

Pepper Tree Homeowners Association Budget

	2023		2024		2025	
	Budget	Actual	Budget	Actual	Budget	
Ordinary Income/Expense						
Income						
Association Fees	105,984.00	75,071.60	116,352.00	112,453.00	116,352.00	estimates to end of year
Total Income	105,984.00	75,071.60	116,352.00	112,453.00	116,352.00	
Gross Profit	105,984.00	75,071.60	116,352.00	112,453.00	116,352.00	
Expense						
General Maintenance/Repair						
Painting/Siding	30,000.00	32,176.00	22,274.38	0.00	11,274.38	unit #598
Roofs/gutters	20,000.00	26,966.00	19,000.00	19,153.00	16,100.00	unit #588
Cooler Lines	4,550.00	6,475.00	0.00	250.00	0.00	
Miscellaneous	1,000.00	10,790.00	1,000.00	150.00	1,000.00	
Total General Maintenance/Repair	55,550.00	76,407.00	42,274.38	19,553.00	28,374.38	
Insurance Expense	17,461.00	12,845.97	17,461.00	21,400.50	25,000.00	
Landscaping and Groundskeeping						
Lawn Care Contract	17,370.00	15,251.25	17,370.00	17,370.00	17,910.00	
Spring/Fall Clean Up/Misc	5,200.00	0.00	5,200.00	420.00	0.00	included in contract 2025 - 1 x fall
Snow Removal	1,500.00	2,483.75	1,500.00	882.50	900.00	
Weed control	0.00	0.00	0.00	0.00	0.00	
Tree Removal/Trimming/New Trees	3,100.00	6,591.42	0.00	240.00	1,500.00	
Sprinkler System Repair	8,500.00	17,660.00	8,000.00	4,886.93	5,000.00	
Total Landscaping and Groundskeeping	35,670.00	41,986.42	32,070.00	23,799.43	25,310.00	
Office Expense						
DORA/SOS	40.00	0.00	40.00	50.00	50.00	
Postage/PO Box	194.00	194.00	194.00	244.60	250.00	
Website	318.00	0.00	318.00	318.00	318.00	
Miscellaneous	70.00	66.34	70.00	0.00	50.00	
Total Office Expense	622.00	260.34	622.00	612.60	668.00	
Professional Fees						
Accountant	300.00	325.00	325.00	550.00	550.00	
Attorney	0.00	0.00	0.00	1,040.22	0.00	
Property Management	4,776.00	3,582.00	5,136.00	5,049.00	5,136.00	
Total Professional Fees	5,076.00	3,907.00	5,461.00	6,639.22	5,686.00	
Utilities						
Electricity	818.90	630.76	818.90	936.22	1,000.00	
Sewer	13,117.43	10,746.06	13,117.43	14,918.22	15,000.00	
trash	3,000.00	5,214.00	5,250.00	7,399.22	7,500.00	
water	14,000.00	12,017.86	14,343.81	18,431.99	18,500.00	
Total Utilities	30,936.33	28,608.68	33,530.14	41,685.65	42,000.00	
Total Expense	145,315.33	91,807.97	131,418.52	113,690.40	127,038.38	
Net Ordinary Income	-39,331.33	-16,598.60	-15,066.52	-1,237.40	-10,686.38	
Transfer to Reserves	0	0.00	0	0.00	0.00	
Net Income	39,331.33	16,598.60	15,066.52	1,237.40	10,686.38	
Checking Account - Alpine Bank				25,269.49		checking 25,269.49
Savings Account - Alpine Bank				29,600.78		minus net income 10,686.38
TOTAL:				54,870.27		14,583.11
						net income minus checking leaves \$14,583.11 in checking