

**Peppertree East Condominium**  
**January 1-December 31, 2026 - Adopted Budget without Reserves**  
**12 units**

	<u>Adopted 2025 Budget</u>	<u>Adopted 2026 Budget</u>	
<b><u>INCOME</u></b>			
Maintenance Fee Income	85,585	86,400	
<b>Total Income</b>	<b>85,585</b>	<b>86,400</b>	<b>\$600/unit/month</b>
<b><u>EXPENSES</u></b>			
<b><u>ADMINISTRATIVE</u></b>			
Legal/Professional Fees	2,000	1,850	
DBPR Fees	110	110	
Office Supplies & Postage	350	350	
Management Fees	7,200	7,200	
Contingency	3,821	-	
<b>Total Administrative</b>	<b>13,481</b>	<b>9,510</b>	
<b><u>GROUNDS MAINTENANCE</u></b>			
Lawn Maintenance	4,200	4,200	
Fertilization & Pest Control	920	1,179	
Repairs & Maintenance	3,000	2,648	
Tree Trimming	5,000	3,000	
Irrigation Contract	1,140	1,140	
<b>Total Grounds Maintenance</b>	<b>14,260</b>	<b>12,167</b>	
<b><u>INSURANCE</u></b>			
Property	37,524	<b>38,204</b>	
GL Coverage		<b>1,613</b>	
D&O		<b>1,358</b>	
Crime		<b>300</b>	
<b>Total Insurance</b>	<b>37,524</b>	<b>41,475</b>	
<b><u>UTILITIES</u></b>			
Electric	650	650	
Water	6,820	10,000	
Trash	650	694	
Cable	12,200	13,562	
<b>Total Utilities</b>	<b>20,320</b>	<b>24,906</b>	
<b><u>Total Expenses</u></b>	<b>85,585</b>	<b>86,400</b>	
<b>Total Reserves</b>	-	-	
<b>Total Operating</b>	<b>\$ 85,585</b>	<b>\$ 86,400</b>	

**THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVES ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS**