# Pheasant Ridge UOA Condominium

## Balance Sheet For 8/31/2026

| | | |
|---|---|---|
| **Assets** | | |
| Operating Cash 1 | $89,396.08 | |
| Capital Reserve Account | $284,738.12 | |
| Operating Reserve Account | $850.46 | |
| CD Pinnacle Matures 10/2/26 @ 3.43% | $43,304.65 | |
| CD Pinnacle Mat 12/31/26 @ 3.56% | $32,489.77 | |
| Accounts Receivable | $20,222.41 | |
| Allowance for Doubtful Accounts | ($520.40) | |
| Accumulated Depreciation - Buildings | ($20.84) | |
| Equipment | $1,655.84 | |
| Accum. Depr. - Equipment | ($213.00) | |
| -Personal Prop. Depreciation | ($1,422.00) | |
| **Total Assets** | | **$470,481.09** |
| | **Total Assets** | **$470,481.09** |
| **Liabilities** | | |
| Accounts Payable | $30,204.80 | |
| Accrued Expenses | $8,245.20 | |
| Association Dues Paid in Advance | $12,381.00 | |
| Assoc Dues Paid in Adv disputed | ($1,564.86) | |
| **Total Liabilities** | | **$49,266.14** |
| **Owners Equity** | | |
| Retained Earnings | $232,699.13 | |
| Retained Earnings-Reserve | $242,704.00 | |
| Ending Owners Equity | ($54,188.18) | |
| **Total Owners Equity** | | **$421,214.95** |
| | **Total Liabilities / Equity** | **$470,481.09** |

# Pheasant Ridge UOA Condominium

## Balance Sheet as of 8/31/2026

| Assets | Operating | Captial Reserve | Operating Reserve | Total |
|---|---|---|---|---|
| **Assets** | | | | |
| 1110-0000 - Operating Cash 1 | $89,396.08 | | | $89,396.08 |
| 1126-0000 - Capital Reserve Account | | $284,738.12 | | $284,738.12 |
| 1127-0000 - Operating Reserve Account | | $17.13 | $833.33 | $850.46 |
| 1136-0007 - CD Pinnacle Matures 10/2/26 @ 3.43% | | $43,304.65 | | $43,304.65 |
| 1136-0023 - CD Pinnacle Mat 12/31/26 @ 3.56% | | $32,489.77 | | $32,489.77 |
| 1300-0000 - Accounts Receivable | $20,222.41 | | | $20,222.41 |
| 1350-0000 - Allowance for Doubtful Accounts | ($520.40) | | | ($520.40) |
| 1700-1000 - Accumulated Depreciation - Buildings | ($20.84) | | | ($20.84) |
| 1760-0000 - Equipment | $316.00 | $1,339.84 | | $1,655.84 |
| 1760-1000 - Accum. Depr. - Equipment | ($213.00) | | | ($213.00) |
| 1780-0000 - -Personal Prop. Depreciation | ($1,264.00) | ($158.00) | | ($1,422.00) |
| **Total Assets** | **$107,916.25** | **$361,731.51** | **$833.33** | **$470,481.09** |
| **Total Assets** | **$107,916.25** | **$361,731.51** | **$833.33** | **$470,481.09** |

| Liabilities / Equity | Operating | Captial Reserve | Operating Reserve | Total |
|---|---|---|---|---|
| **Liabilities** | | | | |
| 2200-0000 - Accounts Payable | $15,779.80 | $14,425.00 | | $30,204.80 |
| 2205-0000 - Accrued Expenses | $8,245.20 | | | $8,245.20 |
| 2210-0000 - Association Dues Paid in Advance | $12,381.00 | | | $12,381.00 |
| 2213-0001 - Assoc Dues Paid in Adv disputed | ($1,564.86) | | | ($1,564.86) |
| **Total Liabilities** | **$34,841.14** | **$14,425.00** | | **$49,266.14** |
| **Owners Equity** | | | | |
| 3800-0000 - Retained Earnings | $83,793.46 | $148,905.67 | | $232,699.13 |
| 3800-0001 - Retained Earnings-Reserve | ($13,303.82) | $256,007.82 | | $242,704.00 |
| 3800-0020 - Ending Owners Equity | $2,585.47 | ($57,606.98) | $833.33 | ($54,188.18) |
| **Total Owners Equity** | **$73,075.11** | **$347,306.51** | **$833.33** | **$421,214.95** |
| **Total Liabilities / Equity** | **$107,916.25** | **$361,731.51** | **$833.33** | **$470,481.09** |

# Pheasant Ridge UOA Condominium

## Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Income** | | | | | | | |
| **Operating Income** | | | | | | | |
| 4400-0000 - Association Dues | 49,280.00 | 49,280.00 | - | 394,240.00 | 394,240.00 | - | 591,360.00 |
| 4400-0050 - Assessments | - | - | - | 1,873.00 | - | 1,873.00 | - |
| 4453-0000 - Assessment - Dryer Vent Cleaning | 10,480.00 | - | 10,480.00 | 10,480.00 | - | 10,480.00 | - |
| 5630-0000 - Reimb for Repairs | - | - | - | 870.50 | - | 870.50 | - |
| 5720-0000 - Interest on Bank Accounts | 330.51 | - | 330.51 | 3,859.66 | - | 3,859.66 | - |
| 5756-0000 - Capital Reserve Funds | 11,041.33 | - | 11,041.33 | 88,330.64 | - | 88,330.64 | - |
| 5759-0000 - Operating Reserve Funds | 833.33 | - | 833.33 | 833.33 | - | 833.33 | - |
| 5800-0000 - Late Fee | - | - | - | 150.00 | - | 150.00 | - |
| 5840-0000 - Attorney Fees | - | - | - | 402.00 | - | 402.00 | - |
| 5851-0000 - NSF Bank Chg | - | - | - | 175.00 | - | 175.00 | - |
| **Total Operating Income** | **71,965.17** | **49,280.00** | **22,685.17** | **501,214.13** | **394,240.00** | **106,974.13** | **591,360.00** |
| **Total Income** | **71,965.17** | **49,280.00** | **22,685.17** | **501,214.13** | **394,240.00** | **106,974.13** | **591,360.00** |
| **Operating Expense** | | | | | | | |
| **Repairs & Maintenence General** | | | | | | | |
| 6110-0005 - Repairs & Maintenance | 15,797.82 | 3,652.50 | (12,145.32) | 32,992.81 | 29,220.00 | (3,772.81) | 43,830.00 |
| 6110-0007 - Exterminating | - | - | - | 1,050.00 | 803.50 | (246.50) | 1,607.00 |
| 6205-0002 - Garage Door Preventive Maintenance | - | 20.00 | 20.00 | - | 160.00 | 160.00 | 240.00 |
| 6205-0004 - Garage Door Repair | - | 281.58 | 281.58 | 1,878.18 | 2,252.64 | 374.46 | 3,379.00 |
| **Total Repairs & Maintenence General** | **15,797.82** | **3,954.08** | **(11,843.74)** | **35,920.99** | **32,436.14** | **(3,484.85)** | **49,056.00** |
| **Repairs & Maintenence - Contract** | | | | | | | |
| 6210-0002 - Elevator Inspections | 179.41 | - | (179.41) | 1,919.41 | 938.50 | (980.91) | 1,877.00 |
| 6210-0004 - Elevator Preventive Maintenance | - | - | - | 15,626.16 | 14,787.75 | (838.41) | 19,717.00 |
| 6210-0006 - Elevator Repairs | - | 1,445.25 | 1,445.25 | - | 11,562.00 | 11,562.00 | 17,343.00 |
| 6210-0008 - Elevator Telephone | 166.99 | 301.33 | 134.34 | 2,959.78 | 2,410.64 | (549.14) | 3,616.00 |
| 6213-0002 - HVAC Maintenance | - | 271.75 | 271.75 | 1,493.50 | 2,174.00 | 680.50 | 3,261.00 |
| 6213-0004 - HVAC Repair | 437.50 | - | (437.50) | 817.50 | - | (817.50) | - |
| 6215-0002 - Fire System Telephone | - | 469.33 | 469.33 | 3,663.26 | 3,754.64 | 91.38 | 5,632.00 |
| 6215-0004 - Fire Panel Monitoring | - | - | - | 520.00 | 1,374.00 | 854.00 | 1,832.00 |
| 6215-0006 - Fire Code Inspections | 6,475.00 | 869.17 | (5,605.83) | 11,123.90 | 6,953.36 | (4,170.54) | 10,430.00 |
| 6215-0008 - Fire System Water | - | - | - | 165.77 | - | (165.77) | - |
| 6215-0010 - Fire System Repair | 245.45 | 880.25 | 634.80 | 5,338.03 | 7,042.00 | 1,703.97 | 10,563.00 |
| **Total Repairs & Maintenence - Contract** | **7,504.35** | **4,237.08** | **(3,267.27)** | **43,627.31** | **50,996.89** | **7,369.58** | **74,271.00** |
| **Housekeeping** | | | | | | | |
| 6219-0002 - Cleaning Services | 5,156.00 | 2,000.00 | (3,156.00) | 23,247.00 | 16,000.00 | (7,247.00) | 24,000.00 |
| 6219-0004 - Cleaning Garage | - | 83.33 | 83.33 | - | 666.64 | 666.64 | 1,000.00 |
| **Total Housekeeping** | **5,156.00** | **2,083.33** | **(3,072.67)** | **23,247.00** | **16,666.64** | **(6,580.36)** | **25,000.00** |

# Pheasant Ridge UOA Condominium

## Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| **Grounds** | | | | | | | |
| 6230-0002 - Snow Removal | - | - | - | 5,669.00 | 3,705.00 | (1,964.00) | 3,705.00 |
| 6230-0004 - Grounds Maintenance | 5,198.00 | 2,561.50 | (2,636.50) | 22,983.00 | 20,492.00 | (2,491.00) | 30,738.00 |
| 6230-0010 - Landscaping-Misc | - | 283.33 | 283.33 | 3,015.00 | 2,266.64 | (748.36) | 3,400.00 |
| 6230-0017 - Landscape Committee | - | 833.33 | 833.33 | 5,122.51 | 6,666.64 | 1,544.13 | 10,000.00 |
| **Total Grounds** | **5,198.00** | **3,678.16** | **(1,519.84)** | **36,789.51** | **33,130.28** | **(3,659.23)** | **47,843.00** |
| **Shared Community Costs** | | | | | | | |
| 6240-0002 - Snow Removal - Shared | - | - | - | 1,192.04 | 1,525.00 | 332.96 | 1,525.00 |
| 6240-0004 - Grounds Maintenance - Shared | 1,174.72 | 611.50 | (563.22) | 5,286.24 | 4,892.00 | (394.24) | 7,338.00 |
| 6240-0008 - Electricity - Shared | 55.32 | 29.00 | (26.32) | 249.90 | 232.00 | (17.90) | 348.00 |
| 6240-0013 - Security/Camera - Shared | 36.36 | 18.42 | (17.94) | 169.86 | 147.36 | (22.50) | 221.00 |
| **Total Shared Community Costs** | **1,266.40** | **658.92** | **(607.48)** | **6,898.04** | **6,796.36** | **(101.68)** | **9,432.00** |
| **Utilities** | | | | | | | |
| 6246-0002 - Electricity | 1,944.36 | 2,690.75 | 746.39 | 21,529.53 | 21,526.00 | (3.53) | 32,289.00 |
| 6246-0004 - Natural Gas | 104.54 | 183.58 | 79.04 | 1,834.25 | 1,468.64 | (365.61) | 2,203.00 |
| 6246-0006 - Water & Sewer | 4,955.85 | 4,599.08 | (356.77) | 39,658.07 | 36,792.64 | (2,865.43) | 55,189.00 |
| 6246-0012 - Storm Water | 2,257.50 | - | (2,257.50) | 4,376.40 | 2,058.00 | (2,318.40) | 4,116.00 |
| 6246-0014 - Cable/Internet | 94.91 | - | (94.91) | 94.91 | - | (94.91) | - |
| **Total Utilities** | **9,357.16** | **7,473.41** | **(1,883.75)** | **67,493.16** | **61,845.28** | **(5,647.88)** | **93,797.00** |
| **Capital Reserve Expenses** | | | | | | | |
| 7750-0015 - Capital Rsv - Painting | - | - | - | 29,935.00 | - | (29,935.00) | - |
| 7750-0045 - Capital Rsv - Garage Doors | - | - | - | 1,929.00 | - | (1,929.00) | - |
| 7750-0070 - Capital Rsv - HVAC | 14,425.00 | - | (14,425.00) | 27,625.00 | - | (27,625.00) | - |
| 7750-0120 - Capital Rsv. - Elevator | 23,387.28 | - | (23,387.28) | 90,308.28 | - | (90,308.28) | - |
| **Total Capital Reserve Expenses** | **37,812.28** | **-** | **(37,812.28)** | **149,797.28** | **-** | **(149,797.28)** | **-** |
| **Administrative Costs** | | | | | | | |
| 8000-0002 - Management Fees | 2,352.68 | 2,352.67 | (.01) | 18,821.44 | 18,821.36 | (.08) | 28,232.00 |
| 8000-0006 - Committee Expenses | - | 83.33 | 83.33 | 168.91 | 666.64 | 497.73 | 1,000.00 |
| 8000-0012 - Insurance | 8,787.25 | 9,117.08 | 329.83 | 70,189.25 | 72,936.64 | 2,747.39 | 109,405.00 |
| 8000-0014 - Bank Charges | - | 15.00 | 15.00 | 23.14 | 120.00 | 96.86 | 180.00 |
| 8000-0016 - UOA Meetings | - | 212.75 | 212.75 | 2,198.17 | 1,702.00 | (496.17) | 2,553.00 |
| 8000-0019 - Legal Fees | 45.56 | 283.25 | 237.69 | 4,265.88 | 2,266.00 | (1,999.88) | 3,399.00 |
| 8000-0020 - Registration & Annual Report Fees | - | - | - | 25.00 | 25.00 | - | 105.00 |
| 8000-0022 - Annual Audit Fee | - | - | - | - | 1,000.00 | 1,000.00 | 1,000.00 |
| 8000-0025 - Tax Return Review | - | - | - | 315.00 | - | (315.00) | - |
| 8000-0026 - Copies & Postage | 128.95 | 159.83 | 30.88 | 624.95 | 1,278.64 | 653.69 | 1,918.00 |
| **Total Administrative Costs** | **11,314.44** | **12,223.91** | **909.47** | **96,631.74** | **98,816.28** | **2,184.54** | **147,792.00** |
| **Transfer to Reserves** | | | | | | | |

# Pheasant Ridge UOA Condominium

## Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 8200-0010 - Transfer to Capital Reserve Fund | 11,041.33 | 11,041.33 | - | 88,330.64 | 88,330.64 | - | 132,496.00 |
| 8200-0020 - Transfer to Operating Reserve Fund | 833.33 | 833.33 | - | 6,666.64 | 6,666.64 | - | 10,000.00 |
| **Total Transfer to Reserves** | **11,874.66** | **11,874.66** | **-** | **94,997.28** | **94,997.28** | **-** | **142,496.00** |
| **Total Expense** | **105,281.11** | **46,183.55** | **(59,097.56)** | **555,402.31** | **395,685.15** | **(159,717.16)** | **589,687.00** |
| **Operating Net Total** | **(33,315.94)** | **3,096.45** | **(36,412.39)** | **(54,188.18)** | **(1,445.15)** | **(52,743.03)** | **1,673.00** |
| **Net Total** | **(33,315.94)** | **3,096.45** | **(36,412.39)** | **(54,188.18)** | **(1,445.15)** | **(52,743.03)** | **1,673.00** |

# Pheasant Ridge UOA Condominium

## Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Captial Reserve Income** | | | | | | | |
| **Operating Income** | | | | | | | |
| 5720-0000 - Interest on Bank Accounts | 330.51 | - | 330.51 | 3,859.66 | - | 3,859.66 | - |
| 5756-0000 - Capital Reserve Funds | 11,041.33 | - | 11,041.33 | 88,330.64 | - | 88,330.64 | - |
| **Total Operating Income** | **11,371.84** | **-** | **11,371.84** | **92,190.30** | **-** | **92,190.30** | **-** |
| **Total Income** | **11,371.84** | **-** | **11,371.84** | **92,190.30** | **-** | **92,190.30** | **-** |
| **Captial Reserve Expense** | | | | | | | |
| **Capital Reserve Expenses** | | | | | | | |
| 7750-0015 - Capital Rsv - Painting | - | - | - | 29,935.00 | - | (29,935.00) | - |
| 7750-0045 - Capital Rsv - Garage Doors | - | - | - | 1,929.00 | - | (1,929.00) | - |
| 7750-0070 - Capital Rsv - HVAC | 14,425.00 | - | (14,425.00) | 27,625.00 | - | (27,625.00) | - |
| 7750-0120 - Capital Rsv. - Elevator | 23,387.28 | - | (23,387.28) | 90,308.28 | - | (90,308.28) | - |
| **Total Capital Reserve Expenses** | **37,812.28** | **-** | **(37,812.28)** | **149,797.28** | **-** | **(149,797.28)** | **-** |
| **Total Expense** | **37,812.28** | **-** | **(37,812.28)** | **149,797.28** | **-** | **(149,797.28)** | **-** |
| **Captial Reserve Net Total** | **(26,440.44)** | **-** | **(26,440.44)** | **(57,606.98)** | **-** | **(57,606.98)** | **-** |

# Pheasant Ridge UOA Condominium

## Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Income** | | | | | | | |
| **Operating Income** | | | | | | | |
| 4400-0000 - Association Dues | 49,280.00 | 49,280.00 | - | 394,240.00 | 394,240.00 | - | 591,360.00 |
| 4400-0050 - Assessments | - | - | - | 1,873.00 | - | 1,873.00 | - |
| 4453-0000 - Assessment - Dryer Vent Cleaning | 10,480.00 | - | 10,480.00 | 10,480.00 | - | 10,480.00 | - |
| 5630-0000 - Reimb for Repairs | - | - | - | 870.50 | - | 870.50 | - |
| 5800-0000 - Late Fee | - | - | - | 150.00 | - | 150.00 | - |
| 5840-0000 - Attorney Fees | - | - | - | 402.00 | - | 402.00 | - |
| 5851-0000 - NSF Bank Chg | - | - | - | 175.00 | - | 175.00 | - |
| **Total Operating Income** | **59,760.00** | **49,280.00** | **10,480.00** | **408,190.50** | **394,240.00** | **13,950.50** | **591,360.00** |
| **Total Income** | **59,760.00** | **49,280.00** | **10,480.00** | **408,190.50** | **394,240.00** | **13,950.50** | **591,360.00** |
| **Operating Expense** | | | | | | | |
| **Repairs & Maintenence General** | | | | | | | |
| 6110-0005 - Repairs & Maintenance | 15,797.82 | 3,652.50 | (12,145.32) | 32,992.81 | 29,220.00 | (3,772.81) | 43,830.00 |
| 6110-0007 - Exterminating | - | - | - | 1,050.00 | 803.50 | (246.50) | 1,607.00 |
| 6205-0002 - Garage Door Preventive Maintenance | - | 20.00 | 20.00 | - | 160.00 | 160.00 | 240.00 |
| 6205-0004 - Garage Door Repair | - | 281.58 | 281.58 | 1,878.18 | 2,252.64 | 374.46 | 3,379.00 |
| **Total Repairs & Maintenence General** | **15,797.82** | **3,954.08** | **(11,843.74)** | **35,920.99** | **32,436.14** | **(3,484.85)** | **49,056.00** |
| **Repairs & Maintenence - Contract** | | | | | | | |
| 6210-0002 - Elevator Inspections | 179.41 | - | (179.41) | 1,919.41 | 938.50 | (980.91) | 1,877.00 |
| 6210-0004 - Elevator Preventive Maintenance | - | - | - | 15,626.16 | 14,787.75 | (838.41) | 19,717.00 |
| 6210-0006 - Elevator Repairs | - | 1,445.25 | 1,445.25 | - | 11,562.00 | 11,562.00 | 17,343.00 |
| 6210-0008 - Elevator Telephone | 166.99 | 301.33 | 134.34 | 2,959.78 | 2,410.64 | (549.14) | 3,616.00 |
| 6213-0002 - HVAC Maintenance | - | 271.75 | 271.75 | 1,493.50 | 2,174.00 | 680.50 | 3,261.00 |
| 6213-0004 - HVAC Repair | 437.50 | - | (437.50) | 817.50 | - | (817.50) | - |
| 6215-0002 - Fire System Telephone | - | 469.33 | 469.33 | 3,663.26 | 3,754.64 | 91.38 | 5,632.00 |
| 6215-0004 - Fire Panel Monitoring | - | - | - | 520.00 | 1,374.00 | 854.00 | 1,832.00 |
| 6215-0006 - Fire Code Inspections | 6,475.00 | 869.17 | (5,605.83) | 11,123.90 | 6,953.36 | (4,170.54) | 10,430.00 |
| 6215-0008 - Fire System Water | - | - | - | 165.77 | - | (165.77) | - |
| 6215-0010 - Fire System Repair | 245.45 | 880.25 | 634.80 | 5,338.03 | 7,042.00 | 1,703.97 | 10,563.00 |
| **Total Repairs & Maintenence - Contract** | **7,504.35** | **4,237.08** | **(3,267.27)** | **43,627.31** | **50,996.89** | **7,369.58** | **74,271.00** |
| **Housekeeping** | | | | | | | |
| 6219-0002 - Cleaning Services | 5,156.00 | 2,000.00 | (3,156.00) | 23,247.00 | 16,000.00 | (7,247.00) | 24,000.00 |
| 6219-0004 - Cleaning Garage | - | 83.33 | 83.33 | - | 666.64 | 666.64 | 1,000.00 |
| **Total Housekeeping** | **5,156.00** | **2,083.33** | **(3,072.67)** | **23,247.00** | **16,666.64** | **(6,580.36)** | **25,000.00** |
| **Grounds** | | | | | | | |
| 6230-0002 - Snow Removal | - | - | - | 5,669.00 | 3,705.00 | (1,964.00) | 3,705.00 |
| 6230-0004 - Grounds Maintenance | 5,198.00 | 2,561.50 | (2,636.50) | 22,983.00 | 20,492.00 | (2,491.00) | 30,738.00 |

# Pheasant Ridge UOA Condominium

## Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 6230-0010 - Landscaping-Misc | - | 283.33 | 283.33 | 3,015.00 | 2,266.64 | (748.36) | 3,400.00 |
| 6230-0017 - Landscape Committee | - | 833.33 | 833.33 | 5,122.51 | 6,666.64 | 1,544.13 | 10,000.00 |
| **Total Grounds** | **5,198.00** | **3,678.16** | **(1,519.84)** | **36,789.51** | **33,130.28** | **(3,659.23)** | **47,843.00** |
| **Shared Community Costs** | | | | | | | |
| 6240-0002 - Snow Removal - Shared | - | - | - | 1,192.04 | 1,525.00 | 332.96 | 1,525.00 |
| 6240-0004 - Grounds Maintenance - Shared | 1,174.72 | 611.50 | (563.22) | 5,286.24 | 4,892.00 | (394.24) | 7,338.00 |
| 6240-0008 - Electricity - Shared | 55.32 | 29.00 | (26.32) | 249.90 | 232.00 | (17.90) | 348.00 |
| 6240-0013 - Security/Camera - Shared | 36.36 | 18.42 | (17.94) | 169.86 | 147.36 | (22.50) | 221.00 |
| **Total Shared Community Costs** | **1,266.40** | **658.92** | **(607.48)** | **6,898.04** | **6,796.36** | **(101.68)** | **9,432.00** |
| **Utilities** | | | | | | | |
| 6246-0002 - Electricity | 1,944.36 | 2,690.75 | 746.39 | 21,529.53 | 21,526.00 | (3.53) | 32,289.00 |
| 6246-0004 - Natural Gas | 104.54 | 183.58 | 79.04 | 1,834.25 | 1,468.64 | (365.61) | 2,203.00 |
| 6246-0006 - Water & Sewer | 4,955.85 | 4,599.08 | (356.77) | 39,658.07 | 36,792.64 | (2,865.43) | 55,189.00 |
| 6246-0012 - Storm Water | 2,257.50 | - | (2,257.50) | 4,376.40 | 2,058.00 | (2,318.40) | 4,116.00 |
| 6246-0014 - Cable/Internet | 94.91 | - | (94.91) | 94.91 | - | (94.91) | - |
| **Total Utilities** | **9,357.16** | **7,473.41** | **(1,883.75)** | **67,493.16** | **61,845.28** | **(5,647.88)** | **93,797.00** |
| **Administrative Costs** | | | | | | | |
| 8000-0002 - Management Fees | 2,352.68 | 2,352.67 | (.01) | 18,821.44 | 18,821.36 | (.08) | 28,232.00 |
| 8000-0006 - Committee Expenses | - | 83.33 | 83.33 | 168.91 | 666.64 | 497.73 | 1,000.00 |
| 8000-0012 - Insurance | 8,787.25 | 9,117.08 | 329.83 | 70,189.25 | 72,936.64 | 2,747.39 | 109,405.00 |
| 8000-0014 - Bank Charges | - | 15.00 | 15.00 | 23.14 | 120.00 | 96.86 | 180.00 |
| 8000-0016 - UOA Meetings | - | 212.75 | 212.75 | 2,198.17 | 1,702.00 | (496.17) | 2,553.00 |
| 8000-0019 - Legal Fees | 45.56 | 283.25 | 237.69 | 4,265.88 | 2,266.00 | (1,999.88) | 3,399.00 |
| 8000-0020 - Registration & Annual Report Fees | - | - | - | 25.00 | 25.00 | - | 105.00 |
| 8000-0022 - Annual Audit Fee | - | - | - | - | 1,000.00 | 1,000.00 | 1,000.00 |
| 8000-0025 - Tax Return Review | - | - | - | 315.00 | - | (315.00) | - |
| 8000-0026 - Copies & Postage | 128.95 | 159.83 | 30.88 | 624.95 | 1,278.64 | 653.69 | 1,918.00 |
| **Total Administrative Costs** | **11,314.44** | **12,223.91** | **909.47** | **96,631.74** | **98,816.28** | **2,184.54** | **147,792.00** |
| **Transfer to Reserves** | | | | | | | |
| 8200-0010 - Transfer to Capital Reserve Fund | 11,041.33 | 11,041.33 | - | 88,330.64 | 88,330.64 | - | 132,496.00 |
| 8200-0020 - Transfer to Operating Reserve Fund | 833.33 | 833.33 | - | 6,666.64 | 6,666.64 | - | 10,000.00 |
| **Total Transfer to Reserves** | **11,874.66** | **11,874.66** | **-** | **94,997.28** | **94,997.28** | **-** | **142,496.00** |
| **Total Expense** | **67,468.83** | **46,183.55** | **(21,285.28)** | **405,605.03** | **395,685.15** | **(9,919.88)** | **589,687.00** |
| **Operating Net Total** | **(7,708.83)** | **3,096.45** | **(10,805.28)** | **2,585.47** | **(1,445.15)** | **4,030.62** | **1,673.00** |

# Pheasant Ridge UOA Condominium

## Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Reserve Income** | | | | | | | |
| **Operating Income** | | | | | | | |
| 5759-0000 - Operating Reserve Funds | 833.33 | - | 833.33 | 833.33 | - | 833.33 | - |
| **Total Operating Income** | **833.33** | **-** | **833.33** | **833.33** | **-** | **833.33** | **-** |
| **Total Income** | **833.33** | **-** | **833.33** | **833.33** | **-** | **833.33** | **-** |
| **Operating Reserve Net Total** | **833.33** | **-** | **833.33** | **833.33** | **-** | **833.33** | **-** |
| **Net Total** | **(33,315.94)** | **3,096.45** | **(36,412.39)** | **(54,188.18)** | **(1,445.15)** | **(52,743.03)** | **1,673.00** |