

Pheasant Point I Homeowners Association
2025 Approved Budget
(Including Special Assessment)

Income	
53 LOTS at \$247.68+*\$142=\$389.68 per lot	\$ 20,653.04

Expenses	
Alliant Energy	\$ 700.00
Insurance	\$ 1,100.00
1-Time Monument Light Replacement	\$ 400.00
Electrical Expenses	\$ 400.00
Paint	\$ 70.00
Lawn Maintenance at Entrances & Outlot	\$ 6,700.00
Summer Picnic	\$ 500.00
Pond Maintenance (chemicals)	\$ 300.00
Long-Term Pond Fund	\$ 2,100.00
Tree Spraying & Maintenance	\$ 1,000.00
Monument Maintenance (plantings)	\$ 600.00
Miscellaneous (print, mail, etc.)	\$ 50.00
*1-Time Special Assessment-Concrete Curbing	\$ 15,000.00
Tax Preparation	\$ 300.00

Total Expenses	\$ 29,220.00
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Surplus/(Deficit)	\$ (8,566.96)
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