

**COVERED BRIDGE TOWNHOMES HOA**  
**88 UNITS**  
**JANUARY 1, 2024 - DECEMBER 31, 2024 APPROVED BUDGET**

ACCT	REVENUE	2023 APPROVED ANNUAL	2024 APPROVED ANNUAL	2024 APPROVED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$350,592	\$399,168	\$33,264
4770	Water/Sewer Income	\$61,284	\$61,284	\$5,107
4919	Prior Yr. Surplus	\$0	\$0	\$0
	<b>TOTAL REVENUE</b>	<b>\$411,876</b>	<b>\$460,452</b>	<b>\$38,371</b>
	<b>OPERATING EXPENSES</b>			
5010	Office Expense	\$4,000	\$5,650	\$471
5020	Lock Box Bank	\$750	\$750	\$63
5040	Storage Fees (Boxes) 10 \$45	\$405	\$450	\$38
5200	Exterminating - Termites	\$0	\$0	\$0
5210	Rodent & Pest Control	\$2,400	\$5,532	\$461
5300	Insurance	\$18,400	\$20,000	\$1,667
5400	Lawn Service	\$39,000	\$42,000	\$3,500
5410	R&M Grounds	\$10,000	\$5,000	\$417
5420	R & M Irrigation	\$8,400	\$8,500	\$708
5430	Fert/Weed Pesticides	\$9,200	\$6,000	\$500
5440	Tree Trimming	\$19,000	\$7,000	\$583
5610	Dues,License,Permits	\$175	\$380	\$32
5700	Website	\$496	\$595	\$50
5800	Management Fee 3% each year - Exp 3/26 - 60 notice	\$14,400	\$14,832	\$1,236
5920	Tax & Audit	\$475	\$425	\$35
5900	Legal	\$5,000	\$3,000	\$250
6105	R & M Entry Gate	\$2,500	\$2,500	\$208
6120	R & M Lakes/Ponds	\$3,800	\$2,000	\$167
6130	R & M Roof Repairs	\$0	\$0	\$0
6200	R & M Pools	\$6,500	\$6,600	\$550
6400	Janitorial Service	\$2,500	\$2,500	\$208
7000	Electricity	\$16,500	\$15,800	\$1,317
7001	Water/Sewer	\$68,000	\$68,000	\$5,667
7002	Water Submetering	\$6,950	\$6,900	\$575
7003	Trash	\$33,200	\$33,000	\$2,750
7007	Telephone-Gate	\$2,400	\$2,300	\$192
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$274,451</b>	<b>\$259,714</b>	<b>\$21,643</b>
	<b>RESERVES</b>			
9010	Reserves - Painting (2018)	\$4,029	\$4,028	\$336
9020	Reserves - Paving (20 yrs)	\$2,860	\$3,000	\$250
9030	Reserves - Roofing (30yrs)	\$87,602	\$122,000	\$10,167
9100	Reserves - Deferred Maintenance	\$42,934	\$71,710	\$5,976
	<b>TOTAL RESERVES</b>	<b>\$137,425</b>	<b>\$200,738</b>	<b>\$16,728</b>
	<b>TOTAL EXPENSES</b>	<b>\$411,876</b>	<b>\$460,452</b>	<b>\$38,371</b>

13.86%

\$0

**YOUR 2024 MONTHLY MAINTENANCE FEE WILL BE: \$378.00**

APPROVED 11/02/23

