67	$34,216.63	$0.04	$376,383.37	$410,600.00	($34,216.63)	$410,600.00
75-70500-00 INTEREST	3,925.58	1,000.00	2,925.58	18,608.86	12,000.00	6,608.86	12,000.00
Total RESERVE INCOME	**$38,142.25**	**$35,216.63**	**$2,925.62**	**$394,992.23**	**$422,600.00**	**($27,607.77)**	**$422,600.00**
RESERVE EXPENSE							
95-90100-00 PAINTING	-	3,333.37	3,333.37	39,970.00	40,000.00	30.00	40,000.00
95-90200-00 REPLACE GARAGE DOORS	-	1,000.00	1,000.00	6,325.00	12,000.00	5,675.00	12,000.00
95-90300-00 REPLACE WINDOWS	-	3,333.37	3,333.37	8,357.14	40,000.00	31,642.86	40,000.00
95-90400-00 REPLACE SIDING	-	1,250.00	1,250.00	-	15,000.00	15,000.00	15,000.00
95-90600-00 REPLACE MAILBOXES	-	-	-	3,620.88	-	(3,620.88)	-
95-90850-00 ROOF REPLACEMENTS	-	12,500.00	12,500.00	138,825.00	150,000.00	11,175.00	150,000.00
95-91000-00 DRIVEWAY/SIDEWALK REPLACEMENT	-	1,250.00	1,250.00	-	15,000.00	15,000.00	15,000.00
95-91050-00 ROADS REPLACEMENT	-	3,850.00	3,850.00	-	46,200.00	46,200.00	46,200.00
95-91100-00 REPLACE DECKS	-	4,166.63	4,166.63	16,470.00	50,000.00	33,530.00	50,000.00
95-91600-00 BASEMENT REPAIRS	-	2,083.37	2,083.37	23,900.00	25,000.00	1,100.00	25,000.00
Total RESERVE EXPENSE	**$0.00**	**$32,766.74**	**$32,766.74**	**$237,468.02**	**$393,200.00**	**$155,731.98**	**$393,200.00**
Net Reserve:	**$38,142.25**	**$2,449.89**	**$35,692.36**	**$157,524.21**	**$29,400.00**	**$128,124.21**	**$29,400.00**

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