

**Pheasant Crossing
2026 Maintenance Budget**

Annual Report Filing	\$50.00
Bank Fees	\$150.00
Postage	\$250.00
Management Fees	\$11,726.40
ACC Management Fees	\$7,035.84
Total	<u>\$19,212.24</u>
 Trash Collection 17 Alley Homes	 <u>\$5,000.00</u>
 Snow Removal -	
Cluster Mailbox Unit Sidewalk	\$1,500.00
Sidewalks	\$3,500.00
Alleys	\$5,000.00
Snow Contingency Fund	\$2,500.00
Landscape Maintenance -	
Mowing	\$2,500.00
Fertilizer & Weed Control	\$1,000.00
Seasonal Décor	\$1,000.00
Pruning & Weeding	\$500.00
Spring Clean Up	\$1,000.00
Fall Clean Up	\$1,000.00
Total	<u>\$19,500.00</u>
 Insurance	 <u>\$1,000.00</u>
 Maintenance	 <u>\$750.00</u>
 Accounting	 <u>\$450.00</u>
 Legal Fees for ACC Violations	 <u>\$1,500.00</u>
 Utilities	 <u>\$1,000.00</u>
 Contingency Fund	 <u>\$5,000.00</u>
 Reserve Fund	 <u>\$2,000.00</u>
Grand Total	<u>\$55,412.24</u>
 Divided by Total Units	 166
Annual Cost per Home**	<u>\$333.81</u>