

Pheasant Walk HOA - 2026 Approved Budget

REVENUE	
Homeowner Assessments	\$958,105.36
Reserve Income	\$20,500.00
Cable Income	\$13,980.00
Application Fee Income	\$5,000.00
Legal Fee Income	\$2,000.00
TOTAL REVENUE	\$999,585.36

ADMINISTRATIVE	
Management Services	\$146,068.53
Legal/Collect	\$50,000.00
Accounting Fees	\$7,500.00
Annual Meeting	\$5,500.00
Website	\$2,075.00
Postage	\$6,000.00
Office Supplies	\$12,000.00
Bank Charges	\$100.00
Property Insurance	\$67,500
Taxes	\$2,000.00
Memberships	\$150.00
Corp Filing Fee	\$61.25
Bad Debt	\$2,500.00
Total Administrative	\$301,454.78

GROUNDS	
Electric	\$73,000.00
Storage Unit	\$3,240.00
Water	\$650.00
Lawn Maintenance	\$90,000.00
Landscaping	\$145,000.00
Tree Trimming	\$35,000.00
Mulch	\$10,000.00
Misc Grounds Expense	\$3,000.00
Pest Control	\$30,000.00
Irrigation Upgrades	\$40,000.00
Irrigation Maintenance	\$25,000.00
Pressure cleaning	\$10,000.00
lighting	\$10,000.00
Street Signs	\$2,000.00
General Maintenance	\$10,000.00
Owner Lot Maintenance	\$1,400.00
Lake Maintenance	\$2,500.00
Dock Maintenance	\$550.00
Playground Maintenance	\$5,000.00
Security - PBC Sherriff	\$161,290.58
Community Relations	\$20,000.00
TOTAL GROUNDS EXPENSE	\$677,630.58

RESERVES	
PLAYGROUND	\$7,500.00
DOCK	\$4,000.00
IRRIGATION STATIONS	\$4,000.00
SIGNAGE	\$5,000.00
TOTAL RESERVES FUNDING	\$20,500.00
TOTAL EXPENSES	\$999,585.36
ASSESSMENT PER HOME	\$1,398.00