



WALTERS
MANAGEMENT
COMPANY

155 E. Capitol Dr., Suite 6B

HARTLAND, WI 53029

(262) 367-1177

PEBBLE BROOK HOLLOW I CONDOMINIUM OWNER'S ASSOCIATION, INC.

2026 OPERATING BUDGET

Account Name	2025 BUDGET	2026 BUDGET
Income	19 lots @ \$350 mo.	20 lots @ \$350 mo.
Dues/Assessments	79,800.00	84,000.00
Capital Contribution Fee	-	-
Total Operating Income	79,800.00	84,000.00
Expense		
INSURANCE		
Property Insurance	1,000.00	1,000.00
Workman's Comp Insurance	-	-
Total INSURANCE	1,000.00	1,000.00
LEGAL AND OTHER PROFESSIONAL FEES		
Legal	400.00	400.00
Accounting	200.00	200.00
Total LEGAL AND OTHER PROFESSIONAL FEES	600.00	600.00
ADMINISTRATIVE FEES		
Management Fees	6,240.00	6,240.00
Other Administrative	100.00	100.00
Total ADMINISTRATIVE FEES	6,340.00	6,340.00
GROUNDS MAINTENANCE		
Landscape Maintenance	26,000.00	29,000.00
Trees & Shrubs	5,000.00	6,000.00
Mulch/Stone	12,000.00	12,000.00
Snow Removal	19,000.00	23,000.00
Total GROUNDS MAINTENANCE	62,000.00	70,000.00
MAINTENANCE & REPAIRS		
Maint/Repairs - Other	500.00	500.00
Total MAINTENANCE & REPAIRS	500.00	500.00
UTILITIES		
Electric	-	250.00
Total UTILITIES	-	250.00
CAPITAL EXPENSES		
Draw to Reserve	5,000.00	5,000.00
Total CAPITAL EXPENSES	5,000.00	5,000.00
Total Operating Expense	75,440.00	83,690.00
Total Operating Income	79,800.00	84,000.00
Total Operating Expense	75,440.00	83,690.00
NOI - Net Operating Income	4,360.00	310.00

RESIDENTIAL/COMMERCIAL LEASING AND MANAGEMENT
Mark Walters Property Management, LLC