

Pebble Creek II HOA				
2023 Approved Budget				
January 2022 through December 2023				
	Jan - Dec '22	Jan - Dec '22	Jan - Dec '23	
	YE Projected	Budget	Approved Budget	Notes
Income				
Home Owner Assessments	37,500.00	37,500.00	40,500.00	8% Increase (\$135/home/month)
Interest, Late Fees, Misc.	1.20	1.20	1.20	
Total Income	37,501.20	37,501.20	40,501.20	
Expense				
Operating Expenses				
Area Lighting	2,200.00	2,304.00	2,232.00	
Attorney Fees- Collections	0.00	0.00	0.00	
CPA/ Audit	225.00	225.00	225.00	
General Building Repairs	5,603.44	250.00	250.00	(2) Common Sewer Line Repairs
Grounds Contract	7,527.00	7,500.00	7,968.00	6% Increase (Last 2022)
Grounds Extras	355.00	1,500.00	1,500.00	
Gutter/ Roof Cleaning	1,600.00	1,800.00	3,000.00	(3) cleanings per year
Liability Insurance	475.00	550.00	550.00	
Management Contract	5,100.00	5,100.00	5,400.00	6% Increase (Last 2020)
Meeting Expenses	0.00	250.00	125.00	Less Activity
Postage/ Printing/ Bank Fees	0.00	72.00	0.00	
Snow Removal	750.00	1,000.00	1,000.00	
Taxes	0.00	0.00	0.00	
Tree Removal	5,940.00	2,000.00	2,000.00	2022- Major Tree Pruning
Total Operating Expenses	29,775.44	22,551.00	24,250.00	
Reserve Capital Expenses				
Painting	0.00	0.00	0.00	
Parking Lot Maintenance	0.00	0.00	0.00	
Roofing	0.00	8,400.00	21,600.00	(4) of (8) Scheduled for Replacement
Lighting Maintenance	0.00	0.00	0.00	
Total Reserve Capital Expenses	0.00	8,400.00	21,600.00	
Total Expense	29,775.44	30,951.00	45,850.00	
Net Income	7,725.76	6,550.20	--5,348.80	Change in Reserves