

Epperson North Townhomes Association Inc.
2023 Approved Budget

	Units	214	214
	Approved 2022		Approved 2023
40000 - Assessment Income	\$	392,960.00	\$ 410,880.00
Total Income	\$	392,960.00	\$ 410,880.00
Monthly Assessment Per Unit	\$	153.02	\$ 160.00
Expense			
60150 - Management Fees	\$	20,544.00	\$ 21,828.00
60300 - Accounting Fees & Tax Prep	\$	2,000.00	\$ 2,000.00
60350 - Legal Fees	\$	4,846.00	\$ 5,000.00
60450 - Payment Coupons	\$	1,498.00	\$ 1,498.00
60600 - Postage	\$	1,200.00	\$ 1,200.00
60700 - Insurance - Building	\$	117,700.00	\$ 134,182.00
60750 - Insurance - D&O	\$	3,000.00	\$ 2,800.00
60950 - Insurance - Fidelity Bond/Crime	\$	350.00	\$ 550.00
61100 - Office Expense	\$	2,400.00	\$ 2,400.00
61150 - Website/Caliber Portal Service	\$	1,140.00	\$ 1,140.00
61300 - Annual Filing	\$	62.00	\$ 62.00
61350 - Bad Debt	\$	250.00	\$ 250.00
61400 - Community Event	\$	500.00	\$ 500.00
61600 - Storage	\$	300.00	\$ 300.00
Total General & Administrative	\$	155,790.00	\$ 173,710.00
Grounds			
62000 - Contract Landscape	\$	115,560.00	\$ 115,560.00
62400 - Landscaping Replacement	\$	9,100.00	\$ 9,100.00
62600 - Annuals	\$	5,000.00	\$ 5,000.00
69700 - Mulch	\$	10,250.00	\$ 10,250.00
62800 - Irrigation Repairs	\$	17,000.00	\$ 17,000.00
63150 - Entry Repair/Maintenance	\$	1,500.00	\$ 1,500.00
63700 - Pavement/Sidewalk R&M	\$	1,000.00	\$ 1,000.00
64100 - Miscellaneous	\$	5,000.00	\$ 5,000.00
Total Grounds	\$	164,410.00	\$ 164,410.00
Utilities			
78150 - Electricity - General	\$	3,000.00	\$ 3,000.00
78450 - Water - Irrigation	\$	25,000.00	\$ 25,000.00
Total Grounds	\$	28,000.00	\$ 28,000.00
Non-Statutory Reserves			
Total Non-Statutory Reserves*	\$	44,760.00	\$ 44,760.00
Expense Accounts Total:	\$	392,960.00	\$ 410,880.00

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.

