

Pepper Townhomes Association 2024 Operating Budget

Income	Account	Account Name	Per Unit	Monthly	Annual
	4100	Association Dues	\$ 504.00	\$ 79,632.00	\$ 955,584.00
	4140	Bad Debt	\$ -	\$ -	\$ -
	4200	Special Assessment	\$ -	\$ -	\$ -
	4300	Late Fees	\$ 2.11	\$ 333.33	\$ 4,000.00
	4310	Keys/Permits	\$ -	\$ -	\$ -
	4450	Leased Parking	\$ 0.95	\$ 150.00	\$ 1,800.00
	4500	Interest	\$ 19.45	\$ 3,073.17	\$ 36,878.00
	4610	Legal Recoverable	\$ 1.05	\$ 166.67	\$ 2,000.00
	4730	Move In/Out Fee	\$ 0.63	\$ 100.00	\$ 1,200.00
	Total Income		\$ 528.20	\$ 83,455.17	\$ 1,001,462.00

Administrative Expenses	Account	Account Name	Per Unit	Monthly	Annual
	5100	Misc, Administrative	\$ 4.75	\$ 750.00	\$ 9,000.00
	5110	Audit / Tax Returns	\$ 0.79	\$ 125.00	\$ 1,500.00
	5120	Insurance	\$ 113.45	\$ 17,925.00	\$ 215,100.00
	5125	Reserve Study	\$ 0.33	\$ 52.50	\$ 630.00
	5135	Federal/State Taxes	\$ 6.81	\$ 1,075.58	\$ 12,907.00
	5140	Legal Non-Recoverable	\$ 5.27	\$ 833.33	\$ 10,000.00
	5145	Legal Recoverable	\$ 1.58	\$ 250.00	\$ 3,000.00
	5150	Management / Acct. Fee	\$ 13.27	\$ 2,097.00	\$ 25,164.00
	5190	Licenses / Permits	\$ 0.26	\$ 41.67	\$ 500.00
	Admin Exp Sub-Total		\$ 146.52	\$ 23,150.08	\$ 277,801.00

Maintenance Expenses	Account	Account Name	Per Unit	Monthly	Annual
	5310	Termite Control	\$ 2.37	\$ 375.00	\$ 4,500.00
	5320	Pest / Rodent Control	\$ 2.37	\$ 375.00	\$ 4,500.00
	5330	Tree Trimming	\$ 4.24	\$ 670.58	\$ 8,047.00
	5320	Landscape Maintenance	\$ 34.79	\$ 5,497.00	\$ 65,964.00
	5350	Irrigation Repairs	\$ 3.69	\$ 583.33	\$ 7,000.00
	5360	Landscape Supplies	\$ 1.32	\$ 208.33	\$ 2,500.00
	5365	Mulch	\$ 1.58	\$ 250.00	\$ 3,000.00
	5370	Janitorial	\$ 2.85	\$ 450.00	\$ 5,400.00
	5410	Pool Maintenance	\$ 7.48	\$ 1,182.50	\$ 14,190.00
	5420	Pool Supplies	\$ 1.05	\$ 166.67	\$ 2,000.00
	5425	Pool Services Extras	\$ 1.85	\$ 291.67	\$ 3,500.00
	5480	Plumbing	\$ 0.53	\$ 83.33	\$ 1,000.00
	5510	Common Area Maintenance	\$ 8.44	\$ 1,333.33	\$ 16,000.00
	5515	Common Area Supplies	\$ 0.26	\$ 41.67	\$ 500.00
	5540	Fire Prevention	\$ 0.63	\$ 100.00	\$ 1,200.00
	5560	Parking Enforcement	\$ 3.47	\$ 548.83	\$ 6,586.00
	5580	Roof Repairs	\$ 1.58	\$ 250.00	\$ 3,000.00
	5590	Lighting	\$ 0.26	\$ 41.67	\$ 500.00
	Maint Exp Sub-Total		\$ 78.79	\$ 12,448.92	\$ 149,387.00

Utilities	Account	Account Name	Per Unit	Monthly	Annual
	5910	Gas / Electric	\$ 0.53	\$ 83.33	\$ 1,000.00
	5935	Water & Sewer	\$ 122.69	\$ 19,384.83	\$ 232,618.00
	5940	Trash Removal	\$ 30.93	\$ 4,886.67	\$ 58,640.00
	Utilities Exp Sub-Total		\$ 154.14	\$ 24,354.83	\$ 292,258.00
	Total Operating Expenses		\$ 379.45	\$ 59,953.83	\$ 719,446.00

Reserves	Account	Account Name	Per Unit	Monthly	Annual
	6500	Reserve Interest	\$ 19.45	\$ 3,073.17	\$ 36,878.00
	6000	Allocation To Reserves	\$ 129.29	\$ 20,428.17	\$ 245,138.00
	TOTAL		\$ 528.20	\$ 83,455.17	\$ 1,001,462.00