COVERED BRIDGE TOWNHOMES HOA 88 UNITS JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 APPROVED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$399,168	\$410,158	\$34,180
	Water/Sewer Income	\$61,284	\$62,760	\$5,230
	Prior Yr. Surplus	\$0	\$0	\$0
	TOTAL REVENUE	\$460,452	\$472,918	\$39,410
	OPERATING EXPENSES			
5010	Office Expense	\$5,650	\$4,000	\$333
5020	Lock Box Bank	\$750	\$748	\$62
5040	Storage Fees (Boxes) 11 \$45	\$450	\$495	\$41
	Rodent & Pest Control	\$5,532	\$5,698	\$475
5300	Insurance	\$20,000	\$19,300	\$1,608
5400	Lawn Service	\$42,000	\$48,510	\$4,043
5410	R&M Grounds	\$5,000	\$5,000	\$417
5420	R & M Irrigation	\$8,500	\$6,000	\$500
5430	Fert/Weed Pesticides	\$6,000	\$6,020	\$502
5440	Tree Trimming	\$7,000	\$7,000	\$583
5610	Dues,License,Permits	\$380	\$470	\$39
5700	Website	\$595	\$750	\$63
5800	Management Fee 3% each year - Exp 3/26 - 60 notice	¢44.920	¢44.020	¢4 026
	Tax & Audit	\$14,832 \$425	\$14,832	\$1,236 \$452
	Legal		\$5,425	\$452
	R & M Entry Gate	\$3,000	\$3,000	\$250
	R & M Lakes/Ponds	\$2,500 \$2,000	\$2,500 \$2,000	
	R & M Roof Repairs	\$2,000	\$2,000 \$0	\$167 \$0
	R & M Pools			
	Janitorial Service	\$6,600 \$2,500	\$6,600 \$2,500	\$550 \$208
	Electricity	\$15,800	\$14,500	\$208 \$1,208
	Water/Sewer	\$68,000	\$68,500	\$1,208
	Water Submetering	\$6,900	\$6,900 \$6,900	\$5,708 \$575
	Trash/Storm Water	\$33,000	\$35,400	\$2,950
	Telephone-Gate	\$33,000	\$3,300	
1001	TOTAL OPERATING EXPENSES	\$259,714	\$269,448	\$275 \$22,454
		φ255,714	φ20 3 ,440	φΖΖ,434
9010	RESERVES Reserves - Painting (2018)	\$4,028	\$2,015	\$168
	Reserves - Paving (20 yrs)	\$3,000	<u>φ2,010</u> \$0	<u>φ100</u> \$0
	Reserves - Roofing (30yrs)	\$122,000	\$125,684	پن \$10,474
	Reserves - Pool & Deck	\$0	\$4,061	\$338

2.75%

3020 [Reserves - 1 aving (20 yrs)	ψ0,000	ψυ	ψυ
9030 Reserves - Roofing (30yrs)	\$122,000	\$125,684	\$10,474
Reserves - Pool & Deck	\$0	\$4,061	\$338
9100 Reserves - Deferred Maintenance	\$71,710	\$71,710	\$5,976
TOTAL RESERVES	\$200,738	\$203,470	\$16,956
TOTAL EXPENSES	\$460,452	\$472,918	\$39,410
		\$0	

YOUR 2025 MONTHLY MAINTENANCE FEE WILL BE: \$

\$388.00

RESERVE ANALYSIS COVERED BRIDGE TOWNHOMES HOA JANUARY 1, 2025 - DECEMBER 31, 2025

	Current	Current				2025 Fully Funded	2025 Actual
	Replacement	Reserves	Expected	Remaining	Unreserved	Annual	Budgeted
RESERVES	cost	1/1/2025	Life Yrs.	Life Yrs	Amounts	Reserves	Amount
Reserves - Painting							
(2018)	\$140,000	\$135,971	8	2	\$4,029	\$2,015	\$2,015
Reserves - Paving (20						_	
yrs)	\$42,000	\$42,263	20	4	-\$263	-\$66	\$0
Reserves - Seal							
Coating (5yrs)	\$5,613	\$5,613	5	2	\$0	\$0	\$0
Reserves - Roofing							
(30yrs)	\$2,500,000	\$896,726	30	5	\$1,603,274	\$320,655	\$125,684
Reserves - Bridge							
Maintenance (10yrs)	\$18,264	\$3,264	15	15	\$15,000	\$1,000	\$0
Reserves - Pool &							
Deck (15yrs)	\$60,922	\$0	15	15	\$60,922	\$4,061	\$4,061
Reserves - Deferred							
Maintenance		\$271,659					\$71,710
Reserves - Ins							
Deductible		\$9,600					\$0

<u>TOTALS</u>

<u>\$2,766,799</u> <u>\$1,365,096</u>

<u>\$1,682,962</u> <u>\$327,665</u> <u>\$203,470</u>

	2024 PARTIALLY FUNDED FEES	2025 FULLY FUNDED FEES	
ALL UNITS (88)	\$378.00	\$574.00	