

Pepper Townhomes Association 2025 Operating Budget

| Income | Account | Account Name | Per Unit | Monthly | Annual |
|---------------|---------------------|----------------------------|-----------|--------------|-----------------|
| | 4100 | Association Dues | \$ 535.00 | \$ 84,530.00 | \$ 1,014,360.00 |
| | 4300 | Late Fees | \$ 2.11 | \$ 333.33 | \$ 4,000.00 |
| | 4450 | Leased Parking | \$ 0.95 | \$ 150.00 | \$ 1,800.00 |
| | 4500 | Interest | \$ 25.40 | \$ 4,013.83 | \$ 48,166.00 |
| | 4550 | Non Sufficient Funds (NSF) | \$ - | \$ - | \$ - |
| | 4610 | Legal Recoverable | \$ 2.64 | \$ 416.67 | \$ 5,000.00 |
| | 4730 | Move In/Out Fee | \$ 0.32 | \$ 50.00 | \$ 600.00 |
| | Total Income | | \$ 566.42 | \$ 89,493.83 | \$ 1,073,926.00 |

| Administrative Expenses | Account | Account Name | Per Unit | Monthly | Annual |
|--------------------------------|----------------------------|------------------------|-----------|--------------|---------------|
| | 5100 | Misc, Administrative | \$ 4.75 | \$ 750.00 | \$ 9,000.00 |
| | 5110 | Audit / Tax Returns | \$ 0.74 | \$ 116.67 | \$ 1,400.00 |
| | 5120 | Insurance | \$ 121.91 | \$ 19,261.75 | \$ 231,141.00 |
| | 5125 | Reserve Study | \$ 0.37 | \$ 58.33 | \$ 700.00 |
| | 5135 | Federal/State Taxes | \$ 10.05 | \$ 1,587.33 | \$ 19,048.00 |
| | 5140 | Legal Non-Recoverable | \$ 2.11 | \$ 333.33 | \$ 4,000.00 |
| | 5145 | Legal Recoverable | \$ 2.11 | \$ 333.33 | \$ 4,000.00 |
| | 5150 | Management / Acct. Fee | \$ 13.67 | \$ 2,160.00 | \$ 25,920.00 |
| | 5190 | Licenses / Permits | \$ 0.26 | \$ 41.67 | \$ 500.00 |
| | Admin Exp Sub-Total | | \$ 155.96 | \$ 24,642.42 | \$ 295,709.00 |

| Maintenance Expenses | Account | Account Name | Per Unit | Monthly | Annual |
|-----------------------------|----------------------------|-------------------------|----------|--------------|---------------|
| | 5310 | Termite Control | \$ 2.43 | \$ 383.33 | \$ 4,600.00 |
| | 5320 | Pest / Rodent Control | \$ 2.11 | \$ 333.33 | \$ 4,000.00 |
| | 5330 | Tree Trimming | \$ 1.91 | \$ 301.83 | \$ 3,622.00 |
| | 5320 | Landscape Maintenance | \$ 35.84 | \$ 5,662.00 | \$ 67,944.00 |
| | 5350 | Irrigation Repairs | \$ 2.90 | \$ 458.33 | \$ 5,500.00 |
| | 5360 | Landscape Supplies | \$ 2.11 | \$ 333.33 | \$ 4,000.00 |
| | 5365 | Mulch | \$ 1.58 | \$ 250.00 | \$ 3,000.00 |
| | 5370 | Janitorial | \$ 3.39 | \$ 535.58 | \$ 6,427.00 |
| | 5410 | Pool Maintenance | \$ 7.48 | \$ 1,182.50 | \$ 14,190.00 |
| | 5425 | Pool Services Extras | \$ 1.58 | \$ 250.00 | \$ 3,000.00 |
| | 5480 | Plumbing | \$ 1.05 | \$ 166.67 | \$ 2,000.00 |
| | 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 | \$ 4.11 | \$ 649.00 | \$ 7,788.00 |
| | 5580 | Roof Repairs | \$ 2.64 | \$ 416.67 | \$ 5,000.00 |
| | 5590 | Lighting | \$ 0.79 | \$ 125.00 | \$ 1,500.00 |
| | Maint Exp Sub-Total | | \$ 79.26 | \$ 12,522.58 | \$ 150,271.00 |

| Utilities | Account | Account Name | Per Unit | Monthly | Annual |
|------------------|---------------------------------|----------------|-----------|--------------|---------------|
| | 5910 | Gas / Electric | \$ 0.53 | \$ 83.33 | \$ 1,000.00 |
| | 5935 | Water & Sewer | \$ 134.96 | \$ 21,323.33 | \$ 255,880.00 |
| | 5940 | Trash Removal | \$ 31.86 | \$ 5,033.58 | \$ 60,403.00 |
| | Utilities Exp Sub-Total | | \$ 167.34 | \$ 26,440.25 | \$ 317,283.00 |
| | Total Operating Expenses | | \$ 402.56 | \$ 63,605.25 | \$ 763,263.00 |

| Reserves | Account | Account Name | Per Unit | Monthly | Annual |
|-----------------|--------------|------------------------|-----------|--------------|-----------------|
| | 6500 | Reserve Interest | \$ 25.40 | \$ 4,013.83 | \$ 48,166.00 |
| | 6000 | Allocation To Reserves | \$ 138.45 | \$ 21,874.75 | \$ 262,497.00 |
| | TOTAL | | \$ 566.42 | \$ 89,493.83 | \$ 1,073,926.00 |